

APPLICATION ON NOTIFICATION – CATEGORY 3

Applicant:	Mr Sean Lyons-Reid
Development Number:	473/L006/18
Nature of Development:	Demolition of existing light industrial building and construction of a new building for light industry and storage.
Type of Development:	Non-complying.
Zone / Policy Area:	Hills Face Zone
Subject Land:	171 & 177 Ridge Road, Ashton.
Contact Officer:	Malcolm Govett
Phone Number:	71097094
Start Date:	12 September 2018
Close Date:	26 September 2018
<p>During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).</p>	

Written representations must be received by 26 September 2018 and can either be posted, faxed, hand-delivered or emailed to the State Commission Assessment Panel.

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

Postal Address:

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

Street Address:

Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders St
ADELAIDE SA 5000

Email Address:

scapreps@sa.gov.au

Fax Number:

(08) 8303 0753



DEVELOPMENT ACT 1993

CATEGORY 3 PUBLIC NOTICE

NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

Notice is hereby given that an application has been made by Mr Sean Lyons-Reid for consent to demolish the existing light industrial building and to construct a new building for light industry and storage (Development Number : **473/L006/18**).

The land is situated at 171 & 177 Ridge Road, Ashton being Certificate of Title : CT5614/938 & CT6201/696.

The subject land is located within the Hills Face Zone of the Adelaide Hills Council Development Plan, Consolidated on 24 October 2017.

The application may be examined during normal office hours at the office of the State Commission Assessment Panel (SCAP), Level 5, 50 Flinders Street and at the office of Adelaide Hills Council, Woodside Service Centre, 26 Onkaparinga Valley Road, Woodside. Application documentation may also be viewed on the SCAP website http://www.saplanningcommission.sa.gov.au/scap/public_notices.

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 **NOT LATER THAN 26 SEPTEMBER 2018**. Submissions may also be emailed to: scapreps@sa.gov.au

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

Should you wish to discuss the application and the public notification procedure please contact **Malcolm Govett** on **7109 7094**.

Alison Gill
SECRETARY
STATE COMMISSION ASSESSMENT PANEL

PN3199

www.sa.gov.au

**South Australian
DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 3**

Applicant: Mr Sean Lyons-Reid
Development Number: 473/L006/18
Nature of Development: Demolition of existing light industrial building and construction of new building for light industry and storage.
Zone / Policy Area: Hills Face Zone
Subject Land: 171 & 177 Ridge Road, Ashton.
Contact Officer: Malcolm Govett
Phone Number: 7109 7094
Close Date: 26 September 2018

My Name: _____ My phone number: _____

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

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

My interests are:
(please tick one)

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

The address of the property affected is:

Postcode: _____

My interests are:
(please tick one)

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

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

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

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

Signature: _____

Date: _____

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide, SA 5001 /or
Email: scapreps@sa.gov.au

DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: A.H.C

APPLICANT: SEAN LYONS-REID

Postal Address: PO Box 1417

Ashton 5137

Owner: Dr Angela G Noack

Postal Address: PO Box 1417

Ashton 5137

BUILDER: Sean Lyons-Reid

Postal Address: PO Box 1417

Ashton 5137

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION

Name: Sean Lyons-Reid

Telephone: 0402311336 [work] 53903187 [Ah]

Fax: _____ [work] _____ [Ah]

EXISTING USE: Building Component Manufacture

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

☐ Complying

☐ Non Complying

☐ Notification Cat 2

☐ Notification Cat 3

☐ Referrals/Concurrences

☐ DA Commission

Application forwarded to DA

Commission/Council on

1 / 1

Decision: _____

Type: _____

Date: 1 / 1

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

DESCRIPTION OF PROPOSED DEVELOPMENT: Variation to DA 473/949/2010

LOCATION OF PROPOSED DEVELOPMENT: _____

House No: 177 Lot No: 1 Street: Ridge Rd Town/Suburb: Ashton

Section No [full/part] P18 Hundred: Adelaide Volume: 6109 Folio: 467

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

LAND DIVISION:

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

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

BUILDING RULES CLASSIFICATION SOUGHT: 7B, 8 Present classification: 7B, 8

If Class 5,6,78 or 9 classification is sought, state the proposed number of employees: _____ Male: 2 Female: _____

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

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

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

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

DEVELOPMENT COST [do not include any fit-out costs]: \$ 50,000

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

SIGNATURE: [Signature]

Dated: 28/02/2018

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

To:

From: Sean Lyons-Reid

Date of Application: 28/02/2018

Location of Proposed Development:

House No: 177 Lot No: 1 Street: Ridge Rd Town/Suburb: Ashton

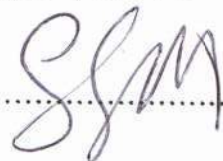
Section No (full/part): P18 Hundred: Adelaide

Volume: 6109 Folio: 467

Nature of Proposed Development:

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

Date: 28/02/2018

Signed: 

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), other than where the development is limited to —

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

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

Section 86 of the *Electricity Act 1996* refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

Note 5

Information brochures 'Powerline Clearance Declaration Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at www.technicalregulator.sa.gov.au

Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

PLN/06/0024

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6201 Folio 695

Parent Title(s) CT 6034/235, CT 6109/467

Creating Dealing(s) RTC 12755562

Title Issued	19/12/2017	Edition	1	Edition Issued	19/12/2017
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Estate Type

FEE SIMPLE

Registered Proprietor

ANGELA GAI NOACK
OF 177 RIDGE ROAD ASHTON SA 5137

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 80719
IN THE AREA NAMED HORSNELL GULLY
HUNDREDS OF ADELAIDE AND ONKAPARINGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10884412	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX49075

Administrative Interests NIL

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6201 Folio 696

Parent Title(s) CT 6034/235, CT 6109/468

Creating Dealing(s) RTC 12755562

Title Issued	19/12/2017	Edition	1	Edition Issued	19/12/2017
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OF 177 RIDGE ROAD ASHTON SA 5137

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Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX48512
APPROVED FILED PLAN FOR LEASE PURPOSES FX49075

Administrative Interests NIL

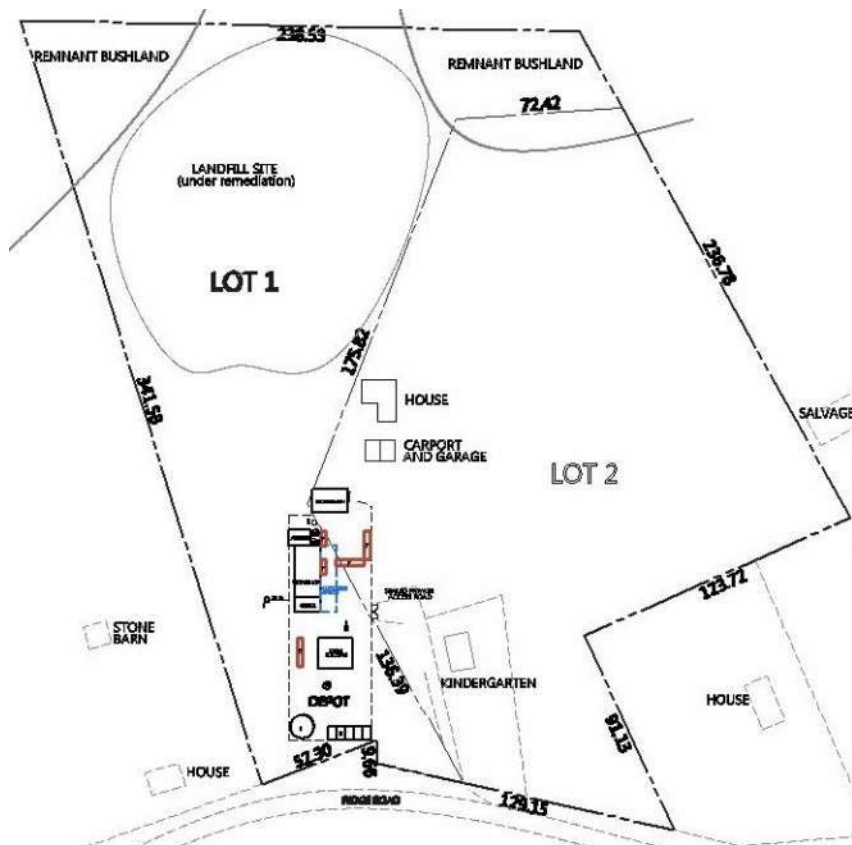


FIGURE 6. Plan of 177 Ridge Road Ashton; also refer Attachment 1.

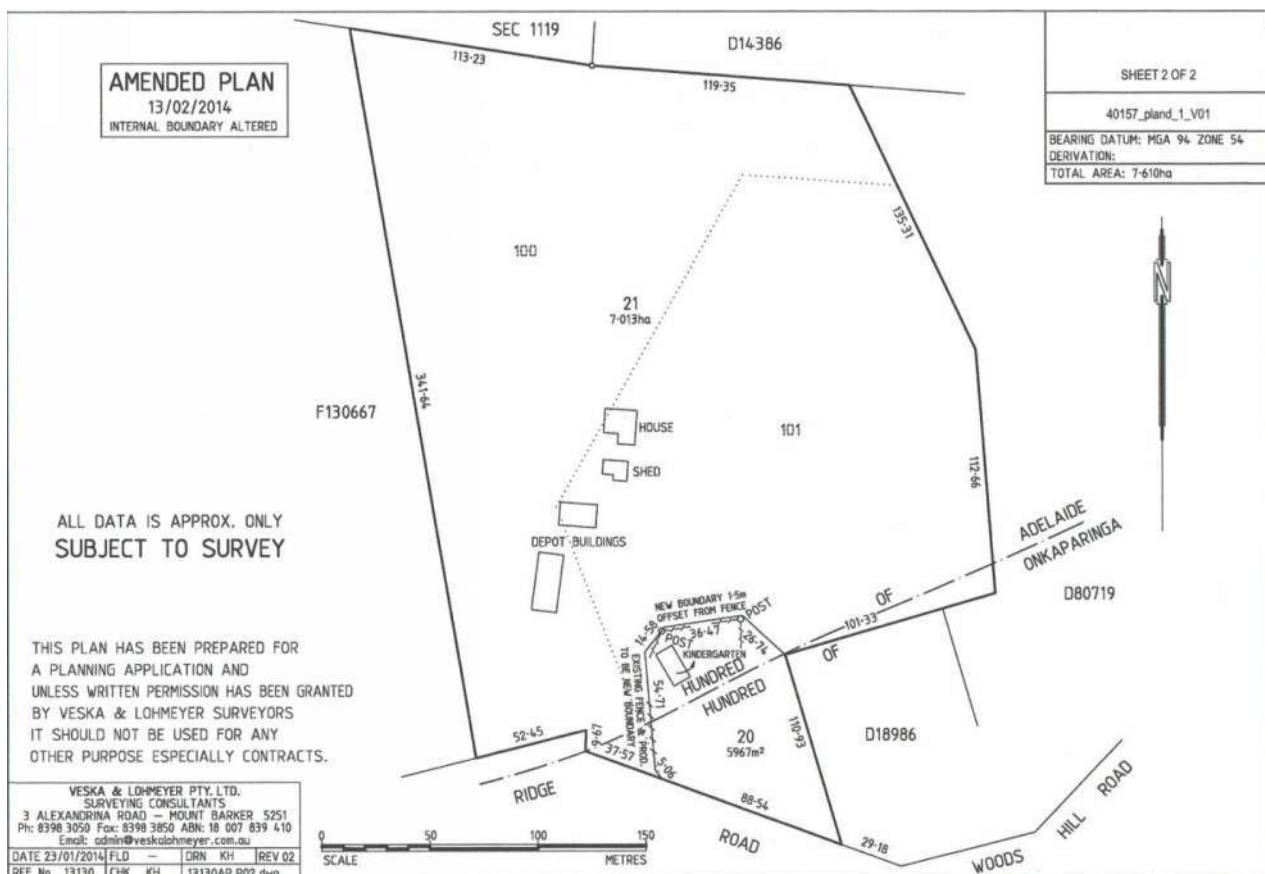
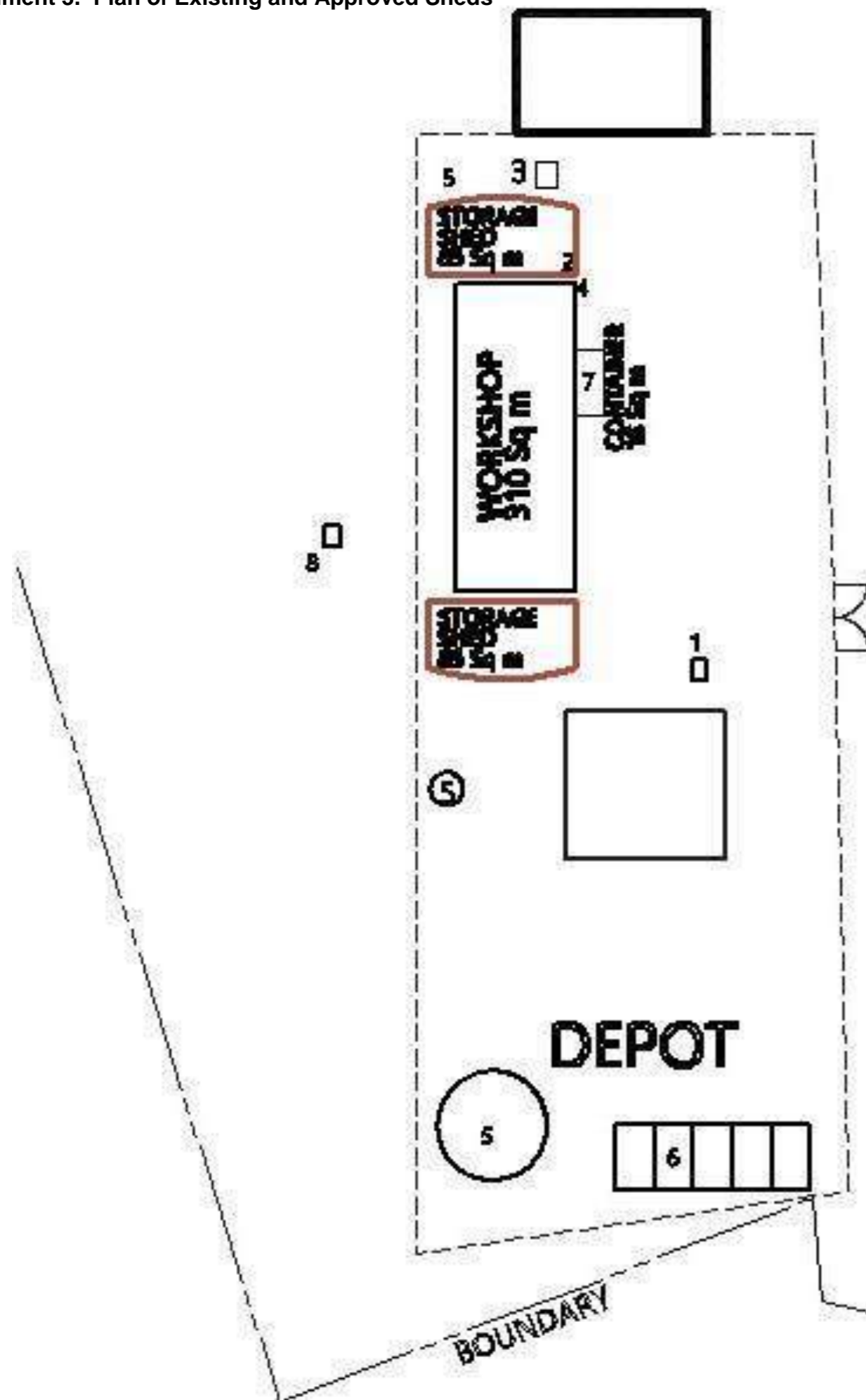


