	<p align="center">FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL</p> <p align="center">AGENDA</p>	<p>Version Number Issued : Next Review GDS</p>	<p>1 23 Sept 2015 9.14.1 Page 1 of 10</p>
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FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL

NOTICE OF MEETING

NOTICE is hereby given that an Ordinary Meeting of the Flinders Regional Development Assessment Panel will be held as follows:

Time: 12pm

Date: Wednesday 23rd September 2015


Venue: Council Chambers
The Flinders Ranges Council
Seventh Street
Quorn, SA 5433

* * * * *

- Site Inspection in relation to DA 830/017/15 – Pepper Planes Co Pty Ltd
Please meet at the junction of Quorn-Wilmington Road and Silo Road, Wilmington at 10.30am
- Site Inspection in relation to DA 7400020/15 – ROWESA Pty Ltd
Please meet at the corner of First & Seventh Streets, Quorn at 11.30am

.....
Peter McGuinness
Public Officer

.....
Date

	<p style="text-align: center;">FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL</p> <p style="text-align: center;">AGENDA</p>	<p>Version Number Issued : Next Review GDS</p>	<p>1 23 Sept 2015 9.14.1 Page 2 of 10</p>
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AGENDA & REPORTS

FOR THE MEETING BEING HELD WEDNESDAY 23RD SEPTEMBER AT 12PM

1. PRESENT:

2. APOLOGIES:

3. DECLARATIONS OF INTEREST:

4. CONFIRMATION OF MINUTES:

4.1 ORDINARY MEETING - Held 3rd November 2014

A copy of the Minutes from the Meeting (as previously circulated) are attached for the reference of Panel Members.

Recommendation:

That the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 3rd November 2014 as circulated, be confirmed.

5. BUSINESS ARISING FROM MINUTES:

NIL

MINUTES
MEETING BEING HELD
MONDAY 3RD NOVEMBER 2014 AT 11.00AM
VIA TELECONFERENCE

1. PRESENT:

Members: Ms Shanti Ditter (Presiding Member);
Mr Garry Thompson;
Mr Frank Hardbottle;
Mr Colin Parkyn &
Mr Trevor Roocke.

In Attendance: Mr Colin Davies (Public Officer);
Mr Peter McGuiness (CEO DC Peterborough);
Mr Stephen Rufus (CEO DC Orroroo Carrieton);
Mr Phil Denniston (DCOC Development Officer) &
Ms Ann Frick (Minute Secretary)

Members of the Public: Ms Rachel Bass (Applicant)

2. APOLOGIES: Nil

3. DECLARATIONS OF INTEREST:

Mr Colin Parkyn declared an interest in Agenda Item 6.3.1 as he personally knows a representor.
Mr Parkyn advised that he would not participate in discussion on the application nor vote.

4. CONFIRMATION OF MINUTES:

4.1 ORDINARY MEETING - Held 28th November 2013

Moved Mr Roocke, Seconded Mr Thompson

That the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 28th November 2013 as circulated, be confirmed.

CARRIED

Mr Parkyn noted that the Minutes of the 30th August 2013 Meeting (which were confirmed at the 28th November 2013 Meeting) were still incorrect in that he had made a declaration of interest for Item 6.3.1 – DA 502/015/13 Michael Jones.

4.2 IN COMMITTEE MEETING - Held 28th November 2013

Moved Mr Roocke, Seconded, Mr Thompson

That the Minutes of the In-Committee Meeting of the Flinders Regional Development Assessment Panel held on 28th November 2013 as circulated, be confirmed;

And

That the Minutes be released to the public.

CARRIED

5. BUSINESS ARISING FROM MINUTES:

NIL

6. APPLICATIONS FOR CONSIDERATION:

6.1 THE FLINDERS RANGES COUNCIL

NIL

6.2 DISTRICT COUNCIL OF MOUNT REMARKABLE

NIL

6.3 DISTRICT COUNCIL OF ORROROO CARRIETON

6.3.1 DA 502/020/13 – Rachel Bass – Keeping of Dogs (6) Kennels

The Agenda Report advised the Panel of the details of the application for the keeping of six (6) dogs in kennels at 9754 RM Williams Way, Yatina – Lots 100, 101, 102 Yatina.

Mr Hardbottle asked if there is any Council specific By-Laws for the keeping of dogs (e.g. number). Phil Denniston, Council's Development Officer, advised that he was not aware of any By-Law. Stephen Rufus, CEO of the District Council of Orroroo advised that he was not aware of one and that if there is, it is a separate matter to this application.

Panel Members were able to ask the applicant, Ms Rachel Bass, questions in relation to the application:

- She lives on-site
- Management of noise e.g. barking dogs: dogs don't bark a lot, only at vehicles driving along back roads cause them to bark or other animals passing by.
- There will be a maximum of 6 dogs. Could have puppies but will giveaway.
- Dogs are not desexed.
- The kennels have been in place for the last 6 months.
- She has always had a lot of dogs.
- The dogs are for the protection of the yabbie farm that she runs.
- The dogs are locked up during the day and let run out at night.
- She has had RSPCA involvement for the application.
- The dogs are 5 x Shepherds and 1 x Rottweiler.
- They are not vicious dogs, may have a go if people are entering the yard at night. Have not bitten before. Chickens run around and the dogs don't touch them.
- She has high fences around their yard.


Discussion occurred with the applicant regarding an extra condition that could be imposed regarding the external fences to the property to be dog proof.

A question was posed from the Presiding Member to the Phil Denniston regarding the yabbie farm – was this a consent use? It was advised that it was approximately 20 years ago that this was given Council consent.

Stephen Rufus sought approval from Panel Members to provide unofficial comment on the application and conditions that could be imposed. Panel Members provided their approval. Stephen Rufus advised he recommended that 2 additional conditions be imposed along the lines of "that fencing be established and maintained to the satisfaction of the Council and that puppies be kept for a period of no longer than 6 months".

Discussion between Panel Members occurred and agreed that 3 months would be a more effective timeframe to keep the puppies for.

The applicant, Ms Rachel Bass, advised that she would agree to these conditions.

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Further questions were posed to the applicant who advised the following:

- Noise concerns: has never had complaints before.
- She is trying to do the right thing by lodging this application.
- A Development Application for kennels were suggested to be lodged by Council. Furthermore, Police have been involved and they suggested separate kennels for the dogs.
- It is 300 metres to nearest house (the former Hotel) which does not have full time residents and permanent residents are further again.
- She can't hear dogs barking inside her house.
- She has had dogs on the property for the period of the yabby farm.
- Population of Yatina: 5 in her house, Cowey x 2, Barry (unknown surname) x 1, Bishops x 3
- How often have dogs escaped? Never

The Development Officer went through the 3 conditions that were recommended in the Planning Report circulated with the Agenda. The applicant advised that condition 2 (septic tank) has already been complied with.

Moved Mr Thompson, Seconded Mr Roocke

That Development Application 502/020/13 that seeks to develop the Keeping of Dogs (6) (Kennels) at 9754 RM Williams Way, Yatina - Lots 100, 101, 102 Yatina is **not** seriously at variance with the District Council of Orreroo Carrieton Development Plan, Consolidated 22nd November 2012;
and

That Development Plan Consent be **granted** to Development Application 502/020/13 for the Keeping of Dogs (6) (Kennels) at 9754 RM Williams Way, Yatina - Lots 100, 101, 102 Yatina subject to the following conditions:

1. That the noise from the kennels be attenuated with a further noise reducing barrier between the kennels and the objectors to the south and the RM Williams Way road frontage that will reduce the noise from barking dogs by 5 decibels, measured at the front of the old hotel site (or noise attenuation to the satisfaction of the Council's Environmental Health Officer).
2. Drainage of the kennel hose down shall be with an impervious drainage area that delivers the hosed down waste into an approved septic tank and disposal field.
3. Cleaning of the kennels is to be maintained at a level that keeps the animals clean and healthy and prevents the production of odour or breeding of flies or other insects.
4. Exterior fences to be erected and maintained at the property to the satisfaction of the Council.
5. Puppies only to be kept at the premises up to 3 months of age.

CARRIED

Ms Bass departed from teleconference at 11.25am.

6.4 DISTRICT COUNCIL OF PETERBOROUGH

NIL

7. ANNUAL REPORT

7.1 2013-2014 Annual Report

The 2013-2014 Annual Report was circulated with the Agenda Report.

Moved Mr Hardbottle, Seconded Mr Roocke

That the Flinders Regional Development Assessment Panel Annual Report for 2013-2014 be received.

CARRIED

8. OTHER BUSINESS:

8.1 THE FLINDERS RANGES COUNCIL **NIL**

8.2 DISTRICT COUNCIL OF MOUNT REMARKABLE **NIL**

8.3 DISTRICT COUNCIL OF ORROROO CARRIETON **NIL**

8.4 DISTRICT COUNCIL OF PETERBOROUGH **NIL**

8.5 PUBLIC OFFICER

Moved Mr Thompson, Seconded Mr Roocke

That pursuant to the provisions of Subsection 34 (18b) of the Development Act 1993, that Mr Peter Joseph McGuinness, Chief Executive Officer of the District Council of Peterborough, be appointed as the Public Officer of the Flinders Regional Development Assessment Panel for a term concluding at the end of 2016.

CARRIED

The Presiding Member thanked Colin Davies for his service as Public Officer during the last 2 years.

8.6 OTHER GENERAL BUSINESS

As this was the last Meeting of the current Panel Members, the Presiding Member wished Members all the best for the future and for the coming elections for those continuing. Mr Roocke advised that he is retiring from Local Government. All Members wished Mr Roocke all the best for retirement and thanking him for his valued input to this Panel and Local Government.

Colin Davies requested that following the elections, Councils will need to provide their appointed Panel Member details to the new Public Officer.

Panel Members extended thanks to the Presiding Member in her role.

9. NEXT MEETING: No date was set for the next Meeting of the Panel

10. CLOSURE: 11.33am

6. APPLICATIONS FOR CONSIDERATION:

6.1 DISTRICT COUNCIL OF MOUNT REMARKABLE

6.1.1 DA 830/017/15 – Chris Phillips, Pepper Planes Co Pty Ltd – Aeroplane Landing Area

Action	For DECISION
Proponent	Council Officer
Officer	MTR CEO
Development Application	830/017/15
Associated Reports & Documents	Application Nil Objections Environmental Noise Assessment Report from Tom Hateley, Access Planning

Officer's Recommendations:

That Development Application 830/017/15 for an airstrip and associated taxiways at Sections 364-369, 372-376 and 378 Hundred of Willochra is not seriously at variance with the District Council of Mount Remarkable's Development Plan, Consolidated 5th September 2013.

That Council **Grant** Development Plan Consent to Development Application 830/017/15 for an airstrip and associated taxiways at Sections 364-369, 372-376 and 378 Hundred of Willochra, subject to the following conditions:

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 830/017/15.
2. The boundaries of the airstrip and taxiways shall be fenced. Fencing shall consist of post and wire and constructed to a minimum height of 1.2 metres. All fencing shall be completed prior to the use of the airstrip and taxiways.

Introduction:

The Flinders Regional Development Assessment Panel is required to determine the application.

Previous Panel Consideration:

Nil

Officer's Report:

Refer to attached Report by Tom Hateley, Access Planning (dated 5th June 2015).

Statutory Requirement:

District Council of Mount Remarkable Development Plan – consolidated 5th September 2013
 Development Act 1993
 Development Regulations 2008

Policy/Strategic Implications:

District Council of Mount Remarkable Strategic Management Plan 2008-2020:

Strategy Statement:

With visionary, respected and strong leadership, Council will be in a position to successfully develop constructive partnerships with other levels of government and our communities, to ensure our aspirations are met and our futures are secured.(Reference 1)

Strategy Objective:

To not only meet, but to excel in satisfying the requirements of the Local Government Act (Reference 1.7)

Strategic Outcomes:

Ensure that Council satisfactorily meets all legislative compliance requirements (Reference 1.7.3)

Risk/Liability:

Likelihood	Consequences				
	Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
A (almost certain)	H	H	E	E	E
B (likely)	M	H	H	E	E
C (moderate)	L	M	H	E	E
D (unlikely)	L	L	M	H	E
E (rare)	L	L	M	H	H

Legend: E: Extreme risk; immediate action required
 H: High risk; senior management attention needed
 M: Moderate risk; management responsibility must be specified
 L: low risk; manage by routine procedures

Voting Requirements:

Absolute Majority

5 June 2015

Ref: 6372 DAP Report

Chief Executive Officer
District Council of Mount Remarkable
PO Box 94
ROBE, SA 5483

Access Planning (SA) Pty Ltd
ABN 57 089 702 241

235 Henley Beach Road
Torrensview SA 5031

Telephone 08 8130 7222
Facsimile 08 8130 7299
admin@accessplanning.com.au
www.accessplanning.com.au

ATTENTION: Tammy Bastian

Dear Tammy,

**RE: PROPOSED AIRSTRIP AND TAXIWAYS, SECTION 364-369, 372-376 & 378
HUNDRED OF WILLOCHRA
DA 830/017/15**

As instructed, the following is a general planning assessment of the abovementioned development application.

In preparing this report I have reviewed the Council file on the application and generally familiarised myself with the relevant provisions of the Development Plan and the subject land.

1.0 DEVELOPMENT DETAILS

Proposed Development:	Airstrip and associated taxiways
Development Application Number:	830/017/15
Applicant/Owner:	Chris Phillips PO Box 263 WILMINGTON SA 5485
Property Address:	Sections 364-369, 372-376 & 378 Hundred of Willochra
Certificate of Title(s):	Volume 6080 Folio 225-236
Zone:	Rural Living Zone
Public Notification:	Category 3 - Merit
Lodgement Date:	23 February 2015
Authorised Development Plan:	5 September 2013

2.0 SUBJECT LAND AND LOCALITY

The subject land consists of twelve allotments comprising a total area of approximately 27.3 hectares located within the Rural Living zone to the north east of Wilmington

The site has extensive frontages to the Horrocks Highway (Quorn-Wilmington Road) to the north west, Silo Road to the south east, an unmade public road to the south and to Catholic Cemetery Road to the west.

The land is vacant and has previously been used for grazing purposes.

The site is subject to a 15 metre wide easement for water supply purposes which is also forms an unrestricted right of way. This easement runs through the middle of the property from Silo Road and then along the western boundary of Section 376.

The locality includes the township of Wilmington to the west, sparsely developed Rural Living land to the south, undeveloped Rural Living land to the east and Primary Production land to the north.

The subject land and locality are further depicted in figure 1 & 2 below.



Figure 1: Subject Land and Locality
Source: Google Earth

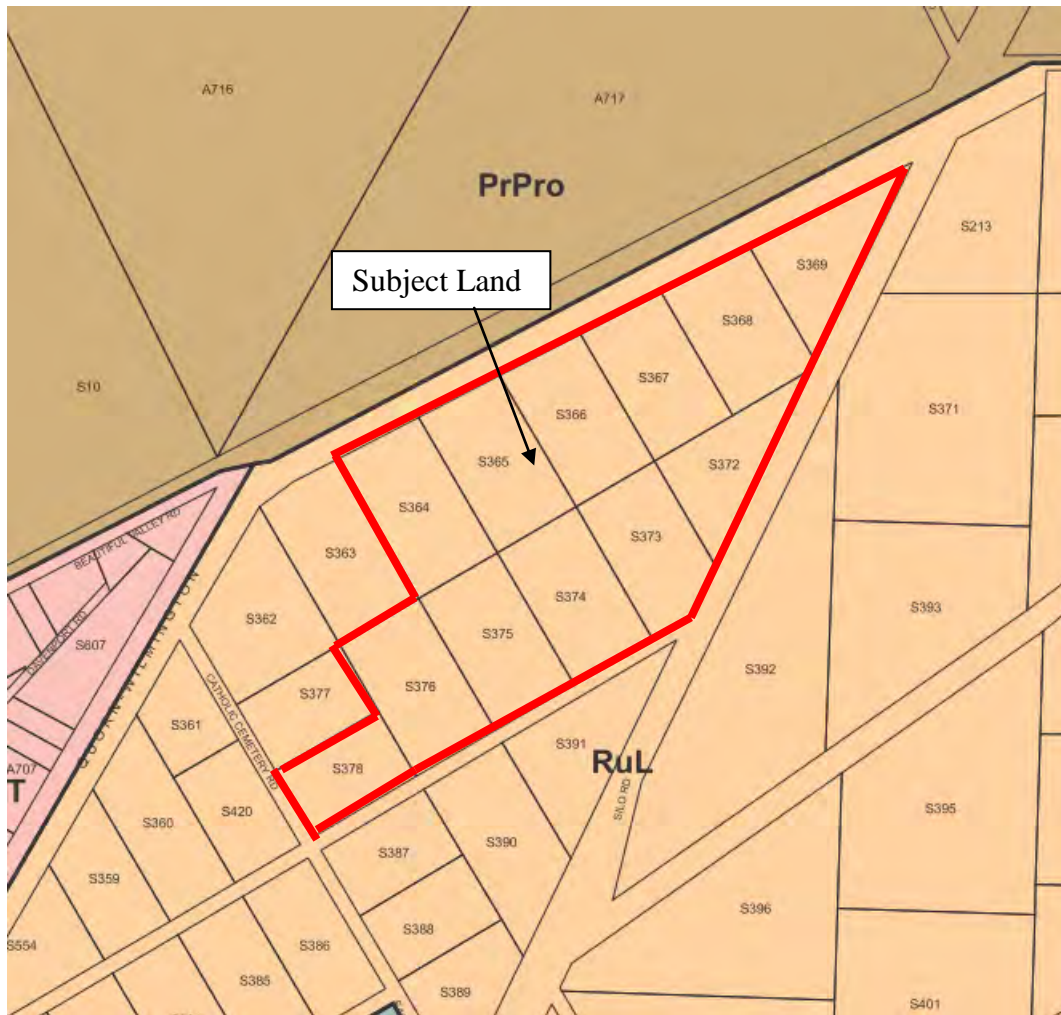


Figure 2: Zoning
Source: Zone Map MtR/13 of Council's Development Plan,

3.0 PROPOSED DEVELOPMENT

The proposed development seeks to construct an airstrip and taxiways to be used in association with a future residential airpark on the subject land.

It is intended that the allotments within the site will be developed as an airpark, which will allow people that own planes the opportunity to reside close to the proposed runway which can be accessed for their exclusive use.

The proposed airstrip is to be located within the northern portion of the site and will run parallel to Horrocks Highway. The runway is to be 10 metres in width and the centreline of the runway will be setback 42 metres from the Highway boundary.

The taxiways are to be configured to provide access to the airstrip from all twelve allotments within the site.

The proposed airstrip and taxiways will be graded paddock soil with natural grass cover, which will be mowed during the winter months.

No other buildings or facilities are proposed to be constructed in associated with the airstrip.

It is anticipated that the proposed development will generate 1 flight per allotment per fortnight once fully developed which equates to approximately 324 flights per year.

Flights will only occur during daylight hours and thus no lighting will be provided along the airstrip.

The airstrip will accommodate aircraft under 5000kg and/or which are capable of performance on the length of the strip.

The proposal is more particularly outlined in the submitted plans.

4.0 AGENCY COMMENTS

The proposed development did not require formal referral to any Government agencies pursuant to Schedule 8 of the Development Regulations 2008 (Regulations).

The land adjoins the Horrocks Highway which is identified as a Secondary Arterial Road within Council's Development Plan. As the proposed development does not:

- *alter an existing access; or*
- *change the nature of movement through an existing access; or*
- *create a new access; or*
- *encroach within a road widening setback under the [Metropolitan Adelaide Road Widening Plan Act 1972](#)*

then a statutory referral was not required to the Commissioner of Highways (Department of Planning, Transport and Infrastructure) pursuant to Schedule 8 of the Regulations.

Notwithstanding the above, given the airstrips proximity to the Highway the application was referred to the Department of Planning, Transport and Infrastructure – Transport Services Division for informal comment.

No traffic related comments were received, however, comments were provided from the aviation division (copy attached) of the Department. The key recommendation was that the centreline of the runway be setback a minimum distance of 42 metres from the northern (Highway) boundary in accordance with Civil Aviation Advisory Publication 92-1.

These comments were forwarded to the applicant and the plans were amended accordingly.

In addition, it was noted that Schedule 22 of the Development Regulations 2008 identified the following as an activity of Major Environment Significance:

- (1) **Aerodromes:** *the conduct of facilities for commercial or charter aircraft take-off and landing, being facilities estimated to be used for—*
 - (a) *more than 200 flight movements per year but excluding facilities more than 3 kilometres from residential premises not associated with the facilities; or*
 - (b) *more than 2 000 flight movements per year in any case.*

Activities identified in Schedule 22 require referral to the EPA pursuant to 2(11) of Schedule 8 of the Regulations.

As the proposed development anticipates that it would generate more than 200 flights per year and is within 3 kilometres of a non-associated residential premise, the EPA was contacted to confirm referral requirements.

However, the EPA advised that given the airstrip was to be used for private use and not for commercial or charter flights than a referral to them pursuant Schedule 8 was not required.

5.0 PUBLIC NOTIFICATION

Pursuant to Schedule 9 of the Development Regulations 2008 the proposed development represents a Category 3 Development for the purposes of public notification. The application therefore underwent full public notification.

No representations were received during the notification period.

6.0 DEVELOPMENT ASSESSMENT

The subject land is located within the Rural Living Zone as indicated on Zone Map MtR/13 of the Mount Remarkable (DC) Development Plan, Consolidated 5 September 2013.

The following Objectives and Principles of the Mount Remarkable (DC) Development Plan are considered relevant to the assessment of this application;

Rural Living Zone

Objectives

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.**

Principles

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

- detached dwelling
- domestic outbuilding in association with a detached dwelling
- domestic structure
- dwelling addition
- farming
- farm building
- stable.

General

Interface between Land Uses

Objectives

- 1 Development located and designed to prevent adverse impact and conflict between land uses.**

Principles

- 1 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.

- 2 Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 6 Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.
- 7 Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.

Orderly and Sustainable Development

Objectives

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.

Principles

- 1 Development should not prejudice the development of a zone for its intended purpose.

The subject land is located in the Rural Living zone and the intent of the zone is to accommodate detached dwellings on large allotments which are used in association with low intensity farming activities.

The future intention of the applicant is to create a residential airpark on the subject land where people who own planes can reside close to the proposed runway which can be accessed for their exclusive use.

It is anticipated that allotments that form part of the development will contain a detached dwelling with an associated shed/hanger to house the resident's small private plane.

The proposed airstrip and taxiways are uses not envisaged in the zone, however, the proposed will not impede the opportunity for the future resident use of the adjacent properties within the site which is consistent with the intent of the zone.

In addition, whilst the location and design of the airstrip will effectively reduce the size of Lot 1-6, enough area will be available to accommodate an appropriately designed and sited dwelling and any associated outbuildings and infrastructure (wastewater irrigation area etc) in the future. Also residential development can still be established at low densities on the site as desired by the zone.

On this basis, the proposed development will not prejudice the development of the land within the zone for its intended purpose which is consistent with Orderly and Sustainable Development Objective 4 and Principle 1.

No building or structure is proposed to be constructed on the site thus the proposal will maintain the open character of the locality.

The chief concern with the proposal relates to potential noise impacts to existing and future residents given the proximity of the proposed airstrip to the township of Wilmington and other Rural Living zoned allotments.

To address the above the applicant engaged an acoustic engineer to assess the potential noise impacts.

The applicant submitted an Environmental Noise Assessment which provided the following conclusion:

An environmental noise assessment has been made of the proposed Wilmington Airpark, located adjacent Quorn-Wilmington Road, Wilmington.

The assessment addresses the impact of noise from the aircraft utilising the proposed airpark on potential future and existing non-associated dwellings, in accordance with the criteria of Australian Standard AS2021:2015 – Acoustics – Aircraft noise intrusion – Building siting and construction.

Noise measurements were conducted of aircraft flight movements at the proposed airpark on 1 April 2015. From the measurements, the highest ANEC value of 7 was calculated. This indicates that with the airfield operating, the residences and vacant allotments in the vicinity of the airfield are "unconditionally acceptable" for residential use with respect to aircraft noise.

In addition to the above, the proposed frequency of use (approximately 1 flight per day once fully developed) and hours of operation (daylight hours only) will assist to minimise potential impacts to the locality.

Similarly, dust impacts may arise in summer with planes using the airstrip and taxiways, however, given the frequency of use any impacts are unlikely to be adverse and are not expected to above and beyond the impacts that would potentially be created by agricultural activities in the wider locality.

On this basis, the proposal accords with the abovementioned Interface between Land Use provisions.

No detail has been provided with respect to fencing of the proposed airstrip and taxiways. It is considered appropriate that these areas be fenced to ensure safety and security issues are minimised, such as restricting the movement of stock and domestic animals and to prevent encroachment issues once the individual parcels are sold.

I note that pursuant to Part 139 of the Civil Aviation Safety Regulations 1998, it is the responsibility of the applicant to provide a safe environment for flights to be conducted.

To address the above, a condition of consent is proposed requiring fencing along the boundary of the airstrip and taxiways. It is recommended that fencing be post and wire consistent with the land's rural setting.

I note that all of the allotments which form the site are currently owned by the applicant, thus access over the individual parcels is not an issue that is required to be addressed as part of this application. However, prior to any of the allotments being sold, appropriate arrangements either via a land division and/or the establishment of rights of ways will need to be

undertaken to ensure legal access to the airstrip and taxiways can be provided from the individual allotments.

The applicant has been advised of the above requirements and it will be their responsibility to ensure access issues are appropriately addressed in the future if required.

7.0 CONCLUSION

Having regard to the above assessment of the proposed development against the relevant provisions of the Mount Remarkable (DC) Development Plan, on balance, I consider that the proposal is an appropriate form of development, due to the following;

- The proposed development will not prejudice the development of the land within the zone for its intended purpose.
- The proposal will not adversely impact the amenity of the existing and future residents within the locality with respect to noise and dust; and
- The proposed development will maintain the open character of the area.

8.0 RECOMMENDATION

That Development Application 830/017/15 for an airstrip and associated taxiways at Sections 364-369, 372-376 & 378 Hundred of Willochra is not seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 5 September 2013.

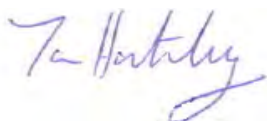
That Council **Grant** Development Plan Consent to Development Application 822/017/15 for an airstrip and associated taxiways at Sections 364-369, 372-376 & 378 Hundred of Willochra, subject to the following conditions:

Development Plan Consent

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 830/017/15.
2. The boundaries of the airstrip and taxiways shall be fenced. Fencing shall consist of post and wire and constructed to a minimum height of 1.2 metres. All fencing shall be completed prior to the use of the airstrip and taxiways.

Should you wish to discuss any aspects of this report please do not hesitate to contact me on 8130 7222. Alternatively, I can be contacted via email at tom@accessplanning.com.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Tom Hateley".

Tom Hateley MPIA
ACCESS PLANNING (SA) Pty Ltd

Tom Hateley - Access Planning

From: Loughron, Reece (DPTI) [Reece.Loughron@sa.gov.au]
Sent: Tuesday, 26 May 2015 5:26 PM
To: Tom Hateley - Access Planning
Cc: 'tammy@mtr.sa.gov.au'
Subject: FW: DA 830/170/15 - Aeroplane Landing Area, Allotment 364-369 Horrocks Highway, Wilmington

Hi Tom,

Tammy, FYI

Please see below desktop review given the information on hand to assess.

It would appear that the actual location of the runaway requires more investigations/ consideration in line with the below comments.

Regards,
Reece

From: Ruppert, Juergen (DPTI)
Sent: Tuesday, 26 May 2015 3:59 PM
To: Loughron, Reece (DPTI)
Subject: RE: DA 830/170/15 - Aeroplane Landing Area, Allotment 364-369 Horrocks Highway, Wilmington

Hello Reece,

Here is some feedback to your enquiry.....

As mentioned before CAAP 92-1 is only a guideline and there are no fixed rules around this (other than other regulations saying that you have to provide a safe place to land an aircraft).

So given the information you have provided here is a quick calculation:

All data below referenced from CAAP 92-1 (1)

From the data presented it appears the location is too close to the road reserve.

Assume 2m high trees along the edge of the boundary fence on the northern side and taking into account side transitional slope, the set back would be $2 \times 5 + 30 = 40\text{m}$ minimum from the fence to the runway centreline. (see sketch below)

Takeoff to the west also runs into trees due splay towards the road. The 5% (vertical) take off clearance needs 40m over a tree 2m high. The take off has a 5% horizontal splay which equates to 2m at a distance of 40m. This adds another 2m to the offset distance assuming the maximum tree height is 2m.

So an absolute minimum from the fence to the runway centreline would be 42m assuming (a) flat terrain and (b) max tree height 2m.

Take off to the west is over a farm property. The nearest point on the property to the strip end is 150m, so a height limit of 7.5m would apply using the max allowable gradient of 5% which applies to day use only.

Take off to the east is clear.

From the data shown it appears a runway length of approx 700m is available. CAAP 92-1 states *For other than agricultural operations by day, a runway length equal to or greater than that specified in the aeroplane's flight manual or approved performance charts or certificate of airworthiness, for the prevailing conditions is required (increasing the length by an additional 15% is recommended when unfactored data is used).*

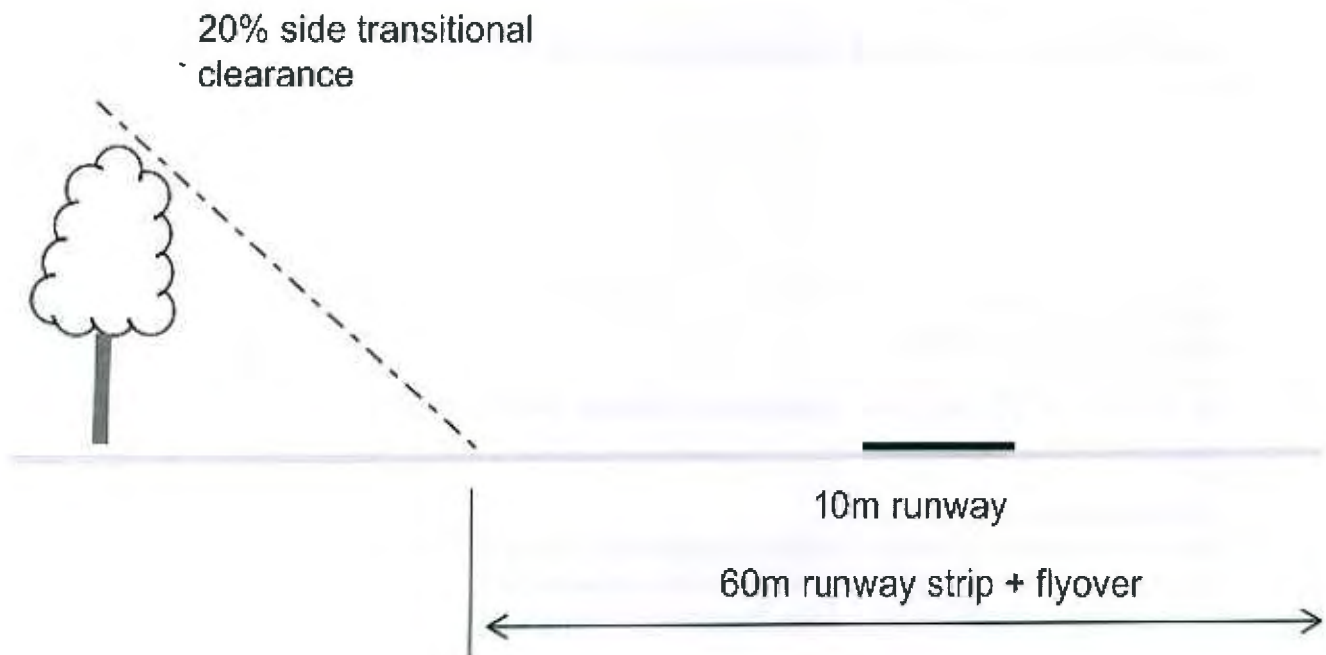
From a planning point of view you would need to ensure the long term road boundaries will stay in place and there is no future requirement to widen the road on the southern side. Other factors like traffic on the road (e.g. trucks) will also play a factor in calculating the correct distances.

As mentioned above we can not prescribe what the developer will decide to do since it will be his obligation to ensure safe aircraft operations, but we can point out what the risks are – please consider the calculations from above in this way.

Hope this helps?

Cheers

Juergen



Juergen Ruppert
a/Manager Aviation Policy
Development Division
Department of Planning, Transport and Infrastructure
T 08 8204 8832 • M 0415 314 215 • E juergen.ruppert@sa.gov.au
136 North Terrace, ADELAIDE
GPO Box 1533, ADELAIDE SA 5001
www.dpti.sa.gov.au



collaboration . honesty . excellence . enjoyment . respect

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From: Loughron, Reece (DPTI)
Sent: Tuesday, 26 May 2015 11:15 AM
To: Ruppert, Juergen (DPTI)
Subject: FW: DA 830/170/15 - Aeroplane Landing Area, Allotment 364-369 Horrocks Highway, Wilmington

DEVELOPMENT - APPLICATION FORM

FOR OFFICE USE:

Development No:

Assessment No: 830

Previous Development No: 830

830

** Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application. **

APPLICANT: CHRIS PHILLIPS

OWNER: PEPPER RANGES CO PTY LTD

Postal Address: PO Box 263

Postal Address: PO Box 263

WILMINGTON

WILMINGTON

BUILDER: COP BUILDERS Pty Ltd

CONTACT PERSON FOR FURTHER INFORMATION:

Postal Address: PO Box 263

Name: CHRIS PHILLIPS

WILMINGTON

Ph: 0419537618 (MH) (AH)

Licence No: BLO 198155

Fax: 08 86675518 (MH) (AH)

DESCRIPTION OF PROPOSED DEVELOPMENT: AERO PLANE LANDING AREA

EXISTING USE: RURAL LIVING ALLOTMENTS

LOCATION OF PROPOSED DEVELOPMENT:

Lot No: 369 - 369 Plan: Street: HORROCKS HIGHWAY Township: WILMINGTON

Section No (full/part): Hundred: Volume: Folio:

Section No (full/part): Hundred: Volume: Folio:

APPLICABLE ONLY FOR 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:

[See also Page 27 classification is Class 5 - 9]

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? ☐ YES ☐ NO

HAS THE HOME OWNERS WARRANTY INSURANCE CERTIFICATE BEEN OBTAINED? ☐ YES ☐ N/A

[Only required for substantial building work valued above \$12,000]

DEVELOPMENT COSTS INCLUDING GST (do not include any fit - out costs): \$ NIL

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993.

SIGNATURE: 

Dated: 23/02/2015



To: District Council of Mount Remarkable
Melrose SA 5483

Attached is a development application form for approval of an aeroplane landing area.

I am requesting approval for the aeroplane landing area, due to the fact that we are selling the allotments which will share a common granting of easement (being the aeroplane landing area and taxi ways).

The airpark development idea originates from the USA, but is becoming very popular in Australia.

See examples of Australian airpark/aerodromes:

<http://rylstoneaerodrome.com.au/>

<http://www.berriganshire.nsw.gov.au/Residents/Airfields.aspx>

[http://www.goolwaairport.com.au/Airpark Goolwa/Airpark Goolwa.html](http://www.goolwaairport.com.au/Airpark_Goolwa/Airpark_Goolwa.html)

<http://www.realestate.com.au/property-residential+land-wa-myru-200682815>

We want to attract new families to our district with the opportunity of fly in living. Having an increase of new residents may lead to more developments for Wilmington, which we will all be benefactors of.

Please find enclosed brochure of the planned residential airpark.

Chris Phillips

Director-CDP Builders

PS: For further response to this quote or to place a PO and job requests email chrisxy72@bigpond.com,

CDP Builders		Chris Phillips:	
		M: 0419 537 618	PO Box 233
		F: 08 8867 3376	Wilmington
		E: chrisxy72@bigpond.com	South Australia 5485

From: chris phillips [chrisxy72@bigpond.com]
Sent: Tuesday, 17 March 2015 10:07 AM
To: Tom Hateley - Access Planning
Subject: FW: Wilmington Airpark
Attachments: TITLES.pdf; Air strip application.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Hi Tom
 This came back for some strange reason?
Regards chris

Chris Phillips

Director-CDP Builders

PS: For further response to this quote or to place a PO and job requests email chrisxy72@bigpond.com,



CDP Builders
 PTY. LTD.
 Lic. No. BLD: 108155

Chris Phillips
 M: 0419 537 618
 F: 08 8667 5378
 E: chrisxy72@bigpond.com

PO Box 263
 Wilmington
 South Australia 5485

 Please consider the environment before printing this email

From: chris phillips [mailto:chrisxy72@bigpond.com]
Sent: Thursday, 12 March 2015 8:10 AM
To: 'Tom@accessplanning.com.au'
Cc: 'Tammy Bastian'
Subject: Wilmington Airpark

Hi Tom
 In reply to your letter sent on the 2 March 2015 with regard to the Wilmington ALA, points are as follows;
 Runway area will be a graded paddock soil with natural grass cover, mowed in the winter months.
 There will be no lighting used.
 There will be no other building/ facilities to be erected that are associated with the ALA as in refuelling ect.
 Hours of operation will be as per aviation "day light" hours only.
 Aeroplane Landing Area will only be for private use.
 Flights per year are estimated on one flight per allotment per fortnight approx., 324 flights a year.
 The ALA is open to aircraft under 5000kg and or which is capable of performance on the length of strip.
 There is no large sign or any type of advertising on the property.

I will have a new plan drawn up which will show locations of the taxiways ect.

I have engaged Chris from Sonus to look into this noise impacts matter.