FIGURE 7. Plan of 177 Ridge Road Ashton following deposit of DA 13/950/473; also refer Attachment 2.

177 RIDGE ROAD ASHTON

THE DEPOT

EXISTING & APPROVED SHEDS



AREAS

THE DEPOT
4,000 Sq m

WORKSHOP
310 Sq m

CONTAINER
15 Sq m

STORAGE SHED 1
85 Sq m

STORAGE SHED 2
85 Sq m

3 GREASE TRAP

4 COMPRESSOR

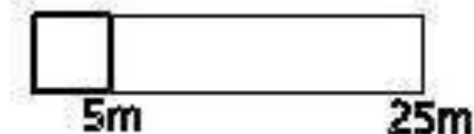
5 WATER TANK

6 SAND AND METAL BINS

7 SHIPPING CONTAINER

8 SEPTIC TANK

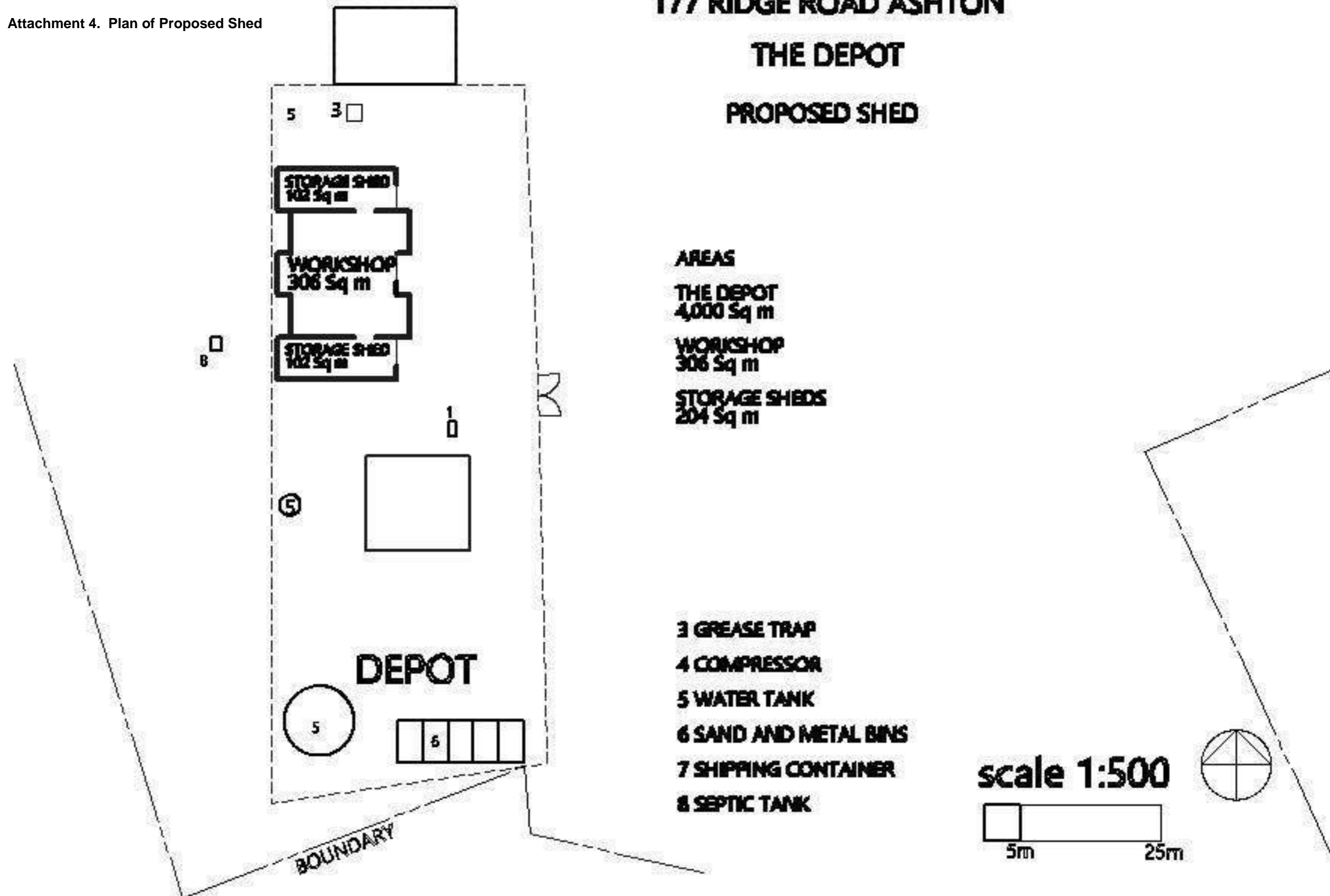
scale 1:500

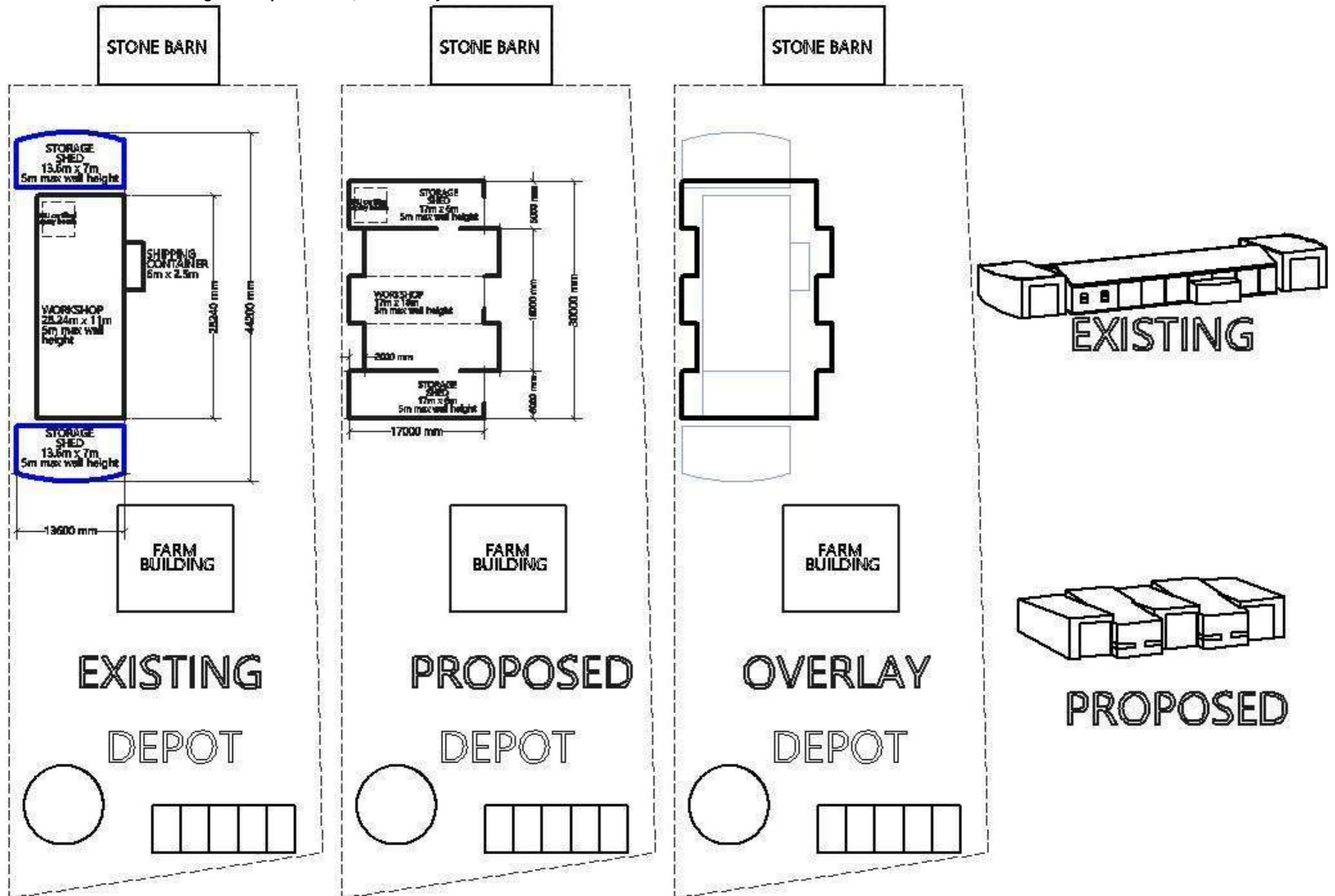


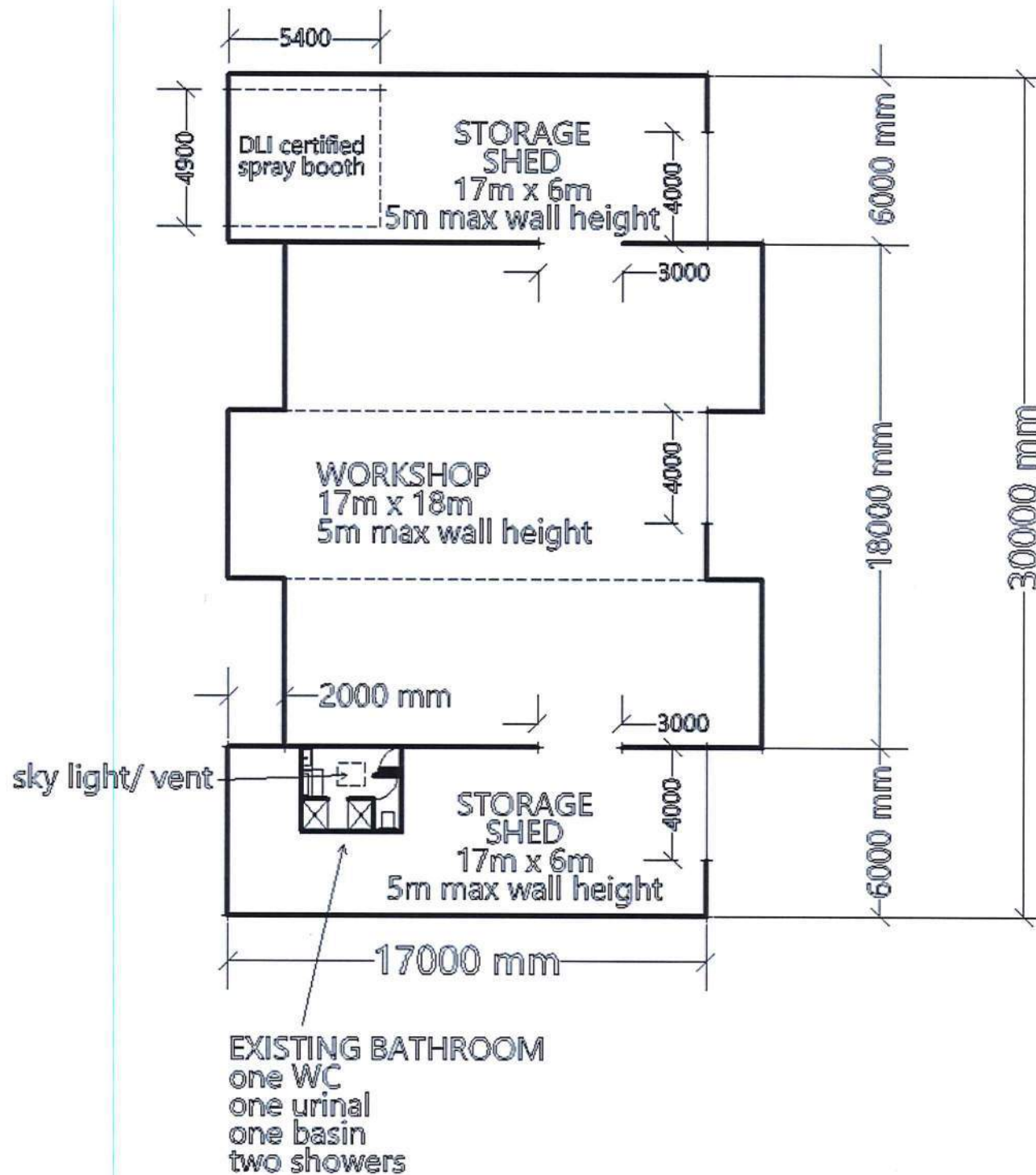
177 RIDGE ROAD ASHTON

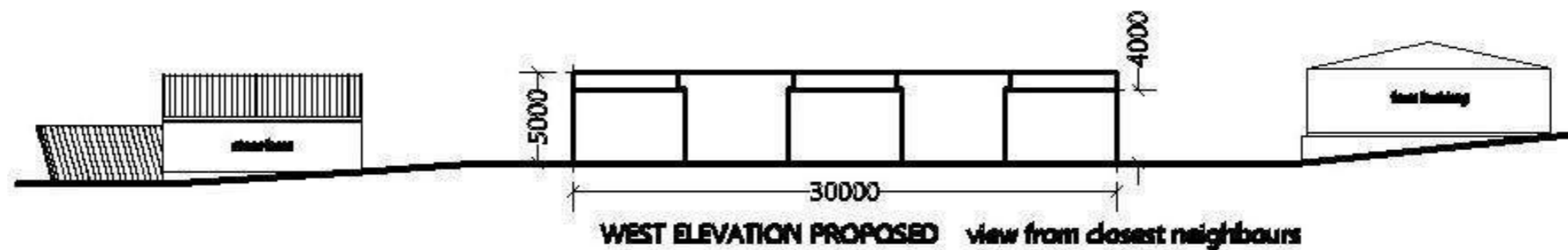
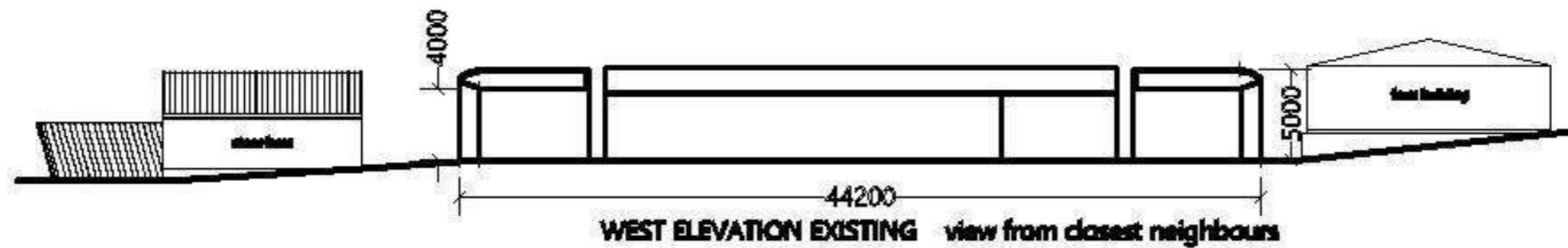
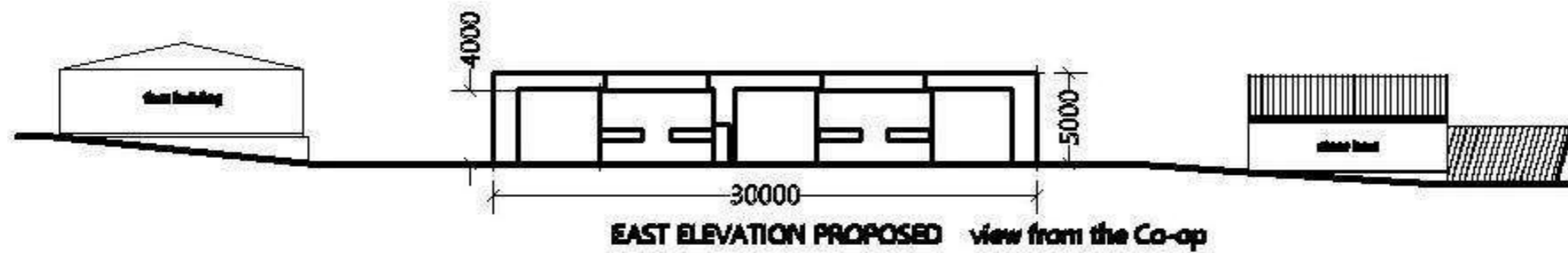
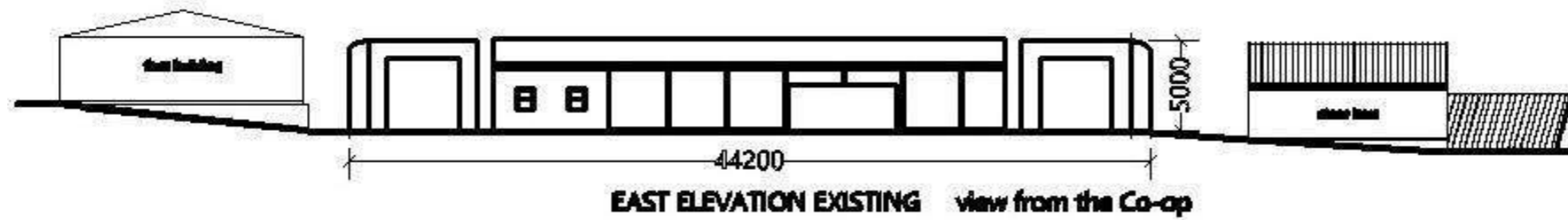
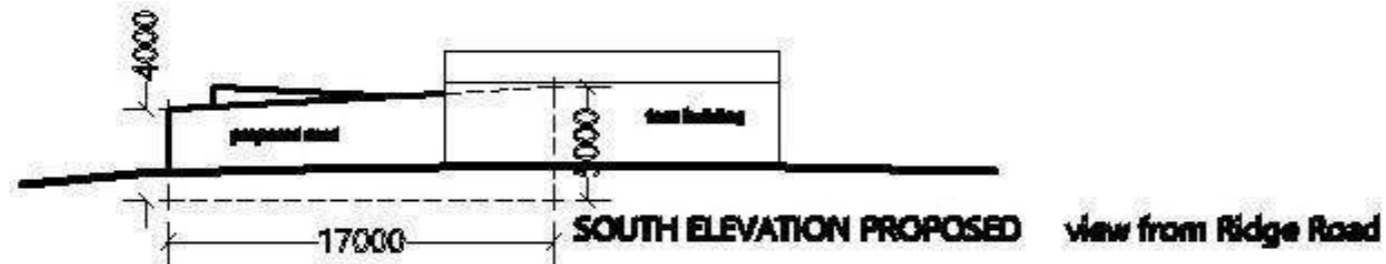
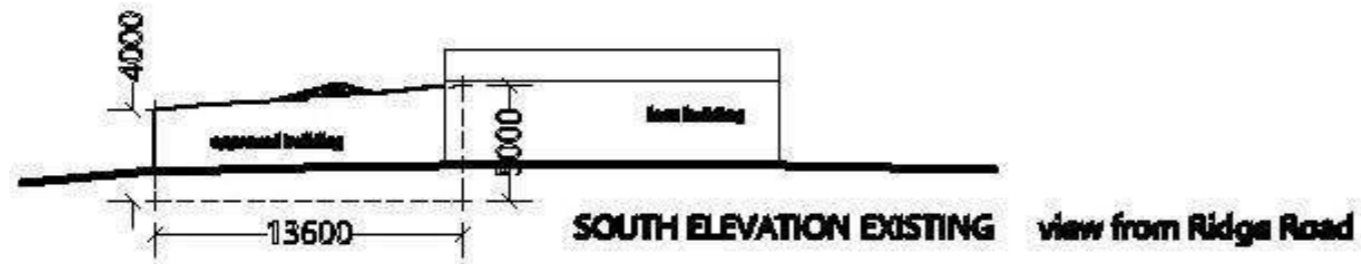
THE DEPOT

PROPOSED SHED









Statement of Support

for Development Application 473/L006/18

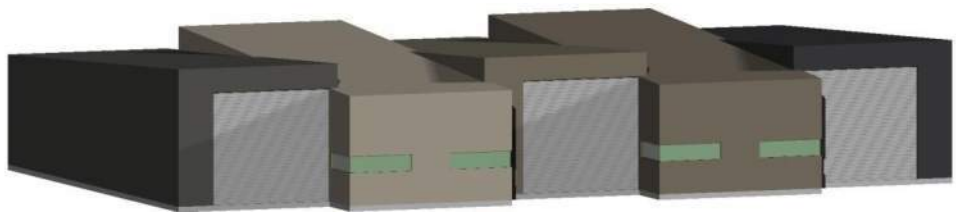
Construction of a shed 30m x 17m
(Demolition of existing light industrial building, construction of new building for light industry and storage use, consolidating three buildings into one building of equal size.) (non complying)

177 Ridge Road, Ashton

Date: 1 July 2018
Contact: Sean Lyons-Reid
Phone: 0402 311 336

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The Proposed Shed



The Depot showing workshop building proposed to be demolished

1 Introduction

This Statement of Effect has been prepared in relation to Development Application 473/L006/18. We are seeking development approval to demolish our Depot workshop and construct a new shed in its place.

We currently have approval to construct two (2) storage buildings (13.6m x 7m, 5m max. wall height) DA 2010/949/473 immediately adjacent to the workshop (refer Figures 1 and 3). This DA has been extended until 13 March 2019.

On 21 November 2017 we made enquiries to the Adelaide Hills Council (AHC) about seeking a variation to consolidate the existing building and two approved buildings prior to commencing construction (refer Figure 2). We provided the rationale for our revised design, which is the basis for this new development application, with our enquiry. In essence the new design provides a better, safer internal working environment and a better, more harmonious external presence in the landscape. The proposed shed is expressed as five (5) modules alternating back to front to break up the mass of the form. The new design also provides greater separation between the proposed shed and existing buildings thereby creating a less crowded feel with the same building size.

AHC responded on 23 February 2018 indicating that in their opinion “this could not be treated as variation request”. We were advised that if we “were to pursue this option, the State Planning Authority would be the relevant decision authority and therefore you could discuss this with them”. We contacted DPTI and spoke with a Planning Officer, Strategic Development Assessment, Planning and Development Division on 26 February 2018. On 28 February we were advised by DPTI that the State Commission Assessment Panel is the

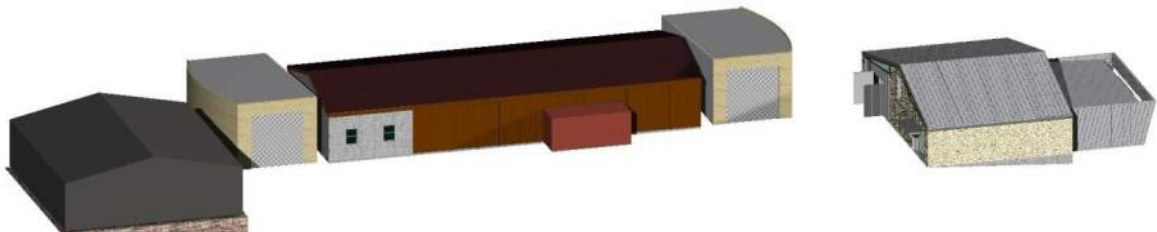


FIGURE 1. Currently approved development: the existing workshop flanked by two (2) (yet to be constructed) storage buildings (total 44.2m in length, max. width 13.6m, approx 510m²), with the farm building to the south and stone barn to the north.