Regards

Chris Phillips

Director-CDP Builders

PS: For further response to this quote or to place a PO and job requests email chrisxy72@bigpond.com,

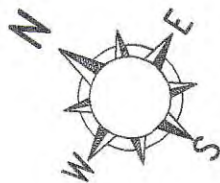


CDP Builders
 PTY. LTD.
 Lic. No. BLD: 108155

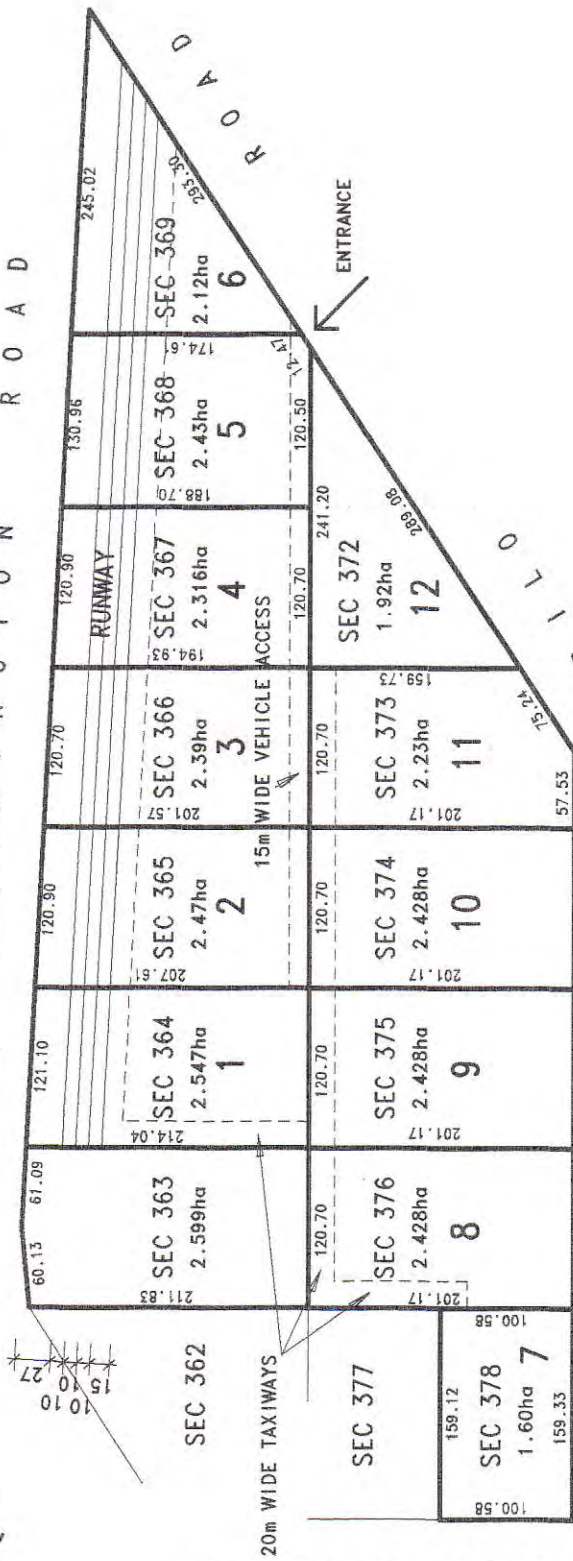
Chris Phillips
 M: 0419 537 618
 F: 08 8667 5378
 E: chrisxy72@bigpond.com

PO Box 263
 Wilmington
 South Australia 5485

 Please consider the environment before printing this email



Q U O R N - W I L M I N G T O N R O A D



CATHOLIC CEMETERY ROAD

P U B L I C R O A D

SUBDIVISION PLAN 1:4000

--- RUNWAY AND TAXIWAYS TO BE GRADED TO
--- DRAINAGE FALLS, ROLLED AND GRASSED.

AUGUSTA
DESIGN
CENTRE
31 DAVENPORT STREET
PORT AUGUSTA 5700
PH/FAX 100 9541 0000
MOBILE 08 8520 0523
info@augustadesigncentre.com
ABN 41 388 944 567

ROBERT TUMATH
L.I.C. 810907

- BUILDING DESIGN
- PROJECT MANAGEMENT
- GENERAL DRAFTING

PROJECT
PROPOSED (RELOCATED)
STEEL FRAMED HANGAR.
SITE
SEC 366 QUORN-WILMINGTON RD.
WILMINGTON SA
CLIENT
C. PHILLIPS

SUBDIV. PLAN

1. ALL DIMENSIONS AND LEVELS TO BE
CHECKED ON SITE BY THE BUILDER.
2. ANY ANOMALIES MUST BE REPORTED
TO THE DESIGN OFFICE BEFORE PROCEEDING
WITH THE WORK.
3. ALL PLANS AND SPECIFICATIONS
SUBJECT TO COPYRIGHT BY:
AUGUSTA DESIGN CENTRE PTY. LTD.

DRAWN: R Tumath DATE: 09/14

PLOT: PH140901 FILE: W1QU0366

SHEET: 1 of 3 ISSUE: D

Sonus Pty Ltd
17 Ruthven Avenue
ADELAIDE SA 5000
Phone: +6 8 8231 2100
www.sonus.com.au
ABN: 67 882 843 130
Contact: Chris Turnbull
Mobile: +61 417 845 720
ct@sonus.com.au



Wilmington Airpark

Environmental Noise Assessment

S4592C4
April 2015



INTRODUCTION

An environmental noise assessment has been made of the proposed Wilmington Airpark, located adjacent to the Quorn-Wilmington Road, Wilmington.

The proposal consists of an aircraft runway, associated with twelve allotments adjoined to the runway via taxiways.

The assessment has been based on:

- noise measurements of aircraft flight movements at the proposed development site on 1 April 2015;
- Wilmington Airpark plan drawing received via email on 12 March 2015;
- emergency runways 100m in length at both ends of the runway, only to be used in emergencies;
- an average of no more than one flight per day during daylight hours; and,
- the use of recreational aircraft on the Wilmington Airpark.

This report assesses the impact of noise from the aircraft utilising the proposed airpark on potential future and existing non-associated dwellings, in accordance with the methodology of *Australian Standard AS2021:2015 – Acoustics – Aircraft noise intrusion – Building siting and construction*.

The closest potential non-associated dwelling could be located directly southwest of the runway on the vacant allotment labelled as section 363 on the Wilmington Airpark Plan. The closest existing dwelling is also located further to the southwest of the runway, at Lot 607 Quorn-Wilmington Road.



CRITERIA

The proposed development and closest potential future dwellings are located within a Rural Living Zone, while the closest existing dwellings are located in a Township Zone, of the Mount Remarkable Council Development Plan. The Development Plan has been reviewed with regard to aircraft noise and the following relevant provisions are summarised as follows:

OBJECTIVES

Buildings near Airfields

- 1 *Development that ensures the long-term operational, safety and commercial aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.*

Interface between Land Uses

- 1 *Development located and designed to prevent adverse impact and conflict between land uses.*
- 2 *Protect community health and amenity and support the operation of all desired land uses.*

PRINCIPLES OF DEVELOPMENT CONTROL

Interface between Land Uses

- 1 *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*
 - (b) *noise*
- 2 *Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.*



AUSTRALIAN STANDARD AS2021

In the absence of any relevant objective criteria relating to aircraft noise in the Development Plan, *Australian Standard AS2021:2015 – Acoustics – Aircraft noise intrusion – Building siting and construction* (the Standard) is referenced.

The Standard is designed to be used when land uses are proposed adjacent to an airfield. The land is classified as either:

- unconditionally acceptable without any upgrade to building facades;
- conditionally acceptable with upgrades to building facades; or,
- unacceptable irrespective of building facade.

For the situation where an airfield is proposed in the vicinity of unassociated residential allotments, it is considered that the criteria for the (most onerous) "unconditionally acceptable" classification is appropriate. This Standard uses a descriptor known as the ANEF (Australian Noise Exposure Forecast) to objectively determine the classification. An ANEF of 20 or lower is "unconditionally acceptable" in accordance with the Standard.

Determination of the ANEF for an airfield requires a formal process, which is generally only conducted for larger airports in cities. However, the Australian Noise Exposure Concept (ANEC) descriptor is equivalent to the ANEF and is calculated in the same way but it can be determined by the airfield owner. Therefore a criterion of 20 ANEC is proposed at all non-associated allotments and existing residences.

The ANEC is a single number used to quantify the impact of aircraft noise, and is based on:

- the noise level produced by the aircraft flight movements, taking into account the annoying aspects in both the temporal and frequency domains¹;
- the forecast frequency of aircraft movements on various flight paths; and,
- the time of occurrence of the aircraft flight movements.

The ANEC cannot be directly compared with the noise from a single aircraft flyover.

¹ Effective Perceived Noise Level (EPNdB) of the aircraft noise



ASSESSMENT

Noise measurements of aircraft flight movements were conducted at the proposed development site on 1 April 2015.

The aircraft measured was a Cessna 175 General Aeroplane, with a single six-cylinder engine. The meteorological conditions during the measurement period consisted of a northwesterly wind of 15 to 18 knots (crosswind to runway) with an overcast sky. This represents difficult flying conditions, which in turn is understood to generate higher noise levels from the aircraft.

As the wind direction was crosswind to the runway, the pilot was able to take-off and land in both directions.

Noise loggers were placed adjacent the closest existing dwelling on Quorn-Wilmington Road, and at the boundary with the closest future dwelling, in line with the runway.

The ANEC values have been calculated for takeoff and landing in both directions at the closest non-associated allotments and existing non-associated residences.

The highest calculated ANEC value was 7, which was calculated for a takeoff flight movement in the southwest direction at the boundary of the closest unassociated allotment at the end of the runway. The calculated ANEC values at the existing residence on Quorn-Wilmington Road were all less than zero.

Therefore, without any specific acoustic treatment measures, the proposed Wilmington Airpark development easily achieves the ANEC value of less than 20 and is therefore considered unconditionally acceptable for a residential building in accordance with the Standard.

Although not part of the assessment, it is estimated that the ANEC criterion would also be achieved at allotments which are associated with the airfield.

CONCLUSION



An environmental noise assessment has been made of the proposed Wilmington Airpark, located adjacent Quorn-Wilmington Road, Wilmington.

The assessment addresses the impact of noise from the aircraft utilising the proposed airpark on potential future and existing non-associated dwellings, in accordance with the criteria of *Australian Standard AS2021:2015 – Acoustics – Aircraft noise intrusion – Building siting and construction*.

Noise measurements were conducted of aircraft flight movements at the proposed airpark on 1 April 2015. From the measurements, the highest ANEC value of 7 was calculated. This indicates that with the airfield operating, the residences and vacant allotments in the vicinity of the airfield are "unconditionally acceptable" for residential use with respect to aircraft noise.

APPENDIX A: AERIAL OVERLAY



6.2 THE FLINDERS RANGES COUNCIL

6.2.1 DA 7400020/15 – ROWESA Pty Ltd – Motel and Conference Centre


Action	For DECISION
Proponent	Council Officer
Officer	FRC CEO
Development Application	7400020/15
Associated Reports & Documents	Report by Lynette Brandwood of Prime Planning Representors / Applicant Plans Photos / Artist's Impressions

Officer's Recommendations:

That Development Application 7400080/15 that seeks to construct a motel and conference centre (comprised of 4 two storey buildings and 2 split level buildings, associated driveways and car parking, fencing, landscaping and signage) at Lots 101, 102, 103 & 114 First & Seventh Streets, Quorn is sufficiently in accord and not seriously at variance with The Flinders Ranges Council's Development Plan, Consolidated 20th June 2013.

That Council **Grant** Development Plan Consent to Development Application 7400020/15 by ROWESA Pty Ltd for the construction of a conference centre, motel and associated car parking at Allotments 101, 102, 103 First Street and Allotment 114 Seventh Street, Quorn SA 5433, subject to the following conditions of consent:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in development application number 740/0020/15.
2. All car parks, driveways and vehicle manoeuvring areas shall conform to Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked. All construction work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.
3. The final parking layout, manoeuvring and access areas, vehicular entry points and accessible car parking spaces shall be designed and constructed in accordance with Australian/New Zealand Standards 2890.1:2004 and 2890.6:2009.
4. The carpark shall be designed in accordance with the requirements of the *Disability Discrimination Act (DDA) 1992* and AS1428
5. Vehicle crossovers shall be designed, located and constructed to Council's reasonable requirements at the applicant's expense. All construction work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.

	FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL AGENDA	Version Number Issued : Next Review GDS	1 23 Sept 2015 9.14.1 Page 6 of 10
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6. The privacy screening identified in the amended plans will be designed to prevent views below horizontal. The screening will be permanently fixed louvered privacy screening to a height of no less than 1.6 metres from finished floor level. All construction/installation work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.

7. A detailed landscaping plan specifying the species and location of plantings on the site shall be provided for the approval of Council prior to final Development Approval. The establishment of all landscaping shall be undertaken within 3 months of the completion of the building / development works and thereafter shall be maintained in good health and condition to the satisfaction of Council. Any dead or diseased plants or trees should be replaced to the reasonable satisfaction of Council.

8. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.

9. All waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

10. Prior to the issue of Development Plan Consent, a report shall be prepared and submitted by a suitably qualified acoustic engineer, which shall demonstrate to the satisfaction of Council that noise emissions, including but not limited to noise from mechanical plant and equipment and noise generated by service vehicles will comply with the relevant environmental noise legislation.

11. Air-conditioning plant and equipment shall be noise attenuated in accordance with the *Environment Protection (Noise) Policy 2007*.

12. Lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

13. Ancillary activities such as deliveries, collection, movement of private waste bins / goods / bottles and the like shall not occur:

13.1 Between 8.00pm – 8.00am Monday to Saturday and

13.2 Between 8.00pm – 10.00am on a Sunday and public holiday

14. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road, to the satisfaction of Council. All construction work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.

15. The development shall be provided a wastewater control system to the satisfaction of Council's Environmental Health Officer, in accordance with the *SA Public Health (Wastewater) Regulations 2013*, prior to commencement of construction. All construction work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council

16. That an appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7.00am to 6.00pm daily.

17. The final selection of colours and materials shall be provided to the satisfaction of Council in consultation with the Department of Environment, Water & Natural Resources.

Introduction:

The Flinders Regional Development Assessment Panel is required to determine the application.

Previous Panel Consideration:

Nil

Officer's Report:

Refer to attached Report from Lynette Brandwood of Prime Planning.

The applicant and objectors have been advised of this Meeting and wish to make representation at the meeting.

Statutory Requirement:

The Flinders Ranges Council Development Plan – consolidated 20th June 2013
 Development Act 1993
 Development Regulations 2008

Policy/Strategic Implications:

The Flinders Ranges Council Strategic Management Plan 2010-2014:

Strategy Statement:

To provide leadership through open communication to the community and ensuring our activities meet governance and legislation requirements.

Strategy Objective:

To provide good governance and comply with legislation

Strategic Outcomes:

Provide legislative requirements with requirements at all times - Development and Building Regulation (Reference 4.1.3.1)

Risk/Liability:

Likelihood	Consequences				
	Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
A (almost certain)	H	H	E	E	E
B (likely)	M	H	H	E	E
C (moderate)	L	M	H	E	E
D (unlikely)	L	L	M	H	E
E (rare)	L	L	M	H	H

Legend: E: Extreme risk; immediate action required
 H: High risk; senior management attention needed
 M: Moderate risk; management responsibility must be specified
 L: low risk; manage by routine procedures

Voting Requirements:

Absolute Majority

The Flinders Ranges Council

Council Development Assessment Panel : September 2015

AGENDA ITEM:

DEVELOPMENT PROPOSAL	Motel, conference centre and ancillary carparking
APPLICANT	ROWESA PTY LTD
PROPERTY DETAILS	Allotments 101,102, 103 & 114 First and Seventh Streets, Quorn SA 5433 CTs 5820/734, 5787/394, 5974/206, 5932/191
APPLICATION NO.	740/0020/15
LODGEMENT DATE	29 May 2015
ZONE	Town Centre Zone (2 allotments) and Residential Zone (2 allotments)
POLICY AREA	N/A
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 3
REPRESENTATIONS	Three. 1 in favour 2 opposed
REFERRALS	Heritage SA
AUTHORISED DEVELOPMENT PLAN	20 June 2013
REPORT AUTHOR	Lynette Brandwood
MEETING DATE	23 September 2015
RECOMMENDATION	CONSENT with conditions

EXECUTIVE SUMMARY

The proposal is for the construction of a motel and conference centre comprised of 4 two storey buildings and 2 split level buildings, associated driveways and car parking, fencing, landscaping and signage.

The subject land comprises 4 allotments and is located in both the Town Centre Zone (2 allotments) and Residential Zone (2 allotments). A State Heritage listed item is situated within the subject land on Allotment 101. This allotment is within the Town Centre Zone. The proposal has the support of the State Heritage Unit in relation to the proposal's material relationship to the adjacent State Heritage listed Fosters Store.

The applicant has made amendments to the original proposal to address some of the representors' concerns. Most notably, fixed louvered screening is to be installed to balconies to prevent overlooking and the balcony spas have been removed from the proposal.

The proposed development is sufficiently in accord and not seriously at variance with the Development Plan.

It is therefore recommended that the application be **APPROVED** subject to conditions.

1.0 SUBJECT LAND AND LOCALITY

1.1 Subject Land

The subject land located south east of the intersection of First and Seventh Streets, Quorn comprises Allotments 101, 102, 103 and 114 Town of Quorn, Hd of Pichi Richi (refer to Figure 1 below). The subject land contains a total area of approximately 4,042m² with frontage to First Street of 80.47 metres and frontage to Seventh Street of 70.41 metres.

Allotments 103 and 114 have 3 metres deep easements made over to Council along their rear boundaries (refer to Figure 2 below).

Allotment 101 contains State Heritage listed item 16800: Fosters Store (known locally as Emily's Bistro), a rectangular corrugated iron shed fronting Seventh Street, three 25,000 litre above ground rainwater tanks, one 70,000 litre underground rainwater tank and 2 small outbuildings. Emily's Bistro is a licensed restaurant (currently licensed for 185 persons) that holds monthly movie nights and functions including comedy nights, birthday parties and weddings.

Allotment 102 contains a small corrugated iron shed and Allotments 103 and 114 are vacant.

The subject land is relatively flat and contains little vegetation. Fencing (of varying condition) is limited to the internal property boundaries of the subject land as a whole (refer to Figure 1 below) and the First Street boundary of Allotment 102.

Currently access to the subject land is taken from Seventh Street between Emily's Bistro and the existing iron shed.



Figure 1: Subject Land. The green lines identify the allotments that make up the subject land and the redlines indicate the location of existing fencing.

Source: Nearmap 2015

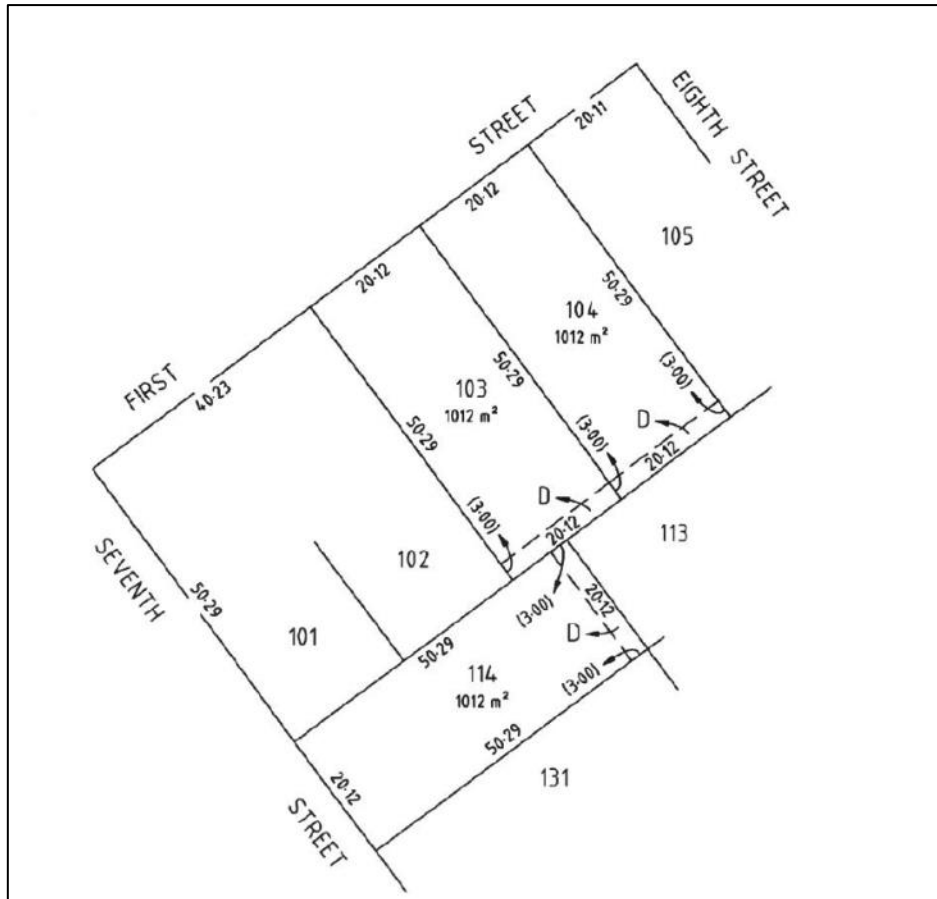


Figure 2: Easements registered to Council.

Source: Excerpt from CT 5932/191

1.2 Locality

The locality which has been determined on the basis of visual and character impact, generally extends to

- Railway Terrace (approximate north);
- Eighth Street (approximate east) to include properties on the eastern side of Eighth Street;
- Second Street (approximate south) to include properties on the southern side of Second Street;
- Sixth Street (approximate west) to include properties on the western side of Sixth Street.

The majority of the locality is within the Town Centre Zone and the south western portion of the locality is within a Residential Zone.

Land use in the locality is mixed and includes residential, commercial and retail development. Building form in the locality is primarily single and two storey development of a variety of architectural styles dating from the early 1890s to the 1960s.

Land in the locality is slightly undulating with a fall of some 8 metres over 377 metres from the north western corner to the south western corner of the locality.

Roads in the locality form a grid pattern and Sixth Street, being a secondary arterial road carrying traffic from Wilmington to towns further north in the Flinders Ranges, is prominent in the road network. First Street, which houses the majority of retail and commercial businesses, is considered the main street of the Quorn Township.



Figure 3: Subject Locality.

Source: Nearthmap 2015

2.0 PROPOSED DEVELOPMENT

The proposed development is for the establishment of a motel and conference centre located to the adjacent east of existing Emily's Bistro. It consists of:

- A two storey conference centre located centrally within the subject land, consisting of;
 - Ground Floor
 - Conference room surrounded by 9 small (no associated living area) accommodation units being 5 double bedrooms with ensuite bathrooms, 4 single bedrooms with ensuite bathrooms (one with disabled/reduced mobility access)
 - First Floor
 - Large conference room, kitchenette, bathrooms and a balcony on the southern side of the building with louvered screening to prevent overlooking below horizontal view to the south.
- Five accommodation building 'pods' being made up of:
 - Building 1 being a two storey structure made up of two ground floor double bedroom and living area accommodation units and 4 carparking spaces; two first floor double bedroom and living area accommodation units with balconies to the approximate east of the structure. Louvered screening to prevent overlooking

- below horizontal views to the approx. east and south east and approx. west and south west are to be installed to the balcony.
- Building 2 being a split level structure made up of five double bedroom and living area accommodation units (one with disabled/reduced mobility access). Four units have car parking at ground level. Carparking associated with the disabled/reduced mobility access unit is adjacent its approx. western entrance.
- Building 3 being a two storey structure made up of two ground floor double bedroom and living area accommodation units with disabled/reduced mobility access and 4 carparking spaces. The first floor contains two double bedroom and living area accommodation units and approx. south facing balcony with louvered screening to prevent overlooking below horizontal in all directions.
- Building 4 being a split level structure with 5 carparking spaces at ground level and four double bedroom and living area accommodation units and approx. east facing balcony with louvered screening to prevent overlooking below horizontal in all directions
- Building 5 being a two storey structure made up of two ground floor double bedroom and living area accommodation units and 4 carparking spaces; two first floor double bedroom and living area accommodation units with north east facing balcony with louvered screening to prevent overlooking below horizontal views in all directions.
- Access:
 - A new crossover to provide access and egress to First Street is to be installed between proposed Buildings 1 and 3 and one way entry from Seventh Street is to be established. Currently two crossovers are established to the subject land from Seventh Street. The more southern crossover will be relocated to nearer the approx. southern boundary of the subject land. The existing delivery access and egress between Emily's Bistro and the existing shed fronting Seventh Street will remain.
- Landscaping is proposed to the approx. eastern and southern boundaries and internally within the subject land.
- Installation of 4 new 22,700 litre underground concrete rainwater tanks and associated pumps and plumbing to be supplied to hot water systems and toilets.
- 23 carparking spaces are to be provided (including 3 disabled carparking spaces). Mini bus parking is available within the subject land and additional off-site bus and staff parking is available at the rear of Council chambers.

Changes made to the original application:

- Lift relocated to inside the conference center building
- 9 motel rooms attached the conference center at ground level are now proposed (previously 10)
- The six spas have been removed
- Fixed louvered screening is to be installed to upper balconies to prevent overlooking below horizontal.
- 2.1 metre high wavelock fencing is proposed to boundaries adjacent residential dwellings.

3.0 CONSULTATION WITH GOVERNMENT AGENCIES

The application was referred to the Minister for Sustainability, Environment and Conservation in accordance with the Development Regulations 2008.

The delegate for the Minister assessed the proposed development and its impact on the heritage significance of the State heritage place (item 16800: formerly 'Fosters Shop').

The delegate considers its heritage impact to be acceptable and that the height of the new buildings adjacent the State heritage place is reasonably consistent with its context and setting.

4.0 PUBLIC NOTIFICATION

The development application was subjected to Category 3 notification in accordance with the statutory requirements.

Three (3) representations were received as a result of the public notification. Of these two (2) representations are opposed to the proposal, and one (1) is in support of the proposal.

The following representors wish to be heard:

Name of representor/s	Representor/s property address
Shane Clifton and Sarah Cassells	6 Seventh Street, Quorn
Toni and Dwayne Crombie	51 First Street, Quorn

5.0 REPRESENTATIONS

	Representor comment	Applicant Response
1	Part of the development is in the Historic Conservation Area. Overall scale and form of the development conflict with the character amenity of the area.	The development is in form and scale with existing development and will enhance the historic character of the area. Proposed development has been designed to complement surroundings buildings. Design elements such as mass, proportion, roof form and pitch, rendered walls, street alignment and building materials.
2	Conflict with the heritage value and character of existing development in the locality.	Design takes into consideration the height of adjoining buildings including State Heritage listed item. Have consulted with Heritage SA. Design cues have been taken from existing historic built form.
3	Out of character with the existing building design of the locality.	Refer items 1 & 2
4	Overdevelopment / intensity - existing infrastructure may be inadequate to support the proposed development.	Applicant will pay to upgrade power supply. Working with SA Power for new pole and transformer. Installing solar panels. Installing waste water treatment system on site. Will collect rainwater in underground storage tanks. Paved areas will be excavated to a depth of 350mm and soil will be replaced with crushed rock to allow for soakage.
5	Overshadowing concerns	There will be minimal overshadowing
6	Overlooking concerns	All upstairs windows and elevated verandahs will meet regulations
7	Carparking issues and traffic congestion concerns.	All 22 units have a carparking space on site. Small buses associated with the conference

		centre and staff will park across the road in the Council carpark. Written permission has been provided by Council.
8	Concern in regard to cut and fill resulting in increased potential for overlooking and overshadowing	Buildings are the same height as Emily's Bistro and the land will not be filled for additional height
9	Concerns in relation to operating hours for a hotel / motel	Proposed development is a motel (not hotel). Operating hours will remain the same as now for Emily's Bistro. Motel rooms are for rest and sleeping. The reception area is to be located within Emily's Bistro which currently operates from 8am to midnight. No change to operating hours is proposed.
10	Concerns in relation to the licensing hours of the conference centre	The conference centre is not licensed. Most conferences are held during business hours and people will go to the hotels for a drink after.
11	Potential damage during the construction phase.	All measures will be taken to ensure neighbours are cared for during the building phase. All work will be undertaken in accord with the Building Code
12	Impact on the existing State heritage place "Fosters Store"	Have consulted with Heritage SA during the design stage
13	Impact on privacy to adjoining neighbours	There will be increased privacy as fencing will be higher and landscaping is proposed.
14	Concern that commercial development may be approved in a Residential Zone	The motel is in the main street of Quorn
15	Concern in respect of commercial development adjacent residential development.	The motel will be run in an orderly manner to ensure noise impacts are minimised and neighbours will be considered at all times
16	Impact on property values	Property values are not relevant to planning assessment
17	Noise caused by vehicles, pedestrians, televisions, voices, air-conditioning units, hot water services, functions etc within the subject land	Refer item 16
18	Noise and vibration – vehicles on and off street	Refer item 19
19	Light spill from within the site	Lights within the site are down lights to prevent light spill
20	Light spill from the street and access point on Seventh Street	Fencing to the boundaries will prevent car lights shining into neighbouring properties. No additional lighting to be installed on the street
21	Glare from parked vehicles in the street and the windows of the proposed development	Upstairs windows will be treated and designed
22	Pollution / waste / odour / smoke / fumes / airborne pollutants CW PDC 12	The development will meet Council and EPA standards
23	Use of grey water and risk of contamination to adjoining properties and natural water courses	Use of grey water will meet council regulations
24	Lack of stormwater run-off and collection detail	There are three above ground rainwater tanks and one underground tank. 4 new

		22,700 litre underground concrete rainwater tanks are being installed. Paved areas will be excavated to a depth of 350mm and soil will be replaced with crushed rock to allow for soakage. All rainwater will be collected, stored and recycled for use on our gardens. Stormwater run off will decrease.
25	Disturbance during construction (noise / pollution / vibration)	Construction work will be undertaken during business hours
26	Damage to adjoining dwellings during construction	Construction will meet building regulations and standards
27	Not orderly or sustainable development	The motel is orderly and sustainable development. There is a need for a conference centre and 4 star motel that can accommodate a large bus.
28	The proposed development will monopolise the tourist accommodation market	There are no other motels in Quorn that can cater for a large bus. We are aiming for 4 star accommodation. There is no other motels of this standard in Quorn. The development will not monopolise the market in Quorn. It will bring more tourists to Quorn and create eight full time jobs.
29	The proposed development is commercially unviable	Building a motel adjacent existing Emily's Bistro makes it a more viable business and assist in funding maintenance to this State Heritage listed building. A feasibility study has been undertaken and the business proves viable.
30	Sets a precedent for commercial development in Residential Zones. Land use not envisaged in the Zone	Commercial business McKinleys Rest accommodation is located within Residential Zone. The land adjoins the Town Centre making it a great location for a motel
31	Proposed development is non-complying in the Residential Zone (hotel)	Schedule 1 of the Regulations defines hotel and motel. The development is not a non-complying form of development
32	The development is not an efficient or co-ordinated use of vacant land and fails to increase housing choice for permanent residents	The existing vacant blocks are unsightly and the motel provides needed tourist accommodation and conference facilities not available elsewhere in Quorn
33	The development is not of a nature and scale that serves the needs of the local community	The development will create eight full time jobs in Quorn
34	Insufficient fencing and landscaping for screening	Fencing and landscaping are designed to assist in screening
35	Litter from the development and existing Emily's Bistro	Rubbish will be collected and disposed of properly. A full time gardener/maintenance person is to be employed to manage this
36	Street setback – not in accord with CW PDCs 16 and 17	The setbacks are appropriate and in keeping with other development
37	Potential for electrical interference / production of EMF	Not addressed
38	Inconsistent with the desired character for the area	The motel is adjacent Emily's Bistro and in the main street of Quorn and fits with the desired character for the area

39	Waste storage issues	A waste collection and recycling area is included and a full time gardener/maintenance person is to be employed. The development will include the treatment and management of solid and liquid waste to prevent impacts outside of the subject land
40	Advertising signs are non-complying in the Residential Zone resulting in the entire DA being classified as non-complying	No advertising signs are proposed. All this is to be assessed by Council

6.0 DEVELOPMENT ASSESSMENT

The subject land straddles portion of the Town Centre Zone and Residential Zone depicted in Zone Map FIRa/20 of The Flinders Ranges Council Development Plan, Consolidated 20 June 2013 (refer to Figure 4 below).

The subject land is not within a Policy Area however two allotments (those within the Town Centre Zone) are within the Historic Conservation Area.

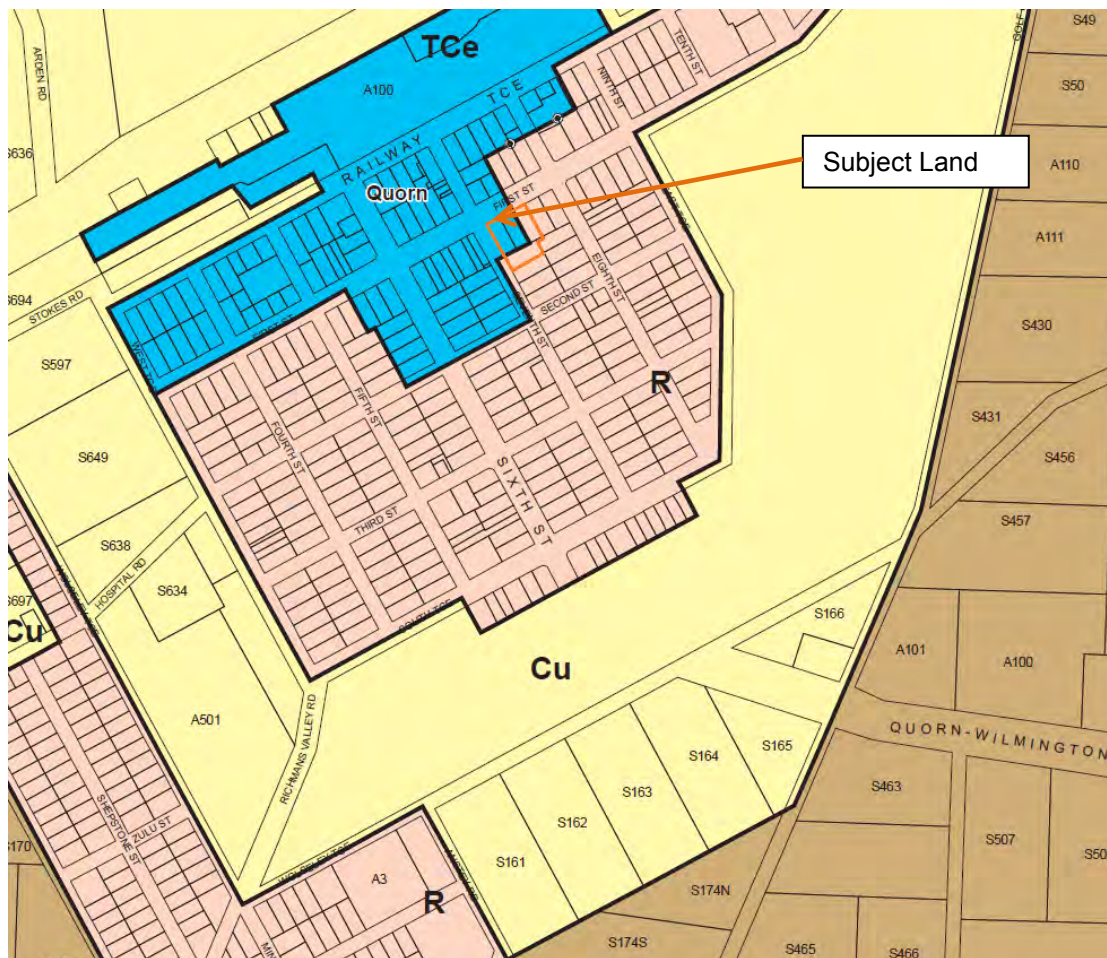


Figure 4: Excerpt from Zone Map FIRa/20 of The Flinders Ranges Council Development Plan, Consolidated 20 June 2013



Figure 5: Excerpt from Overlay Map FIRa/20 Heritage of The Flinders Ranges Council Development Plan, Consolidated 20 June 2013, indicating heritage listed items and the Historic Conservation Area.

6.1 Relevant Provisions

Town Centre Zone

Objectives: 1 and 4
PDCs: 1, 5 and 7

Residential Zone

Objectives: 1 and 2
PDCs: 1, 2, 3, 4

Council Wide Provisions

Design and Appearance

Objectives: 1 and 2
PDCs: 1, 2, 3, 4, 6, 8, 9, 10, 11, 13, 14, 15,

Building Setback from Road Boundaries

PDCs: 16, 17, 18, 19 and 20.

Energy Efficiency

Objective: 1
PDCs: 1, 2, 3, 4 and 5.

Heritage Places

Objectives: 1, 2 and 3

PDCs: 2, 5, 6,

Historic Conservation Area

Objectives: 1, 2, 3 and 5

PDCs: 1, 2, 4, 9, 10, 11

Interface Between Land Uses

Objective: 1

PDCs: 1, 2, 3, 5, 6, 7

Landscaping Fencing and Walls

Objectives: 1 and 2

PDCs: 1, 2, 3 and 4

Stormwater

PDCs: 19, 20, 22, 24 and 26.

Orderly and Sustainable Development

Objectives: 1, 2, 3, 4 and 6

PDCs: 1, 4, 8

Tourism Development

Objectives: 1, 2, 3, 6 and 7

PDCs: 3 and 4

Access

PDCs: 21, 22, 23, 24, 27, 28

Vehicle Parking

PDCs: 29, 30, 31, 35, 36 and 37

Waste

Objectives: 1 and 2

PDCs: 1, 2, 3, 4, 5, 6,

Waste Treatment Systems

PDCs: 12, 13, 14 and 16

6.2 Land Use

The proposed land use is not envisaged in the Residential Zone.

The proposed land uses are not considered non-complying development within this Zone.

The proposed land use is envisaged for the Town Centre Zone. Objective 1 seeks community facilities to meet the needs of the local community and Objective 4 seeks the provision of a range of visitor and tourist related facilities in the Zone.

Three of the four allotments that make up the subject land are vacant or underutilized.

The Town Centre Zone boundary generally follows historic land uses and a number of private residential dwellings are located within the TCe zone. Similarly there are a number of commercial land uses within the Residential Zone.

- Two of the allotments are within the Town Centre Zone;
- The two allotments within the Residential Zone directly abut the Town Centre Zone;
- The proposed development fronts the main street of Quorn

The proposed development is not considered inappropriate in this location. Assessment must be made on the impacts outside of the subject site.

6.3 Design and Appearance

The proposed development is to be located adjacent State heritage listed “Fosters Store”.

The proposed development is larger in scale and mass than residential development to the north-east, east and south.

Signage proposed measures 1200mm wide x 250mm high and is to be backlit with internal lighting behind the lettering.. The two signs are to be attached to the First Street façade of the new structures and does not protrude from the subject land. Wording is “GREAT NORTHERN LODGE”

The buildings have been designed in sympathy with the State heritage listed “Fosters Store” (known locally as Emily’s Bistro) located on Allotment 101. The building height of Fosters Store is 6.4 metres and the adjacent new structures are proposed to have a finished overall height of 7.72 metres. Balconies on the new structures are similar in height to the façade above the verandah of Fosters Store. Materials and colours are designed to complement the heritage item.