FIGURE 2. Proposed development: the proposed shed of 30m x 17m (510m²), expressed as 5 modules alternating front to back, provides for greater separation from the farm building and stone barn creating a less crowded feel with the same size of building, and maintaining a sense of open space in the Depot

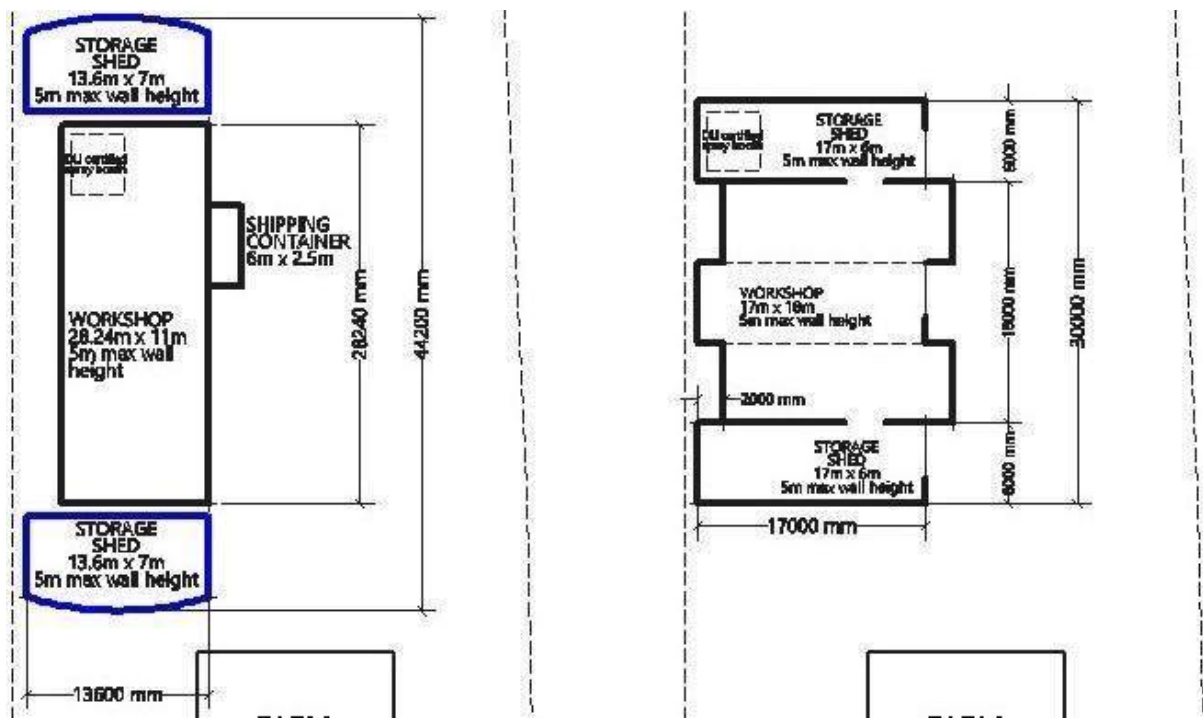


FIGURE 3. Comparative plans of currently approved development and revised proposed development.

planning authority on our variation proposal and that DPTI would obtain the relevant plans from the AHC. Further to this advice, on 29 March 2018, DPTI provided us with an invoice for lodgement fees in relation to our variation request. We paid the fee on that day thereby formally lodging the application for a variation: Application Number 3078, Proposed Development: Variation to DA 473/949/2010 – change in structure. On 28 June 2018, we were advised by DPTI that the variation request had been refused and that we would need to make a new application to develop the shed using the revised design.

Hereafter the revised design for which approval is being sought via this development application is referred to as the 'proposed shed'.

The proposed shed will:

- consolidate three (3) sheds (the existing workshop and the two (2) storage buildings) into one (1) building of equivalent footprint (510m²).
- be expressed as five (5) 6m x 17m modules offset by 2m alternating back to front in order to reduce the visual bulk and to add architectural interest
- have a maximum wall height of five (5) metres
- be located no closer to neighbouring properties than the currently approved buildings
- not require removal of any native vegetation
- operate internally as a central workshop area comprising three (3) of the modules flanked by a single storage module at either end
- be of steel frame construction with Colorbond steel cladding
- have bulk insulation in the walls and roof.

2 Context – the ‘Depot’

We operate our business FORM-d design build from our Depot, which is located at 177 Ridge Road, Ashton, SA 5137.

We use the Depot as a builder’s yard and the workshop for light industry (building component manufacture) for which we gained development approval on 13 March 2013 – DA 2010/949/473.

The Depot has a total area of 4000m² comprising primarily of sealed hardstand with a 200m² farm building, a 200m² stone barn, a 310m² workshop and a 30m² shipping container (refer DA 473/1037/2009). Other buildings totalling 168m² have been demolished or removed in preparation for constructing the two (2) storage buildings.

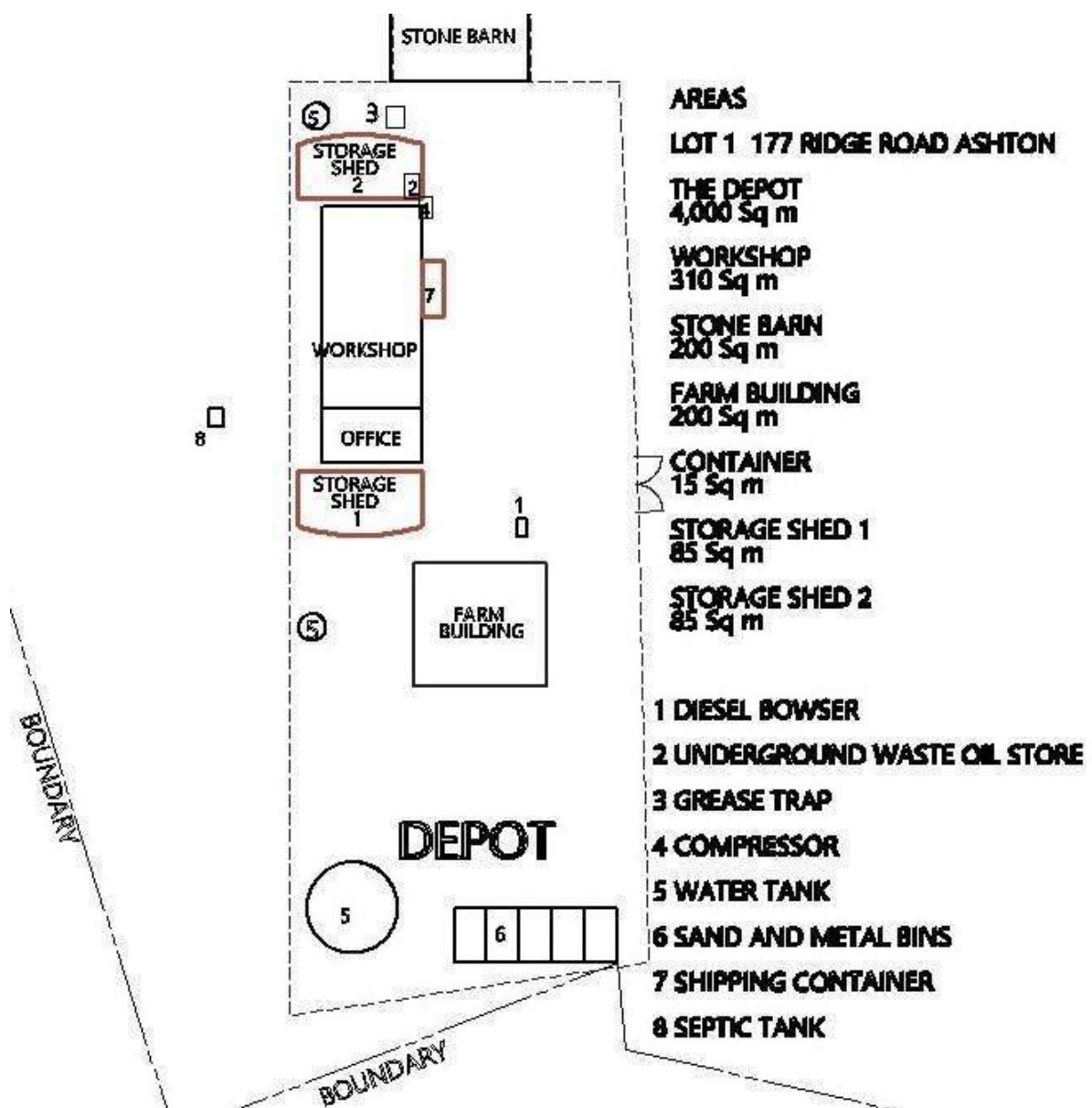


FIGURE 4. Plan of the Depot.



FIGURE 5. The Depot showing the hardstand to the east of the workshop building, with the stone barn to the north.

3 Rationale for the new design

Our motivation for the new design of the proposed shed is simple. Our approval to construct the two additional storage buildings adjacent to the workshop comprised part of a larger development application, DA 473/949/2010¹, which included a change of use in order for us to operate our design-build business from the Depot. Since this was approved on 13 March 2013 we have commenced operations and completed the works with the exception of construction of the storage buildings. We have also now constructed the adjacent farm building.

Since commencing operations we have realised that the design and configuration of the entire workshop and storage space could be improved. The proposed shed will be located primarily on the existing concrete slab of the existing workshop, which is substantial and in good condition, and the internal services will remain intact. The changes between the approved buildings and the proposed shed are to:

- change the shape of the floor plan from long and thin to being closer to square while maintaining the same total area (510m²)
- change the construction materials from concrete to steel
- consolidate three buildings into one.

¹ DA 473/949/2010: "Application for Change of land use to include a store (builders storage yard of 4000m²) & light industry (building component manufacturing) & the associated construction of two (2) storage buildings (13.6m x 7m x 5m max. Wall height) & demolition of existing workshop annexe (non-complying)"

3.1 Change of shape

The proposed change of shape provides for a safer, more efficient working environment. It will allow us to move work about with the forklift without having to exit the building. This will make a huge improvement to working conditions, particularly in winter.

The new design also provides greater separation between the buildings creating a less crowded feel with the same size of building, and maintaining a sense of open space in the Depot.

The length of the building along the north-south axis reduces from 44.2m to 30.0m. While the width increases from 13.6m to 17.0m this increase is located predominantly on the eastern side within the Depot away from any neighbours and is shielded from the road by the considerably higher farm building. There is still substantial space in front of the proposed shed to meet the development conditions for circulation and car parking.

3.2 Change of construction materials

We plan to clad the proposed shed in Colorbond steel. Our original plan was to construct the two storage buildings using precast concrete and to use the existing workshop as the workspace. However, since commencing operations at Ashton we now have direct experience of the impact of the cold, wet winters. During winter we are often enveloped in low cloud/fog and we have a considerable problem with moisture within the existing workshop, resulting in damage to materials and machinery. Presently we are unable to practically seal the building as it has ventilated eaves and a ventilated ridge and is a very old shed. We are also concerned that we will have problems with condensation and porosity with the concrete walls if we were to construct the storage buildings as approved.

To mitigate the climatic extremes we plan to fully sark and bulk insulate the walls and the roof of the proposed shed. We believe this will provide us with the best working environment while still providing an adequate level of bushfire resistance. The bulk insulation will also provide added noise attenuation.

3.3 Consolidate three buildings into one

Consolidating three buildings into one has several advantages, including reducing maintenance, and improving accessibility and aesthetics.

There is a 900mm gap between the currently approved storage buildings and the workshop building. We have found that extraordinary amounts of leaf litter (including large strips of bark, branches and twigs) accumulate immediately adjacent to the Depot workshop, predominantly from two large eucalypts. We clean the area around the workshop every season using a bobcat. The 900mm gap between the buildings would provide a trap for leaf litter and would require constant maintenance in order to reduce the fire risk. Consolidating the three buildings into one eliminates this gap, thereby reducing maintenance and improving fire safety.

Consolidation will improve accessibility. It will enable us to access the storage areas from within the workshop, whereas with the current design we will have to go out into the weather every time we need tools or materials. We plan to locate our spray booth in the back of the northern storage shed. The spray booth was originally located in this same position in the shed we demolished in preparation for constructing the storage buildings. We gained approval for this spray booth as part of DA 2010/949/473.

We believe that the form and proportions of the consolidated proposed shed are very much in sympathy with the rural vernacular of this area, thus improving the aesthetics of the development. The greater separation between the buildings is also more appropriate to this environment, as it moderates the visual bulk of development and provides for more open space.

3.4 Additional benefits of the new design

Colorbond steel is the predominant cladding for rural buildings in the Adelaide Hills. The colours we have specified, being Woodland Grey, Gully, Dune and Monument, are appropriate to the Hills Face Zone. Darker colours are deliberately to be used on the end modules to visually reduce the bulk of the building as they recede into the shadows. The palette of colours has been chosen to relate to the gum trees surrounding the Depot and to complement the farm building (Colorbond Woodland Grey) and stone barn (Colorbond Monument roof). Careful detailing of the sheet steel will provide an appropriate and elegant cladding that will allow us to build a safe and watertight building.

The proposed shed does not create any negative impacts on the neighbours or the locality. The elevation when viewed from our closest neighbours is substantially reduced in scale from that currently approved. The proposed shed is substantially shielded from the road by the farm building. We have also already planted hundreds of trees to provide screening of our property.

4 Nature of development – non-complying

The application is a non-complying form of development in the Hills Face Zone of the Adelaide Hills Council Development Plan (Consolidated – 24 October 2017).

This Statement of Support has been prepared in accordance with the requirements of Regulation 17(1) of the *Development Regulations 2008*.

17—Non-complying development

(1) If a person applies for consent in respect of a Development Plan for a non-complying development, the applicant must provide a brief statement in support of the application.

Should the relevant authority resolve to proceed with an assessment of our application we will provide a statement of effect in accordance with the requirements of Regulation 17(5) of the *Development Regulations 2008*.

Statement of Effect for Development Application

DA 473/L006/18

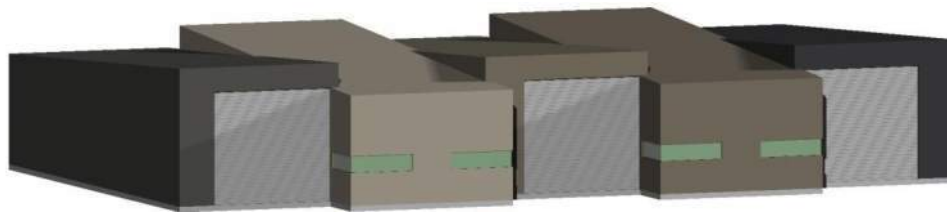
Construction of a shed 30m x 17m
(Demolition of existing light industrial building, construction of new building for light industry and storage use, consolidating three buildings into one building of equal size.) (non complying)

177 Ridge Road ASHTON SA 5137

Date: 22 July 2018

Contact: Sean Lyons-Reid

Phone: 0402 311 336



The Proposed Shed



The Depot showing workshop building proposed to be demolished

Statement of Effect for DA 473/L006/18

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Statement of Effect for DA 473/L006/18

Construction of a shed 30m x 17m

(Demolition of existing light industrial building, construction of new building for light industry and storage use, consolidating three buildings into one building of equal size.) (non complying)

1 Introduction

This Statement of Effect has been prepared in relation to Development Application 473/L006/18. We are seeking development approval to demolish our Depot workshop and construct a new shed in its place.