The proposed development is contemporary in design and is sympathetic to the character of the locality. The scale of development is more similar to development on the southern side of Railway Terrace however two storey development and development does exist in First and Sixth Streets.

The design is considered appropriate in this location.

6.4 Building Setbacks

No building setback is required within the Town Centre Zone. Setbacks within the Residential Zone should be setback not less than the average of the setbacks of adjoining buildings. Structures on First Street have minor setbacks that are considered appropriate.

Contrary to PDC 17, the structure (Building 5) fronting Seventh Street is only set back 0.99m from the street boundary. In a typically Residential Zone this would be considered inappropriate however Fosters Store and the iron shed (which are to remain) have no setback to the street.

Street setbacks to both First and Seventh Streets contribute positively to the streetscape character of the locality and are considered acceptable.

The access driveway along the southern boundary of the subject land is 2.89 metres wide and the setback to the southern wall of Building 5 (nearest Seventh Street) is some 5.0 metres. Setback to the side boundary for Building 4 (split level building) is 6.35 metres.

The side setback to the north eastern boundary of Building 1 is 3.98 metres. This building is forward of the adjacent dwelling at 51 First Street. The side setback of Building 2 (split level building) varies from 0.988 metres to 3.98metres.

The Development Plan recognises that lesser setback distances may be considered where the proposed building will be substantially screened by inter alia, existing vegetation.

Fencing and appropriate landscaping would be required to assist in reducing the visual impact of the proposed development.



Photograph 1: View of Fosters Store from Seventh Street



Photograph 2: View of iron shed from Seventh Street

6.5 Energy Efficiency

The proposed development has been designed to provide solar access. Solar panels are proposed and will feed back to the new transformer required for a power upgrade.

6.6 Heritage

Fosters Store is a State heritage listed item. It has been adapted for reuse as a licensed café. No changes are proposed to this structure. The reception area for the proposed development will operate from this building.

The delegate from the State Heritage Unit considers the impact of the proposed development on Fosters Store to be acceptable and that the height of the new buildings adjacent the State heritage place is reasonably consistent with its context and setting.

The buildings are appropriately sited in context of this item and are compatible in scale and bulk, proportion and composition of design elements such as rooflines, openings, colours and textures of the external materials.

In view of advice from the State Heritage Unit, it is considered the proposed development will not impact on the integrity or value of the heritage item or the Heritage Conservation area.



Photograph 3: State Heritage listed "Foster's Store"

6.7 Historic Conservation Area

The proposed development complements the historic significance of the Historic Conservation Area.

The proposed development has regard to siting, mass and proportion, building materials, ground floor height above natural ground level, roof form and pitch, facade articulation, alignment, and landscaping. It is consistent in form and scale with existing development and maintain and enhance the historic character of the area

There are no boundary fences proposed within the Historic Conservation Area. Side boundary fences are within the Residential Zone and outside of the Historic Conservation Area.

6.8 Interface between land uses

Buildings are considered appropriate in context with their surroundings however the visual impact and potential noise impacts on adjacent residential properties may be of some concern.

Light spill will be contained within the subject land by the use of down lights and shielding.

The waste collection and recycling area is screened, internal to the subject land and will not be seen from outside of the subject land.

Carparking has been provided within the site and off-street overflow carparking for staff and buses has been made available to the rear of the Council offices.

The conference centre is location in the centre of the subject land. The siting of this structure will assist in reducing noise impacts from this land use.

New Stratco “wavelock screentop” 2.1 metres high fencing is proposed to the internal boundaries.

On balance, the proposal would not unduly impact upon the amenity of adjoining residential properties, in terms of visual outlook or overshadowing.



Photograph 4: Residential dwelling 51 First Street (to the adjacent north east)



Photograph 5: Residential dwelling 51 First Street (to the adjacent north east)



Photograph 6: Residential dwelling 6 Seventh Street (to the adjacent south)



Photograph 7: Residential dwelling 6 Seventh Street (to the adjacent south)

6.9 Stormwater

The applicant proposes to address stormwater generated on site by collecting stormwater in existing rainwater detention tanks and four additional 22,700 litre underground concrete rainwater detention tanks.

Paved areas will be excavated to a depth of 350mm and soil will be replaced with crushed rock to allow for soakage.

6.10 Orderly and Sustainable Development

The proposed development will see the development of three vacant and underutilized allotments and power is to be upgraded by the applicant. Currently there is no conference centre in the region nor a 4 star motel that can accommodate large groups of people.

The proposed development will provide tourist accommodation that will sustain and enhance the character and amenity of the locality and provide increased opportunities for visitors to stay overnight in Quorn.

6.11 Access / Parking

The proposed development will take main access from First Street and secondary access from Seventh Street. A delivery and loading area will use the existing access from Seventh Street between Fosters Store and the existing iron shed.

The access from Seventh Street is sited against to property boundary to maximize building separation from the neighbouring property.

Access for people with disabilities will be made available.

23 carparking spaces (including three disabled carparking spaces) consistent with Australian Standard AS 2890 Parking facilities will be made available on site. Mini bus parking is also available on site and larger buses will park behind the Council offices.

All vehicle movements to and from the subject land can be made in a forward movement.

Carparking spaces will not be viewed directly from outside of the subject land.

6.12 Waste Treatment System

A proposed sewage treatment system and associated pumps and plumbing are to be installed to recycle waste water. The capacity of the treatment systems will be sufficient to accommodate likely maximum daily demands. Treated water will be utilized on the garden and additional; waste water is to be disposed of to Councils CWMS system.

The waste water treatment systems are to be to the satisfaction of Councils engineering department.

7.0 CONCLUSION

Having regard to the assessment of the proposed development against the relevant provisions of The Flinders Ranges Council Development Plan, Consolidated 20 June 2013, It is considered that the proposed development is not seriously at variance with the Development Plan.

It is therefore recommended that the application be approved subject to conditions to minimise visual and noise impacts to neighbouring landowners.

8.0 RECOMMENDATIONS

I recommend that the Flinders Regional Development Assessment Panel:

- 1) Resolve that the proposed development is NOT seriously at variance with the provisions of the Development Plan.
- 2) Resolve to grant Development Plan Consent to the proposal by ROWESA Pty Ltd for the construction of a conference centre, motel and associated carparking at Allotments 101, 102, 103 First Street and Allotment 114 Seventh Street, Quorn SA 5433, subject to the following conditions of consent:

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, including the amended plans as submitted in development application number 740/0020/15.
2. All car parks, driveways and vehicle manoeuvring areas shall conform to Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked. All construction work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.
3. The final parking layout, manoeuvring and access areas, vehicular entry points and accessible car parking spaces shall be designed and constructed in accordance with Australian/New Zealand Standards 2890.1:2004 and 2890.6:2009.
4. The carpark shall be designed in accordance with the requirements of the *Disability Discrimination Act (DDA) 1992* and AS1428
5. Vehicle crossovers shall be designed, located and constructed to Council's reasonable requirements at the applicant's expense. All construction work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.
6. The privacy screening identified in the amended plans will be designed to prevent views below horizontal. The screening will be permanently fixed louvered privacy screening to a height of no less than 1.6 metres from finished floor level. All construction/installation work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.
7. A detailed landscaping plan specifying the species and location of plantings on the site shall be provided for the approval of Council prior to final Development Approval. The establishment of all landscaping shall be undertaken within 3 months of the completion of the building / development works and thereafter shall be maintained in good health and condition to the satisfaction of Council. Any dead or diseased plants or trees should be replaced to the reasonable satisfaction of Council.
8. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
9. All waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

10. Prior to the issue of Development Plan Consent, a report shall be prepared and submitted by a suitably qualified acoustic engineer, which shall demonstrate to the satisfaction of Council that noise emissions, including but not limited to noise from mechanical plant and equipment and noise generated by service vehicles will comply with the relevant environmental noise legislation.
11. Air-conditioning plant and equipment shall be noise attenuated in accordance with the *Environment Protection (Noise) Policy 2007*.
12. Lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
13. Ancillary activities such as deliveries, collection, movement of private waste bins / goods / bottles and the like shall not occur:
 - 13.1 Between 8.00pm – 8.00am Monday to Saturday and
 - 13.2 Between 8.00pm – 10.00am on a Sunday and public holiday
14. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road, to the satisfaction of Council. All construction work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council.
15. The development shall be provided a wastewater control system to the satisfaction of Council's Environmental Health Officer, in accordance with the *SA Public Health (Wastewater) Regulations 2013*, prior to commencement of construction. All construction work shall be completed prior to occupation or use of the development herein approved to the reasonable satisfaction of Council
16. That an appropriate Construction Environment Management Plan (CEMP) which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase shall be prepared and implemented. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7.00am to 6.00pm daily.
17. The final selection of colours and materials shall be provided to the satisfaction of Council in consultation with the Department of Environment, Water & Natural Resources.



DEVELOPMENT CONTROL
DEVELOPMENT APPLICATION FORM
and Advisory information

Version Number
Issued
Next Review
GDS20

6
January 2015
July 2015
3.87.2

THE FLINDERS RANGES COUNCIL

PO Box 43, QUORN SA 5433

Telephone (08) 8620 0500

Email: Development@frc.sa.gov.au

Number 740 10020 115

APPLICANT: ROWESA Pty Ltd.

Phone: _____

Address: PO Box 336 Quorn SA 5433

Fax: _____

Email: willows@activ8.net.au

OWNER: Robert-Wendy-Sally Brown

Phone: _____

Address: 45 First St. Quorn

Fax: _____

Email: willows@activ8.net.au

CONTACT PERSON: Wendy Brown

Phone: 0886486391 Fax: _____

BUILDER: C.D.P Builders

Licence Number: ~~3~~ BLD198155

Address: P.O Box 263

Phone: 0419537618

Wilmington

Fax: 86675378

Email: chrisxy72@bigpond.com

Description of Proposed Development: Motel & Conference Centre

Location of Proposed Development:

Lot No: 114, 102, 103, 101 Plan: _____ House No: _____ Street: First & Seventh Town: Quorn

Section No: _____ Hundred: _____ Volume: _____ Folio: _____

ESTIMATED DEVELOPMENT COST: \$ 1.8 million (inclusive GST, not including fit-out costs)

PLEASE TURN OVER AND SIGN NEXT PAGE (Page 2)

FOR OFFICE USE ONLY

	FEES	RECEIPT	DATE	VG Number
Lodgement Fee (Refer inside cover)	\$125.00	Advert \$206.94		740011855 2 (101)
Planning	\$2250.00	Referral fee \$349.00		740017450 3 (114)
Building				740012035 3 (103)
Land Division				Classification: _____
Public Not. Other Advert.	\$101.00			Floor Area m ² _____
DEVELOPMENT APPROVAL	\$2476.00			Materials _____
				Insurance _____
				Levy _____
				Conditions: P: 98, _____
				B: _____

DOES EITHER SCHEDULE 21 OR 22 OF THE REGULATIONS UNDER THE DEVELOPMENT ACT 1993
APPLY: YES ☐ NO ☒

EXISTING USE: vacant Block

BUILDING RULES CLASSIFICATION:

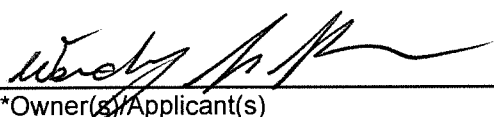
Classification sought: 9 Present Classification: _____

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

Male 4 Female 4

If Class 9a classification is sought state the number of persons for whom accommodation is provided: 54

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008. I also acknowledge that Council must publish a register of applications on the internet (pursuant to Regulation 98(3a)) which will contain all the details I have provided in this application.

SIGNED:  DATE: 29 / 05 / 2015
*Owner(s)/Applicant(s)

IMPORTANT INFORMATION – PLEASE READ

FEES:

- A Lodgement Fee of \$58.50 is required for Development costs up to \$5,000
- A Lodgement Fee of \$125.00 is required for Development costs exceeding \$5,000
- Applicants will be notified concerning payment of applicable processing fees (Planning & Building), **However**, if all applicable fees are paid during lodgement, this will ensure that assessment is not delayed. Council will invoice the applicant for applicable fees if not already paid, before assessment commences.

MANDATORY NOTIFICATIONS:

Where an approval contains conditions requiring mandatory notification (required by law), the person who is carrying out that work (or a person in charge of having it carried out) must give at least one business' days notice to Council as specified in those conditions. **Failure to do so may result in Council taking legal action.**

CERTIFICATE OF OCCUPANCY:

No person shall occupy any portion of a Class 2,3,4,5,6,7,8 or 9 building until a Certificate of Occupancy has been issued by Council. **Failure to do so may result in Council taking legal action.**

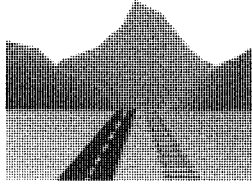
STATEMENT OF COMPLIANCE: [Only for Class 1a Buildings]

Statements of Compliance must be completed and lodged with the Council **by a qualified person.**

CONSTRUCTION INDUSTRY TRAINING LEVY:

The applicant is advised that 'Building Consent' cannot be granted for building work when value is in excess of \$15,000 or until Council has received proof of payment of the Levy.

Lot 102	CT 5787 / 394	47 First Street
Lot 103	CT 5974 / 206	49 First Street
Lot 101	CT 5820 / 734	45 First Street.
Lot 114	CT 5932 / 191	4 Seventh Street



The Flinders
Ranges Council

BUILDING SAFETY NEAR POWERLINES FORM
Development Regulations 2008
Form of Declaration

(Pursuant to clause 2A(1) of Schedule 5)

To: The Flinders Ranges Council
PO Box 43
QUORN SA 5433

From: Wendy Brown

Date of Application: 29 / 5 / 2015

Location of Proposed Development:

Lot No: ____ DP/FP: _____ House No: _____ Street: _____ Town/Suburb _____

Section No: _____ Hundred: _____ Volume: _____ Folio: _____

Nature of Proposed Development: Motel - Conference Centre

I, Wendy Kay Brown being the applicant for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under Clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Date: 29 / 05 / 2015
Signed: Wendy Brown

Note 1: This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 1993).

Note 2: The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:
a) a fence that is less than 2.0 m in height; or
b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3: A Building Safely Near Powerlines brochure has been prepared by the Technical Regulator to assist applicants and other interested persons. Hard copies of this brochure are available from councils and the Office of the Technical Regulator. The brochure and other relevant information can also be found at www.technicalregulator.sa.gov.au

GENERAL INFORMATION

SA WATER Building Plans

If you are going to carry out any building work, (eg construction of a new house, home extensions or erecting a shed or carport) you must provide SA Water with a building plan at least 14 days prior to work commencing.

Approvals are given subject to conditions and will be provided within 10 working days of SA Water receiving the plan. If you require building plan approval please complete the Advice of Proposed Building Application (available from their website: www.sawater.com.au) and forward to SA Water.

Encroachment over Easements

If you are planning to carry out any building/landscaping work on a property that contains an SA Water Easement, you will need to refer to the Encroachment over Easements Fact Sheet (available from their website: www.sawater.com.au).

Details of existing easements are shown on the property Certificate of Title (available for a fee from www.propertyassist.sa.gov.au).

Contact SA Water on 1300 650 950 if you require further information.

EFFLUENT WASTE DISPOSAL SYSTEMS

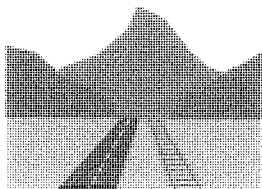
Before installing or connecting an effluent waste disposal system, an Application for an Onsite Wastewater Works Approval and plan must be submitted to and approved by the Council. A suitably qualified Engineers report on-site suitability for effluent disposal is usually required.

SA POWER NETWORKS

SA Power Networks should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometime creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages. Further information can be found at: www.sa.gov.au/energysafe

NATIVE TITLE

The onus is on the applicant to ascertain applicability of Native Title legislation. If you have any questions, please consult with the National Native Title Tribunal on 8306 1230 or website: www.nntt.gov.au



The Flinders Ranges Council

1 Seventh Street, Quorn SA 5433 Telephone (08) 8648 6031 Facsimile (08) 8648 6001
Postal Address PO Box 43 Quorn SA 5433 Email: council@frc.sa.gov.au

Friday, 31 July 2015

TAX INVOICE **ABN 43 952 255 151**

Development No: 740/0020/15

Applicant: ROWESA Pty Ltd
Of PO Box 336, QUORN SA 5433

Location of Development: Lots 101, 102, 103 & 114
First & Seventh Streets, Quorn
CTs 5820/734, 5787/394, 5974/206 & 5932/191

Nature of Development: The construction of a motel and conference centre (comprised of 1 one storey and 5 two storey buildings, associated car park & ancillary landscaping)

Further to the above application recently lodged with Council, you are advised that the fees required to be paid to Council pursuant to the Sixth Schedule of the Development Regulations, 2008, have been determined as follows:

Additional fees:

Advertisement (The Flinders News)	\$206.94 [At Cost]
Referral Fee (Heritage)	\$349.00
Total Balance	\$557.94

Inclusive GST component –	Planning Nil	Building \$TBC
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Should you have any queries regarding the fee, please contact the Council office for assistance. Your co-operation in this matter as soon as possible would be appreciated.

NOTE - Assessment of your application will not occur until the fee is paid.
Work shall not commence until Approval is received.
This document is not an approval.

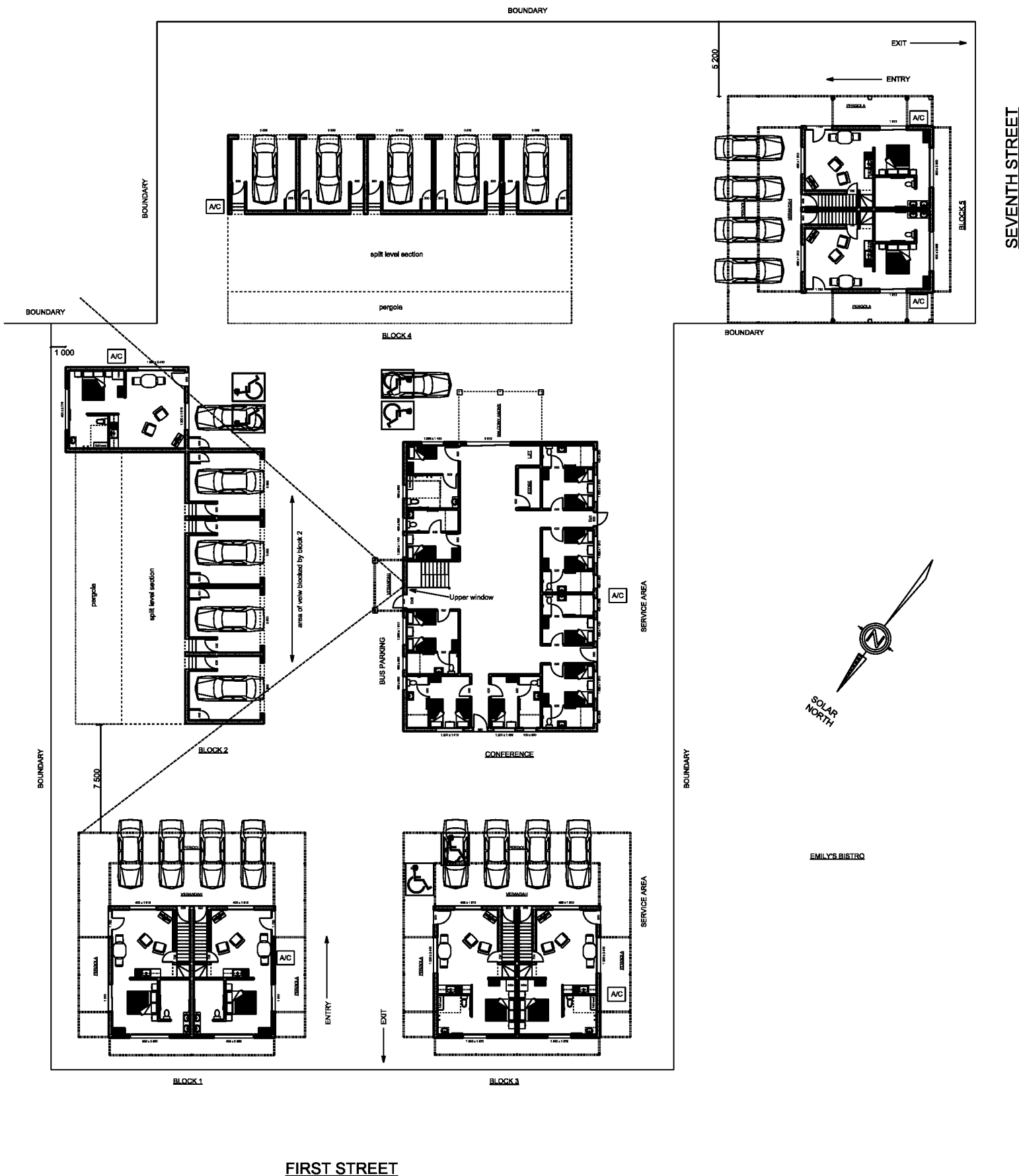
Yours faithfully

Ann Frick
WHS, Grants, Development & Administration Officer

Direct Debit:

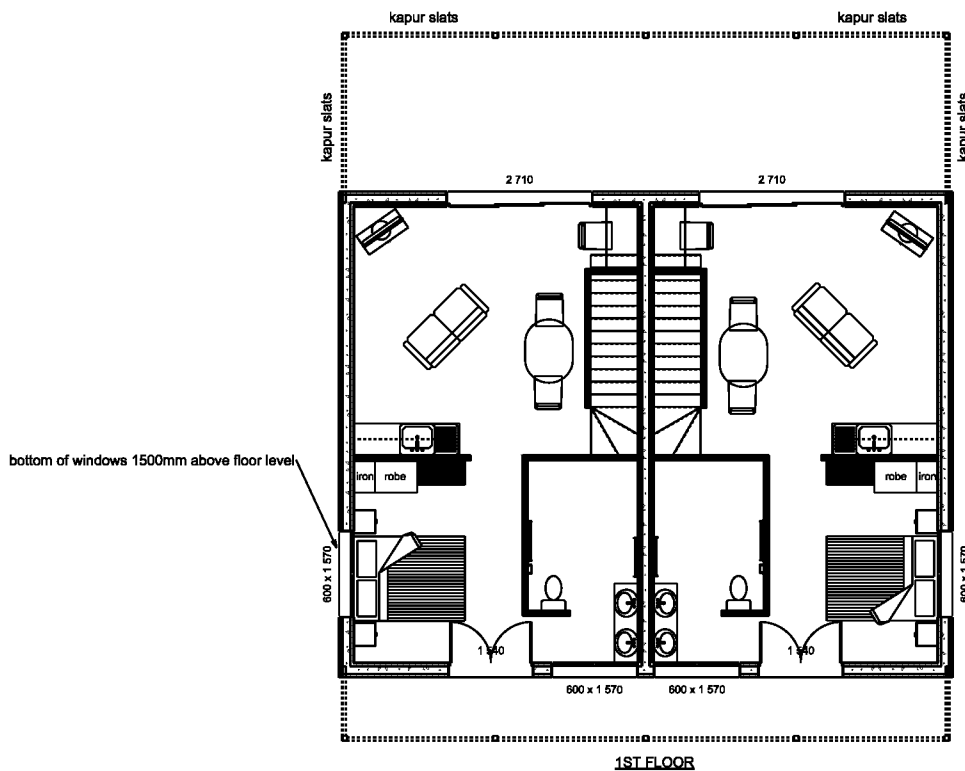
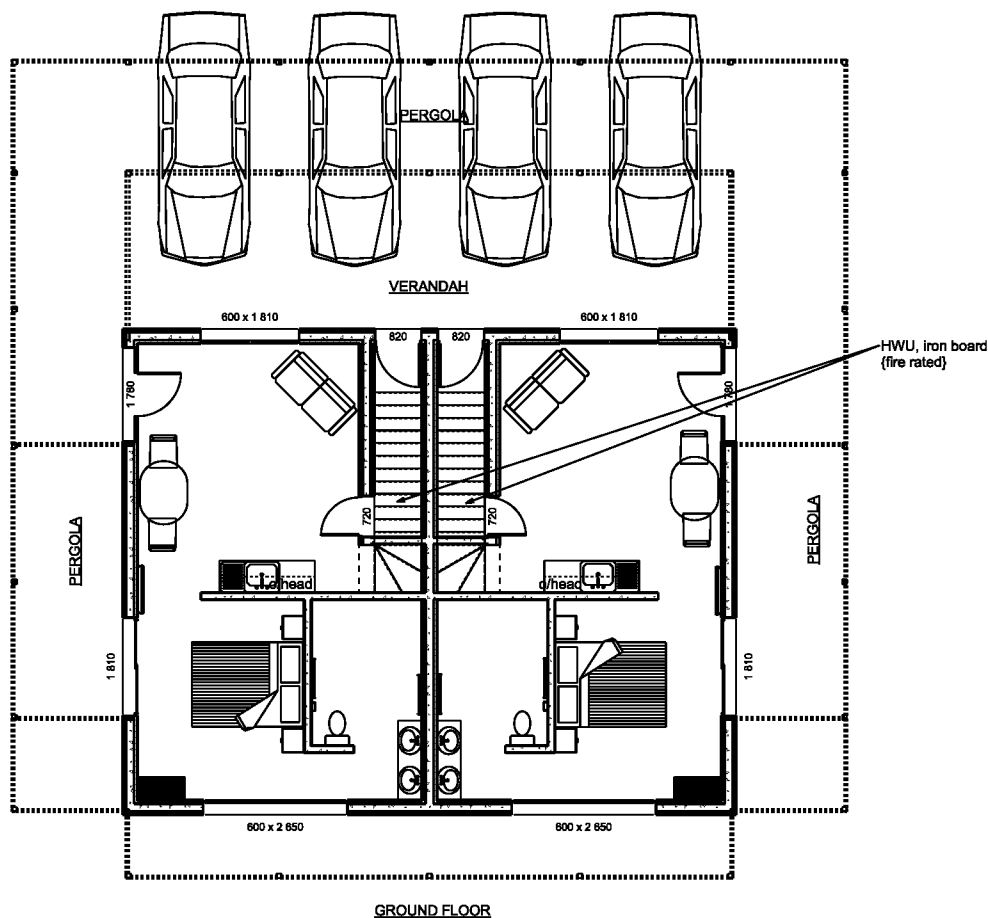
NAB, BSB: 085-835 Account Number: 67 737 3845

Account Name: The Flinders Ranges Council be addressed to the Chief Executive Officer



NOTE:-
Block sizes & distances are approximate only
(No block sizes supplied)

APPROXIMATE BLOCK PLAN		FOR:- W. BROWN AT LOT 103 FIRST STREET, QUORN		SOFTPLAN	
<p>General</p> <p>1.1 Written dimensions take precedence over scale.</p> <p>1.2 Meter/scale & work practices shall comply with the BCA and other relevant codes referred to in the BCA.</p> <p>1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project.</p> <p>1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.</p> <p>Considerable care has been taken to avoid errors and omissions in the preparation of these drawings. However even with the greatest of care inaccuracies may occur & the draftsman cannot accept responsibility for such errors or omissions. But would appreciate advice should any be discovered.</p>		<p>Glazing</p> <p>All glass to conform with BCA Vol 2 part 3.6.AS1288</p> <p>All windows to conform with BCA Vol 2 part 3.8.AS2047</p> <p>© COPYRIGHT</p> <p>THE DRAWING AND DESIGN DEPICTED ON REMAIN THE PROPERTY OF THE AUTHOR. REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE AUTHOR.</p> <p>PLANS ARE FOR THE USE ONLY ON THE JOB SPECIFIED IN THE TITLE BOX</p>		<p>AREAS:- M2</p> <p>Living- 157.82 Sq m.</p> <p>Garage- 0.00 Sq m.</p> <p>Carport- 135.56 Sq m.</p> <p>Verandah- 34.47 Sq m.</p> <p>Deck- 84.55 Sq m.</p> <p>Pergola- 0.00 Sq m.</p> <p>Total</p>	
				<p>D.E&W.E WAUCHOPE DESIGNERS</p> <p>Brown W.spf</p> <p>DATE 04/08/15</p> <p>SCALE 1:250</p> <p>SHEET 1 OF 30</p>	



1st STREET

BLOCK 1 {left hand 1st street}		FOR:- W. BROWN AT LOT 103 FIRST STREET, QUORN		SOFTPLAN MULTIMEDIA DESIGN	
1. General		Glazing.		AREAS :- Sq m.	
1.1 Written Dimensions take precedence over scale.		All glass to comply with BCA Vol. 2 part 3.6.AS1288		Living - 0.00 Sq m.	
1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.		All windows to comply with BCA Vol. 2 part 3.6.AS2047		Garage - 0.00 Sq m.	
1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project.		© COPYRIGHT THE DRAWING AND THE DESIGN DEPICTED ON REMAIN THE PROPERTY OF THE AUTHOR. REPRODUCTION IN PART OR IN WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE AUTHOR. PLANS ARE FOR USE ONLY ON THE JOB SPECIFIED IN THE TITLE BOX.		Carport - 0.00 Sq m.	
1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.				Verandah - 0.00 Sq m.	
Considerable care has been taken to avoid errors & omissions in the preparation of these drawings. However even with the greatest care inaccuracies may occur & the draftsman cannot accept responsibility for such errors or omissions. But would appreciate advice should any be discovered.				Deck - 0.00 Sq m.	
				Pergola - 0.00 Sq m.	
				Total -	
				D.E&W.E WAUCHOPE DESIGNERS	
				Brown W.spf	
				DATE 04/08/15	
				SCALE 1:100	
				SHEET 1 OF 30	

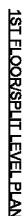
600 x 2 650




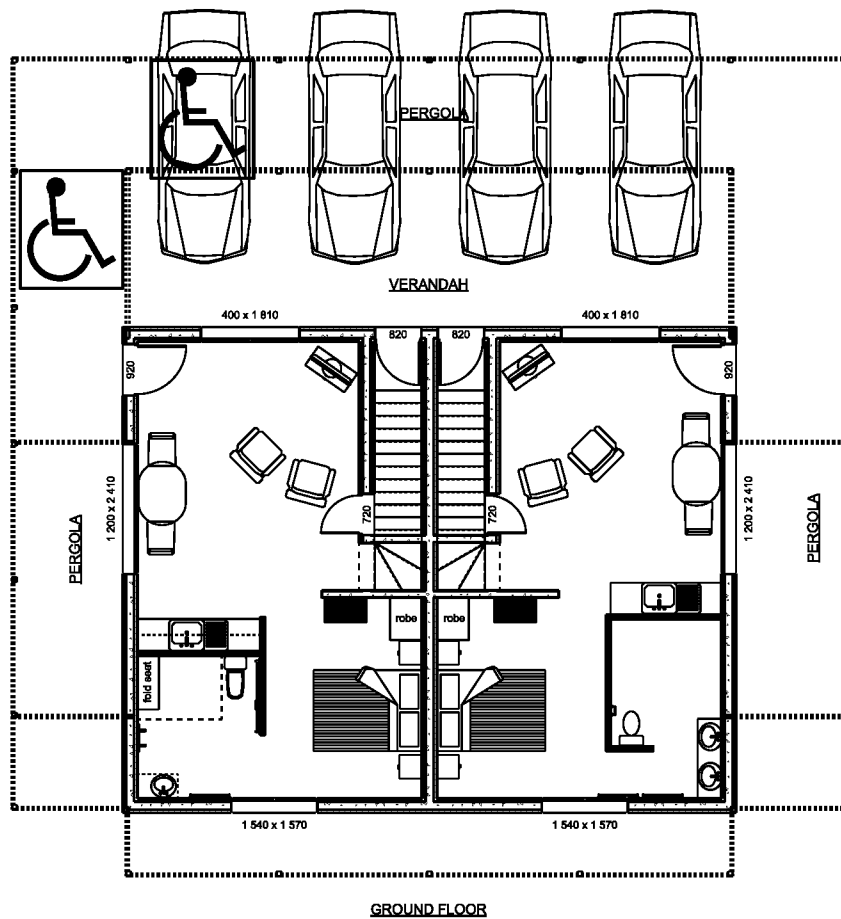
1

broom/iron board?

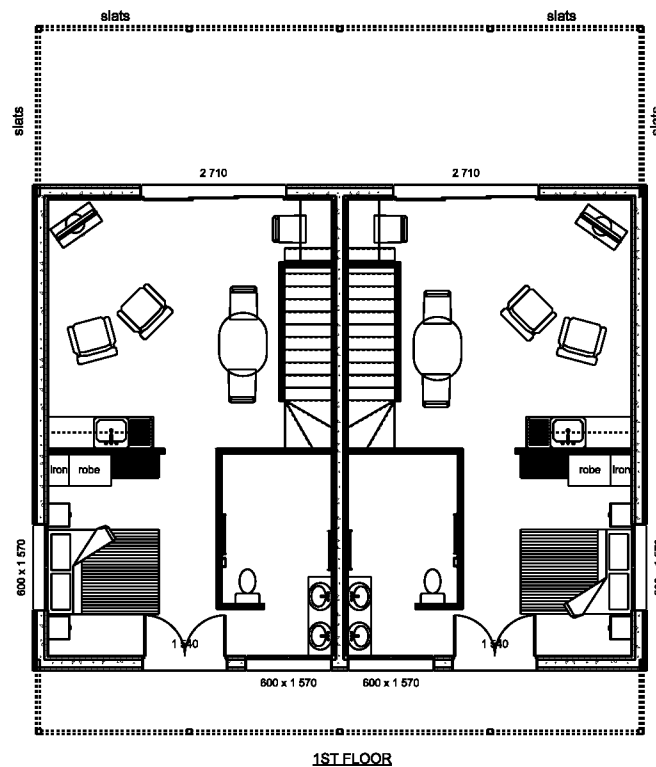
fill in corner under stairs with timber frame & plasterboard



BLOCK 2 {rear units on left hand block}		FOR:- W. BROWN AT LOT 103 FIRST STREET, QUORN				
<p>1. General</p> <p>1.1 Written Dimensions take precedence over scale.</p> <p>1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.</p> <p>1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project.</p> <p>1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.</p> <p>Considerable care has been taken to avoid errors & omissions in the preparation of these drawings. However even with the greatest care inaccuracies may occur & the drafts person cannot accept responsibility for such errors or omissions. But would appreciate advise should any be discovered.</p>		<p>Glazing.</p> <p>All glass to comply with BCA Vol. 2 part 3.6.AS1288</p> <p>All windows to comply with BCA Vol. 2 part 3.6.AS2047</p> <p>© COPYRIGHT</p> <p>THE DRAWING AND THE DESIGN DEPICTED ON</p> <p>REMAIN THE PROPERTY OF THE AUTHOR.</p> <p>REPRODUCTION IN PART OR IN WHOLE IS</p> <p>PROHIBITED UNLESS WRITTEN PERMISSION</p> <p>IS OBTAINED FROM THE AUTHOR.</p> <p>PLANS ARE FOR USE ONLY ON THE JOB</p> <p>SPECIFIED IN THE TITLE BOX.</p>		<p>AREAS :- Sq m.</p> <p>Living - 0.00 Sq m.</p> <p>Garage - 0.00 Sq m.</p> <p>Carport - 0.00 Sq m.</p> <p>Verandah - 0.00 Sq m.</p> <p>Deck - 0.00 Sq m.</p> <p>Pergola - 0.00 Sq m.</p> <p>Total -</p>		<p>D.E.&W.E WAUCHOPE</p> <p>DESIGNERS</p> <p>Brown W.spf</p> <p>DATE 04/08/15</p> <p>SCALE 1:100</p> <p>SHEET 1 OF 30</p>



HWU, iron board
(fire rated)

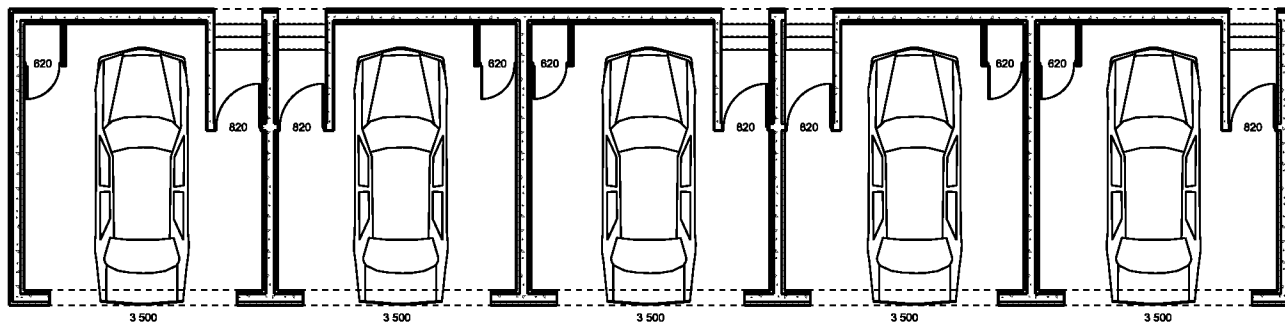


1st STREET

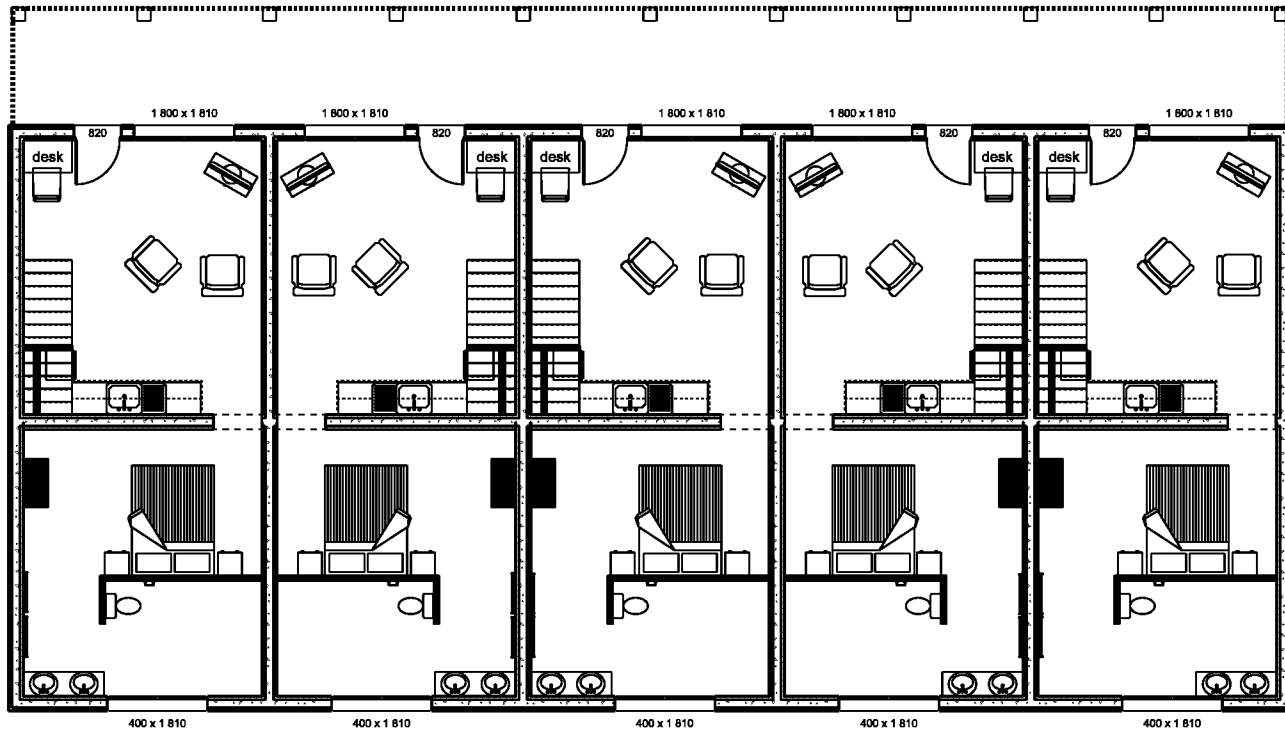
EMILY'S BISTRO SIDE

bottom of windows 1500 above floor level

BLOCK 3 {right hand 1st street}		FOR:- W. BROWN AT LOT 103 FIRST STREET, QUORN		SOFTPLAN
<p>1. General</p> <p>1.1 Written Dimensions take precedence over scale.</p> <p>1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.</p> <p>1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project.</p> <p>1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.</p> <p>Considerable care has been taken to avoid errors & omissions in the preparation of these drawings. However even with the greatest care inaccuracies may occur & the draftsman cannot accept responsibility for such errors or omissions. But would appreciate advice should any be discovered.</p>		<p>Glazing.</p> <p>All glass to comply with BCA Vol. 2 part 3.6.AS1288</p> <p>All windows to comply with BCA Vol. 2 part 3.6.AS2047</p> <p>© COPYRIGHT</p> <p>THE DRAWING AND THE DESIGN DEPICTED ON REMAIN THE PROPERTY OF THE AUTHOR. REPRODUCTION IN PART OR IN WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE AUTHOR. PLANS ARE FOR USE ONLY ON THE JOB SPECIFIED IN THE TITLE BOX.</p>		<p>AREAS :- Sq m.</p> <p>Living - 320.44 Sq m.</p> <p>Garage - 0.00 Sq m.</p> <p>Carport - 0.00 Sq m.</p> <p>Verandah - 103.41 Sq m.</p> <p>Deck - 253.65 Sq m.</p> <p>Pergola - 0.00 Sq m.</p> <p>Total - 225.83 Sq m.</p>
		<p>D.E&W.E WAUCHOPE DESIGNERS</p> <p>Brown W.spf</p> <p>DATE 04/08/15</p> <p>SCALE 1:100</p> <p>SHEET 1 OF 30</p>		

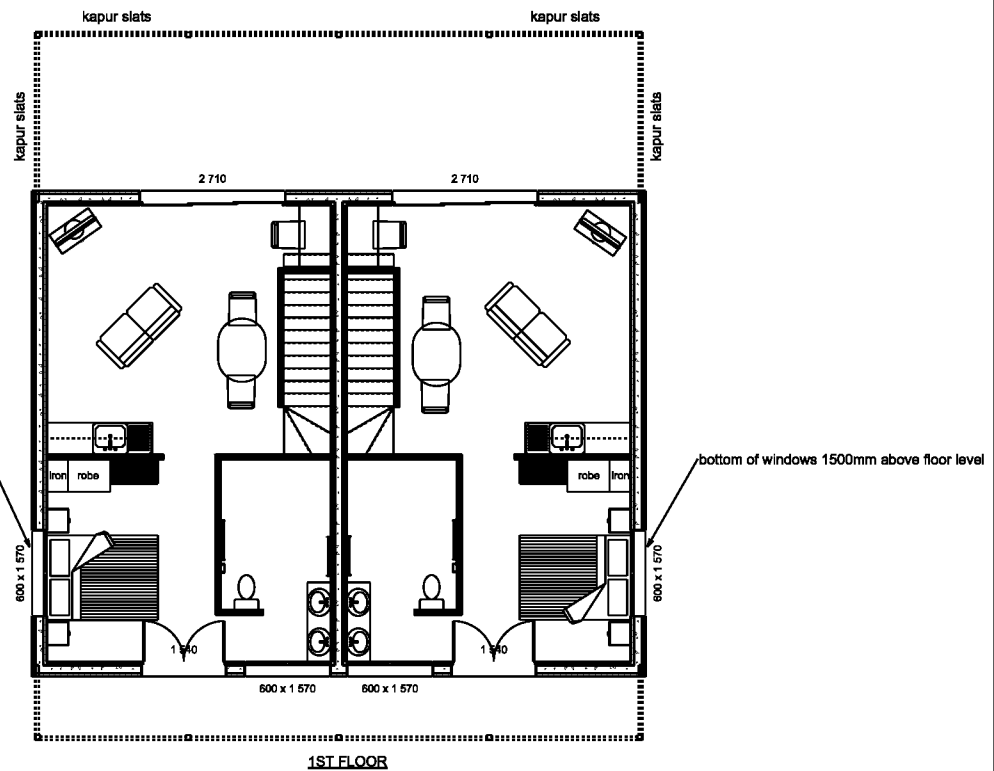
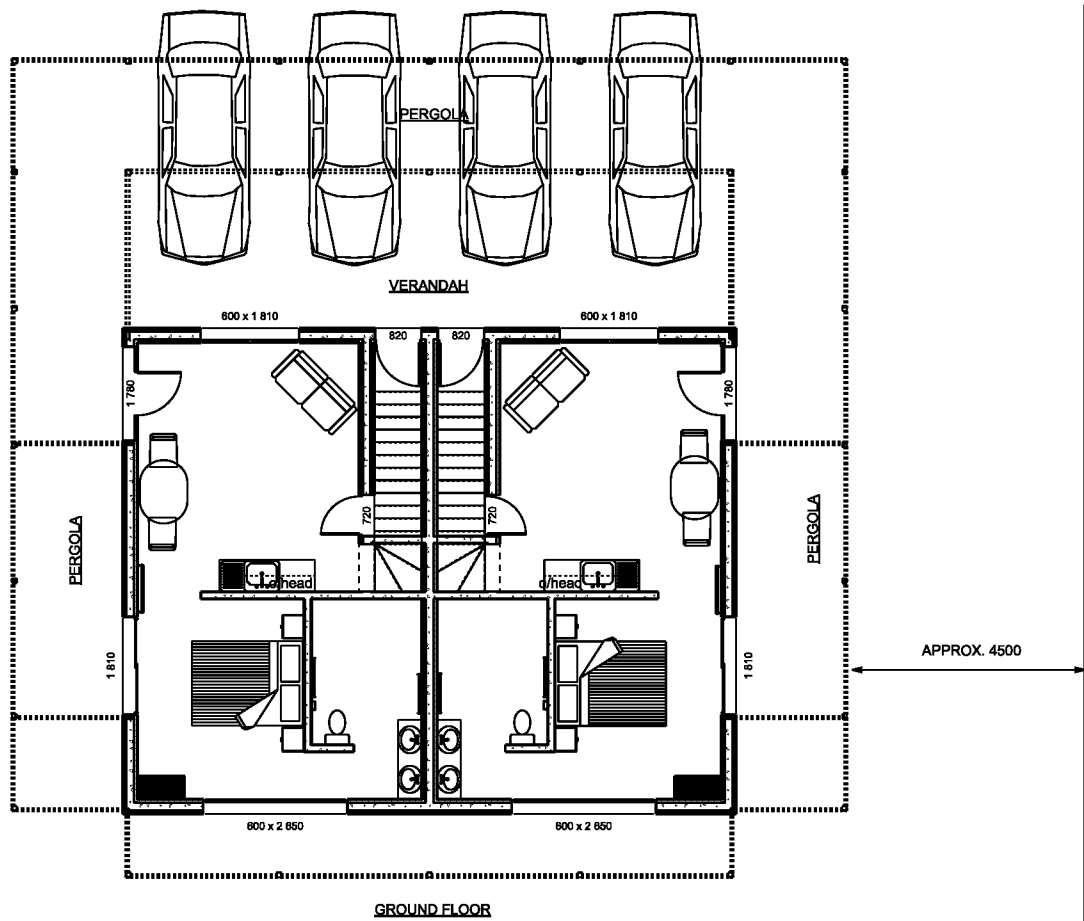


GROUND FLOOR



1st FLOOR (split level)

BLOCK 4 {GROUND & 1st FLOOR PLAN}		FOR:- W. BROWN AT LOT 103 FIRST STREET, QUORN		SOFTPLAN	
<p>1. General</p> <p>1.1 Written Dimensions take precedence over scale.</p> <p>1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.</p> <p>1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project.</p> <p>1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.</p> <p>Considerable care has been taken to avoid errors & omissions in the preparation of these drawings. However even with the greatest care inaccuracies may occur & the draftsman cannot accept responsibility for such errors or omissions. But would appreciate advise should any be discovered.</p>		<p>Glazing.</p> <p>All glass to comply with BCA Vol. 2 part 3.6.AS1288</p> <p>All windows to comply with BCA Vol. 2 part 3.6.AS2047</p> <p>© COPYRIGHT</p> <p>THE DRAWING AND THE DESIGN DEPICTED ON REMAIN THE PROPERTY OF THE AUTHOR. REPRODUCTION IN PART OR IN WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE AUTHOR. PLANS ARE FOR USE ONLY ON THE JOB SPECIFIED IN THE TITLE BOX.</p>		<p>AREAS :- Sq m.</p> <p>Living - 102.22 Sq m.</p> <p>Garage - 0.00 Sq m.</p> <p>Carport - 269.04 Sq m.</p> <p>Verandah - 0.00 Sq m.</p> <p>Deck - 0.00 Sq m.</p> <p>Pergola - 0.00 Sq m.</p> <p>Total - 186.66 Sq m.</p>	
				<p>D.E&W.E WAUCHOPE DESIGNERS</p> <p>Brown W.spf</p> <p>DATE 04/08/15</p> <p>SCALE 1:100</p> <p>SHEET 1 OF 30</p>	



7th STREET

BLOCK 5 (ground floor & 1st floor)

FOR:- W. BROWN AT LOT 103 FIRST STREET, QUORN

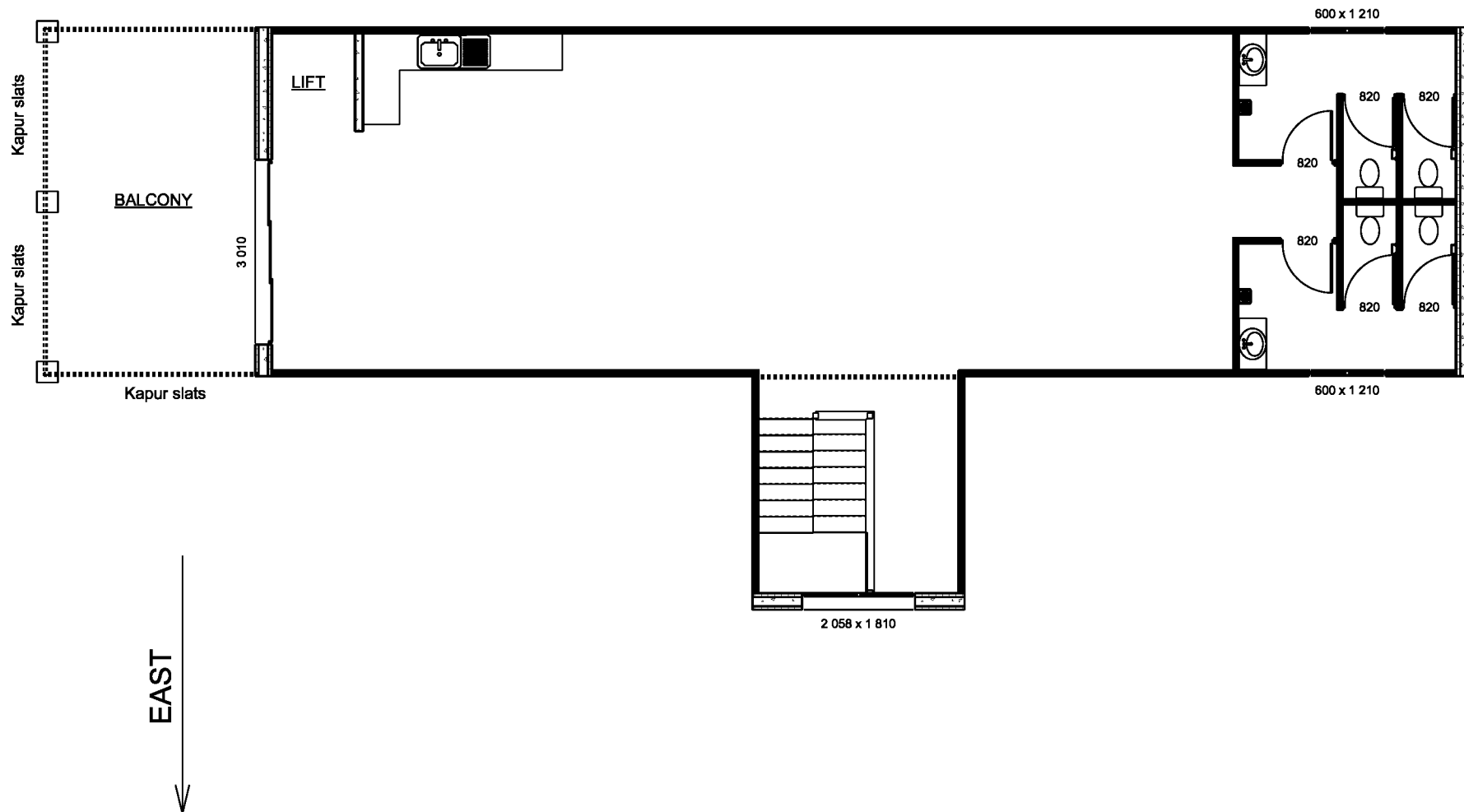
SOFTPLAN

1. General
1.1 Written Dimensions take precedence over scale.
1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.
1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project.
1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.
Considerable care has been taken to avoid errors & omissions in the preparation of these drawings. However even with the greatest care inaccuracies may occur & the draftsman cannot accept responsibility for such errors or omissions. But would appreciate advice should any be discovered.

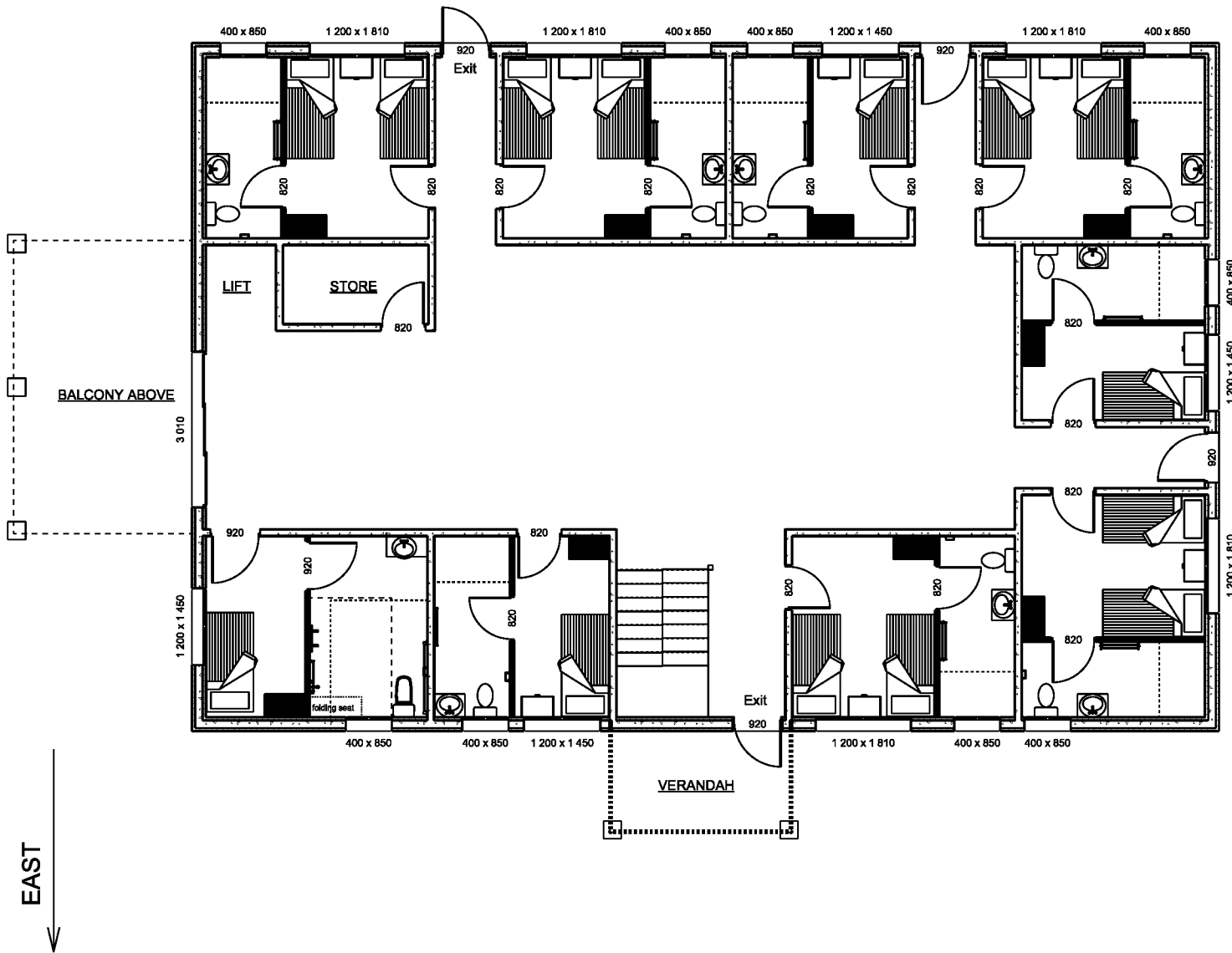
Glazing.
All glass to comply with BCA Vol. 2 part 3.6.AS1288
All windows to comply with BCA Vol. 2 part 3.6.AS2047
© COPYRIGHT
THE DRAWING AND THE DESIGN DEPICTED ON
REMAIN THE PROPERTY OF THE AUTHOR.
REPRODUCTION IN PART OR IN WHOLE IS
PROHIBITED UNLESS WRITTEN PERMISSION
IS OBTAINED FROM THE AUTHOR.
PLANS ARE FOR USE ONLY ON THE JOB
SPECIFIED IN THE TITLE BOX.

AREAS :- Sq. m.
Living - 0.00 Sq. m.
Garage - 0.00 Sq. m.
Carport - 0.00 Sq. m.
Verandah - 0.00 Sq. m.
Deck - 0.00 Sq. m.
Pergola - 0.00 Sq. m.
Total -

D.E&W.E WAUCHOPE
DESIGNERS
Brown W.spf
DATE 04/08/15
SCALE 1:100
SHEET 1 OF 30



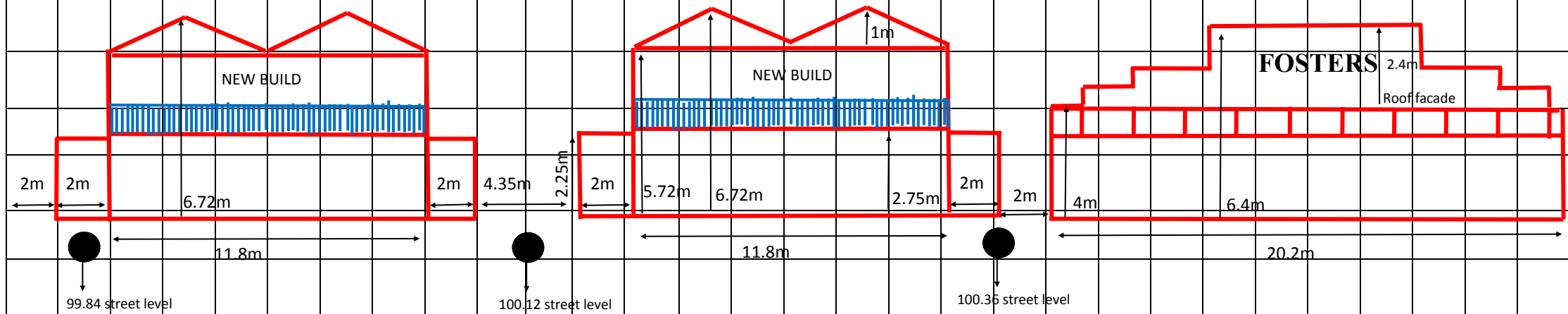
CONFERENCE CENTRE {1st floor plan}		FOR:- W. BROWN AT LOT 103 FIRST STREET, QUORN		SOFTPLAN ARCHITECTURAL PRODUCTION																	
<p>1. General</p> <p>1.1 Written Dimensions take precedence over scale.</p> <p>1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.</p> <p>1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project.</p> <p>1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.</p> <p>Considerable care has been taken to avoid errors & omissions in the preparation of these drawings. However even with the greatest care inaccuracies may occur & the draftsman cannot accept responsibility for such errors or omissions. But would appreciate advise should any be discovered.</p>		<p>Glazing.</p> <p>All glass to comply with BCA Vol. 2 part 3.6.AS1288</p> <p>All windows to comply with BCA Vol. 2 part 3.6.AS2047</p> <p>© COPYRIGHT</p> <p>THE DRAWING AND THE DESIGN DEPICTED ON REMAIN THE PROPERTY OF THE AUTHOR. REPRODUCTION IN PART OR IN WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE AUTHOR. PLANS ARE FOR USE ONLY ON THE JOB SPECIFIED IN THE TITLE BOX.</p>		<p>AREAS :- Sq m.</p> <table><tr><td>Living -</td><td>0.00 Sq m.</td></tr><tr><td>Garage -</td><td>0.00 Sq m.</td></tr><tr><td>Carport -</td><td>0.00 Sq m.</td></tr><tr><td>Verandah -</td><td>0.00 Sq m.</td></tr><tr><td>Deck -</td><td>0.00 Sq m.</td></tr><tr><td>Pergola -</td><td>0.00 Sq m.</td></tr><tr><td>Total -</td><td>225.83 Sq m.</td></tr></table>		Living -	0.00 Sq m.	Garage -	0.00 Sq m.	Carport -	0.00 Sq m.	Verandah -	0.00 Sq m.	Deck -	0.00 Sq m.	Pergola -	0.00 Sq m.	Total -	225.83 Sq m.	<p>D.E&W.E WAUCHOPE DESIGNERS</p> <p>Brown W.spf</p> <p>DATE 04/08/15</p> <p>SCALE 1:100</p> <p>SHEET 1 OF 30</p>	
Living -	0.00 Sq m.																				
Garage -	0.00 Sq m.																				
Carport -	0.00 Sq m.																				
Verandah -	0.00 Sq m.																				
Deck -	0.00 Sq m.																				
Pergola -	0.00 Sq m.																				
Total -	225.83 Sq m.																				



DISABLED BATH, SHOWER & TOILET: (to AS1428.1) :-
 Toilet - Caroma Care 100 (or similar) 450-480mm to centreline from wall.
 Basin - Liano inset 420mm x 470mm (or similar) inbuilt overflow.
 425mm min. from wall to centre of basin (P trap through wall)
 Mirror - Above basin (not more than 800mm to bottom above floor & not less than 1650mm to top above floor).
 Shelf - Adjacent wash basin (150mm deep x 400mm long) 800mm above floor.
 Shower soap holder - Not less than 900mm & not more than 1100mm above floor.
 Mix. of 800mm from seat wall & min. 50mm from shower grab rail.
 Electric hand dryer - Operative component not less than 900mm & not more than 1100mm from floor.
 No closer than 500mm from internal corners
 Clothes hooks - 2 hooks @ 1200mm to 1350mm above floor.
 No closer than 500mm from internal corners.
 400 - 600mm from folding seat.
 Sanitary disposal - Standard bin.
 Folding seat - 660mm x 400mm upward folding, 470mm from floor to top of seat.
 40mm maximum from wall. (Con-serv 'SS894' or similar)
 Shower grab rail combination - 800mm from floor to top of grab rail.
 (Con-serv H5018 Kt 19 or similar)
 Wall outlet for shower - 700mm above floor
 Toilet grab rail - 800mm from floor to top of grabrail
 (Con-serv 'SS849' or similar)
 Toilet paper dispenser - Level to top of seat to a max. 700mm above floor
 Level with front of seat to a max. of 300mm from front of seat.
 Light switch - 1000mm above floor level.
 Gradient of general floor - 1:80/100
 Gradient of shower floor - 1:80/80 (complete general & shower floor can be 1:80)
 (No step down or holes to shower floor)
 Flick mixer taps to basin & shower.
 Shower tap - 1000mm above floor level.
 Lever type door handle - Between 800 & 1000mm above floor.

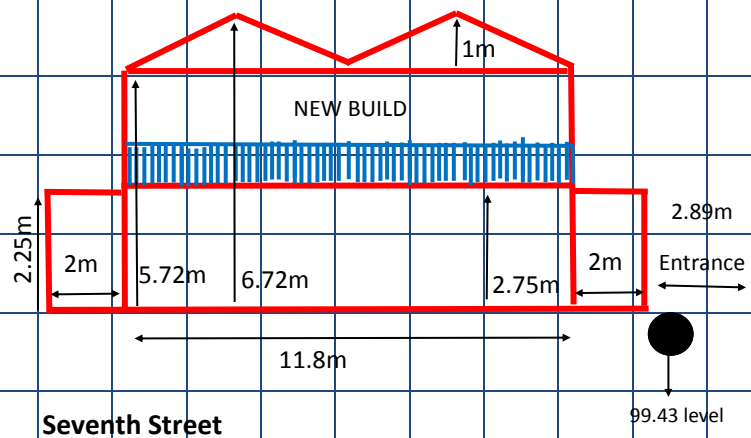
CONFERENCE CENTRE {ground floor plan}		FOR:- W. BROWN AT LOT 103 FIRST STREET, QUORN		SOFTPLAN www.softplan.com.au	
1. General		Glazing.		AREAS - Sq m.	
1.1 Written Dimensions take precedence over scale.		All glass to comply with BCA Vol. 2 part 3.6.AS1288		Living - 0.00 Sq m.	
1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.		All windows to comply with BCA Vol. 2 part 3.6.AS2047		Garage - 0.00 Sq m.	
1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project.		<div>© COPYRIGHT</div> <div>THE DRAWING AND THE DESIGN DEPICTED ON REMAIN THE PROPERTY OF THE AUTHOR. REPRODUCTION IN PART OR IN WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE AUTHOR. PLANS ARE FOR USE ONLY ON THE JOB SPECIFIED IN THE TITLE BOX.</div>		Carport - 0.00 Sq m.	
1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.				Verandah - 0.00 Sq m.	
Considerable care has been taken to avoid errors & omissions in the preparation of these drawings. However even with the greatest care inaccuracies may occur & the draftsman cannot accept responsibility for such errors or omissions. But would appreciate advice should any be discovered.				Deck - 0.00 Sq m.	
				Pergola - 0.00 Sq m.	
				Total - 225.83 Sq m.	
				D.E&W.E WAUCHOPE DESIGNERS	
				Brown W.spf	
				DATE 04/08/15	
				SCALE 1:100	
				SHEET 1 OF 30	

FIRST STREET, QUORN

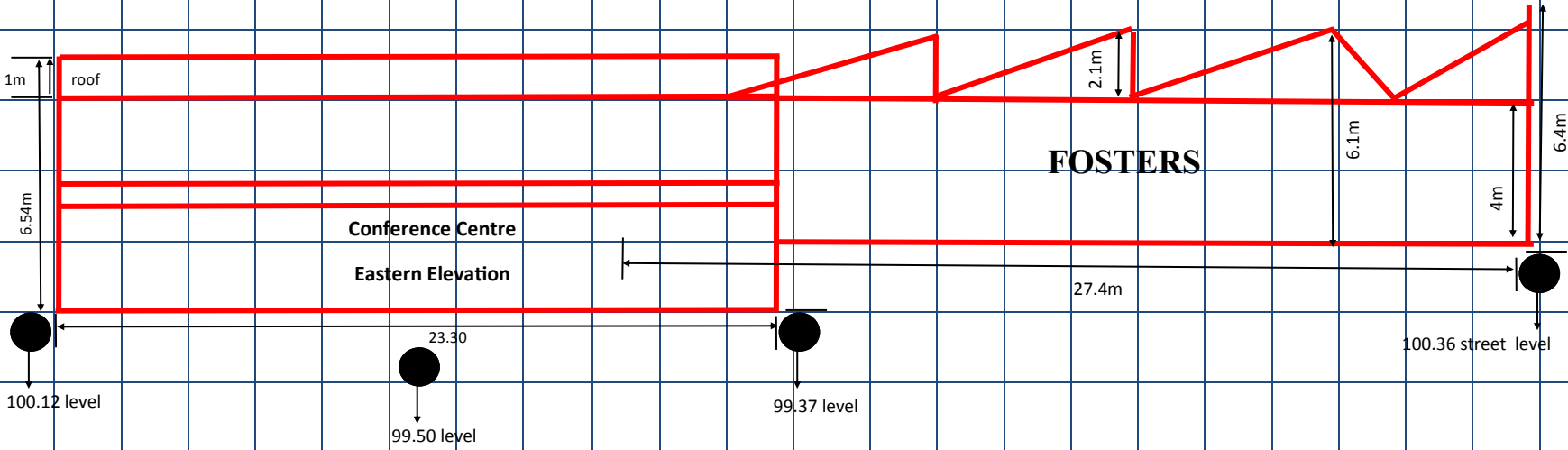


First Street, QUORN

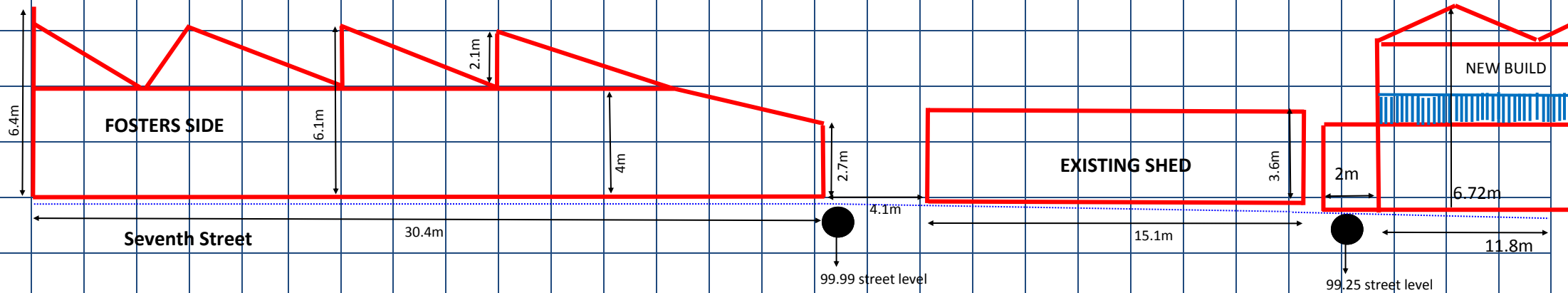
SEVENTH STREET (B)

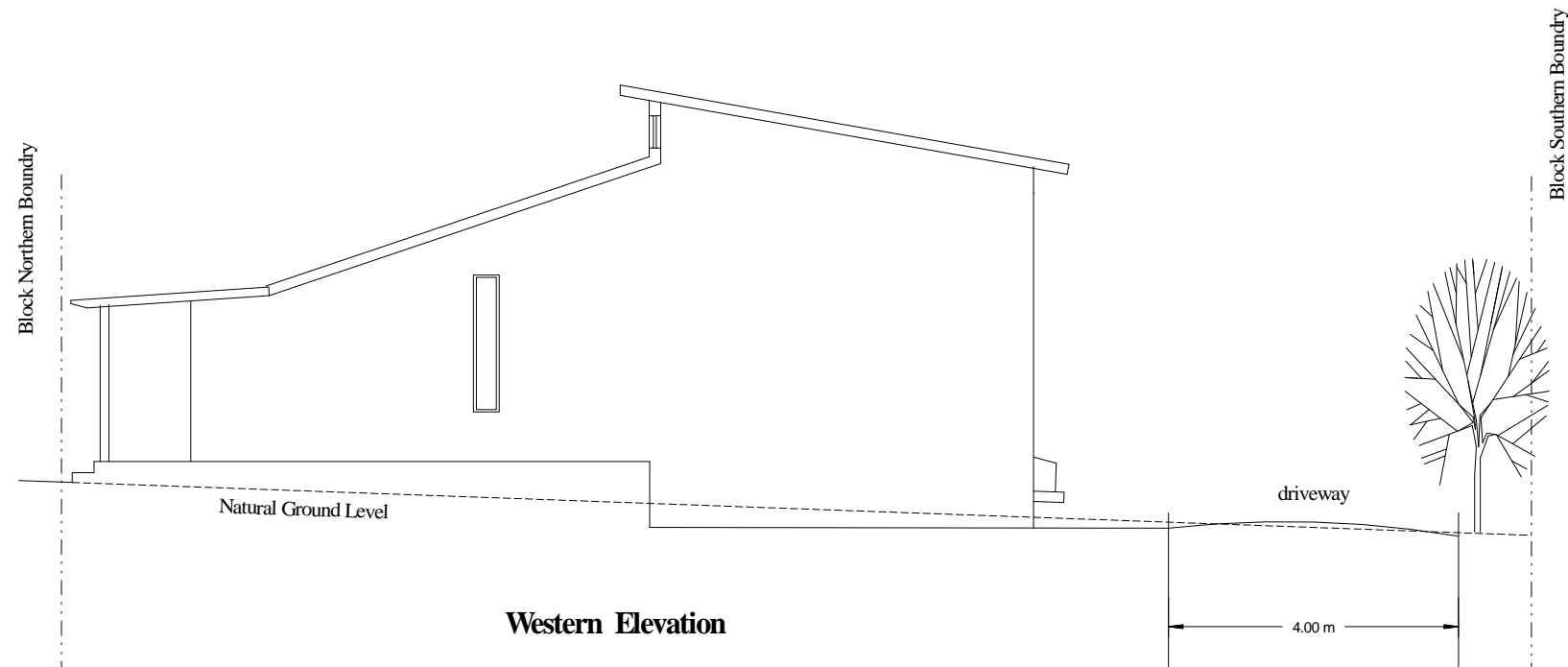


Off street Side of Fosters adjacent to new development

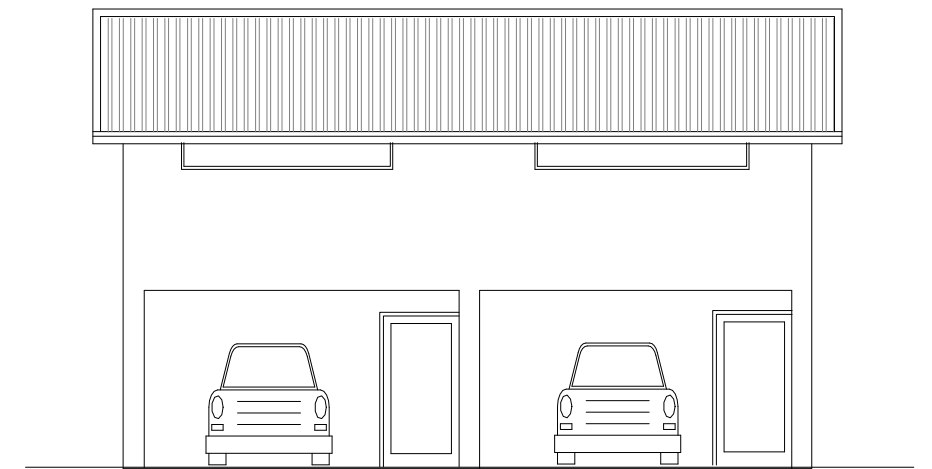


SEVENTH STREET (A)