We currently have approval to construct two (2) storage buildings (13.6m x 7m, 5m max. wall height) DA 2010/949/473 immediately adjacent to the workshop (refer Figures 1 and 3). This DA has been extended until 13 March 2019.

On 21 November 2017 we made enquiries to the Adelaide Hills Council (AHC) about seeking a variation to consolidate the existing building and two approved buildings prior to commencing construction (refer Figure 2). We provided the rationale for our revised design, which is the basis for this new development application, with our enquiry. In essence the new design provides a better, safer internal working environment and a better, more harmonious external presence in the landscape. The proposed shed is expressed as five (5) modules alternating back to front to break up the mass of the form. The new design also provides greater separation between the proposed shed and existing buildings thereby creating a less crowded feel with the same building size.

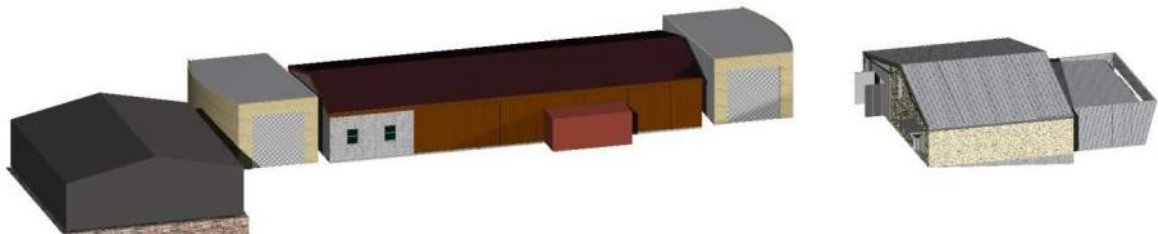


FIGURE 1. Currently approved development: the existing workshop flanked by two (2) (yet to be constructed) storage buildings (total 44.2m in length, max. width 13.6m, approx 510m²), with the farm building to the south and stone barn to the north.

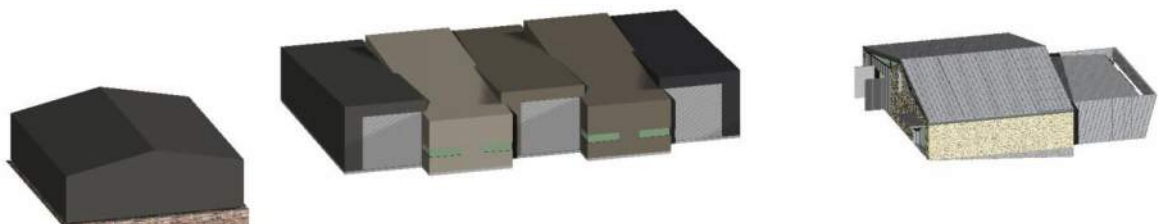


FIGURE 2. Proposed development: the proposed shed of 30m x 17m (510m²), expressed as 5 modules alternating front to back, provides for greater separation from the farm building and stone barn creating a less crowded feel with the same size of building, and maintaining a sense of open space in the Depot.

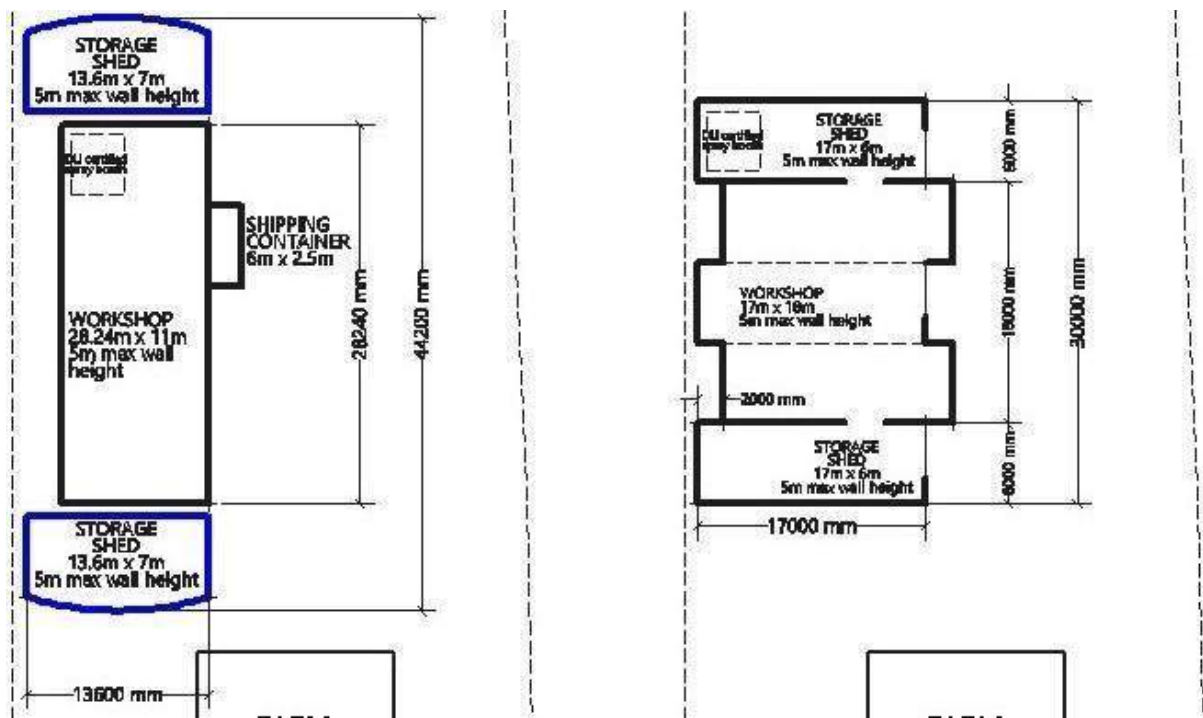


FIGURE 3. Comparative plans of currently approved development and revised proposed development.

AHC responded on 23 February 2018 indicating that in their opinion “this could not be treated as variation request”. We were advised that if we “were to pursue this option, the State Planning Authority would be the relevant decision authority and therefore you could discuss this with them”. We contacted DPTI and spoke with a Planning Officer, Strategic Development Assessment, Planning and Development Division on 26 February 2018. On 28 February we were advised by DPTI that the State Commission Assessment Panel is the planning authority on our variation proposal and that DPTI would obtain the relevant plans from the AHC. Further to this advice, on 29 March 2018, DPTI provided us with an invoice for lodgement fees in relation to our variation request. We paid the fee on that day thereby formally lodging the application for a variation: Application Number 3078, Proposed Development: Variation to DA 473/949/2010 – change in structure. On 28 June 2018, we were advised by DPTI that the variation request had been refused and that we would need to make a new application to develop the shed using the revised design.

Hereafter the revised design for which approval is being sought via this development application is referred to as the ‘proposed shed’.

The proposed shed will:

- consolidate three (3) sheds (the existing workshop and the two (2) storage buildings) into one (1) building of equivalent footprint (510m²).
- be expressed as five (5) 6m x 17m modules offset by 2m alternating back to front in order to reduce the visual bulk and to add architectural interest
- have a maximum wall height of five (5) metres
- be located no closer to neighbouring properties than the currently approved buildings

- not require removal of any native vegetation
- operate internally as a central workshop area comprising three (3) of the modules flanked by a single storage module at either end
- be of steel frame construction with Colorbond steel cladding
- have bulk insulation in the walls and roof.

2 Context – the ‘Depot’

We operate our business FORM-d design build from our Depot, which is located at 177 Ridge Road, Ashton, SA 5137.

We use the Depot as a builder’s yard and the workshop for light industry (building component manufacture) for which we gained development approval on 13 March 2013 – DA 2010/949/473.

The Depot has a total area of 4000m² comprising primarily of sealed hardstand with a 200m² farm building, a 200m² stone barn, a 310m² workshop and a 30m² shipping container (refer DA 473/1037/2009). Other buildings totalling 168m² have been demolished or removed in preparation for constructing the two (2) storage buildings.



FIGURE 4. The Depot showing the hardstand to the east of the workshop building, with the stone barn to the north.

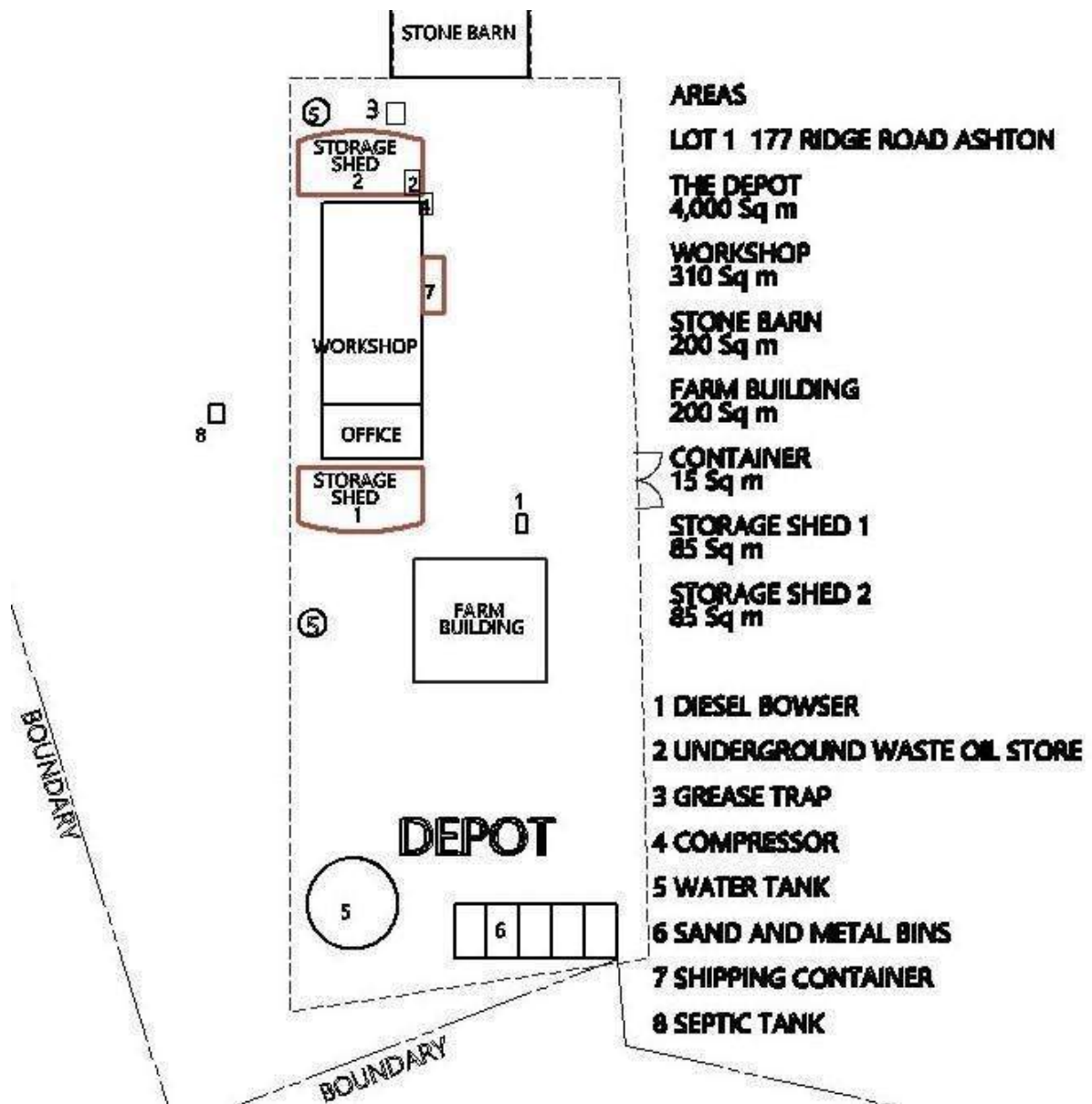


FIGURE 5. Plan of the Depot.

3 Rationale for the New Design

Our motivation for the new design of the proposed shed is simple. Our approval to construct the two additional storage buildings adjacent to the workshop comprised part of a larger development application, DA 473/949/2010¹, which included a change of use in order for us to operate our design-build business from the Depot. Since this was approved on 13 March 2013 we have commenced operations and completed the works with the exception of construction of the storage buildings. We have also now constructed the adjacent farm building.

Since commencing operations we have realised that the design and configuration of the entire workshop and storage space could be improved. The proposed shed will be located primarily on the existing concrete slab of the existing workshop, which is substantial and in good condition, and the internal services will remain intact. The changes between the approved buildings and the proposed shed are to:

- change the shape of the floor plan from long and thin to being closer to square while maintaining the same total area (510m²)
- change the construction materials from concrete to steel
- consolidate three buildings into one.

3.1 Change of shape

The proposed change of shape provides for a safer, more efficient working environment. It will allow us to move work about with the forklift without having to exit the building. This will make a huge improvement to working conditions, particularly in winter.

The new design also provides greater separation between the buildings creating a less crowded feel with the same size of building, and maintaining a sense of open space in the Depot.