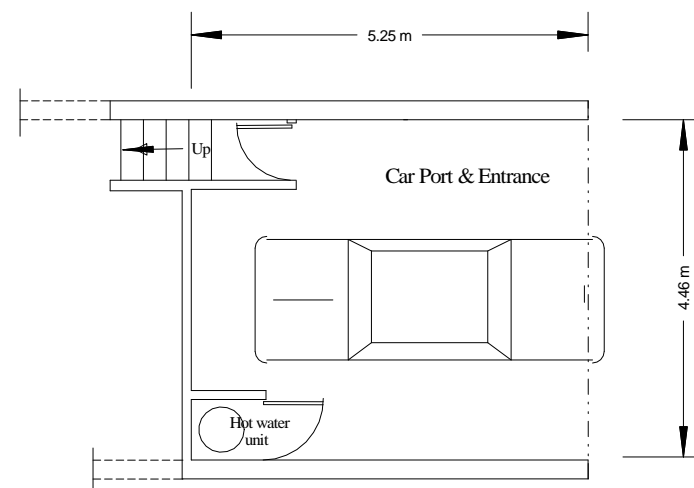




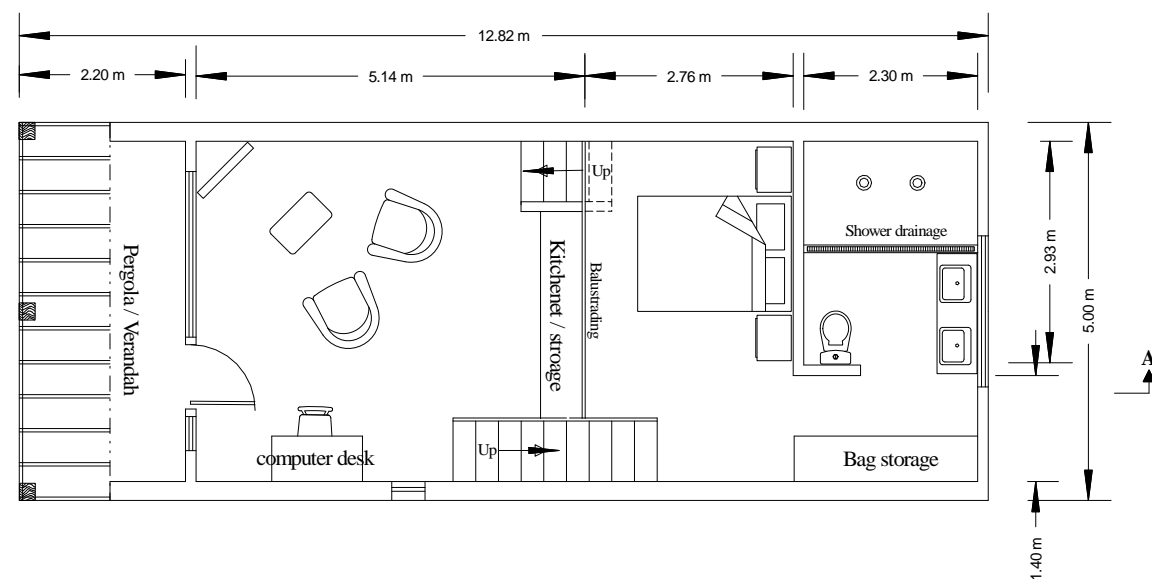
Western Elevation



Southern Elevation

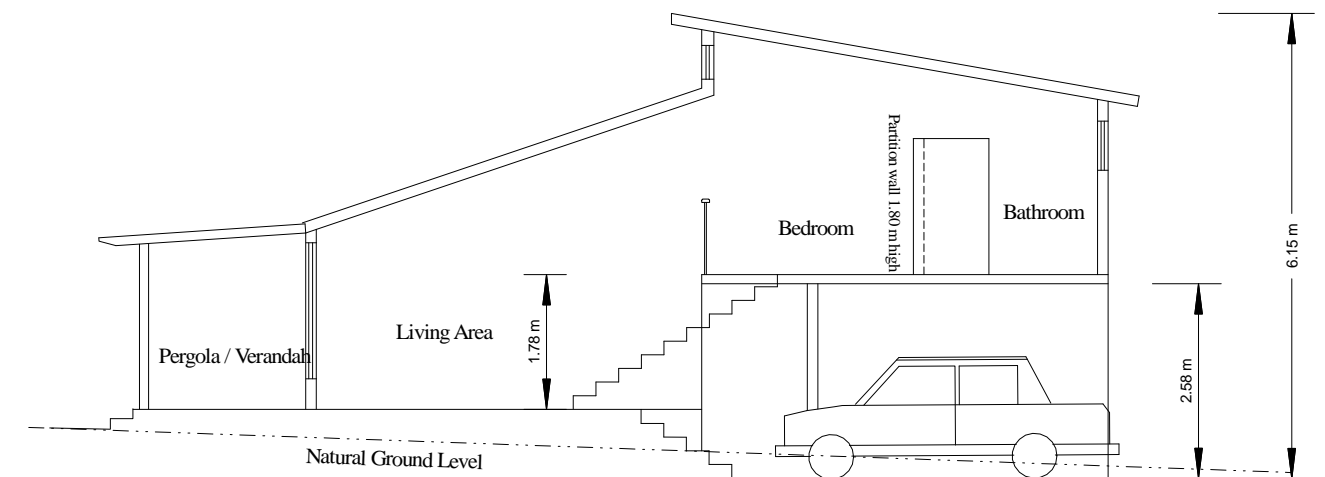


Lower Level Floor Plan



Concept Plan - Split level floor plan

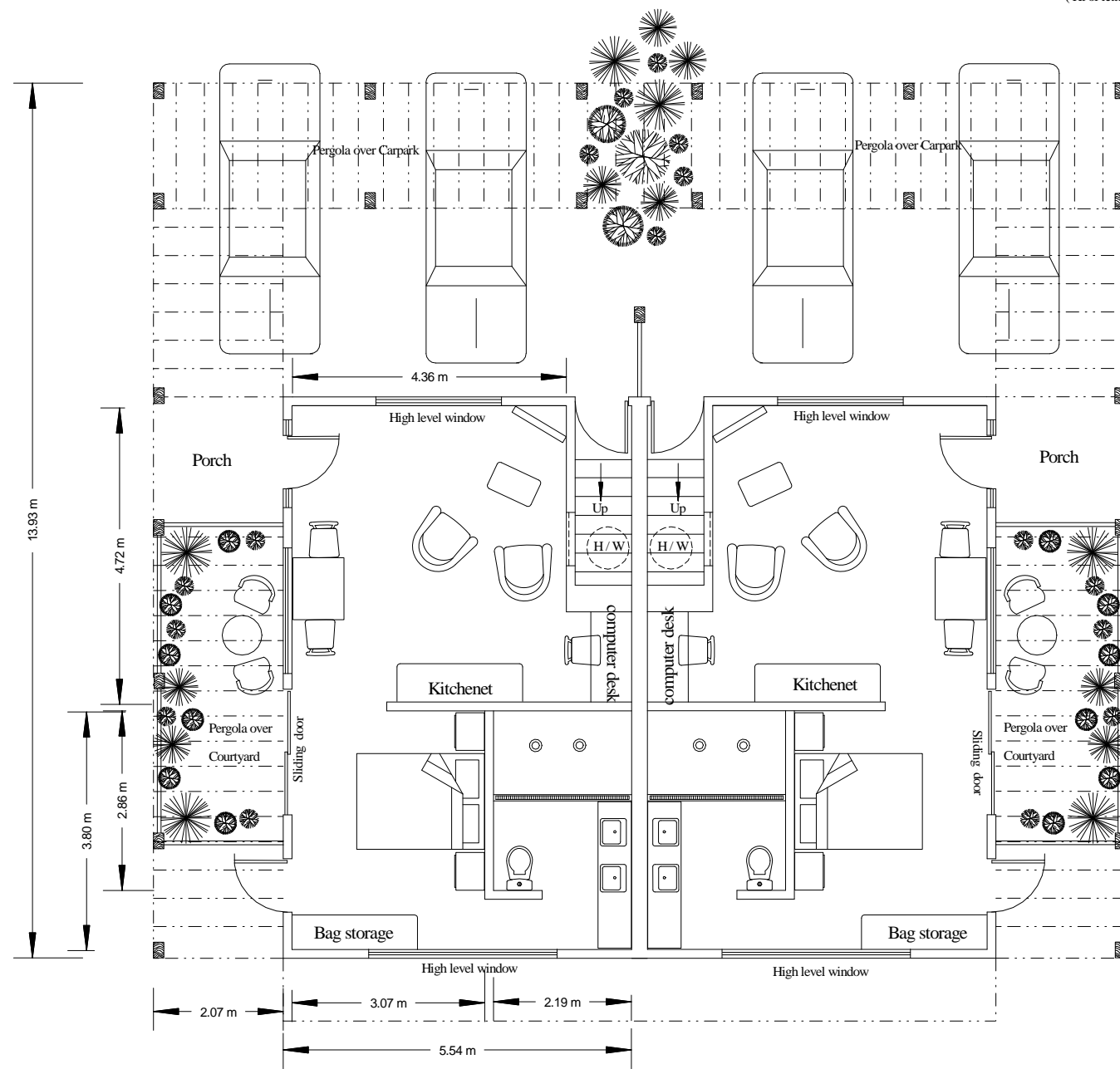
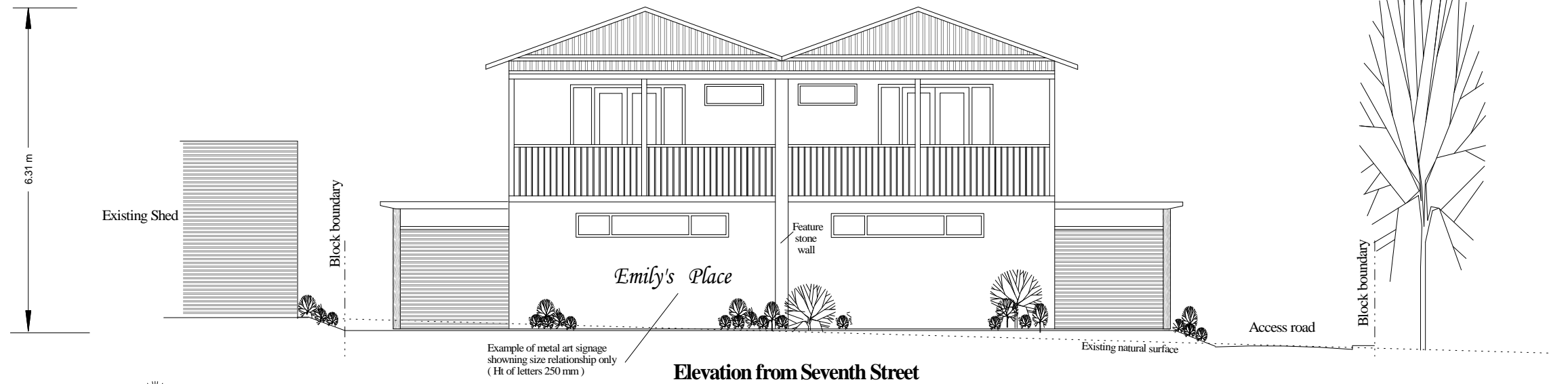
Internal living area 46.5 m²



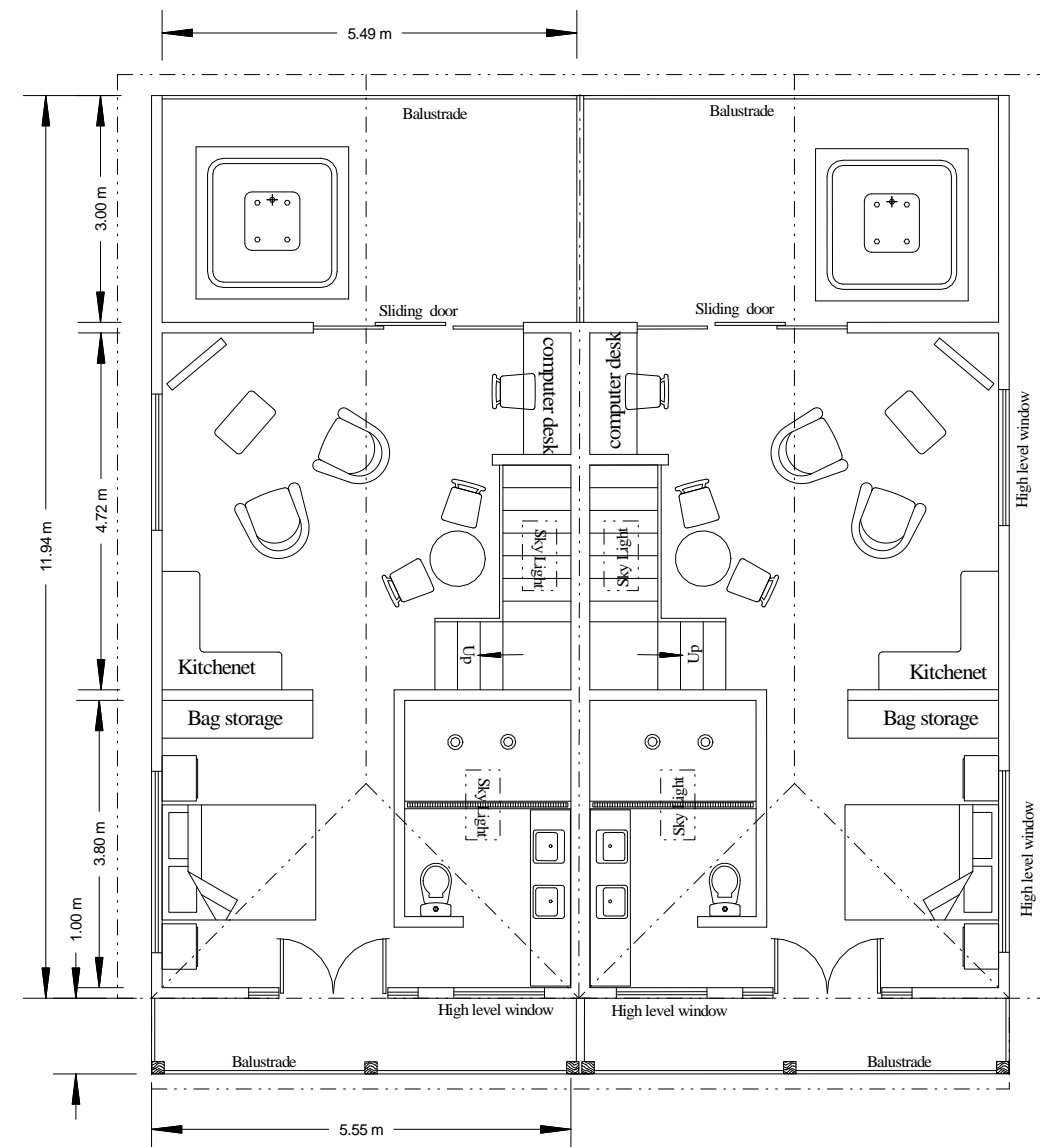
Cross Section A-A

Accommodation - Type One (b) Scale 1 : 100

*Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795*



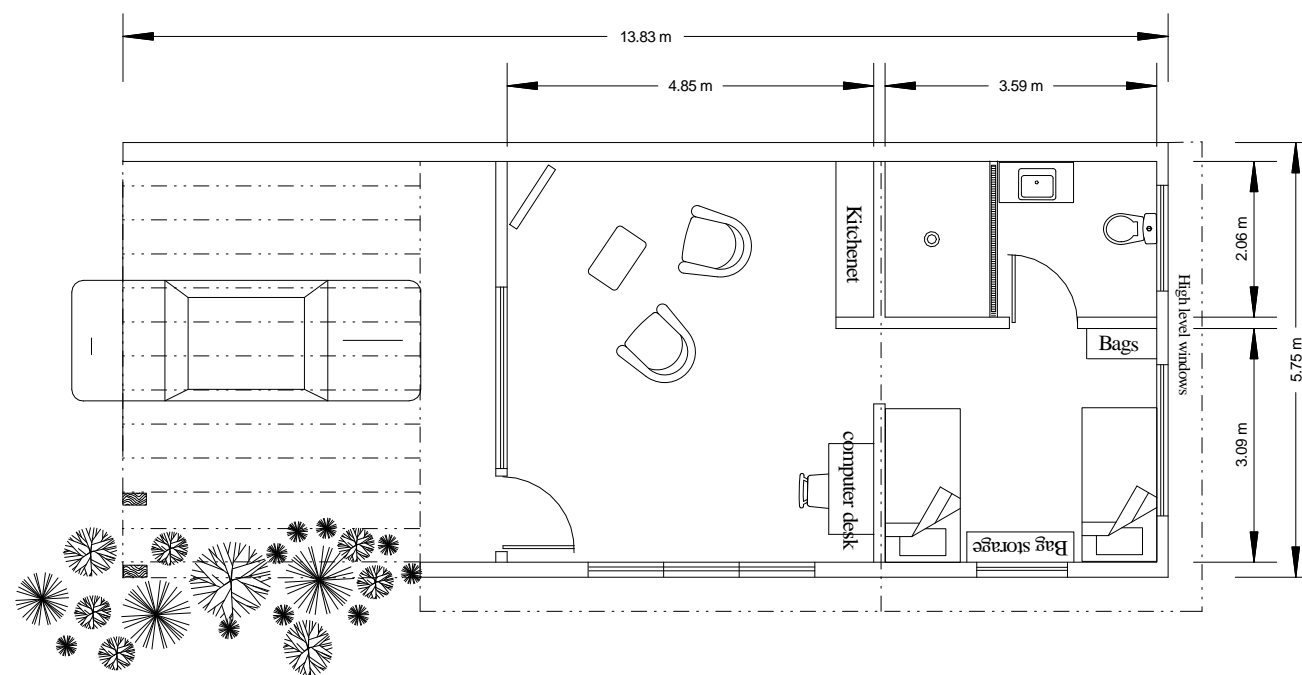
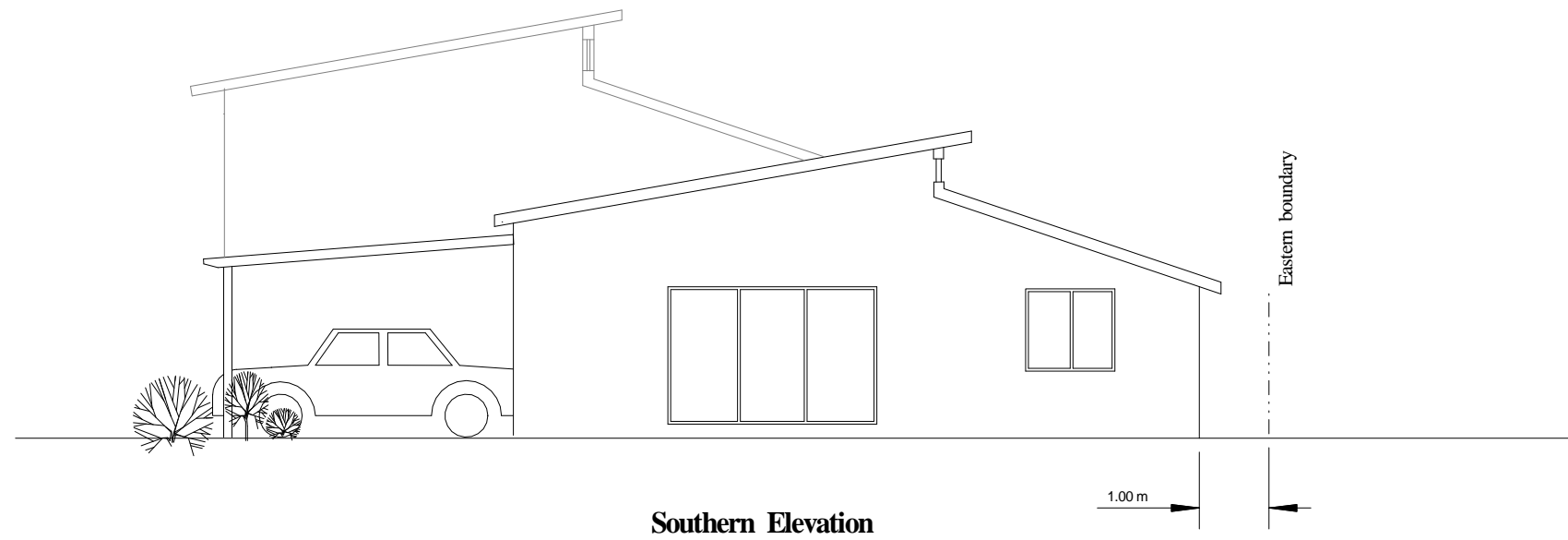
Ground Floor Unit
Internal living area 43m2



First Floor Unit
Internal living area 43 m2

Accommodation - Type Two (b) Scale 1 : 100

Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795



Accommodation - Group One **Scale 1 : 100**
Accessible for persons with a disability

Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795



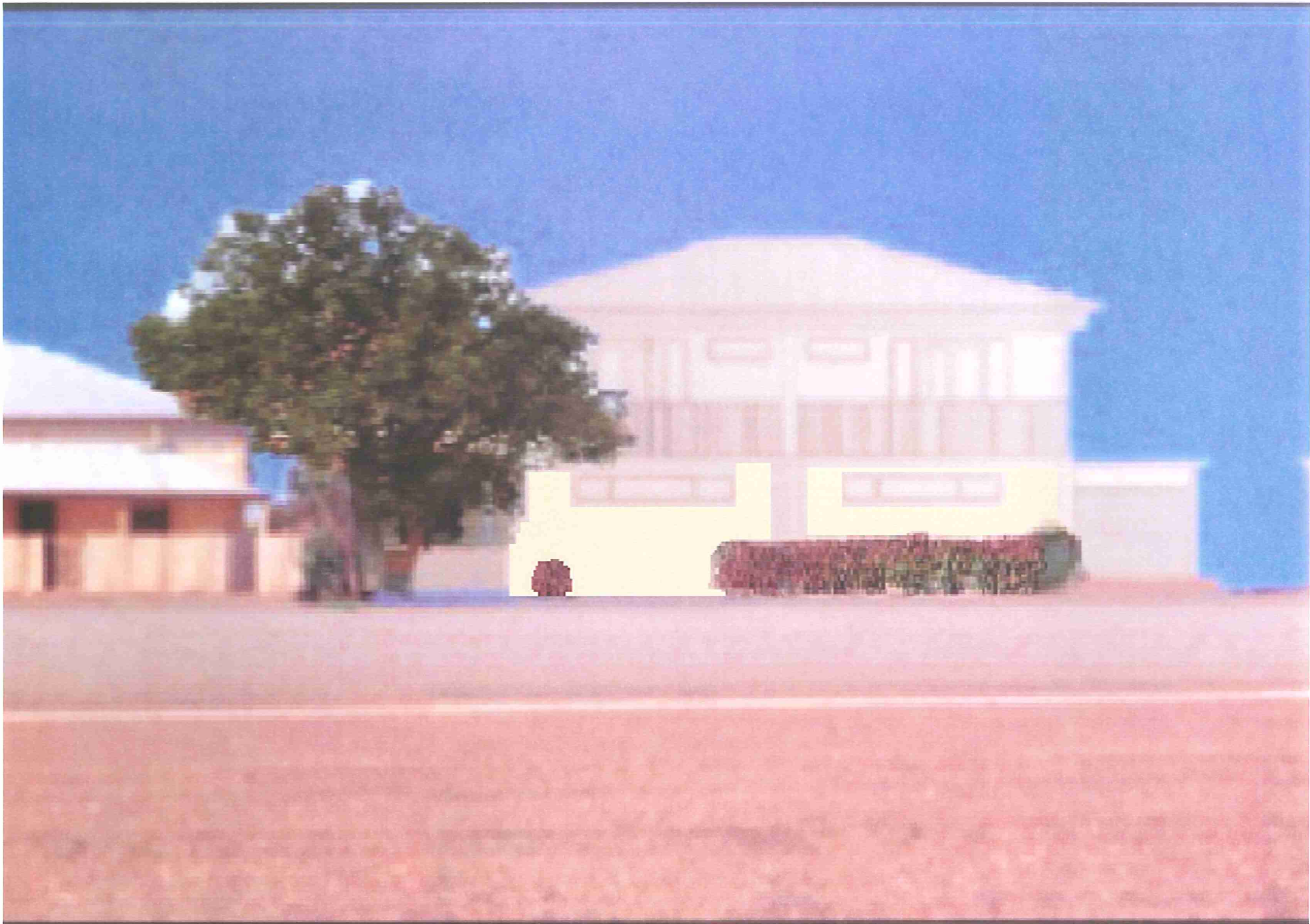




ART

Outback
Colours
100%
Cotton
100%
Cotton





Signage : Yet to be finalized
Attached to the front walls of units,
1200mm O/A height from ground level,
metal finished letters 250mm in height,
Protruding 100mm from wall line.

Signage : Yet to be finalized
Attached to the front walls of units,
1200mm O/A height from ground level,
metal finished letters 250mm in height,
Protruding 100mm from wall line.

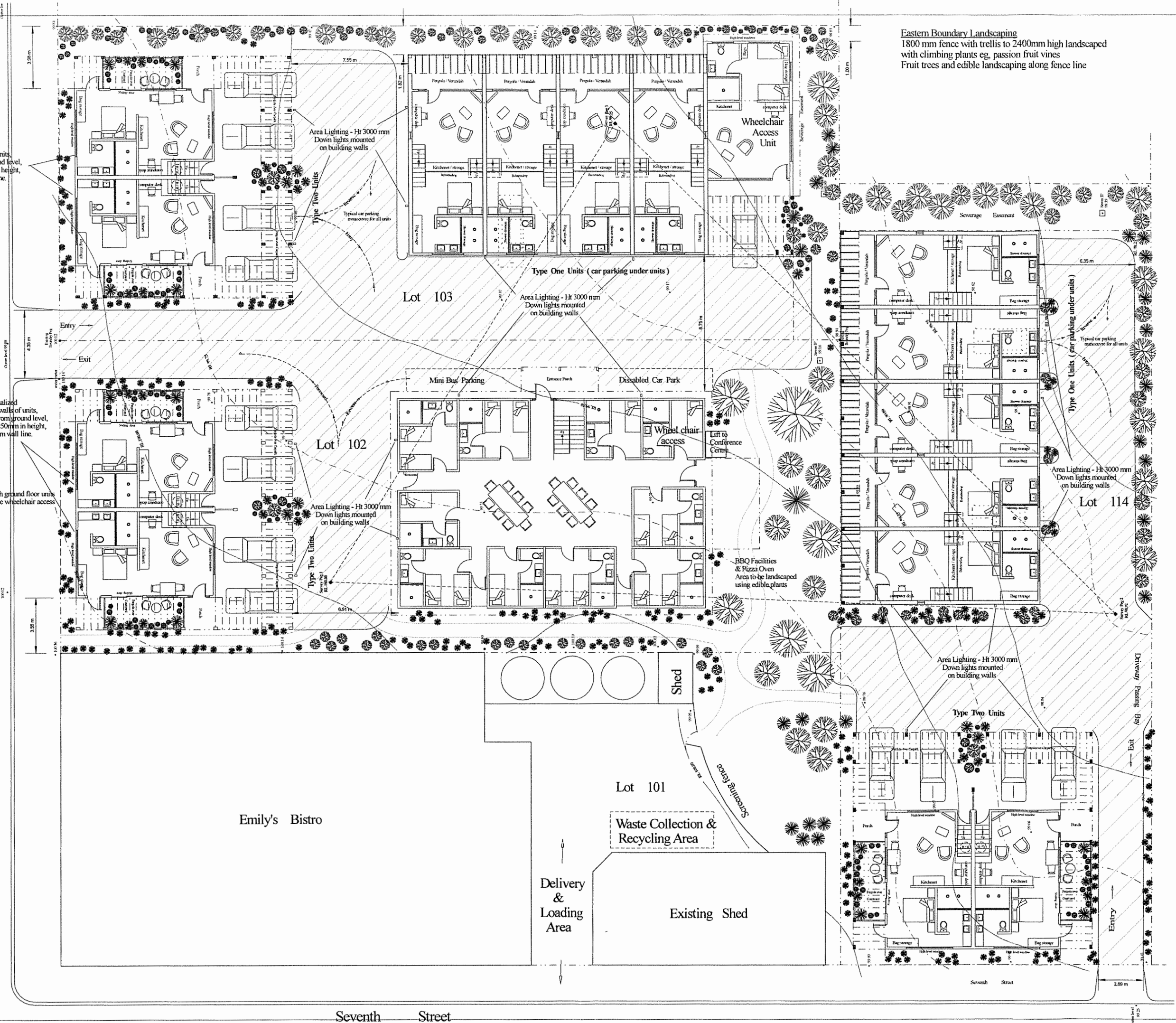
Both ground floor units
to be wheelchair access

Eastern Boundary Landscaping
1800 mm fence with trellis to 2400mm high landscaped
with climbing plants eg. passion fruit vines
Fruit trees and edible landscaping along fence line

Scale 1 : 225

Site Plan - Proposed Unit Layout and Vehicle Access

Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795



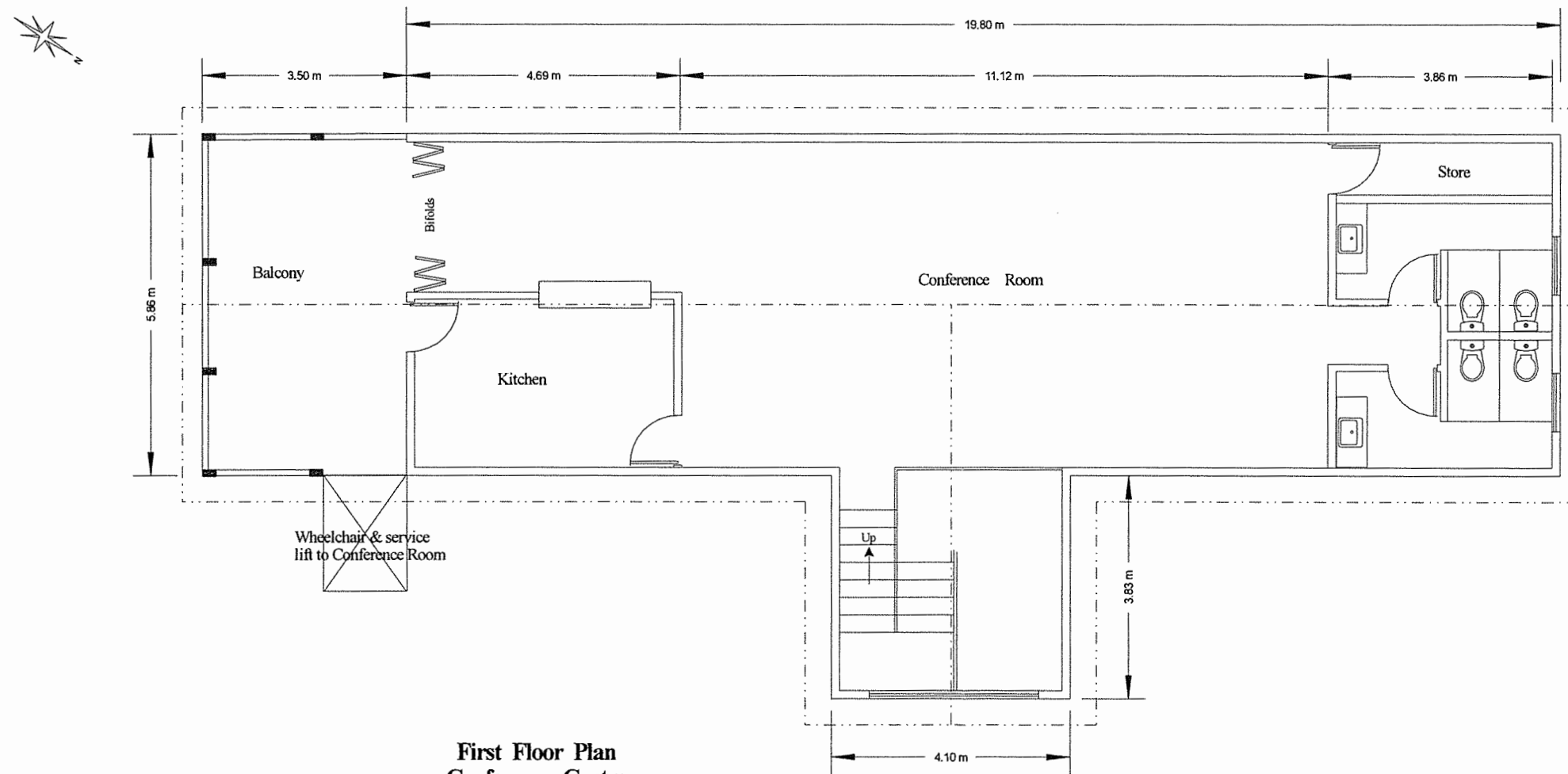
Seventh Street

First Street

Seventh Street



Eastern Elevation

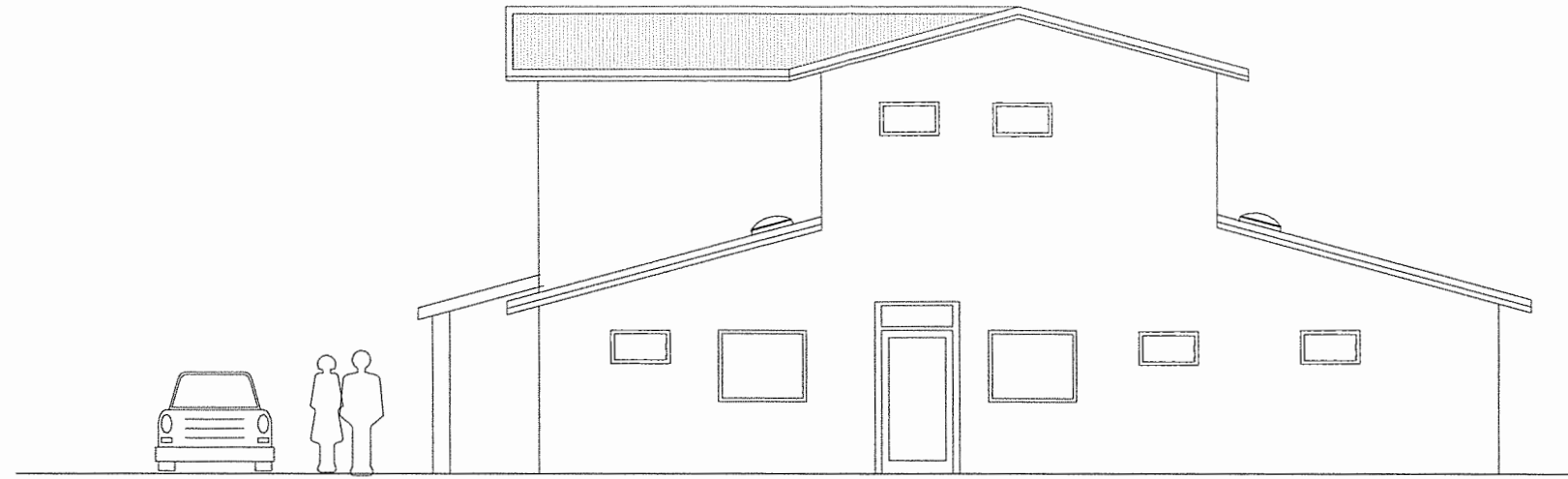


**First Floor Plan
Conference Centre**

Bus Accommodation and Conference Centre

Scale 1 : 100

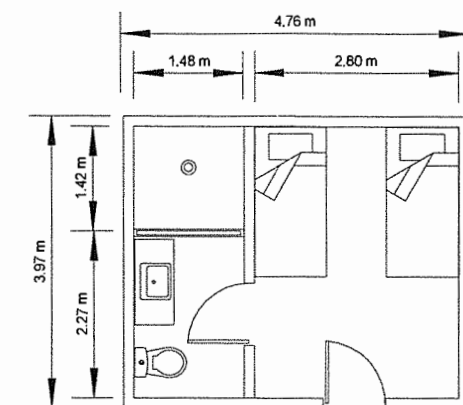
*Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795*



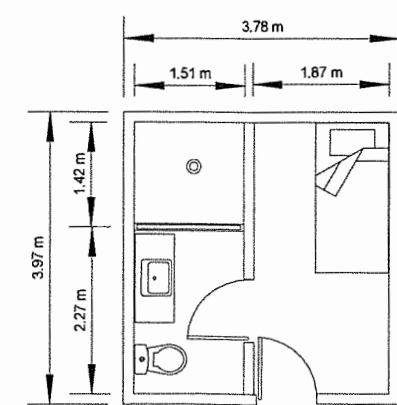
Northern Elevation



Ground Floor Plan
Units and Recreation Area



Standard Twin Unit

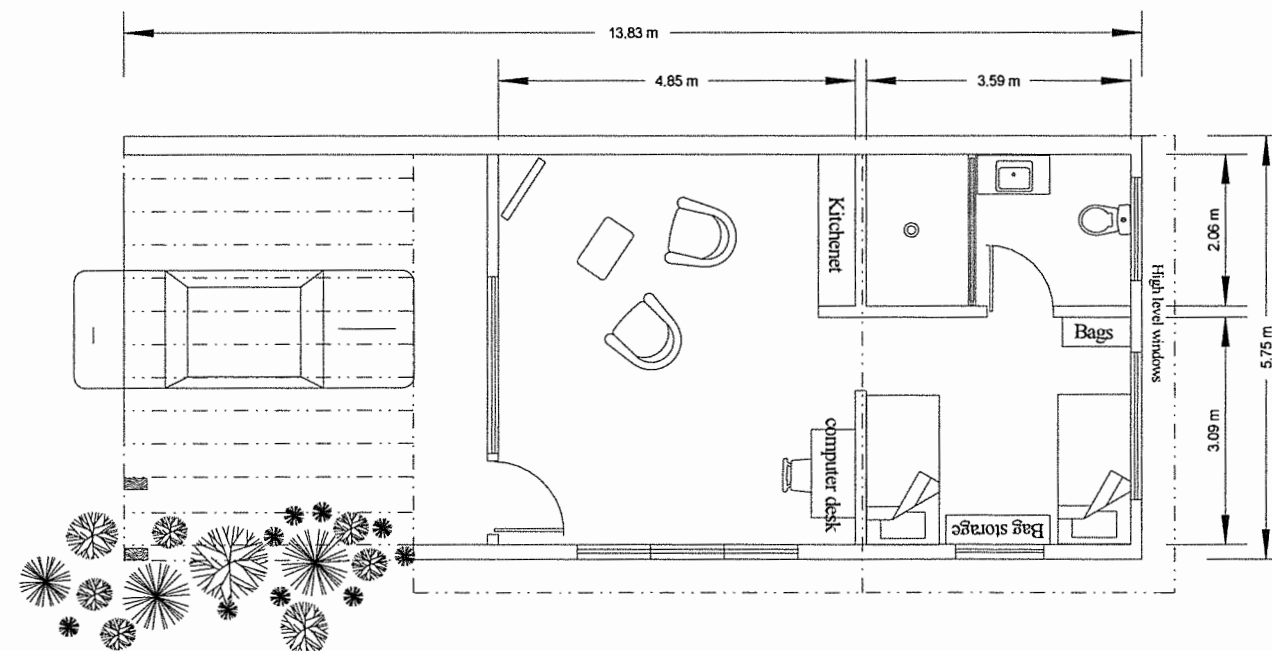
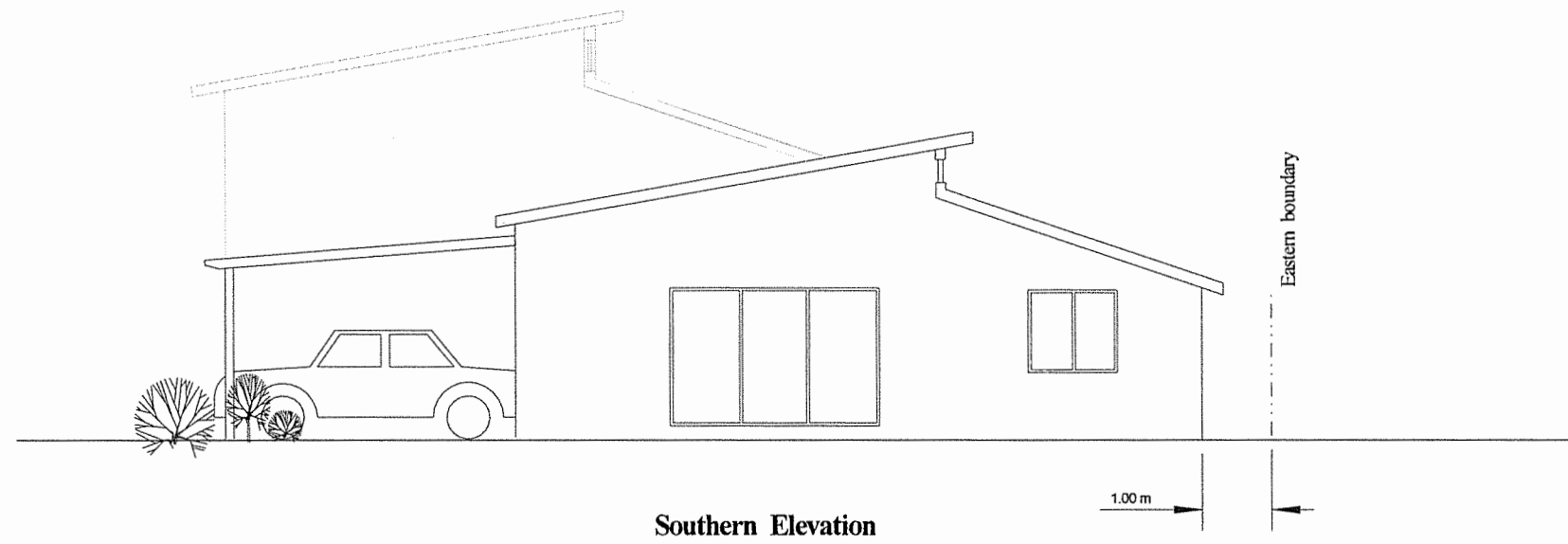


Standard Single Unit

Bus Accommodation and Conference Centre

Scale 1 : 100

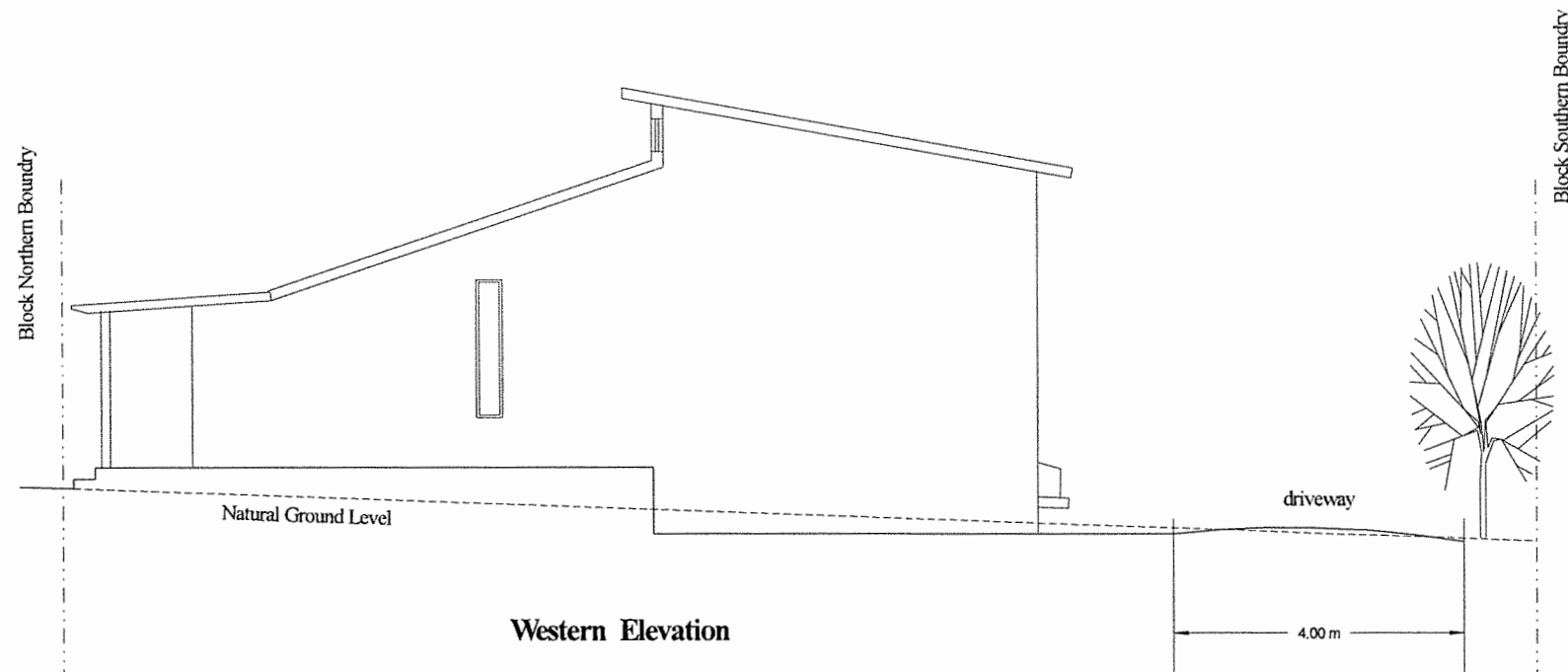
*Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795*



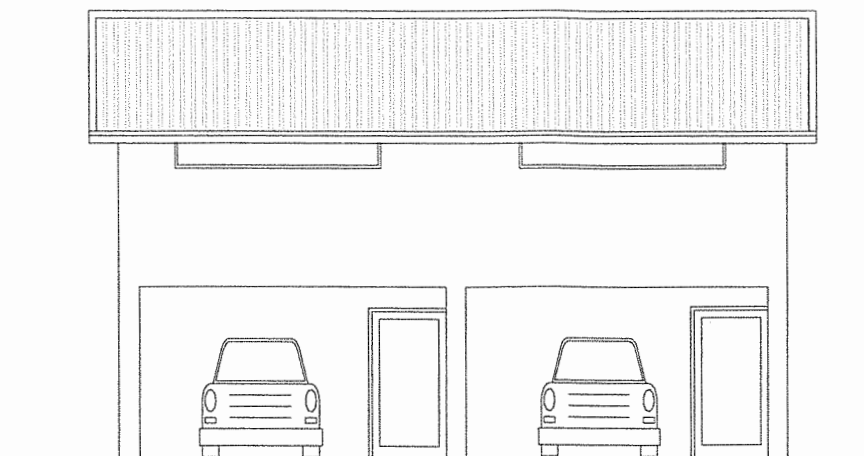
Accommodation - Group One
 Accessible for persons with a disability

Scale 1 : 100

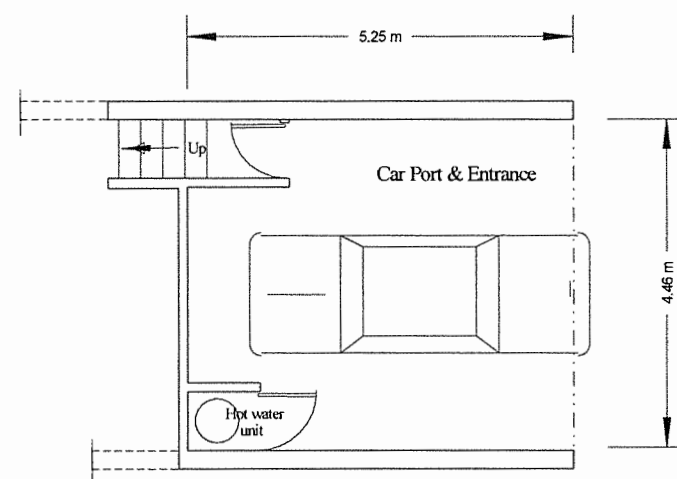
*Design & Drawings by Skewed North
 Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795*



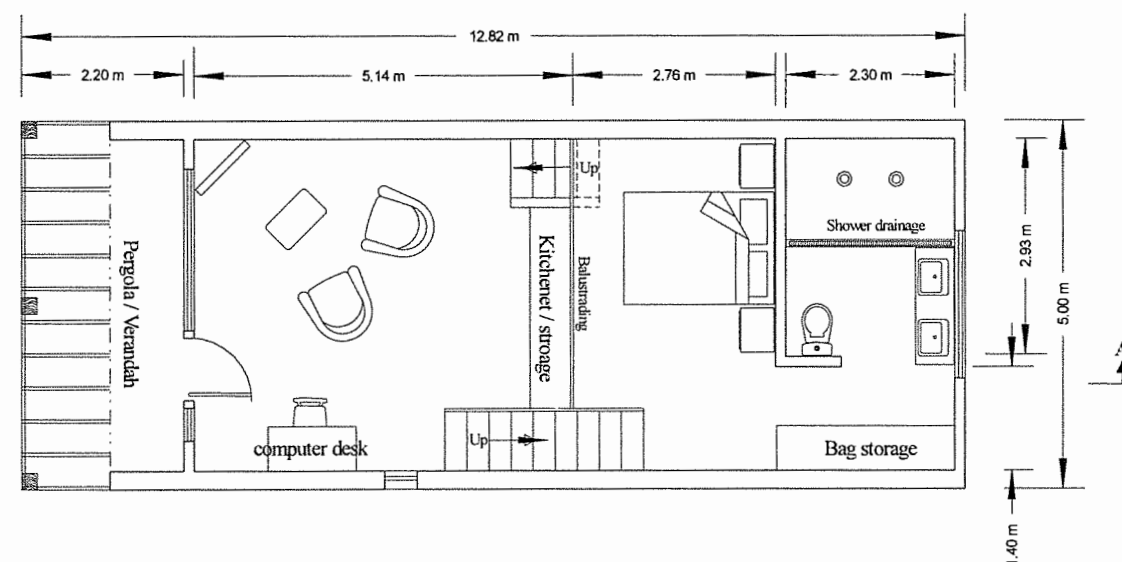
Western Elevation



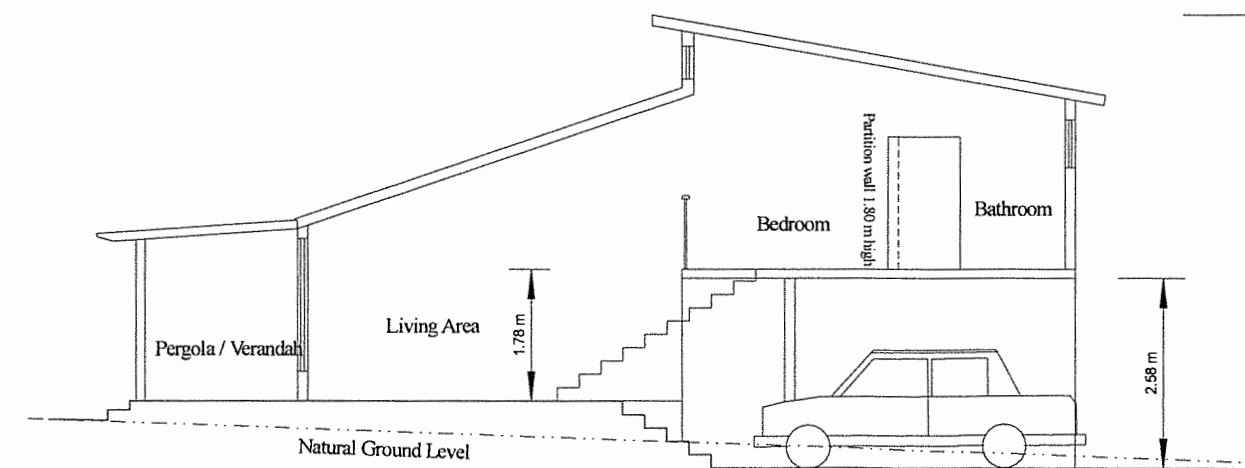
Southern Elevation



Lower Level Floor Plan



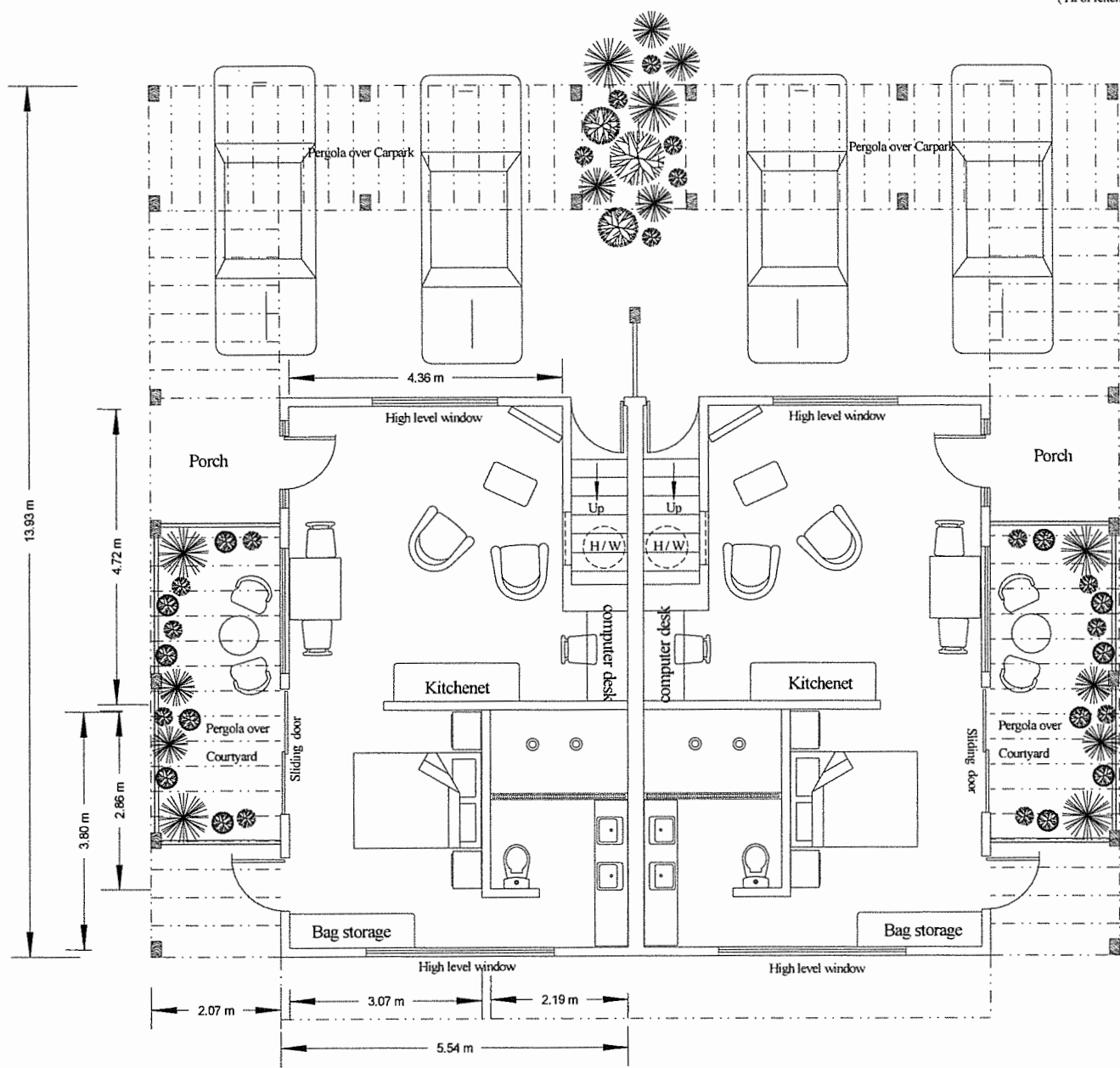
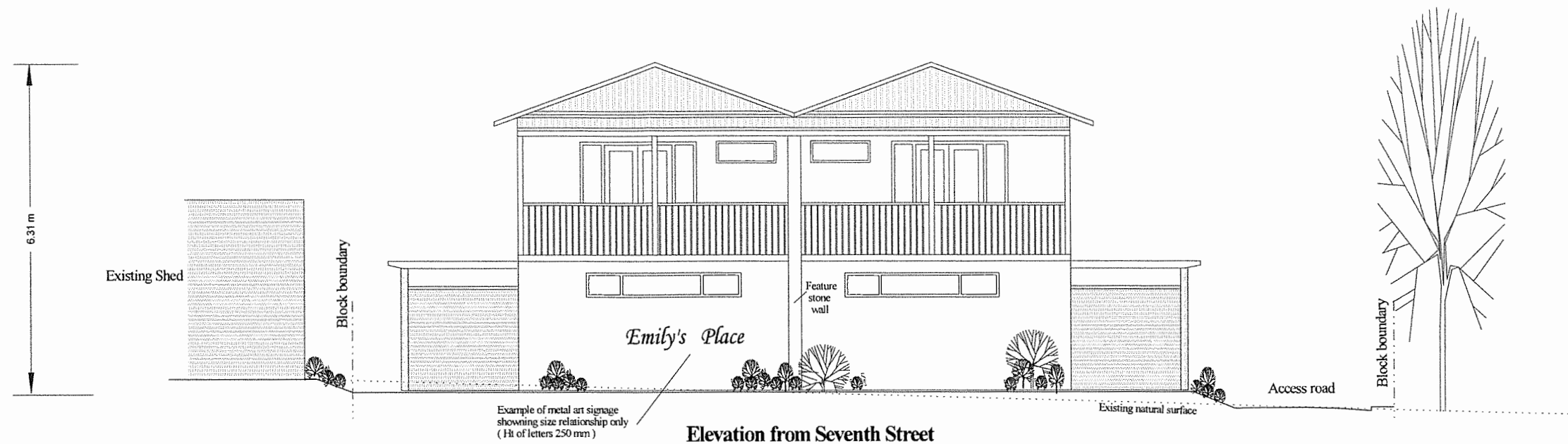
Concept Plan - Split level floor plan
Internal living area 46.5 m²



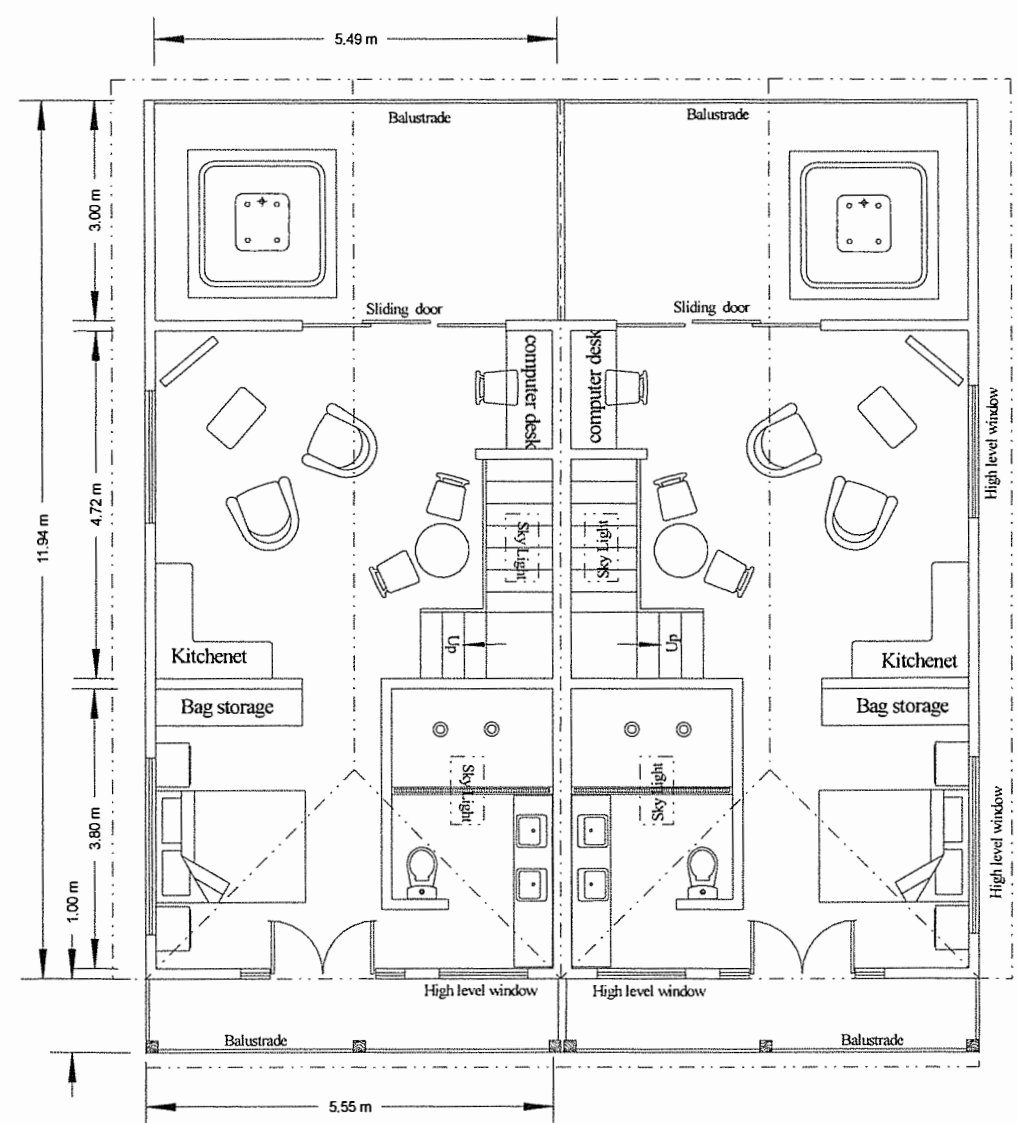
Cross Section A-A

Accommodation - Type One (b) Scale 1 : 100

Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795

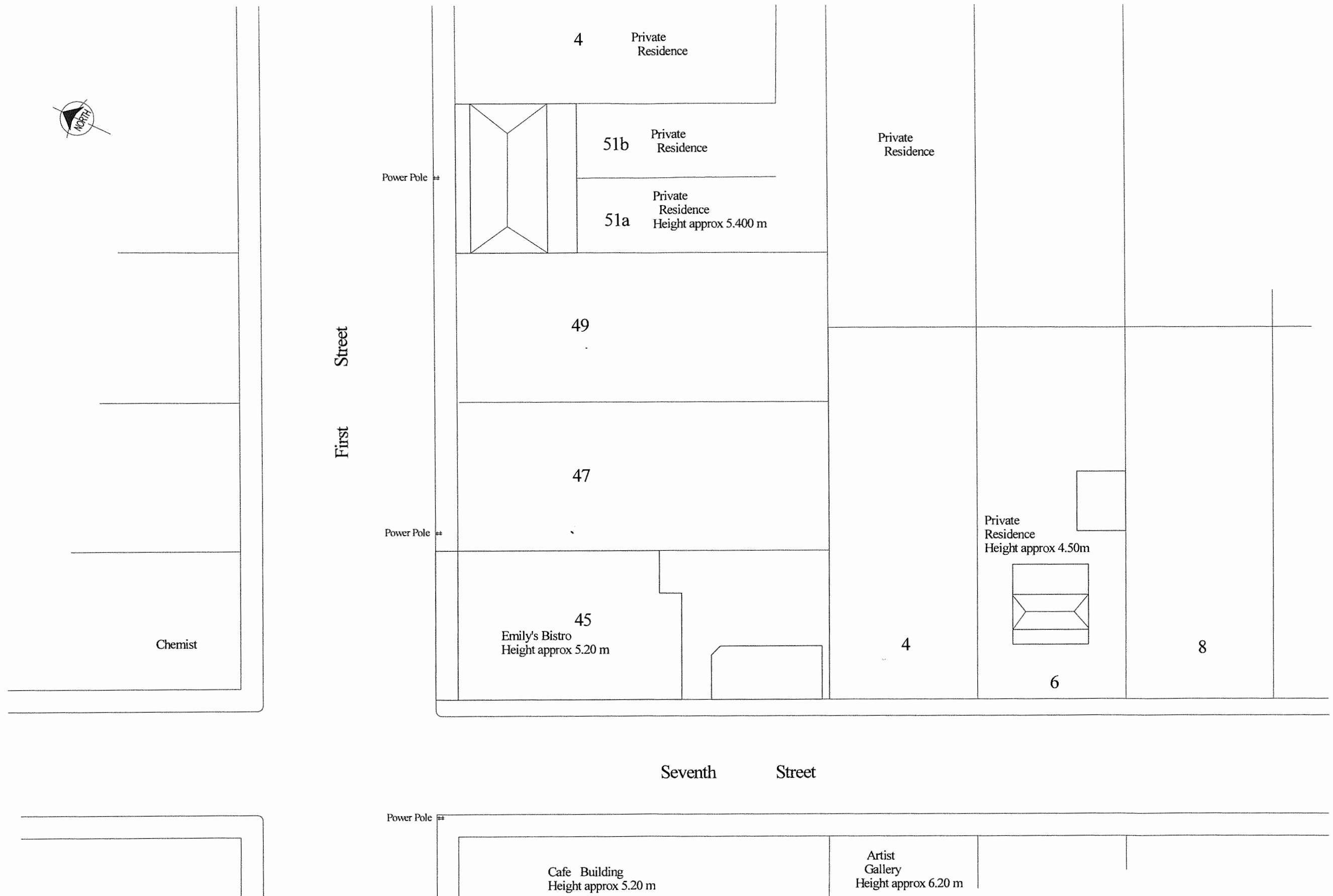


Ground Floor Unit
Internal living area 43m2



First Floor Unit
Internal living area 43 m2

Accommodation - Type Two (b) Scale 1 : 100



Site Location Plan - Scale 1: 500

*Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795*

DEVELOPMENT ACT 1993

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

THE FLINDERS RANGES COUNCIL

To: Chief Executive Officer
The Flinders Ranges Council
PO Box 43
QUORN SA 5433

Development No: 740/0020/15

Name of Person(s) Making Susan Hatch

Representation: PO Box 110

Address: QUORN SA 5433

Nature of Interest Affected by
Development (eg adjoining resident,
owner of land in vicinity, or on behalf
of an organisation or company)

Reasons for Representation:

My Representation would be
Overcome by:
(state action sought)

Great plan - definitely approve

Please indicate in the appropriate box below whether or not you wish to be heard by the Flinders Regional Development Assessment Panel in respect to this submission:

I do **not** wish to be heard ☒
I desire to be heard personally ☐
I will be represented by ☐ _____
(please specify)

Signed Susan R Hatch Date 16-07-15

Shane Clifton & Sarah Cassells

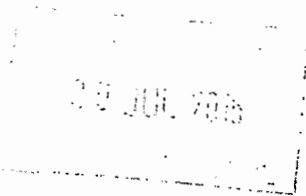
6 Seventh Street (PO Box 150)

QUORN SA 5433

P: 0438 897 311 (Shane)

P: 0438 839 837 (Sarah)

E: shanejclifton@gmail.com



29 July 2015

Chief Executive Officer
The Flinders Ranges Council
PO Box 43
QUORN SA 5433

Dear Sir/Madam

**RE: REPRESENTATION – CATEGORY 3 DEVELOPMENT
DEVELOPMENT No. 740/0020/15
APPLICANT: ROWESA PTY LTD OF PO BOX 336, QUORN SA 5433
LOCATION OF DEVELOPMENT: LOTS 101, 102, 103 & 114 FIRST & SEVENTH
STREETS, QUORN SA 5433
CT REFERENCE: 5820/734, 5787/394, 5974/206 & 5932/191**

We refer to the *Notice of Application for Category 3 Development* for the above proposed development dated 15 July 2015, and enclose* herewith our *Statement of Representation* and associated attachments for consideration by the Flinders Regional Development Assessment Panel.

We confirm we wish to be heard personally in relation to this matter.

Should you have any queries, or require further information, please do not hesitate to contact us.

We look forward to your reply in due course.

Yours faithfully,

Shane Clifton

Sarah Cassells

Enc.

DEVELOPMENT ACT 1993

STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the Development Act, 1993

THE FLINDERS RANGES COUNCIL

To: Chief Executive Officer
The Flinders Ranges Council
PO Box 43
QUORN SA 5433

Development No: 740/0020/15

Name of Person(s) Making SHANE CLIFTON AND SARAH CASSELLS.

Representation:

Address: 6 SEVENTH STREET (PO BOX 150)
QUORN SA 5433

Nature of Interest Affected by ADJOINING RESIDENT.

Development (eg adjoining resident,
owner of land in vicinity, or on behalf
of an organisation or company)

Reasons for Representation: AS PER STATEMENT OF REPRESENTATION
ATTACHED HERETO.

My Representation would be AS PER STATEMENT OF REPRESENTATION
Overcome by: ATTACHED HERETO.

(state action sought)

Please indicate in the appropriate box below whether or not you wish to be heard by the Flinders Regional Development Assessment Panel in respect to this submission:

I do **not** wish to be heard ☐

I desire to be heard personally ☒

I will be represented by ☐

(please specify)

Signed

SFAT

william 29.7.15

Date

29.7.15

STATEMENT OF REPRESENTATION

THE FLINDERS RANGES COUNCIL - CATEGORY 3 DEVELOPMENT

DEVELOPMENT No. 740/0020/15

APPLICANT: ROWESA PTY LTD OF PO BOX 336, QUORN SA 5433

LOCATION OF DEVELOPMENT: LOTS 101, 102, 103 & 114 FIRST & SEVENTH STREETS, QUORN SA 5433

CT REFERENCE: 5820/734, 5787/394, 5974/206 & 5932/191

We, Shane Clifton and Sarah Cassells **object** to Development numbered 740/0020/15 for reasons outlined herein, and make the following representation to the Flinders Regional Development Assessment Panel on the basis that:

1. We are the owner-occupiers of the property situate at 6 Seventh Street, Quorn SA 5433 (CT 5372/392).
2. We purchased and have been resident in this property since January 2009.
3. The property situate at 6 Seventh Street, Quorn is a residential property located in the Residential Zone.
4. The home located at 6 Seventh Street, Quorn is a single storey, two-bedroom stone cottage, built circa 1900 in the late-Victorian style. It is approximately 4.5 metres in height, and approximately 135 metres² in size.
5. Our property 6 Seventh Street is adjacent to 4 Seventh Street, Quorn SA 5433 (CT 5932/191), the latter being one of the proposed sites for the development.

We refer to the proposed development and note the following:

1. It is a Category 3 Development pursuant to s38(5) of the *Development Act 1993*.
2. It is a commercial development involving the construction of motel accommodation and a conference centre (5 two-storey buildings and 1 one-storey building).
3. The site of the proposed development is on land located within the Town Centre Zone (47 First Street – CT 5787/394), and the Residential Zone (49 First Street – CT 5974/206 and 4 Seventh Street – CT 5932/191).
4. The majority of construction will take place on land within the Residential Zone.
5. The proposed development is in and on the boundary of the Historic Conservation Area of the township of Quorn, and located adjacent to a Heritage Listed property (45 First Street – CT 5820/734).
6. The development does not comply with the Flinders Ranges Council Development Plan (hereinafter referred to as FRC Development Plan).

Concerns

We raise the following concerns with the proposed development:

1. It is a commercial development of significant size and scale;
2. It is a commercial development in and on the boundary of the Historic Conservation Area, and that the size, scale and nature of the proposed development will have a negative impact on the historic appeal of the location and neighbouring historic/heritage places;

3. It is a commercial development proposed to be built primarily on land in the Residential Zone;
4. It is a commercial development in close proximity to neighbouring residential properties;
5. It is a commercial development consisting of motel accommodation, involving the construction of two-storey buildings, which will have a detrimental impact upon the residential amenity and value of the location;
6. That the size and scale of the development, and in particular the construction of two-storey buildings, will overshadow, overlook and overwhelm adjacent residential properties, including our own at 6 Seventh Street;
7. That the current design proposes to construct motel accommodation that either directly faces side boundary fences, or allows for the movement of vehicle and foot traffic along side boundary fences, and the potential for unreasonable disturbance to neighbouring residential properties from same;
8. That the expected capacity of the proposed development will create unnecessary and unacceptable levels of noise, pollution, waste, odour and disturbance to neighbouring residential properties (from motor vehicles, garbage, effluent, light-spill etc.);
9. The manner in which the conference centre may be utilised, e.g. weddings, birthdays and other celebrations and the noise and general disturbance that will result from same;
10. How wastewater will be stored and the potential for its re-use, e.g. on gardens, and how this might affect neighbouring soil and water supplies through potential contamination (noting the intention of the developer in relation to same is not included in the current proposal);
11. That a 1.8 metre fence with trellis to 2.4 metres landscaped with climbing plants is insufficient to prevent the overlooking of neighbouring properties by occupants of two-storey accommodation that is over 6 metres in height;
12. That garden beds along boundary fences landscaped with fruits trees and edible plants is insufficient to prevent the carry of noise and pollution from the proposed motel complex into neighbouring residential properties;
13. How construction, and in particular the use of cut-and-fill techniques, will change the lay of the land and affect stormwater run-off, and how the developer intends to deal with stormwater run-off by way of drainage etc. (noting no information relating to same is included in the current proposal);
14. Whether or not the developer intends to collect stormwater for use, and how they would do it (noting no information relating to same is included in the current proposal);
15. How prolonged and protracted construction, and the noise, pollution and vibration from same will prevent neighbouring residents to remain in their properties during the construction period (for example, shift-workers and small children);
16. That prolonged and protracted construction, and in particular the use of cut-and-fill techniques, will lead to damage of neighbouring residential properties, all of which are of significant age;
17. That the proposed development is neither orderly nor sustainable, and the size and scale of same will monopolise the market for tourist accommodation to the detriment of existing businesses in town that offer the same and/or similar accommodation;
18. That the size and scale of the proposed development will prove to be commercially unviable, and what will become of the accommodation in the event that it does;
19. That motel accommodation will have an adverse impact upon the privacy of neighbouring residents, and limit us in our ability to fully utilise and enjoy our properties in the manner for which they were built and are zoned;
20. That a precedent permitting commercial development on land in the Residential Zone will be created should approval be given to the development.

Reasons for Objection

Residential Zone & Land Uses

The land situate at 49 First Street (CT 5974/206) and 4 Seventh Street (CT5932/191) are zoned Residential as per the Flinders Ranges Council Zone Map FIRa/20 (refer attachment "A" hereto).

We submit that the proposed development is not an appropriate or desired development to take place in the Residential Zone, as envisaged by the FRC Development Plan.

We refer to the Principles of Development Control set out under the heading *Residential Zone* in the FRC Development Plan, and in particular the envisaged use of land for the zone.¹ We note commercial developments of the kind proposed do not constitute a form of development "envisaged in the zone".

Hotel accommodation is specifically excluded from the Residential Zone and listed as a non-complying development in the FRC Development Plan.² We submit that motel accommodation is sufficiently like in kind as to also be non-complying. We note that a non-complying development is considered by the FRC Development Plan to be "generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan".³

We argue that the approval of the proposed development will undermine the objectives and principles of the Development Plan by creating a precedent permitting commercial development in the Residential Zone.

The proposed development involves the construction of motel accommodation on more than 50 per cent of the available residential sites.⁴ We submit that this does not constitute "efficient and co-ordinated" use of vacant land in the Residential Zone, as it fails to increase housing choice for permanent residents.⁵

Furthermore, the proposed development also fails to meet the requirements of the FRC Development Plan for non-residential development in the Residential Zone, which "should be of a nature and scale that serves the needs of the local community, is consistent with the character of the locality" and "does not detrimentally impact on the amenity of nearby residents".⁶

We also refer to *Interface between Land Uses* in the FRC Development Plan and submit that the proposed development is not "located and designed to prevent adverse impact and conflict between land uses", and that the construction of two-storey motel accommodation and the proposed landscaping of boundary fences fails to "minimise overlooking and overshadowing of nearby residential properties".⁷

Attached* hereto and marked with the letter "B" are photographs of 4 and 6 Seventh Street, as they currently appear.

¹ The Flinders Ranges Council Development Plan, Zone Section, *Residential Zone*, p104.

² Ibid, p106.

³ Ibid, p104.

⁴ Ibid, p105.

⁵ Ibid, p104.

⁶ Ibid.

⁷ The Flinders Ranges Council Development Plan, General Section, *Interface between Land Uses*, p39 and The Flinders Ranges Council Development Plan, General Section, *Design and Appearance*, p21.

We submit that our amenity will be detrimentally impacted by the construction of motel accommodation in such close proximity to our property.

We note the height of the proposed motel accommodation is significantly greater than the height of the dwelling at 6 Seventh Street. We submit that our property at 6 Seventh Street will be unduly and inappropriately overlooked and overshadowed by the construction of two-storey units on the adjacent land, regardless of the interior design and use of materials such as frosted glass in windows. We argue that two-story accommodation is therefore inappropriate for the proposed site, and the locality.

We further submit that a side boundary fence between 4 and 6 Seventh Street at a height of 1.8 metres, with trellis to 2.4 metres, will be insufficient to provide adequate screening and separation between the properties, particularly as the proposed accommodation is two-storey. The addition of climbing vines, fruit trees and edible plants along the fence line will not provide an adequate screen or sound barrier, especially if the plants are deciduous and slow-growing.

We also make reference to the proposed setback of the two-storey units named *Emily's Place*, and note the site plan has this situated 1 metre from the front boundary of 4 Seventh Street. We submit this does not comply with the building setbacks from road boundaries stipulated in the FRC Development Plan under the heading *Design and Appearance*.⁸

Attached* hereto and marked with the letter "C" is a copy of the Site Plan, with the setback in question highlighted. We argue that any building constructed on this site should be setback from the front boundary to the same distance as that of the buildings at 6 Seventh Street and 10 Seventh Street, both of which are setback approximately 5 metres from the front boundary.⁹ The current positioning of *Emily's Place* will only contribute to the overshadowing of our property at 6 Seventh Street.

We further argue that the development is insufficiently designed and sited to prevent unreasonable interference¹⁰ by way of:

- (a) The emission of odour, smoke, fumes, dust and other airborne pollutants¹¹ through the coming and going of motor vehicles and foot traffic along the side boundary fence to 6 Seventh Street;
- (b) The emission of odour and other airborne pollutants¹² through the storage of garbage and waste, and collection of effluent (particularly during the hot summer months);
- (c) The negative impacts of noise caused by moving and idling motor vehicles (including buses)¹³ at any time of the day or night;
- (d) The negative impacts of noise¹⁴ through the carry of voices from occupants, and from the closing and opening of doors (units and vehicles), particularly those situated along the side boundary fence with 6 Seventh Street;
- (e) The negative impacts of noise caused by music, the use of televisions, air conditioning and heating, hot water units, and the production of infra-sound and ultra-sound;
- (f) Vibration¹⁵ caused by sound and the movement of vehicles;

⁸ The Flinders Ranges Council Development Plan, General Section, *Design and Appearance*, p22.