The length of the building along the north-south axis reduces from 44.2m to 30.0m. While the width increases from 13.6m to 17.0m this increase is located predominantly on the eastern side within the Depot away from any neighbours and is shielded from the road by the considerably higher farm building. There is still substantial space in front of the proposed shed to meet the development conditions for circulation and car parking.

3.2 Change of construction materials

We plan to clad the proposed shed in Colorbond steel. Our original plan was to construct the two storage buildings using precast concrete and to use the existing workshop as the workspace. However, since commencing operations at Ashton we now have direct experience of the impact of the cold, wet winters. During winter we are often enveloped in low cloud/fog and we have a considerable problem with moisture within the existing workshop, resulting in damage to materials and machinery. Presently we are unable to practically seal the building as it has ventilated eaves and a ventilated ridge and is a very old

¹ DA 473/949/2010: "Application for Change of land use to include a store (builders storage yard of 4000m²) & light industry (building component manufacturing) & the associated construction of two (2) storage buildings (13.6m x 7m x 5m max. Wall height) & demolition of existing workshop annexe (non-complying)"

shed. We are also concerned that we will have problems with condensation and porosity with the concrete walls if we were to construct the storage buildings as approved.

To mitigate the climatic extremes we plan to fully sark and bulk insulate the walls and the roof of the proposed shed. We believe this will provide us with the best working environment while still providing an adequate level of bushfire resistance. The bulk insulation will also provide added noise attenuation.

3.3 Consolidate three buildings into one

Consolidating three buildings into one has several advantages, including reducing maintenance, and improving accessibility and aesthetics.

There is a 900mm gap between the currently approved storage buildings and the workshop building. We have found that extraordinary amounts of leaf litter (including large strips of bark, branches and twigs) accumulate immediately adjacent to the Depot workshop, predominantly from two large eucalypts. We clean the area around the workshop every season using a bobcat. The 900mm gap between the buildings would provide a trap for leaf litter and would require constant maintenance in order to reduce the fire risk. Consolidating the three buildings into one eliminates this gap, thereby reducing maintenance and improving fire safety.

Consolidation will improve accessibility. It will enable us to access the storage areas from within the workshop, whereas with the current design we will have to go out into the weather every time we need tools or materials. We plan to locate our spray booth in the back of the northern storage shed. The spray booth was originally located in this same position in the shed we demolished in preparation for constructing the storage buildings. We gained approval for this spray booth as part of DA 2010/949/473.

We believe that the form and proportions of the consolidated proposed shed are very much in sympathy with the rural vernacular of this area, thus improving the aesthetics of the development. The greater separation between the buildings is also more appropriate to this environment, as it moderates the visual bulk of development and provides for more open space.

3.4 Additional benefits of the new design

Colorbond steel is the predominant cladding for rural buildings in the Adelaide Hills. The colours we have specified, being Woodland Grey, Gully, Dune and Monument, are appropriate to the Hills Face Zone. Darker colours are deliberately to be used on the end modules to visually reduce the bulk of the building as they recede into the shadows. The palette of colours has been chosen to relate to the gum trees surrounding the Depot and to complement the farm building (Colorbond Woodland Grey) and stone barn (Colorbond Monument roof). Careful detailing of the sheet steel will provide an appropriate and elegant cladding that will allow us to build a safe and watertight building.

The proposed shed does not create any negative impacts on the neighbours or the locality. The elevation when viewed from our closest neighbours is substantially reduced in scale from that currently approved. The proposed shed is substantially shielded from the road by the farm building. We have also already planted hundreds of trees to provide screening of our property.

4 Nature of Development – Non-complying

The application is a non-complying form of development in the Hills Face Zone of the Adelaide Hills Council Development Plan (Consolidated – 24 October 2017).

This Statement of Effect satisfies the requirements of Regulation 17(5) of the *Development Regulations 2008*. It contains the following information:

- (a) a description of the nature of the development and the nature of its locality; and
- (b) a statement as to the provisions of the Development Plan which are relevant to the assessment of the proposed development; and
- (c) an assessment of the extent to which the proposed development complies with the provisions of the Development Plan; and
- (d) an assessment of the expected social, economic and environmental effects of the development on its locality.

5 Subject Land and Locality

5.1 The subject land

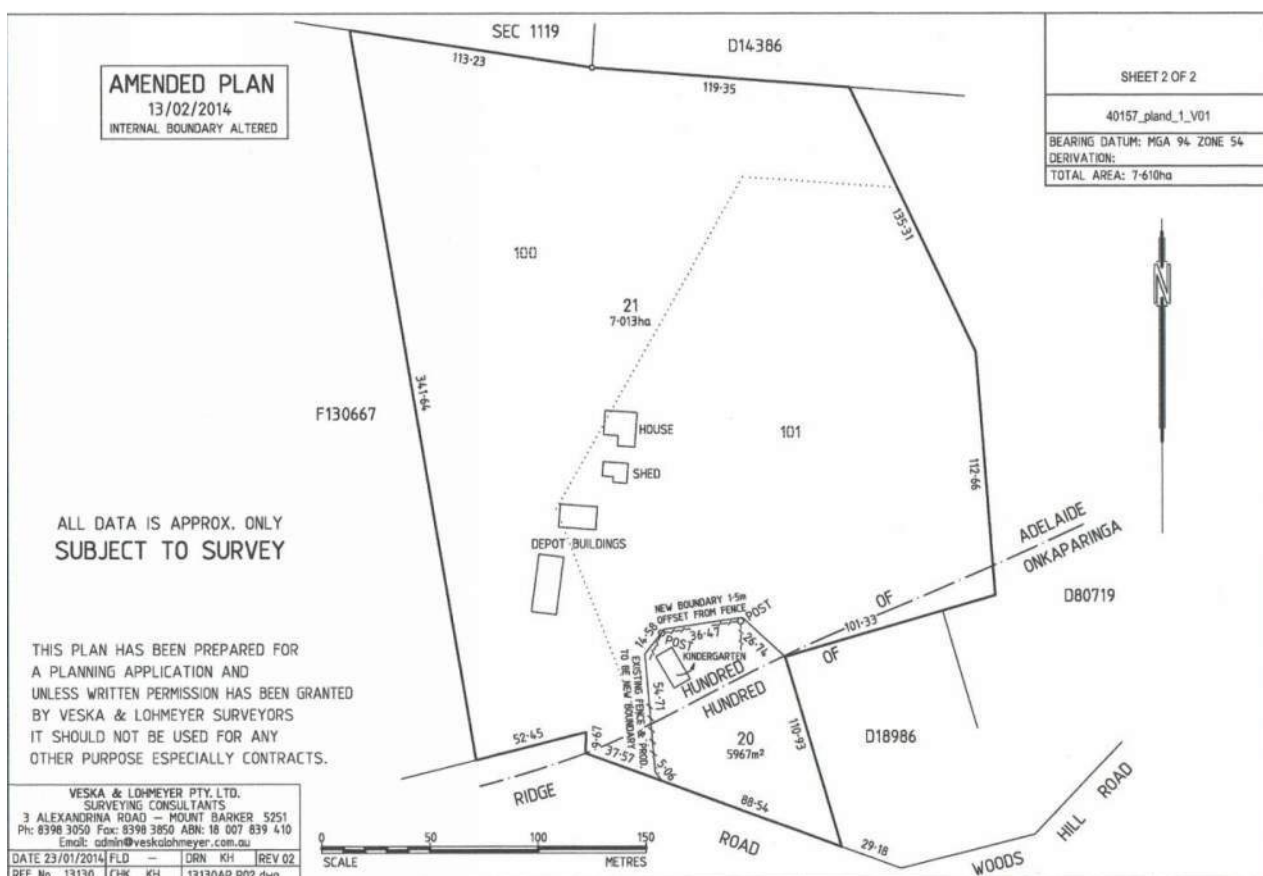
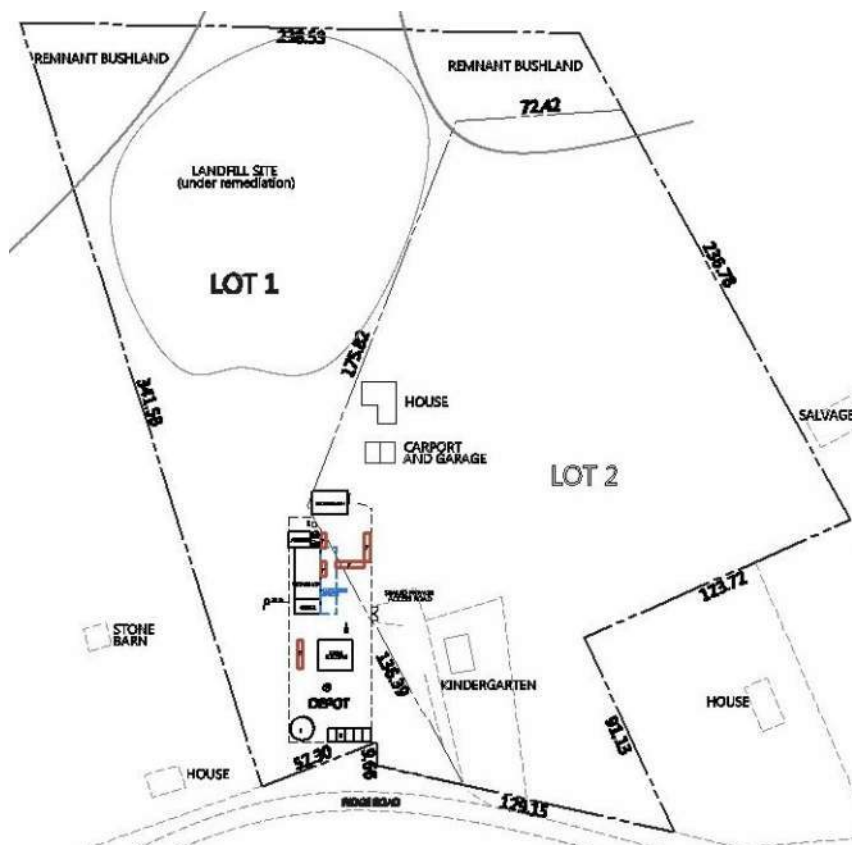
The subject land is located at **177 Ridge Road, Ashton**. More specifically, the land can be identified as Lot 1, Sec: P18 FP: 130941 CT 5261/432 (4.95 ha) (refer Figure 6 and Attachment 1). As at 1 July 2018, we are awaiting deposit of DA 13/950/473, "Application for Land division - 2 into 2 (non complying)". Through an earlier boundary realignment and this land division, Lot 1 has become Lot 100 (D80719 A100 CT 6201/695) and will become Lot 21 (refer Figure 7 and Attachment 2). Similarly, Lot 2 has become Lot 101 (D80719 A101 CT 6201/696) and will be Lot 20.

The site was originally used for agricultural purposes (orchards and market gardens) from the late 1800s to the late 1960s. Residential properties were also present on the site during this time. In the 1970s (since 1972) the site was redeveloped to accommodate a number of new site uses including a landfill, a kindergarten and a council depot (comprising a workshop/vehicle storage building, a garage/storage building and an open storage area). The eastern portion of the site has remained predominantly vacant land since the 1970s.

In 2008 the AHC closed the depot and dump, and sold the property to the Applicant along with Lot 2 (4.054 ha), now addressed as 181 Ridge Road, Ashton.

Situated upon a portion of the site (Lot 1) is the 'Depot', which was used by the Council until two weeks after transfer of ownership of the property to the Applicant. Also located on Lot 1 is approximately 2 ha of former rubbish dump and approx. 0.5 ha of remnant bushland.

Lot 2 comprises undulating open paddocks, the Applicant's dwelling site, the former Ashton Kindergarten and some remnant bushland. In combination Lots 1 and 2 comprise 9 ha.



5.2 Locality

The Depot is situated within a semi rural setting. The general terrain is hilly, effectively screening site activities from most of the local area. Apart from the Giles/Horsnell Gully Conservation Park, most of the surrounding land has been cleared of trees. Within the immediate locality there is a range of different land uses and buildings.

Whilst horticulture is the predominant land use within the vicinity of the Depot, there are approximately 10 houses within 500m of the site.

To the east of the subject site is the Ashton Co-op complex comprising Ashton “Thrifty Link” Hardware Store (a shop) of some 600m², and The Ashton Cold Stores (industry), being a fruit packing and storage facility of some 7,300m². These buildings are a dominant feature of the locality due to their size and location on top of the ridge meaning that they are clearly visible from many vantage points within the locality (Figure 8).



Figure 8. The view from the Depot to the east across the Applicants’ paddocks is dominated by the Ashton Cold Stores.

Other land uses and buildings in the locality include vineyards/orchards (horticulture) (Figure 9) and detached dwellings on large allotments. To the south east there is a residential property being newly constructed on a 0.8ha allotment, to the north east a privately owned 40ha property, to the west a private residence on a large allotment, which is used for sheep and alpaca grazing, the remainder being remnant bushland.

The locality lacks a clearly identifiable pattern of allotments or development, with development influenced by the locality’s undulating topography. The subject site is at a relatively mid-point in the locality, with land generally falling to the north and east and rising to the west and south. The subject site is visible from Ridge Road and neighbouring properties on the west of the site. However, tall densely planted eucalyptus and pine trees along the western and southern boundaries of Lot 1 and on the perimeter of the Depot shield the view of the existing Depot.



FIGURE 9. View from the Depot to the west with the pine trees in the foreground on the Applicants' property.



FIGURE 10. View from the Depot to the north with the former Council rubbish dump in the middle distance.

5.3 Description of the Depot site

The Depot consists of an area of approximately 4,000m² the majority of which is bituminised hardstand bounded by a 2.1m high chain mesh fence (not yet re-strung). The majority of the site has been levelled with some grade for drainage to the east and to the north.

The first 45m of the site grades down in elevation from the Ridge Road boundary by approximately 5m. First there is a drop of 3m, most of which is retained by the concrete structure that forms the rear wall of the bulk bins, from there the remainder of this first one third of the site is predominantly levelled with a 1.5m retaining wall sited at the northern end. This forms a pedestal upon which a house was located until the 1970s and which is now the location of the farm building (refer DA 473/200/2011).

The Depot has access from Ridge Road via a sealed private road (Figure 11).



FIGURE 11. View of sealed private road leading to the Depot.

5.4 Existing structures

Contained within the Depot are a number of buildings, the most significant of which are a 310m² workshop building with a besser-block office/administration area, a stone barn of some 200m², a farm building of 200m² (refer DA 473/200/2011) and a shipping container with an area of 30m² (refer DA 473/1037/2009).

A further four (4) shipping containers with a total area of 120m² (refer DA 473/1037/2009) and a storage annexe of some 63m² have been removed and demolished respectively in preparation for constructing the storage buildings (refer DA 2010/949/473). The main workshop building contains, amongst other things, fume extraction equipment, an industrial size air compressor, a DLI certified spray booth (previously located in the storage annexe), a two (2) post car hoist, and a mechanic's pit. The office/administration annex contains a kitchen and amenities area, and a bathroom comprising a toilet, urinal and two (2) showers.

The Depot also contains a truck washing area and five (5) concrete sand and metal bins (Figure 12).



FIGURE 12. View from the Depot toward Ridge Road (to the south east), with five concrete sand and metal bulk bins.

6 The Proposal

6.1 Construction of one consolidated shed

The Applicant is proposing to demolish an existing light industrial building and construct in its place a new building for light industry and storage use (the 'proposed shed'). The proposed shed will replace the existing workshop building and two approved storage buildings, thus consolidating three buildings into one building of equal size.

The proposed shed is expressed as five (5) modules alternating back to front to break up the mass of the form. The new design will provide greater separation between the proposed shed and existing buildings thereby creating a less crowded feel in the Depot site with the same building size.

The proposed shed will:

- consolidate three (3) sheds (the existing workshop and the two (2) storage buildings) into one (1) building of equivalent footprint (510m²).
- be expressed as five (5) 6m x 17m modules offset by 2m alternating back to front in order to reduce the visual bulk and to add architectural interest
- have a maximum wall height of five (5) metres
- be located no closer to neighbouring properties than the currently approved buildings
- not require removal of any native vegetation
- operate internally as a central workshop area comprising three (3) of the modules flanked by a single storage module at either end
- be of steel frame construction with Colorbond steel cladding
- have bulk insulation in the walls and roof.

The proposed siting means that the proposed shed will address the hardstand in the same orientation as the existing workshop.

The proposal will not result in any substantial changes to stormwater management, with the existing 10,000 litre tank to remain on site for stormwater management.

7 Development Assessment

7.1 Zone

The subject land is located within the Hills Face Zone as identified on Adelaide Hills Council Development Plan (map AdHi/15)(Consolidated October 2017). It is noted that the allotment is located on the edge of the Hills Face Zone, with land on the opposite side of Ridge Road being located in the Watershed (Primary Production) Zone.

No other zones are located within the locality. The land is not situated in a designated State Heritage Area. The land is not designated as a place of Local Heritage Value.

7.2 Classification

Principle of Development Control 26 of the Hills Face Zone states that a builder's yard and light industry are considered to be non-complying in the Hills Face Zone. Therefore the proposal is a non-complying form of development in the Hills Face Zone.

7.3 Public notification

Given the non-complying nature of the application, it is classified as a Category 3 type of development for the purposes of public notification.

7.4 Assessment against key Development Plan Provisions

Hills Face Zone

There are clear Development Plan provisions that apply in the Hills Face Zone. These are addressed below followed by a summary.

Objective 1: *A zone in which the natural character is preserved and enhanced or in which a natural character is re-established in order to:*

(a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area;

↳ The subject site is not visible from the Adelaide Plain, hence the natural backdrop will not be compromised by the proposed development.

(b) preserve and develop native vegetation and fauna habitats close to metropolitan Adelaide;

↳ We have two large areas of preserved remnant bushland and have planted out further considerable areas with native shrubs and grasses. Furthermore we are not proposing any clearing but rather consolidation of multiple buildings and construction all to take place on already sealed surfaces within the existing Depot, which is a small proportion of the total site.

(c) provide for passive recreation in an area of natural character close to the metropolitan area;

(d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges; and

(e) ensure that the community is not required to bear the cost of providing services to land in the zone.

↳ There will be no need for any additional or upgraded services now or in the foreseeable future.

Objective 2: *A zone accommodating low intensity agricultural activities and public/private open space and one where structures are located and designed in such a way as to:*

(a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone;

↳ The form of the proposed shed provides greater separation between the buildings creating a less crowded feel with the same size of building. The articulation of the building breaks down its scale and the colours used will be in harmony with the locality's natural colours.

(b) limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain;

↳ The Depot site is well screened from any roads within the zone and is not visible from the Adelaide Plain.

(c) not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community;

↳ There will be no need for any additional or upgraded services now or in the foreseeable future.

- (d) prevent the loss of life and property resulting from bushfires.

↳ The proposed shed will provide improved fire resistance due to reducing the problem of leaf litter collection and through being fully sarked.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not be undertaken unless:

- (a) *it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment; and*
(b) together with associated native landscaping, it preserves and enhances the natural character of the zone or assists in the re-establishment of a natural character.

↳ We have planted out considerable areas of the locality in the immediate vicinity of the proposed shed with native and non-native shrubs and trees.

2 The excavation and/or filling of land should:

- (a) be kept to a minimum so as to preserve the natural form of the land and native vegetation;

↳ There will be no excavation or filling required as the proposed shed will be built on existing concrete slab and bitumen hard stand.

- (b) *only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment; and*
(c) *result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the zone.*

3 Development should not be undertaken if the operation and management of such development is likely to result in:

- (a) pollution of underground or surface water resources;

↳ The Depot is equipped with a truck wash area with a grease trap. There will be no pollution of underground or surface water resources. In addition we have mandatory annual monitoring of underground water quality from three sources around our property, which would alert us if there ever was a pollution issue.

- (b) over exploitation of underground or surface water resources;

↳ Water use will be minimal as none of the activities require large quantities of water.

- (c) adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment;

↳ The proposed development and activities will have no impact on environmental flows; runoff to the environment will not be changed from the current buildings.

- (d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat;

↳ There will be no loss of native vegetation.

- (e) denudation of pastures;

- (f) erosion;

- (g) dust;

- (h) noise nuisance;

↳ While there will no change in noise levels generated by the activities, the proposed shed will provide improved noise attenuation due to it being bulk insulated.

- (i) the introduction of or an increase in the number of pest plants or vermin;

- (j) adverse impacts from chemical spray drift, chemical run-off or chemical residue in soils;

- (k) *the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone;*
- (l) *increased hazard to the locality from bushfires;*
- ↳ The proposed shed will not result in any increased hazard to the locality from bushfires. Full steel construction and full sarking will provide a level of bushfire resistance well beyond the code requirement.
- (m) *loss of amenity to adjoining land or surrounding localities from:*
- (i) *the visual impact of buildings, structures or earthworks; or*
 - (ii) *the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery.*
- ↳ The proposed development will improve the visual amenity to adjoining land due to the consolidation of multiple sheds into one location. The new design provides greater separation between the buildings creating a less crowded feel with the same size of building, and maintaining a sense of open space in the Depot. The length of the building along the north-south axis reduces from 44.2m to 30.0m. While the width increases from 13.6m to 17.0m this increase is located predominantly on the eastern side within the Depot away from any neighbours and is shielded from the road by the considerably higher farm building.
- 4** *Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.*
- ↳ The proposed development is on already substantially level and well-drained land. The development and activities proposed will pose a negligible risk of soil movement, land slip or erosion.
- 7** *Buildings, including structures, should be located in unobtrusive locations and, in particular, should:*
- (a) *be located well below the ridge line;*
 - ↳ The proposed shed will be located well below the ridge line.
 - (b) *be located within valleys or behind spurs;*
 - ↳ The proposed shed will be located at mid-point within a valley.
 - (c) *be located not to be visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain;*
 - ↳ The proposed shed will not be visible against the skyline when viewed from roads within the zone and is not at all visible from the metropolitan area.
 - (d) *be set well back from public roads, particularly when the allotment is on the high side of the road;*
 - ↳ The proposed shed will be set back by more than 50m from the nearest public road and the allotment is on the low side of the road.
 - (e) *have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road;*
 - ↳ The proposed sheds roof line will be below the abutting road at its nearest juncture and will be shielded by the higher farm building from any other part of the road.
 - (f) *be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building;*
 - ↳ There will be no filling required as the shed will be built on existing concrete slab and bitumen hard stand.

(g) be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain;

↳ The proposed development is located in an unobtrusive location. The site can only be seen from Ridge Road along the boundary of which we have considerable established native and non-native vegetation screening.

(h) not be located in areas subject to inundation by a 100 year return period flood event nor be sited on land fill which would interfere with the flow of such flood waters;

↳ The proposed development is not located in an area subject to flooding.

(i) not have a septic tank drainage field located to pollute watercourses; and

(j) be located to maximize retention of existing native vegetation and retain watercourses in their natural state.

↳ The development will not involve any water affecting activity.

↳ The existing septic drainage will not be altered; has been located such that existing native vegetation and watercourses will not be impacted.

8 *Buildings, including structures should be unobtrusive and not detract from the desired natural character of the zone and, in particular:*

(a) buildings should be of a single storey;

↳ The proposed shed will be single storey.

(b) the profile of buildings should be low and the roof lines should complement the natural form of the land;

↳ The roof profiles relate to and are sympathetic to the immediate topography.

(c) the mass of buildings should be minimized by variations in wall and roof lines and by floor plans which complement the contours of the land;

↳ The visual impact of the scale of the building is reduced by expressing it as five smaller sheds clustered together.

(d) large eaves, verandahs and pergolas should be incorporated into designs to create shadowed areas which reduce the bulky appearance of buildings; and

(e) the mass of buildings should be minimized by having separate vehicle storage areas.

9 *Buildings should have a:*

(a) year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health; and

(b) safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.

↳ Water is supplied from existing rain water collection and supplemented from an existing bore; effluent will be treated in the existing septic system.

↳ The proposed shed will generate minimal refuse; the proposed development comprises sufficient area to store waste before it is disposed off site.

10 *Development should not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.*

↳ This proposal will result in an existing shed and two approved but as yet unbuilt sheds in the zone being replaced with one new shed of equivalent area. As such, there will be no net increase in the demand for services and thus the provisions are satisfied.

11 *Additions to buildings should:*

(a) maintain the single storey profile of the building;

(b) be located on the side of the dwelling which minimizes the obtrusiveness of the completed building;
and

(c) comply with previously mentioned principles - relating to the location and design of buildings.

- 12 The number of outbuildings should be limited, they should be grouped together, located in unobtrusive locations and comply with previously mentioned principles of development control relating to location and design of buildings.
↳ The proposal is seeking to consolidate existing sheds with a comparable footprint, such that there will be greater open space and a reduced profile from neighbouring properties.
- 13 Retaining walls should be constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.
- 14 Driveways and access tracks should follow contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials. Excavation/filling of land should be kept to a minimum to preserve the natural form of the land and native vegetation.
- 15 Fences, if required, should be located to minimize their visual impact and should be of post and wire or other materials which can be seen through. Obtrusive gateways, particularly of brick or masonry, should not be constructed.
- 16 When solid fences are essential, particularly rear and side fences in closely divided areas within the zone, they should be of materials which are of a low light reflective nature and of dark natural colours to blend with a natural landscape and minimize any visual intrusion. Such fences should not increase the fire risk near buildings.
- 18 Telephone lines and electricity mains and services of less than 33 kV should be located underground. All new lines, mains and services should be located and designed in such a way as to minimize their visual intrusion and any adverse effect on the desired natural character of the zone.
- 21 Landfill operations may be appropriate, outside the Mount Lofty Ranges Watershed, provided the site is a disused quarry or has ground slopes no greater than 10 percent and has adequate separation distances from any above ground or underground water resource or potentially incompatible land uses and activities. Small-scale transfer stations may be appropriate in unobtrusive locations.
- 22 Development should only be undertaken if it can be located and designed to maximize the retention of existing native vegetation and, where possible, increase the extent of native vegetation.
↳ We have two large areas of preserved remnant bushland and have planted out further considerable areas with native shrubs and grasses. Furthermore we are not proposing any clearing but rather consolidation of multiple buildings and construction all to take place on already sealed surfaces within the existing Depot site, which is a small proportion of the total site.
- 23 Any essential clearance of native vegetation should be accompanied by conservation initiatives, such as replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain.
↳ There will be no loss of native vegetation.
- 24 Native trees, shrubs and ground covers should be established to screen development, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.
- 26 The following kinds of development are **non-complying** in the Hills Face Zone, including
Builder's Yard
General Industry
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993,
Light Industry
Major Public Service Depot
Special Industry

Summary of assessment against key Development Plan Provisions

It is considered that the proposed development broadly complies with the intent of the Development Plan with regard to the Hills Face Zone. We have development approval to operate our design build business from the Depot site (refer DA 2010/949/473) and are not proposing any change in activities. Furthermore we are only proposing a change in the form of the building not the scale.

Additionally, the site is located on the edge of the Hills Face Zone and the immediate area is dominated by the Ashton “Thrifty Link” Hardware Store (a shop) of some 600m² and the Ashton Cold Stores (industry) a fruit packing and storage facility of some 7,300m². These buildings as well as being within the Hills Face Zone, are located on top of the ridge meaning that they are clearly visible from many vantage points within the locality.

8 Environmental, Social and Economic Effects

8.1 Environmental effect

Environmental impact

There are a number of provisions in the Hills Face Zone which speak of the need for development to be environmentally sensitive. We contend that the proposal adequately satisfies these provisions regarding environmental impact. More specifically, the proposed development will not have any significant impacts on the following areas.

Earthworks and minimising erosion

Given that the proposed shed will be located on the site of the existing workshop, already demolished annexe, and the hardstand, only minimal site preparation will be required. Consequently there is no requirement for earthworks to be undertaken and there will be no changes to the land form.

Native vegetation

The proposal will not result in any clearance of native vegetation due to the siting of the proposed shed within a previously levelled and developed compound.

Water resources

The natural watercourses surrounding the site will not be impacted by the development as all roof catchment water will be managed by the existing rainwater tanks with overflow directed through existing swales. Note: there will not be an increase in roof catchment area with this proposal.

Air quality

The existing workshop building is equipped with a D.L.I. certified spray booth, which ensures that if any spray painting is undertaken no fumes or paint particles can enter the atmosphere.

Summary of environmental effect

There will not be any negative environmental impacts resulting from the proposed development. The building will not result in any additional pollution potential to a water course or a water protection area, nor will there be any negative air quality impacts or removal of native vegetation.

8.2 Social effect

The social effects of the proposed development are considered to be positive by virtue of the fact that the proposed change of shape provides for a safer, more efficient working environment. Working conditions will be improved, particularly in winter.

In addition, the bulk insulation of the proposed shed will provide improved sound attenuation thus reducing any potential for noise generated within the shed to create a nuisance for neighbours.

There is the additional benefit of increased security due to easier surveillance afforded by the consolidation of three buildings into one. There are fewer places for an intruder to conceal themselves. This is also a benefit for the broader neighbourhood.

8.3 Economic effect

There will not be any negative economic impacts associated with the proposed development. The anticipated economic impact will be positive in terms of ongoing employment associated with the Applicant's building business.

9 Conclusion

We consider that the proposed development satisfies the intent of the provisions of the Hills Face Zone in terms of character, appearance, building height and siting. In fact, we assert that the proposed shed satisfies these provisions to a greater extent than the development for which we already have approval.

The Hills Face Zone is a zone with particular requirements aimed at preserving, enhancing and re-establishing the natural assets of the Mount Lofty Ranges and providing a natural backdrop to the Adelaide Plain. The subject proposal is located on the far eastern perimeter of the Hills Face Zone, adjoining the Watershed (Primary Production) Zone. More importantly the subject site is not visible from the Adelaide Plain and, as such, provisions that speak to visual intrusion are only relevant in terms of maintaining views from roads. The site is effectively screened from all but those with access to land immediately adjoining the site.

We are not proposing any increase in the building footprint area but rather a consolidation of what already exists. This has several benefits that are in accordance with the Development Plan.

The Depot is located at the mid-point in the immediate landscape, and is well behind a substantial spur totally shielding the buildings from any viewpoint from the Adelaide Plain. As such, the Depot, incorporating the proposed new shed, is sited in a manner envisaged by PDC 7 (a) and (b).

The proposed shed will be located a considerable distance from Ridge Road. In addition, the proposed shed will largely be screened by the farm building (refer DA 473/200/2011), which is higher and sited closer to Ridge Road than the proposed shed, as well as being screened from the Road by tall and densely planted vegetation, which is specifically envisaged by PDC 7(g).

9.1 Summary of assessment

For the reasons outlined in this Statement of Effect, it is our assessment that, although the proposed development is identified as non-complying within the Hills Face Zone, the provisions of the Development Plan are substantially satisfied for the following reasons:

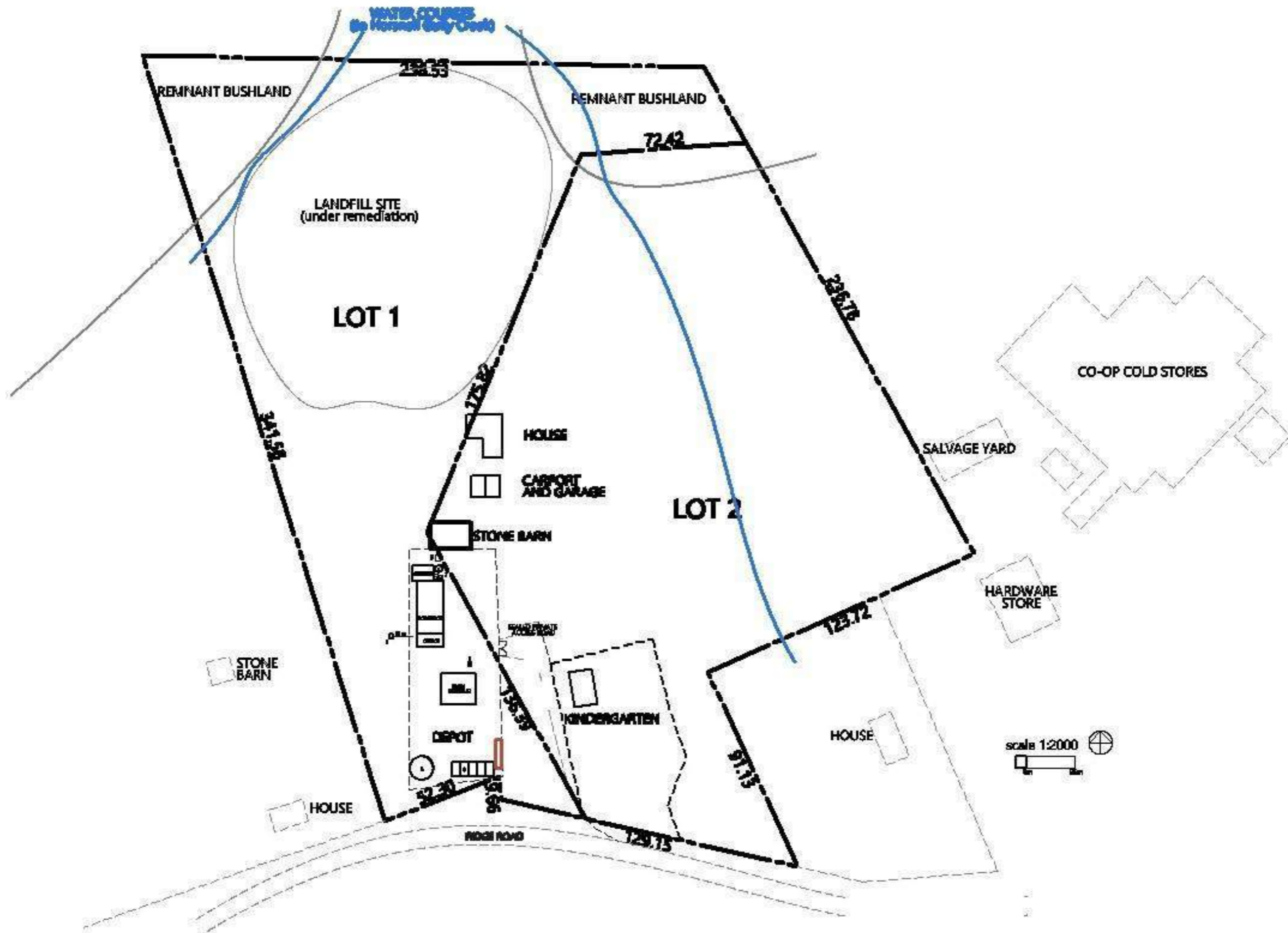
- The proposed shed will not increase the area under built form within the Depot but will merely replace multiple existing and approved sheds and as such will improve both the amenity and appearance of the site.
- The development will not involve the removal of native vegetation.
- While the Depot is located within the Hills Face Zone it is not visible from anywhere within the Adelaide Plain.
- The Ashton Co-op buildings are a dominant feature of the locality due to their size and location on top of the ridge meaning that they are clearly visible from many vantage points within the locality. In comparison the proposed development is of a far smaller scale and located lower in the landscape, and as such will not have any significant negative impact on the character of the area.
- The formal design of the new shed presents as a reduced elevation when viewed from the immediate neighbouring properties. The form of the proposed shed will complement its surroundings and contribute positively to the location's natural ambience.

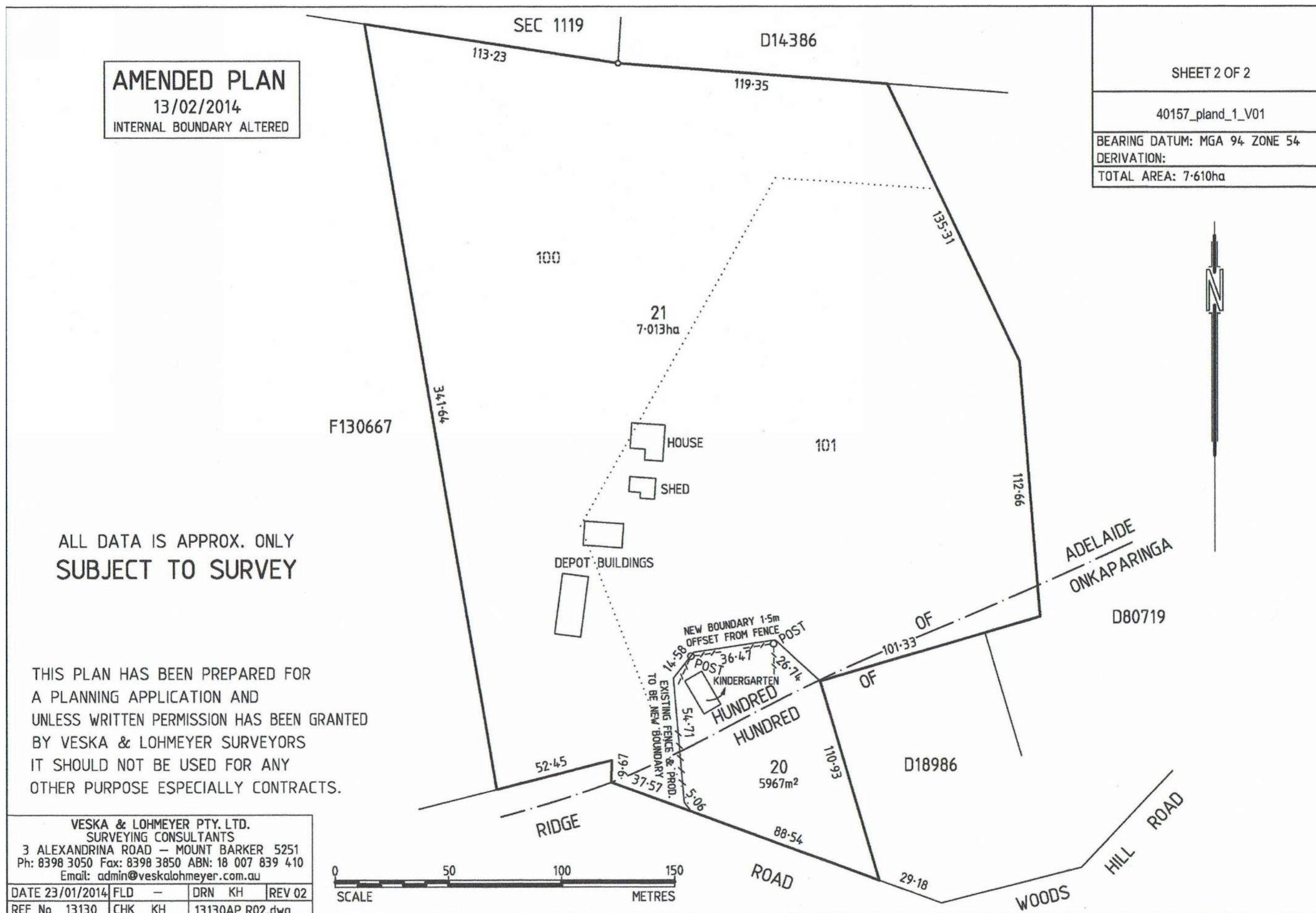
On this basis, we consider that the Application for Construction of a shed 30m x 17m (Demolition of existing light industrial building, construction of new building for light industry and storage use consolidating three buildings into one building of equal size.) (non complying) at 177 Ridge Road Ashton substantially satisfies the Adelaide Hills Development Plan.

LIST OF ATTACHMENTS

- Attachment 1. Plan of 177 Ridge Road Ashton
- Attachment 2. Plan of 177 Ridge Road Ashton following deposit of DA 13/950/473
- Attachment 3. Plan of Existing and Approved Sheds
- Attachment 4. Plan of Proposed Shed
- Attachment 5. Plan of Existing and Proposed Shed, and Overlay of the Plans
- Attachment 6. Plan of Storm Water Disposal
- Attachment 7. Plan of Distances to Boundaries
- Attachment 8. Elevations

177&181 RIDGE ROAD ASHTON LOCALITY





177 RIDGE ROAD ASHTON

THE DEPOT

PROPOSED SHED