⁹ Ibid.

¹⁰ The Flinders Ranges Council Development Plan, General Section, *Interface between Land Uses*, p39.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid. and The Flinders Ranges Council Development Plan, General Section, *Tourism Development*, p77.

¹⁴ The Flinders Ranges Council Development Plan, General Section, *Interface between Land Uses*, p39

¹⁵ Ibid.

- (g) The potential for electrical interference¹⁶ and the production of EMF as a result of the size and scale of the development;
- (h) Light-spill onto and into the property situate at 6 Seventh Street (including bedrooms) brought about by the positioning of the vehicle access point (driveway) along the boundary fence, which will need to be sufficiently lit in the evenings to be visible;¹⁷
- (i) Light-spill onto and into the property situate at 6 Seventh Street brought about by the positioning of parking spaces adjacent to the boundary fence, which will need to be sufficiently lit for security and safety in the evenings;¹⁸
- (j) Light-spill onto and into the property situate at 6 Seventh Street (including bedrooms) from vehicle headlights as they come and go from the units located on the adjoining land at 4 Seventh Street;¹⁹
- (k) Potential for glare²⁰ caused by parked motor vehicles and the glass window panes of the units as the sun passes over during the day.

We argue that the aforementioned issues show that the development is inappropriate in its proposed location and design, and if it were to be approved would have a detrimental impact on the amenity of, and unreasonable interference on neighbouring residential property.

Historic Conservation Area & Heritage Places

We further object to the proposed development on the basis that it will be constructed within and on the boundary of the Historic Conservation Area of the township of Quorn, and located adjacent to a State Heritage Listed property (45 First Street – CT 5820/734), as per the Flinders Ranges Council Heritage Overlay Map Fir a/20 attached* hereto and marked with the letter "D".

The objective stated in the FRC Development Plan is for the conservation of the Historic Conservation Area and Heritage Places.²¹ We submit that the construction of a motel complex and conference centre does not contribute to the conservation of the area and surrounding heritage places.

We further note that the FRC Development Plan stipulates that development in the Historic Conservation Area "should not be undertaken unless it is consistent with the desired character" for the area.²² We submit that the proposed development for two-storey motel accommodation and conference centre is inappropriate and inconsistent with the character of the area, noting that the development will be surrounded predominantly by buildings aged 100 years or more, and that these buildings are present both within the Historic Conservation Area, and the neighbouring Residential Zone (including our property at 6 Seventh Street).

We also note the FRC Development Plan states that development within the Historic Conservation Area "should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill sites".²³

¹⁶ Ibid.

¹⁷ Ibid; The Flinders Ranges Council Development Plan, General Section, *Design and Appearance*, p22, and The Flinders Ranges Council Development Plan, General Section, *Transportation and Access*, p82.

¹⁸ Ibid.

¹⁹ The Flinders Ranges Council Development Plan, General Section, *Tourism Development*, p77.

²⁰ The Flinders Ranges Council Development Plan, General Section, *Interface between Land Uses*, p39.

²¹ The Flinders Ranges Council Development Plan, General Section, *Historic Conservation Area*, p33 and The Flinders Ranges Council Development Plan, General Section, *Heritage Places*, p31.

²² The Flinders Ranges Council Development Plan, General Section, *Historic Conservation Area*, p33.

²³ Ibid, p34.

We note the land along Seventh Street, between the intersection at First Street and the intersection at Second Street, is on a steady, natural decline (refer attachment "B" hereto). We have grave concerns that cut-and-fill techniques will be necessary in the construction of the buildings proposed, and that this will cause significant damage to neighbouring properties, our own included.

Stormwater

We note no information has been provided in relation to the how the developer intends to deal with stormwater run-off at the property.

As previously advised, the land along Seventh Street, between the intersection at First Street and the intersection at Second Street, is on a steady, natural decline, and this results in the flow of stormwater down Seventh Street, where it pools and then flows into a nearby water course via a catchment along Second Street. Minor flooding along Seventh Street to Second Street is not uncommon.

We would be pleased to receive further information and detailed planning as to the developer's intentions in relation to stormwater collection, particularly in relation to run-off and drainage, and argue no approval should be given for the development until same has been provided.

Waste & Wastewater

We query the developer's intentions regarding the production and storage of waste (including effluent)²⁴, and the storage and potential use of wastewater²⁵ as part of the proposed development. We note no information in relation to same has been provided with the current proposal.

We are opposed to the re-use of wastewater given the risk that it might seep into, or be carried by spray-drift onto neighbouring properties, particularly if it is intended to be used on the gardens. We are especially concerned about the potential for the contamination of neighbouring rainwater supplies,²⁶ including our own supply at 6 Seventh Street, which is collected and stored in an above-ground rainwater tank along the side boundary fence to 4 Seventh Street (refer attachment "B" hereto).

We are also opposed to wastewater being used on gardens for the potential of it contaminating nearby natural water courses and creeks by way of stormwater run-off.²⁷

We further submit that the development in its current form does not meet the Principles of Development Control as set out in the FRC Development Plan under the heading *Waste* for the following reasons:

- (a) The production of significant levels of waste, and the potential for such waste (particularly garbage) to end up in the yards of neighbouring residential properties.²⁸ At present, we already collect significant amount of garbage that the wind blows, or is carried by birds and animals (predominantly cats) into our yard from the neighbouring *Emily's Bistro*. This includes food wrappers, plastic containers, and organic food waste (including bones).

²⁴ The Flinders Ranges Council Development Plan, General Section, *Waste*, pp83 -84.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid.

- (b) The potential for waste, especially garbage, to be picked up by storm-water and carried into water courses and creeks;²⁹
- (c) The potential for odour caused by the collection and storage of waste, which will affect the amenity of neighbouring properties, and the locality generally, especially during the warmer months.³⁰

We would be pleased to receive further information and detailed planning as to the developer's intentions in relation to the collection and storage of waste (including effluent), and the developer's intentions in relation to the collection, storage and use of wastewater.

Tourism and Orderly and Sustainable Development

We submit that the construction of tourist accommodation in the form, scale and location proposed will "overwhelm, over-commercialise or detract from...the character of its locality".³¹

We note that the FRC Development Plan states that tourism development should "add to the range of services and accommodation types available in the area".³² Attached hereto and marked with the letter "E" is a list of accommodation currently available to people visiting Quorn.

We query how often demand for accommodation in Quorn cannot be met by existing accommodation types in the town. We doubt the commercial feasibility of the development proposed, and have concerns about what will become of the accommodation in the event the development proves unviable.

We further submit that the size and scale of the proposed development has the potential to monopolise the market for tourist accommodation in Quorn, at the detriment of existing businesses offering the same, as it does not suitably increase the range of services and/or the accommodation types available within the township.

The development also fails to suitably shield the main bedroom of our property at 6 Seventh Street, which is located at the front of the house (refer attachment "B " hereto), from noise, light-spill and headlight glare as people and vehicles move in, out and along the proposed vehicle access point at 4 Seventh Street.³³

Furthermore, we argue that the development will "jeopardise the continuance of adjoining land uses"³⁴ (in this case, residential).

Attached hereto and marked with the letter "F" is a copy of the letter of opinion provided to us by Mr Greg Kipling, Real Estate Agent with Raine & Horne in Port Augusta. We note it is Mr Kipling's professional opinion that the proposed development will detract from the residential value of the location, at a detriment to the residential properties in the zone. We argue this will jeopardise the continued residential use of such properties, for which they have been built and are zoned. We submit this also does not meet the principles and objectives of the FRC Development Plan.

²⁹ Ibid.

³⁰ Ibid.

³¹ The Flinders Ranges Council Development Plan, General Section, *Tourism Development*, p76.

³² Ibid.

³³ Ibid, pp76 – 77.

³⁴ The Flinders Ranges Council Development Plan, General Section, *Orderly and Sustainable Development*, p58.

Suggested Changes, Alterations and/or Conditions

We are of the opinion that preference should be given for the residential use of vacant land in the Residential Zone.

Vacant land such as that situate at 49 First Street (CT 5974/206) and 4 Seventh Street (CT 5787/394) should be reserved and utilised for the construction of single, one-storey dwellings to be used as private residence.

We argue that, as the land has been zoned Residential in the first instance, that this is the only kind of development that would meet the objectives and principles of the FRC Development Plan.

However, we are willing to reconsider any amended development plan provided to us, assuming that it sufficiently addresses and attempts to rectify the issues outlined herein. Such a plan would, at the very least, need to include the following alterations:

- (a) The replacement of all two-storey accommodation with single-storey accommodation;
- (b) A reduction in the total number of units and the expected total capacity (people and vehicles) by at least half;
- (c) An increase in the number of units that have disabled access to provide a greater diversity of accommodation types available in the town;
- (d) Provisions relating to stormwater run-off, and its intended collection and/or use;
- (e) Details as to waste management (including effluent);
- (f) Details as to wastewater collection and use;
- (g) The use of mature, fast-growing non-deciduous, non-invasive Australian native trees, vines and plants in the landscaping of side boundary fences to provide more effective and immediate screening and reduce the impact of sound, light and odours;
- (h) The non-inclusion of a conference centre;
- (i) The repositioning of the vehicle access point (driveway) at 4 Seventh Street away from the boundary fence with 6 Seventh Street to reduce the impact of noise, light-spill and general disturbance to 6 Seventh Street;
- (j) The relocation of *Emily's Place* at 4 Seventh Street to a distance no greater than 1 metre from the side boundary fence with 6 Seventh Street, with the parking for the units behind *Emily's Place* to be adjacent to the units, not at their rear (i.e. away from the side boundary fence with 6 Seventh Street);
- (k) The relocation of *Emily's Place* to a setback of 5 metres from the front boundary of 4 Seventh Street to align with the setback position of the buildings at 6 Seventh Street and 10 Seventh Street, to reduce the impact of overshadowing, and to conform to the residential appearance of the locality;
- (l) Evidence of commercial feasibility (for example, in the form of a feasibility report).

We would expect an approval for a development of this kind to come with strict conditions, such as the type of construction techniques permissible, the materials used (i.e. glass), building height, landscaping requirements, and the positioning of windows and doors etc.

We are of the opinion that the proposed development in its current form fails to meet the principles and objectives of the FRC Development Plan.

Summary

We confirm we object to Development No. 740/0020/15, and are opposed to the construction of motel accommodation and conference centre on land primarily located in the Residential Zone.

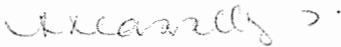
We confirm we would be willing to reconsider our position if presented with amended plans that take into consideration the residential amenity of the area, and which satisfies our queries in relation to stormwater, waste and wastewater management.

We reserve our right of appeal to the Environment, Resources and Development Court in this matter.

Signed this 29th day of July 2015:

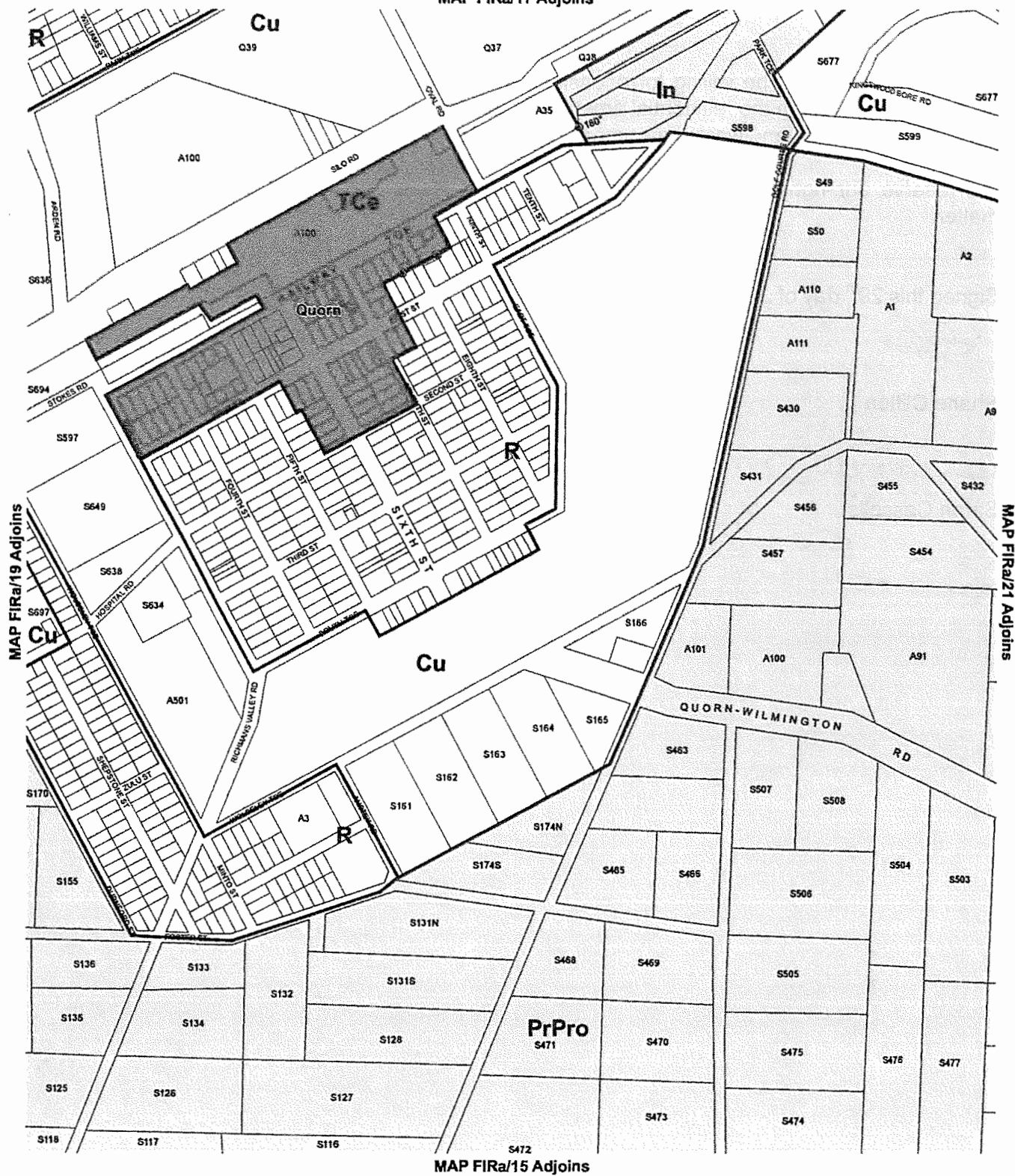


Shane Clifton



Sarah Cassells

MAP FIRa/17 Adjoins



Lambert Conformal Conic Projection, GDA94

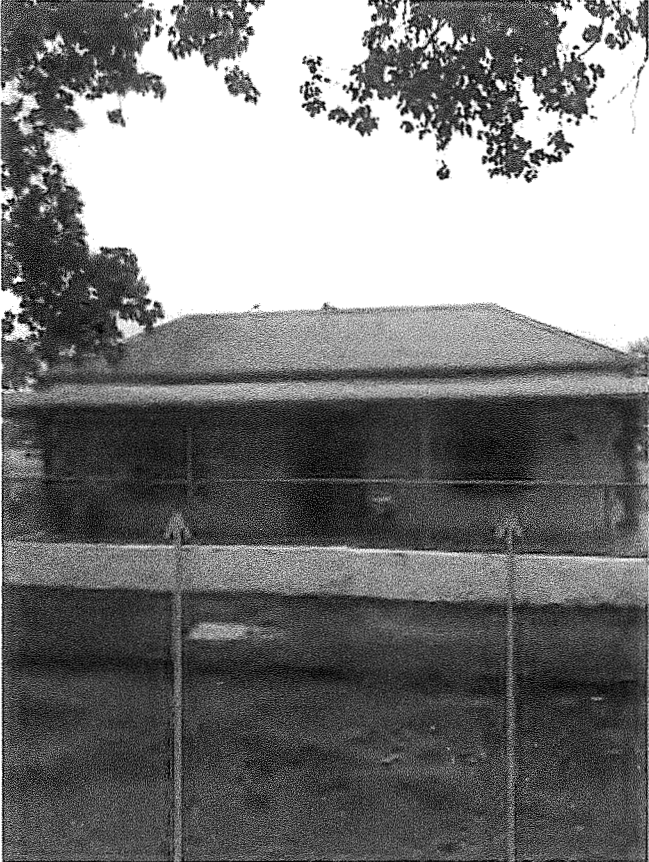


QUORN

Zone Map FIRa/20

- | Zones | |
|-------|--------------------|
| Cu | Community |
| In | Industry |
| PrPro | Primary Production |
| R | Residential |
| Town | Town Centre |
| | Zone Boundary |

Street view of 6 Seventh Street:



Living Room

Main Bedroom



Proposed vehicle entry point for
4 Seventh Street (CT 5932/191)



Current boundary
fence approx. height = 1.6 metres

View of 6 Seventh Street from 4 Seventh Street:



Proposed vehicle entry point at 4 Seventh St.

View of 4 Seventh Street from 6 Seventh Street – FRONT YARD VIEW:



View of 4 Seventh Street from 6 Seventh Street – BACK YARD VIEW:



Rear of *Emily's Bistro* (view from rear entrance/exit of 6 Seventh Street)



Above-ground rainwater tank on side boundary fence



51a & 51b First Street

Fust Street

Signage - To be finished
Attached to the front wall of unit
1200mm O.A. height from ground level
metal finished letters 250mm in height
Providing 100mm from wall line

Signage - To be finished
Attached to the front wall of unit
1200mm O.A. height from ground level
metal finished letters 250mm in height
Providing 100mm from wall line

Bob Grant floor area
to be weathered screen

FRONT

Emily's Bistro

SIDE

Seventh Street

Delivery
& Loading
Area

Existing Shed

Waste Collection &
Recycling Area

Lot 101

Shed

Screening fence

Lot 102

Type Two Units

Area Lighting - 18,300mm
Down light mounted
on building wall

Lot 103

Type Two Units

Area Lighting - 18,300mm
Down light mounted
on building wall

Type One Units (car parking under units)

Area Lighting - 18,300mm
Down light mounted
on building wall

New Bulky Storage

Disabled Car Park

2000 F. produce
Area like background
using wall to screen

2000 F. produce
Area like background
using wall to screen

2000 F. produce
Area like background
using wall to screen

2000 F. produce
Area like background
using wall to screen

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2000 F. produce
Area like background
using wall to screen

Eastern Boundary Landscaping
1800mm fence with trellis to 2400mm high landscaped
with climbing plants eg. passion fruit vines
Fruit trees and edible landscaping along fence line

Type Two Units

Area Lighting - 18,300mm
Down light mounted
on building wall

Area Lighting - 18,300mm
Down light mounted
on building wall

Area Lighting - 18,300mm
Down light mounted
on building wall

Area Lighting - 18,300mm
Down light mounted
on building wall

Area Lighting - 18,300mm
Down light mounted
on building wall

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Down light mounted
on building wall

Area Lighting - 18,300mm
Down light mounted
on building wall

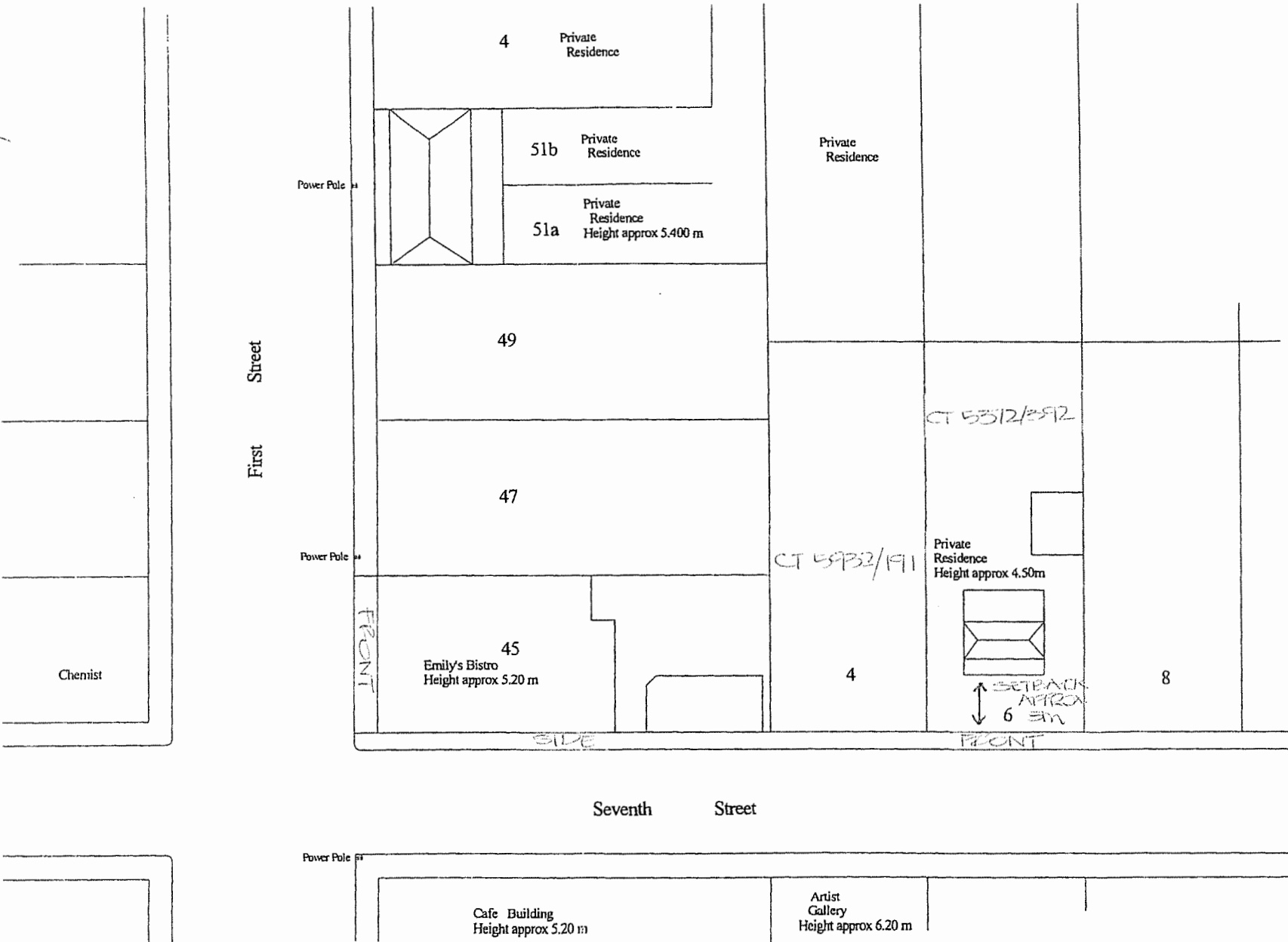
Area Lighting - 18,300mm
Down light mounted
on building wall

Site Plan - Proposed Unit Layout and Vehicle Access

Scale 1: 225

Design & Drawings by Skewad North
Contact: Bob Tulloch ph 08 86486117: Builders Lic. BLD 194795

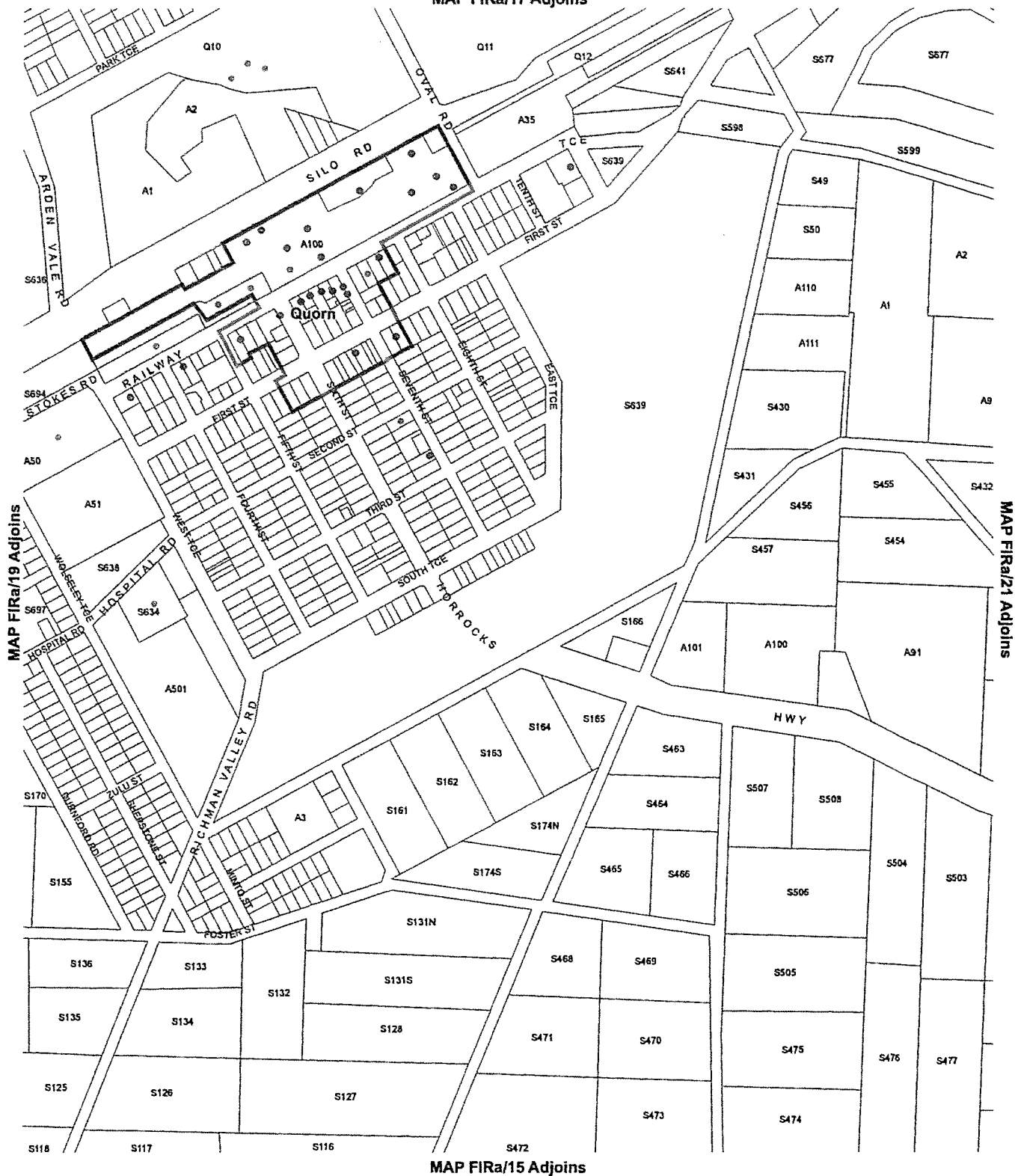
PROPOSED SETBACK



Site Location Plan - Scale 1 : 500

Design & Drawings by Skewed North
Contact : Bob Tulloch ph 08 86486117 : Builders Lic. BLD 194795

MAP FIRa/17 Adjoins



Heritage points are indicative only.
For further information on State and Local Heritage Places and Contributory
Items please refer to the relevant tables within this document.



QUORN

Overlay Map FIRa/20 HERITAGE

- State heritage place
- Local heritage place
- Historic Conservation Area

FLINDERS RANGES COUNCIL
Consolidated - 20 June 2013

Dear Sarah & Shane

As a general rule residential property adjoining or in close proximity to any commercial activity are deemed less desirable to potential buyers. Increased noise, traffic and privacy issues all contribute to a lower property value compared to a similar property in a sole residential setting.

Yours sincerely

Greg Kipling
Licensed Agent MREI

ACCOMMODATION CURRENTLY AVAILABLE IN & AROUND QUORN

Quandong Apartments (First Street)
 Criterion Hotel Motel (Railway Terrace)
 Austral Inn Hotel (Railway Terrace)
 McKinley's Rest (First Street)
 Flinders Ranges Motel (Railway Terrace)
 Endillloe Lodge (Schmidt Road)
 Old Willows Country Estate (Eighth Street)
 Quorn Brewer's Cottages (Park Terrace)
 Quorn Outdoor Education Centre (Second Street)
 Savings Bank of SA (First Street)

Quorn Caravan Park (Silo Road)

Argadells Homestead (Arden Vale Road)
 The Dutchman's Stern Conservation Park
 Olive Grove Cottage (Richman Valley)
 Blue Range Cottage (Warren Gorge)
 Gunyah Holiday House (Gunyah Road)
 Wilderness Cabin (Horseshoe Range)

Devil's Peak B&B
 Pichi Richi Park

Development No.	740/0020/15
Applicant:	
Of	ROWESA Pty Ltd P.O Box 336, QUORN SA 5433
Location of Development	Lots 101, 102 103 & 114 First & Seventh streets, Quorn Cts 5820/734, 5787/394, 5974/206 & 5932/191
Nature of Development	The construction of a motel and conference centre (comprised of 4 two storey buildings, 2 split level buildings associated car park and ancillary landscaping)

Reply to

Shane Clifton and Sarah Cassells, owners of 6 seventh street Quorn S.A 5433

We refer to the proposed development and note the following:

1. It is a category 3 Development Pursuant to s38(5) of the development Act 1993.
Yes category 3 Development to comply with the development Act
2. It is a commercial development involving the construction of motel accommodation and a conference centre (5 two story buildings and 1 one story buildings)
Yes it is a commercial development involving the construction of motel accommodation and a conference centre (4 two story buildings and 2 split level buildings)
3. The site of the proposed development is on land located within the town centre zone (47 First street- CT 5787/394), and the Residential Zone (49 First Street - 5974/206 and 4 Seventh Street - CT 5932/191). Also 5820/734 (45 First Street) town centre zone and the above locations.
4. The majority of construction will take place on land within the Residential Zone.
The planned construction will take place on Town centre zoned land owned by Robert, Wendy and Sally brown which is attached to the business Emilys Bistro, leased by Sally brown. The adjoining land owned by Robert, Wendy and Sally Brown is joining this land, yes at the moment some land is Residential the reason for the category 3
5. The proposed development is in and on the boundary of the Historic Conservation Area of the township of Quorn, and located adjacent to a Heritage Listed property (45 First Street- CT 5820/734).
Yes it will boundary and compliment Emilys Bistro 45 first street Quorn and make this very Historic Building sustainable for many years to come. Keeping it open to the public and maintaining it so it does not go into disrepair, as is happening to the building across the road. We are in full consultation with Heritage.
6. The development does not comply with the Flinders Ranges Council Development Plan (hereinafter referred to as FRC Development Plan).
That statement is factually incorrect it is in fact a significant part of the development plan

Concerns

We raise concerns the following concerns with the proposed development:

1. It is a commercial development of significant size and scale;

Yes it is a commercial environmentally sustainable and innovative tourism development

2. It is a commercial development in and on the boundary of the Historic conservation Area, and that the size, scale and nature of the proposed development will have a negative impact on the historic appeal of the location and neighboring historic/heritage places:

Yes it is a commercial development in and on the boundary of Emily's Bistro which will enhance the local character, visual amenity and appeal of the area. We are in full consultation with heritage.

3. It is a commercial development proposed to be built primarily in the residential Zone

This is the reason for the category 3. We join Town centre zoning.

4 It is a commercial development in close proximity to neighboring residential properties;

We are in the main street of Quorn closer to commercial businesses

5 It is a commercial development consisting of motel accommodation, involving the construction of two-storey buildings, which will have a detrimental impact upon the residential amenity and value of the location

This location is predominately commercial we are in the town centre . (Town centre zone objectives; Provisions of a range of visitor and tourist related facilities, recognizing the unique heritage & railway experiences of the town and their location as gateways to the Flinders ranges. Land uses Restaurants-Cafes-meeting rooms -Tourist facility and offices of which all of these will be involved in the development.

6. That the size and scale of the development, and in particular the construction of two-storey buildings will overshadow, overlook and overwhelm adjacent residential properties, including our own at 6 seventh street; The size and bulk are in line with adjoining buildings, the reason a large gap between your cottage

7. That the current design proposes to construct motel accommodation that either directly faces side boundary fences, or allows for the movement of vehicle and foot traffic along side boundary fences, and the potential for unreasonable disturbance to neighboring residential properties from same;

All consideration has been given to neighbors in the design of these motels, it will give us all more privacy at the moment we look into each others back doors with no privacy as shown in your photographs.

8. That the expected capacity of the proposed development will create unnecessary and unacceptable levels of noise, pollution, waste, odour and disturbance to neighboring residential properties (from motor vehicles, garbage, effluent, light-spill etc.);

Motels are generally peaceful places for sleeping. All waste will be disposed of under council regulations, soft down lights are to be installed. We will have other guests and neighbors will be considered at all times.

9. The manner in which the conference centre may be utilized, e.g. weddings, birthdays and other celebrations and the noise and general disturbance that will result from the same;

This will not be a problem, conferences are generally held in the day, we will have motel guests to accommodate who will be closer than neighbor's. Noise levels will be kept down at all times.

10 How waste water will be stored and the potential for its re-use , e.g on gardens, and how this might affect neighboring soil and water supplies through potential contamination(noting the intention of the developer in relation to same is not included in the current proposal);

All waste water will be stored under council regulations

11. That a 1.8 metre fence with trellis to 2.4 metres landscaped with climbing plants is insufficient to prevent the overlooking of neighboring properties by occupants of two storey accommodation that is over 6 metres in height;

At the moment as shown by your photographs there is no privacy because of the vacant blocks.

There will be more privacy for all of us and the two story buildings will be built to building regulations.

12 The garden beds along boundary fences landscaped with fruit trees and edible plants is insufficient to prevent the carry of noise and pollution from the proposes motel complex into neighboring residential properties;

Excessive noise will not be a factor in the running of the motel and complex

13. How construction and in particular the use of cut and fill techniques, will change the lay of the land and affect storm water run-off, and how the developer intends to deal with storm water run-off by way of drainage etc. (noting no information relating to same is included in the current proposal

All of these issues will be in our final building plans and be done to regulations under the building act.

14 Whether or not the developer intends to collect storm water for use, and how they would do it (noting no information relating to same is included in the current proposal);

All of these issues will be in our final building plans and done to regulations under the building act.

15. How prolonged and protracted construction, and the noise, pollution and vibration from same will prevent neighboring residents to remain in their properties during the construction period (for example, shift workers and small children);

Luckily we have no shift workers near by, also all the children are of school age, most of our residents are elderly and deaf, and the rest should be working during business hours.

16. How prolonged and protracted construction, and in particular the use of cut and fill techniques, will lead to damage of neighboring residential properties, all of which are of significant age;

We have a great base for building, there is no need for extra footings. Because of this good base it is very unlikely the construction will affect neighboring properties.

17. That the proposed development is neither orderly nor sustainable, and the size and scale of same will monopolies the market for tourist accommodation to the detriment of existing businesses in town that offer the same and/or similar accommodation;

The proposed development is orderly and very sustainable. We have owned and successfully ran accommodation houses in tourist areas for 19 years, there is no 4 star accommodation in quorn. We will not be taking away from other accommodation but creating a much needed gap in the market.

18. That the size and scale of the proposed development will prove to be commercially unviable, and what will become of the accommodation in the event that it does.

The motel will not become commercially unviable.

19. The motel accommodation will have an adverse impact upon the privacy of neighboring residents, and limit us in our ability to fully utilize and enjoy our properties in the manner for which they were built and are zoned;

The development will create more privacy for the neighboring properties than a undeveloped block.

20. That a precedent permitting commercial development on land residential Zoned will be created should approval be given to the development.

The motel is in the main street of Quorn

Reasons for Objection

Residential Zone & Land uses

The land situated at 49 First street (ct 5974/206) and 4 Seventh street (CT5932/191) are zoned Residential as per the Flinders Ranges Council Zone Map FIRa/20 (refer attachment "A" hereto)

The land is in the Town centre and joins Town centre zoned land

We submit that the proposed development is not an appropriate or desired development to take place in the Residential Zone, as envisaged by the FRC Development Plan.

The proposed development is desired and envisaged by the FRC Development Plan. It will increase opportunities for visitors to stay overnight.

It will be a environmentally sustainable and innovative tourism development

We refer to the Principles of Development Control set out under the heading Residential Zone in the FRC Development Plan, and in particular the envisage use of land for the zone. 1 We note commercial developments of the kind proposed do not constitute a form of development "envisaged in the zone".

We have a town centre block that joins our residential block these are all connected to our business Emily's Bistro, this is not predominately in residential zone.

Hotel accommodation is specifically excluded from the residential zone and listed as a non-complying .

We note that a non-complying development is considered by the FRC Development Plan to be "generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan".³

Not applicable we are not developing a Hotel. Hotel does not include Motel under schedule 1 development regulations

We argue that the approval of the proposed development will undermine the objectives and principles of the Development Plan by creating a precedent permitting commercial development in the residential zone. This precedent has been set by Mckinleys Rest not by us.

The proposed development involves the construction of motel accommodation on more than 50 per cent of the available residential sites.⁴ We submit that this does not constitute "efficient and coordinated" use of vacant land in the Residential Zone, as it fails to increase housing choice for permanent residents.⁵ The development is not on 50 per cent of the land

Furthermore, the proposed development also fails to meet the requirements of the development plan for non residential development in the residential zone, which "should be of a nature and scale that serves the local community, is consistent with the character of the locality" and "does not detrimentally impact on the amenity of nearby residents".⁶

Once again we are on the verge and incorporating the development with an existing business

We also refer to Interface between land uses in the FRC Development plan and submit that the proposed development is not "located and designed to prevent adverse impact and conflict between land uses". and that the construction of two-story motel accommodation and the proposed landscaping of boundary fences fails to "minimise overlooking and overshadowing of nearby residential properties".⁷

We will be building to the building act and overshadowing as we see it wont effect your block.

Attached * hereto and marked with the letter "B" are photographs of 4 and 6 seventh street, as they currently appear.

Yes the undeveloped blocks which we are paying \$2557.85 council rates plus \$2356.30 for Emily's bistro We need to develop these blocks to get a return . We feel at present the blocks are unsightly .

We submit that our amenity will be detrimentally impacted by the construction of motel accommodation in such close proximity to our property.

Construction will be carried out according to the building act.

We note the height of the proposed motel accommodation is significantly greater than the height of the dwelling at 6 Seventh street. We submit that our property will be unduly and inappropriately overlooked and overshadowed by the construction of two-story units on the adjacent land, regardless of the interior design and use of materials such as frosted glass in windows. We argue that two-story accommodation is therefore inappropriate for the proposed site, and the locality.

We have had the plans drawn up to enhance existing buildings and the two story are the same height as Emily's bistro the adjoining building . Yes your land drops down the reason for not building on your boundary. The building directly opposite will be taller than our development.

We further submit that a side boundary fence between 4 and 6 seventh street at a height of 1.8 metres, with trellis to 2.4 metres, will be insufficient to provide adequate screening and separation between the properties, particularly as the proposed accommodation is two-storey. The addition of climbing vines, fruit trees and edible plants along the fence line will not provide an adequate screen of sound barrier, especially if the plants are deciduous and slow growing.

2.4 metres will be sufficient for screening, a sound barrier wont be needed , we are proposing to build a motel. (a quite sleepy motel in the quite town of Quorn)

We make reference to the proposed setback of the two-storey units named Emily's place, and note the site plan has this situated 1 metre from the front boundary of 4 seventh street. We submit does not comply with the building setbacks from road boundaries stipulated in the FRC Development plan un the heading Design and appearance.⁸

We are working with The Flinders Ranges Council and are at present in full consultation with heritage S.A Attached* hereto and marked with the letter "C" is a copy of the site plan, with setback in question highlighted. We argue that any building constructed on this site should be setback from the front boundary to the same distance as that of the buildings at 6 Seventh Street and 10 Seventh Street, both of which are setback approximately 5 metres from the front boundary. ⁹ The current positioning of Emily's Place will only contribute to the overshadowing of our property at 6 Seventh Street

The reason we are closer to Emily's bistro so not to overshadow your property. The setback is in keeping. With the rest of the development.

We further argue that the development is insufficiently designed and sited to prevent unreasonable interference¹⁰ by way of

- (a) The emission of odour, smoke, fumes, and other airborne pollutants¹¹ through the coming and going of motor vehicles and foot traffic along the side boundary fence to 6 Seventh Street;
- (b) The emission of odour and other airborne pollutants¹² through the storage of garbage and waste, and collection of (during hot summer months);
- (c) The negative impacts of noise by moving and idling motor vehicles (including buses)¹³ at any time of the day or night;
- (d) The negative impacts of noise¹⁴ through the carry of voices from occupants, and from the closing and opening of doors (units and vehicles), particularly those situated along the side boundary fence with 6 Seventh Street;
- (e) The negative impacts of noise caused by music, the use of televisions, air conditioning and heating, hot water units, and the production of infra-sound and ultra-sound;
- (f) Vibration¹⁵ caused by sound and the movement of vehicles;
- (g) The potential for electrical interference¹⁶ and the production of EMF as a result of the size and scale of the development;
- (h) Light spill onto and into the property situated at 6 Seventh Street brought about by the positioning of parking spaces adjacent to the boundary fence, which will need to be sufficiently lit for security and safety in the evenings;¹⁸
- (i) Light spill onto and into the property situated at 6 Seventh Street (including bedrooms) from vehicle headlights as they come and go from the units located on the adjoining land at 4 Seventh Street;¹⁹
- (k) Potential for glare²⁰ caused by parked motor vehicles and the glass window panes of the units as the sun passes over during the day.

We argue that the aforementioned issues show that the development is inappropriate in its proposed location and design, and if it were to be approved would have a detrimental impact on the amenity of, and unreasonable interference on neighboring residential property.

All of the above do happen with neighbors at times living in a town. It is not realistic to keep paying rates on empty blocks we need to develop these blocks. The motel will be run in an orderly manner to ensure all of the above are minimal and neighbors will be considered at all times.

Historic Conservation Area & Heritage Places

The main reason for the planning of this development adjacent to Emily's Bistro is the conservation of Emily's bistro formally "The great Northern Emporium". It will be a development that promotes, conserves and enhances the cultural significance and historic character of this identified state heritage building in this area. It will assist Emily's Bistro in being a viable business for many years to come, keeping it open to the public, for thousands of people to wander through every year. This development is in full consultation with Heritage S.A.

Storm water

To make the motels sustainable and self sufficient all rain water will be collected and stored, then recycled. For use on our gardens, there will be minimal run off. We already collect 75,000 litres and we have 75,000 Storage underground ready to be used for the motels. Run off will be less than what it is now.

Waste & Wastewater

The development will include the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil plant and animal biodiversity, human health and amenity of the local. Also we will minimize the production of waste and dispose of waste in an environmentally sound manner. We also pick up rubbish blown on to the vacant blocks from other businesses, this will be taken care of with a full time gardener /maintenance employee. Building plans are in the process of being drawn up at the moment with the waste and waste water conditions being to council regulations.

6

Tourism and Orderly and Sustainable Development

To make this a sustainable and innovative tourist development we need to cater for a bus, there are no other Motels in the town that can cater for a large bus.

We are aiming for 4 plus stars , there are no other motels in Quorn that are of this high standard.

We work in the tourist industry and the demand for extra accommodation in and around Quorn is very high.

We have done a feasibility study on this development and it proves very viable.

The development will not monopolise the market in and around Quorn it will bring more tourists to Quorn and create eight full time jobs.

The main bedroom is on the other side of the house as shown in your picture this is more than enough in the building regulations.

This development will enhance the continuance of adjoining land uses by making the boundaries more private.

Property values are not relevant to planning Development Plan does not refer to property values except in the most oblique way and certainly not in direct reference to the specific forms of development. I do not consider property value to be relevant to planning consent.

Thank you for your suggested changes and interest in our development

Regard Wendy Brown

11/8/2015
Wendy H. H.
P.H.

30 JUL 2015

DEVELOPMENT ACT 1993

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act, 1993

THE FLINDERS RANGES COUNCIL

To: Chief Executive Officer
The Flinders Ranges Council
PO Box 43
QUORN SA 5433

Development No: 740/0020/15

Name of Person(s) Making Toni & Dwayne Crombie

Representation:

Address: 51 First St
Quorn

Nature of Interest Affected by Refer attached

Development (eg adjoining resident,
owner of land in vicinity, or on behalf
of an organisation or company)

Reasons for Representation:

My Representation would be

Overcome by:

(state action sought)

Please indicate in the appropriate box below whether or not you wish to be heard by the Flinders Regional Development Assessment Panel in respect to this submission:

I do **not** wish to be heard ☐
I desire to be heard personally ☒
I will be represented by ☐

(please specify)

Signed Toni & Dwayne Crombie

Date 30.07.2015

Statement of Representation

740/0020/15 – Proposed Construction of motel, conference centre (comprising 1 x one storey and 5 x storey buildings, associated car parking and ancillary landscaping) at Lots 103, 102, 101 and 114 First Street Quorn

Toni and Dwayne Crombie, PO Box 125 Quorn, owners of 51 First Street Quorn

The proposed development has been classified as category 3 development – Lots 101, and 102 are zoned Town Centre and Lot 103 and 114 are zoned Residential under the Flinders Ranges Development Plan. The development proposed for lot 103 and 114 is non complying under the existing Flinders Ranges Development Plan.

We remind members of the Flinders Regional Development Assessment Panel of the following, contained in the Flinders Ranges Development Plan:

Specifically:

Historic Conservation Area

Objectives

3. *development that complements the historic significance of the area*
5. *development that contributes to the desired character.*

Principles of Development Control

4. *development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:*
 - b. *proportion and composition of design elements such as roof lines, pitches, openings, verandahs, fencing and landscaping*
10. *advertisements and / or advertising hoardings associated with places and areas of heritage significance should*
 - a. *be a sign, colour , shape and materials that enhances the character of the locality*
 - b. *not dominate or detract from the prominence of any place and/or area of historic significance.*

Residential Development

Street and Boundary Setbacks

11. *Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:*
 - a. *minimise the visual impact of buildings from adjoining properties*
 - b. *minimise the overshadowing of adjoining properties*

Private Open Space

15. *Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:*
 - a. *minimise overlooking from adjacent buildings*
 - e. *achieve separation from bedroom windows on adjoining sites*

Visual Privacy

20. *direct overlooking into habitable room windows and onto the useable private open spaces of other dwellings from windows, especially from upper-level habitable rooms and external balconies, terraces and decks, should be minimised through the adoption of one or more of the following:*
 - e. *adequate separation*

Swimming Pools and Outdoor Spas

34. *Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.*

Residential Zone

12. *Group Dwelling 1200 average square metres site area with minimum frontage of 24 metres*
Non-complying Development
Advertising and/or advertising hoarding

Tourism Development

Objective 3 development which enhances the local character, visual amenity and appeal of local area

Town Centre Zone

5. *Buildings and structures should be designed and constructed in sympathy with adjoining buildings so as to complement and enhance the existing character and appearance of the streetscape. Particular regard should be taken of the scale of buildings and roof heights, setbacks, façade treatment, profile, verandahs, construction materials and colours.*

Heritage Places

6. *Development that materially affects the context with which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:*

- d. proportion and composition of design elements such as rooflines, openings, fencing and landscaping.*

Major concerns with proposed development on Lot 103 and 114

Proposed development includes development of Lot 103 and 114 both zoned residential and adjoining existing residences also zoned residential.

Note: existing residences are believed to be 100 years plus in age

Serious deficiencies with the proposal, identified below, need to be addressed before this development should be considered for approval –

- the overall scale and form of the development which are not reflective of its setting
- the intensity of the use relative to the space in which it is to fit, ie the overall density of motel occupation – the number of rooms – on a site of this size represents a substantial over-development of the site
- there is little respect for the prevailing built-form and appearance of the Quorn centre due to the mass, bulk and height of the proposed buildings and their spacing
- the degree of respect for and integration with existing heritage character is severely lacking in the proposal
- there is little compatibility with the Quorn centre's current distinctive and attractive streetscape characterised by 19th century buildings, generally single storey with low pitched verandas over the footpath
- there are doubts whether the density of the development is able to be adequately serviced with key infrastructure, particularly the waste management system for some 37 motel rooms and function centre located on a confined site and stormwater management from roof and site run-off

- the impacts on neighbouring residential uses such as potential for overshadowing and overlooking due to the placement of buildings, incorporating two-storey elements, in proximity to the property boundaries
- concerns regarding the potential for congestion due to additional traffic generated by the new use, the circulation of this through the site and the limited on-site parking opportunities, especially in respect to the function centre – already there is a parking problem in the adjoining streets because of the existing restaurant
- the terrain of the land with the block sloping away from First Street and the effect this has on preparing the bench sites and finished floor levels for the buildings cannot be accurately determined because of the deficiencies of the plans – there is concern that the cut-and-fill required may be such as to create negative impacts on neighbouring land in terms of building and fence heights and overlooking/overshadowing potential. The proposed fence of 1.8 metre with trellis to 2.4 metres landscaped with climbing plants does not provide privacy; if the buildings are level, the fence should not be sloping and should be erected by a professional builder. Our residence is < 1 metre from the boundary fence.
- a key problem in that the plans supplied with the application are poorly presented and do not show the level of detail that is needed to gain a full and proper understanding of the proposal and its possible impacts
- concerns in relation to opening hours for a hotel / motel which are normally 24 hours per day
- concerns for the proposed use of the function centre particularly in relation to the liquor licensing hours
- concern that no information has been provided as to the strategies proposed for the impact / damage to adjoining residences during the construction phase

Underlying these concerns are two fundamental issues associated with the motel development.

It is noted that the majority of the development will in fact be located within the *Residential Zone*, a zone whose principal objective and land use function is to accommodate a range of dwelling types, not commercial-related development apart from small-scale uses that serve the local community. A motel on this scale can hardly be said to be focussed on just the local community, nor can it be interpreted as being a small-scale activity. A development that gives rise to the scale and intensity of use being proposed does not comfortably fit into the residential pattern and form of dwelling development envisaged by the zone policy.

Also, any advertising is a non-complying form of development within the *Residential Zone* and it not clear from the plans whether signage is proposed to be placed on the land or buildings that are located within this zone. If so, this is a procedural question that needs to be addressed as it could lead to the whole of the proposal being classed as non-complying.

The *Tourism Development* section of the Development Plan likewise throws some doubt onto the appropriateness of this development for the site. Objective 3 seeks tourism development that enhances the local character, visual amenity and appeal of the local area. Principles of development control 3 and 6 reinforce the importance for such development to ensure that its scale, form and location does not overwhelm, over commercialise or detract from the intrinsic values of the setting; and that they be located within designated areas. It is strongly suggested that the proposal does not achieve any of these in a reasonable way. Most of the development is outside of the *Town Centre Zone* and it is difficult to accept that a large motel is acceptable in the residential context promoted by the *Residential Zone's* policy framework.

Secondly, it appears that the **heritage** concerns have not been adequately addressed. The new buildings are to be placed within and adjacent the site of a State heritage place which has considerable influence on the outcome of any development that may be proposed, let alone something of the size and form mooted. There are strict obligations placed by the legislation on dealing with listed places, and in this case the matter is compounded by the fact that that part of the development that is located within the *Town Centre Zone* is also affected by the *Historic Conservation Area* (see Overlay Map FIRa/20 – Heritage). This requires the development's assessment to be also aligned with the policies set out in the *Historic Conservation Area* section in the General part of Council's Development Plan. It is our view that the proposal undermines key policies of that section, namely Objectives 3 and 4, the Desired Character statement and principles of development control 4, 9 and 11. Importantly, the development does not complement nor contribute positively to the historic significance of the area, it will not maintain the pattern of existing development, be of a single-storey nature, or be consistent in form and scale with existing development.

In addition to these broad concerns, there are those direct impacts that affect our property. We are located on the immediate eastern boundary of the subject land and are disturbed by the threat to our living amenity due to general nuisance potentially resulting from the activities associated with the motel and its function centre as well as overshadowing and privacy issues arising from the nature of the buildings being in close proximity to our boundary. The amenity of adjoining residents must be a significant factor in the assessment and it is imperative that this amenity is largely preserved. We bought the dwelling on the understanding provided by The Flinders Ranges Council that our property is located in the *Residential Zone*, as is the land adjacent, (as per the Flinders Ranges Development Plan) with the expectation that a dwelling would be built there, not a highly commercialised use.

The previous owner of lot 103 enquired from The Flinders ranges Council about the development of cabins on lot 103 and was advised that it was non complying development.

Privacy, on a day to day basis, would be completely lost to us and of extreme concern, expose our children to unsolicited scrutiny by guests/visitors/cleaners utilising the proposed balcony area and spa.

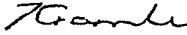

Summary

We are of the strong view that before this development is in any way appropriate for this land two actions need to be taken –

1. the proposal must be effectively scaled down in terms of its size and density and be redesigned to show better respect for firstly, its heritage context and secondly, the amenity protection for neighbouring properties.
2. expert reports from suitably qualified engineers must be prepared to address and demonstrate firstly, the adequacy of the development for this site regarding the capacity of the land to accommodate a use of this intensity in terms of proper and safe waste management and stormwater and secondly, a traffic report that identifies and addresses traffic circulation, on-site and off-site car parking and local road issues.

Until this engineering information, and the conclusions reached, is available, crucial parts of the proposal that would support or otherwise its acceptability cannot be correctly assessed. We are in the dark about how these aspects of the development are to be managed and to what degree they may lead to issues beyond the site and affect neighbouring properties and road function and would appreciate being provided with responses to this information to allow us to make further comment.

On the basis of the above concerns, we are currently opposed to the application and believe that significant changes and other justifications are needed before the matter proceeds further. As the proposal currently stands it should be refused on planning grounds as not being consistent with Development Plan and zone policy for the reasons outlined above.

Toni and Dwayne Crombie

30 July 2015

Development No. 740/0020/15
Applicant:
Of ROWESA Pty Ltd
P.O Box 336, QUORN SA 5433
Location of Development Lots 101, 102, 103 & 114
First & Seventh Streets, Quorn
CTs 5820/734, 5787/394, 5974/206 & 5932/191
Nature of Development: The construction of a motel and conference centre
(comprised of 4 two storey buildings, 2 split level buildings
associated car park & ancillary landscaping)

Reply to

Toni and Dwayne Crombie, PO Box 125 Quorn, owners of 51 First street Quorn
The propose development has been classified as category 3 development- Lots 101, and 102 are zoned town centre and Lot 103 and 114 is non complying under the existing Flinders Ranges Development Plan

The proposed development is “not non complying” you are factually incorrect by implying that statement

Hotel does not include motel, under Schedule 1 Development regulations

Historic Conservation Area

Objectives

3. Development that complements the historic significance of the area
This development will be in form and scale with existing development and maintain and enhance the historic character of the area.
5. Development that contributes to the desired character
The development has been designed to work with and compliment the surrounding buildings, elements such as mass proportion, roof form and pitch, street alignment and building materials. This development will complement the historic significance of the area.

Principals of development control

4. Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
 - B. proportion and composition of design elements such as roof lines, pitches, openings, verandahs, fencing and landscaping.We have taken design cues from the nearby buildings, The buildings visible from the street are purposely two story to be of similar size and status of the Old Bank building, Emily’s Bistro and the pubs on the front street and to compliment the nearby houses. The roof lines and pitches are taken from the Quorn hotel, the verandahs and in keeping with the style of the Transcontinental hotel, fencing and landscaping all in keeping with the area.
10. Advertisements and / or advertising hoardings associated with places and areas of heritage significance should
 - A. be a sign, colour, shape and materials that enhances the character of the locality
 - B. not dominate or detract from the prominence of any place and / or area of historic significance.

“Great Northern Lodge” the sign’s will be complying with heritage and Finders Ranges Council requirements.

Residential Development

Street and boundary setbacks

11. Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the dwelling increases to:

- A. minimize the visual impact of buildings from adjoining properties
- B. minimize the overshadowing of adjoining properties

The overshadowing to adjoining properties will be minimal

Private open space

15. Private open space (land available for exclusive use of residents of each dwelling) should be provided for each dwelling and should be sited and designed;

- A. minimize overlooking from adjacent buildings
- E. achieve separation from bedroom windows on adjoining sites

All these buildings will comply with the building act

Visual privacy

20. Direct overlooking into habitable room windows and on to the useable private open spaces of other dwellings' from windows, especially from upper level habitable rooms and external balconies, terraces and decks, should be minimized through the adoption of one or more of the following

- E. adequate separation.

Heritage states for there to be minimal separation between building we have provide adequate separation

Swimming Pools and outdoor spas

34. Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

Spas to be protected from neighboring views

Residential Zone

12. Group Dwelling 1200 average square meters site area with minimum frontage for 24 meters non-complying development

Advertising and /or advertising hoarding

We will not be non complying with any issues all of these issues will be worked through with the Flinders ranges council before building proceeds

Tourism Development

Objective 3 development which enhances the local character, visual amenity and appeal of local area

The development will be environmentally sustainable and innovative that will enhance the local character and appeal of the local area.

Town centre Zone

5. Buildings and structures should be designed and constructed in sympathy with adjoining buildings so as to complement and enhance the existing character and appearance of the streetscape. Particular regard should be taken of the scale of buildings and roof heights, setbacks, façade treatment, profile, verandahs, construction materials and colors.

We have taken all surrounding buildings into consideration as to complement and enhance their existing character and appearance. We have not tried to replicate an old character building with new materials.

The scale and height of the buildings have been carefully considered , to be in keeping with the towns surrounding buildings.

Heritage Places

6. Development that materially affects the context with which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- D. proportion and composition of design elements such as rooflines, openings, fencing and Landscaping

We have taken all surrounding buildings into consideration as to compliment and enhance their existing Character and appearance. The scale and height of the buildings have been carefully considered, to be in keeping with the towns surrounding buildings. Development is in full consultation with Heritage S.A

Toni and Dwayne's major concerns with proposed development on lot 103 and 114

. The overall scale and form of the development which are not reflective of its setting

Robert Wendy and Sally Brown feel we are enhancing , developing and improving.

. The intensity of the use relative to the space in which it is to fit, ie the overall density of motel occupation- the number of rooms- on a site of this size represents a substantial over-development of the site

We believe we have adequate recreation area for the scope and size of the motels. More than half the land is landscaping.

. There is little respect for the prevailing built-form and the appearance of Quorn centre due to the mass, bulk and height of the proposed buildings and their spacing.

We have taken into consideration the height of adjoining buildings and the character of the adjoining buildings. We feel it would be detrimental to build a low building as has been done next to the state bank. Everything has been carefully designed to fit in with the surrounding houses and location. We are consulting with Heritage S.A.

. The degree of respect for the integration with existing heritage character is severely lacking in the proposal. Our family currently own Emily's Bistro adjacent to the proposed development and have maintained it to a high standard for future generations. We are fully aware of heritage character and it has been used in the design, garden and proposed development, to enhance existing nearby and town buildings

. There is little compatibility with the Quorn Centre's current distinctive and attractive streetscape characterized by the 19th century buildings, generally single storey with low pitched verandas over the footpath.

The rendered walls the pitch of the roof on the street sides are all in keeping with other town buildings. The street-scape will be enhanced by a quality building instead of an empty block. We are not trying to replicate a hundred year old building our aim is to enhance the existing buildings.

. There are doubts whether the density of the development is able to be serviced with key infrastructure, particularly the waste management system for some 37 motel rooms and function centre located on a confined site and storm water management from roof and site run-off

We are currently in contact with S.A power and a new pole and transformer will be installed which will improve the power to all surrounding houses and businesses this will be paid for by us at a large cost, for the benefit of adjoining houses. We are also installing solar panel to generate power back to the transformer. As advised by council we will be putting our own waste water treatment system in. This system will be capable of treating 6,000 liters per day. We also will be collecting rain water in underground tanks which will be used on the gardens. Paving areas will be excavated to a depth of 350mm taking out the clay replaced with compacted graded crush stone before laying the paving to allow for soakage.

. The impacts on neighboring residential uses such as potential for overshadowing and overlooking due to the placement of buildings, incorporating two storey elements, in proximity of the property boundaries. We have been at Emily's bistro for 4 years and the window on our adjoining blocks has had alfoil on it. And shade cloth to shade the yard. We are building 3 meters back from the fence to take all this into consideration. All upstairs windows will be to regulations as outside elevated verandahs.

. Concerns regarding the potential for congestion due to additional traffic generated by the new use, the circulation of this through the site and the limited on-site parking opportunities, especially in respect for the function centre- already there is a parking problem in the adjoining streets because of the existing restaurant.

All 22 units have their own car park. Small buses associated with the conference centre will be parking across the road in the council car park. There is also car parking in the council car park for extra staff parking. We currently have a letter from council dated 8th July 2015 stating the car park is for public use. This will minimize the congestion. The adjoining restaurant is very busy on Sundays when the local chemists across the road is not open, sharing parking with other business has never been a problem.

. The terrain of the land with the block sloping away from First street and the effect this has on preparing the bench sites and finished floor levels for the building cannot be accurately determined because of the deficiencies of the plans- there is concern that the cut and fill required may be such as to create negative impacts on neighboring land in terms of building and fence heights and overlooking/overshadowing potential. The proposed fence of 1.8 meters with trellis to 2.4 meters landscaped with climbing plants does not provide privacy; if the buildings are level, the fence should not be sloping and be erected by a professional builder. Our residence is 1 meter from the boundary fence.

Your original fence will not be touched as it is a new fence, the new fence will be on our side with the

neighbor friendly top and no you won't be able to see through unless you put your eyes to the fence. The fast growing vines will soften the fence and add extra privacy. These fences are designed for this.

. A key problem is that the plans supplied with the application are poorly presented and do not show the level of detail that is needed to gain a full and proper understanding of the proposal and its possible impacts.

For planning purposes these plans are all that was required. We have more detailed plans for building approval.

.Concerns in relation to opening hours for a hotel/motel which are normally 24 hours per day.

Our opening hours will be the same as the bistro this has never been a problem in the past 4 years.

This is not a hotel it is a motel where people come to sleep and relax a very quiet environment will be created by us, because that is how we like it and how our guest will be liking it.

. Concerns for the proposed use of the function centre particularly in relation to the liquor licensing hours.

There is no license for the conference centre this is not a problem. Most conferences are held during business hours and generally people go to the hotels for a drink after.

.Concern that no information has been provided as to the strategies proposed for the impact/damage to adjoining residences during the construction phase.

All measures will be taken to ensure neighbors are cared for in the building process. We have recently built 2 two story buildings in the Adelaide and one two story in the Kingscote township and are very aware of the disruptions it may bring. All building work will be done under the act to ensure positive response from the neighbors.

Underlying these concerns are two fundamental issues associated with the motel development.

It is noted that the majority of the development will in fact be located within the residential zone, a zone whose principal objective and land use function is to accommodate a range of dwelling types, not commercial related development apart from small scale uses that serve the local community. A motel on this scale can hardly be said to be focused on just the local community, nor can it be interpreted as being a small scale activity. A development that gives rise to the scale and intensity of use being proposed does not comfortably fit into the residential pattern and form of dwelling development envisaged by the zone policy. This issue will be determined by the Flinders Ranges council. I am to remind you we are adjoining town centre and directly in the business area. The council has opened up primary production land for residential. So I feel considering where the development site is situated this will not be a problem. We certainly will be looking after the local community, businesses are the first place the local community come for donations, just recently we donated our kitchen and restaurant for you to raise money for the school. No it is not a small scale activity but a viable business in and adjacent to town centre.

Also any advertising is a non-complying form of development within the residential zone and it is not clear from the plans whether signage is proposed to be placed on the land or buildings that are located within the zone. If so, this is a procedural question that needs to be addressed as it could lead to the whole of the proposal being classed as non-complying.

Once again we will not be non-complying, we will be complying with all advertising, this will be done through the Flinders Ranges council,

The Tourism Development section of the development plan likewise throws some doubt into the appropriateness of this development for the site. Objective 3 seeks tourism development that enhances the local character, visual amenity and appeal of the local area. Principles of development control 3 and 6 reinforce the importance for such development to ensure that its scale, form and location does not overwhelm, over-commercialise or detract from the intrinsic values of the setting; and that they be located within designated areas. It is strongly suggested that the proposal does not achieve any of these in a reasonable way. Most of the development is outside of the Town centre Zone and it is difficult to accept that a large motel is acceptable in the residential context promoted by the residential zone's policy framework. This development fits into all of the tourism development plans, it will enhance the local character, it will be fantastic for the local area it is in a great location as stated on McKinley's Rests advertising. Only 150 metres to walk to the Pichi Rich Railway and even less to the galleries, cafes and historic pubs, right in the heart of historic Quorn. As part of the building is in Town zone and all the blocks are owned by the same people we feel this issue can be overcome by working with the Flinders Ranges council. Secondly it appears that the heritage concerns have not been adequately addressed. The new buildings are

to be placed within the adjacent within and adjacent the site of a state heritage place which has considerable influence on the out come of any development that may be proposed, let alone something of the size and form mooted. There are strict obligations placed by the legislation on dealing with listed places, and in this case the matter is compounded by the fact that part of the development that is located within the town centre zone is also affected by the historic conservation area . This requires the development's assessment to be also aligned with the policies set out in the historic conservation area section in the general part of councils development plan. It is our view that the proposal undermines key policies of that section, namely objectives 3 and 4, the desired character statement and principles of development control 4, 9 and 11. Importantly, the development does not complement nor contribute positively to the historic significance of the area, it will not maintain the pattern of existing development, be of a single story nature, or be consistent in form and scale with existing development.

Emily's Bistro has been run by our family for four years, it is a heritage building and we fully understand the significance of owning and maintaining a building of this size. This has been developed in full consultation with Heritage S.A. As shown on the plan the building takes up three quarters of the block which is a very large building and very high one of the reasons we are building two story so it will blend in with the already significant building. To re-roof this building will cost approx \$60,000, a stand alone café will significantly struggle to find these funds, and sustain the building to a standard where it is open to the public. Building the motels adjacent and connecting them to the café makes it a much more viable business and will ensure this very historic and important building will be open to the public for many years to come and not go into disrepair as is happening to the building across the road. Our family own this building and share it with thousands of visitors a year , they are made to feel welcome and wander through all express their amazement on how well preserved and maintained the building is. This building was proudly renovated by the brown family, we would no way jeopardize the façade of this building by building motels that did not accentuate this great building

In addition to these broad concerns, there are those direct impacts that affect our property. We are located in the immediate eastern boundary of the subject land and are disturbed by the threat to our living amenity due to general nuisance potentially resulting from the activities associated with the motel and its function centre as well as overshadowing and privacy issues arising from the nature of the buildings being close proximity to our boundary. The amenity of adjoining residents must be a significant factor in the assessment and it is imperative that this amenity is largely preserved. We bought the dwelling on the understanding provided by the flinders Ranges Council that our property is located in the residential zone, as is the land adjacent, (as per the flinders ranges plan) with the expectation that a dwelling would be built there, not a highly commercialized use.

A part of the property that has a common wall with your house is already being used as a commercial business in a residential zone, as an accommodation house with people coming and going. This business is an advertised business known as McKinlys Rest, I feel your privacy issues are not a threat they are already there. We bought the block with the understanding accommodation was able to be built. The property adjoins town centre making it a great location for a motel. There will be no extra overshadowing as alfoil is covering the window on the side it has been covered for four years and shade cloth runs down the side.

Your living amenity will be more secluded with the fence and extensive planting planned for the site.

The previous owner of lot 103 enquired from the Flinders ranges Council about the development of cabins on lot 103 and was advised that it was non complying development

We have been advised by the previous owners that they were never told the development of cabins was non complying.

Privacy, on a day to day basis, would be completely lost to us and of extreme concern, expose our children to unsolicited scrutiny by guests/visitors/cleaners utilizing the proposed balcony area and spa.

There will be more privacy for all neighbors as fences will be higher and trees will be planted. As at present seen in Shane and Sarah's pictures they can see right into your backdoor and Emily's bistro back door, at the moment there is no privacy because of the open space, this will make all our properties more private and secluded. Your children are more exposed by McKinly's Rest the bed and breakfast adjacent to your house which has a low fence and adjoining gate.

11/8/2015
Wendy
[Signature]



Ref: SH/12589D
Date: 17 September 2015

The Chief Executive Officer
The Flinders Ranges Council
PO Box 43
Quorn 5433

Attention: Ann Frick

STATE HERITAGE UNIT

Conservation and Land
Management Branch

Strategy and Advice
Directorate

First Floor
1 Richmond Rd
Keswick SA 5035

GPO Box 1047
Adelaide SA 5001
Australia
DX138

Ph: +61 8 8124 4960
Fax: +61 8 8124 4980

Dear Ms Frick

**DESCRIPTION: DEVELOPMENT MATERIALLY AFFECTING CONTEXT OF A STATE HERITAGE PLACE:
FOSTER'S STORE - MOTEL AND CONFERENCE CENTRE AT LOTS 101-103 FIRST STREET & LOT 114
SEVENTH STREET, QUORN**

Application number: 740/20/15

Received: 13/07/2015 (Additional information received 24/07/15 and 05/08/15)

State heritage place: Foster's Store, 45-47 First Street QUORN

The above application has been referred to the Minister for Sustainability, Environment and Conservation in accordance with the *Development Regulations 2008* Schedule 8 Table item 5(1), as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which the State heritage place is situated.

I have assessed the proposed development in its impact on the heritage significance of the above State heritage place. Subject to the recommendation set out below, I consider its heritage impact to be acceptable for the following reason/s.

- The proposed one and two storey semi-detached dwellings and conference centre will have no physical affect upon the significant fabric of the State heritage place as the buildings are on adjacent land.
- The new buildings that adjoin the street frontages of the heritage property are of simple domestic form and are clearly contemporary. The upper levels are sufficiently set back at the side boundaries. The eaves of the adjoining building is below the top of the parapet of the heritage place facing First Street.
- The development follows the close development of the street patterns of commercial and residential buildings and listed heritage buildings in nearby streets of the Quorn township.

Recommendation

The following condition should be incorporated into any consent or approval.

Condition 1: The final selection of colours and materials shall be provided to the satisfaction of Council in consultation with the Department of Environment, Water & Natural Resources.

Reason for condition: Details not provided.

Further Advice

The following advice is provided for the attention of Council.

- 1: **Signage details have not been considered in this assessment.**

General notes

1. Should Council not adopt the above recommendation in full, it will be necessary to obtain the concurrence of the Development Assessment Commission before a decision is conveyed to the applicant.
2. Any changes to the proposal on which this report is based may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal described in the planning documentation.
3. To ensure a satisfactory heritage outcome, Council is requested to consult the Department of Environment, Water and Natural Resources in finalising any conditions or reserved matters above.
4. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department of Environment, Water and Natural Resources a copy of the Decision Notification.
5. Council is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993*.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

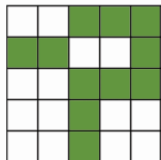
For further information, contact the Department of Environment, Water and Natural Resources.
6. Council is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988*.
 - (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

For any enquiries in relation to this application I can be contacted by telephone on 8124 4922 or e-mail DEWNR.StateHeritageDA@sa.gov.au.

Yours sincerely,



Margaret Heathcote
Senior Conservation Architect EH3917
 Department of Environment, Water and Natural Resources
 as delegate of the
MINISTER FOR SUSTAINABILITY, ENVIRONMENT AND CONSERVATION



**PRIME
PLANNING**

TOWN PLANNING CONSULTANTS

18 September 2015

The Chief Executive Officer
The Flinders Ranges Council
PO Box 43
QUORN SA 5433

Via Email: cjd@frc.sa.gov.au

Dear Colin

**RE: DA 470/0020/15 ROWESA PTY LTD
STATE HERITAGE UNIT WRITTEN RESPONSE**

Thank you for your email today providing the formal response from the State Heritage Unit (SHU).

The Development Application was referred to the Minister for Sustainability, Environment and Conservation in accordance with the Development Regulations 2008. Two requests for further information were received and responded to by the applicant and no written response was received from the Department. I personally called the assessing officer in the SHU on three occasions and emailed once to follow up on the Department's formal response. The DAP report was written based on the verbal advice received from the SHU.

The written response from the SHU dated 17 September 2015 does not precisely correspond with verbal advice received. To properly encompass the SHU's advice I would like to amend the recommended conditions of consent to include Condition 17 as follows:

17 The final selection of colours and materials shall be provided to the satisfaction of Council in consultation with the Department of Environment, Water & Natural Resources.

I would appreciate this advice being provided to the Panel Members as an addendum to my report.


Please feel free to contact me if you have any questions.

Yours sincerely

Lynette Brandwood
PRIME PLANNING

PRIME PLANNING

11 Sydenham Road, Norwood SA 5067 | PO Box 3636 Norwood SA 5067
Tel (08) 8363 9550 | Email plan@primeplanning.com.au
ABN 76 153 868 592

	<p>FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL</p> <p>AGENDA</p>	<p>Version Number Issued : Next Review GDS</p>	<p>1 23 Sept 2015 9.14.1 Page 8 of 10</p>
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6.3 DISTRICT COUNCIL OF PETERBOROUGH

NIL

No Applications for The District Council of Peterborough require consideration at this Meeting.

6.4 DISTRICT COUNCIL OF ORROROO CARRIETON

NIL

No Applications for The District Council of Orroroo Carrieton require consideration at this Meeting.

7. ANNUAL REPORT

7.1 2014-2015 Annual Report

Action	For DECISION
Proponent	Panel Officer
Officer	Public Officer
Associated Reports & Documents	Annual Report 2014-2015

Officer's Recommendation:

That the Flinders Regional Development Assessment Panel Annual Report for 2014-2015 be received.

Introduction:

The Terms of Reference for the Flinders Regional Development Assessment Panel ("the Panel") requires that the Panel, through the Public Officer, will report in writing to the Constituent Councils on an annual basis, detailing:

- The level of attendance of Panel Members at Panel Meetings;
- The Panel's activity and performance in making decisions; and
- Comment on or an analysis of policy or process that are relevant to the Panel's assessment functions and suggesting improvements.

Previous Panel Consideration:

Nil

Officer's Report:

Refer to attachment.

Statutory Requirement:

Terms of Reference for the Flinders Regional Development Assessment Panel (January 2011)
 Schedule 29 of the Development Regulations 2008

Policy/Strategic Implications:

Nil

Voting Requirements:

Absolute Majority



FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL

ANNUAL REPORT 2014-2015

The Terms of Reference for the Flinders Regional Development Assessment Panel ("the Panel") requires that the Panel, through the Public Officer, will report in writing to the Constituent Councils on an annual basis, detailing:

- The level of attendance of Panel Members at Panel Meetings;
- The Panel's activity and performance in making decisions; and
- Comment on or an analysis of policy or process that are relevant to the Panel's assessment functions and suggesting improvements.


During the course of the 2014-2015 Financial Year, the Panel met on one (1) occasion to consider a total of one (1) application.

The following tables summarise the level of attendance of Panel Members at meetings and the activity and performance of the Panel in decision making.

Panel Member Attendance				
Member	Meetings Eligible to Attend	Present	Apology	Absent without Apology
Ms Shanti Ditter	1	1	0	0
Mr Garry Thompson (FRC)	1	1	0	0
Mr Trevor Roocke (DCMR)	1	1	0	0
Mr Colin Parkyn (DCOC)	1	1	0	0
Mr Frank Hardbottle (DCP)	1	1	0	0

Panel Activity					
Constituent Council	App's Referred to Panel	Approved	Refused	Appealed	Withdrawn by Applicant
The Flinders Ranges Council	0	0	0	0	0
District Council of Mount Remarkable	0	0	0	0	0
District Council of Orroroo Carrieton	1	1	0	0	0
District Council of Peterborough	0	0	0	0	0
Totals	1	1	0	0	0

Colin Davies
Public Officer

	<p style="text-align: center;">FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL</p> <p style="text-align: center;">AGENDA</p>	<p>Version Number Issued : Next Review GDS</p>	<p>1 23 Sept 2015 9.14.1 Page 10 of 10</p>
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8. OTHER BUSINESS:

8.1 THE FLINDERS RANGES COUNCIL

8.2 DISTRICT COUNCIL OF MOUNT REMARKABLE

8.3 DISTRICT COUNCIL OF ORROROO CARRIETON

8.4 DISTRICT COUNCIL OF PETERBOROUGH

8.5 REVIEW OF DELEGATED POWER & FUNCTION

As per Clause 13 of the Terms of Reference for the Flinders Regional Development Assessment Panel, *the constituent councils must review annually the delegated powers and function of the Panel.*

Each Council is requested to send a copy of their Council Minutes to the Public Officer showing that the delegations have been reviewed.

8.6 REGISTER OF INTERESTS

Ordinary and Primary Returns pursuant to the Development Regulations 2008 (Section 116) are required from all panel members. If you haven't already, please lodge your return with the Public Officer as soon as possible.

9. NEXT MEETING:

10. CLOSURE: