

APPLICATION ON NOTIFICATION – CATEGORY 3

Applicant:	Urbis Pty Ltd C/- Future Urban Group
Development Number:	155/E001/19
Nature of Development:	Change of use to service trade premises comprising six (6) tenancies, undertake alterations and additions to existing buildings (including partial demolition) and construction of a car park and associated landscaping.
Type of Development:	Merit
Zone / Policy Area:	Light Industry Zone
Subject Land:	382 Payneham Road PAYNEHAM (allotments 3, 4, 5, 6, 13, 14, 15, 16 & 17 in Deposited Plan 3769; allotment 75 in File Plan 135526, and; allotments 115, 116, 117 & 118 in File Plan 216535, as shown in Certificates of Title 5709/415, 5633/987, 5633/986, 5881/854, 5574/795, 5704/414, 5791/806 & 5898/789)
Contact Officer:	Matthew Fielke
Phone Number:	7109 7048
Start Date:	Tuesday 26 February 2019
Close Date:	Tuesday 12 March 2019
<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 Tuesday 12 March 2019 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 APPLICATION FORM

AUTHORITY: STATE COMMISSION ASSESSMENT PANEL

APPLICANT: URBIS PTY LTD

Postal Address: C / - FUTURE URBAN GROUP

GPO BOX 2403, ADELAIDE, SOUTH AUSTRALIA, 5001

OWNER: URBIS PTY LTD

Postal Address: C / - FUTURE URBAN GROUP

GPO BOX 2403, ADELAIDE, SOUTH AUSTRALIA, 5001

BUILDER: TO BE CONFIRMED

Postal Address: _____

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION:

Name: MR TONY KELLY

Telephone: (08) 8221 5511

Email: TONY@FUTUREURBANGROUP.COM

Mobile: 0439 830 028

EXISTING USE:

FORMER SCHWEPPES SOFT DRINK PRODUCTION PLANT

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

☐ Complying

☐ Non-complying

☐ Notification Cat 2

☐ Notification Cat 3

☐ Referrals/Concurrence

☐ DA Commission

Application forwarded to DA

Commission/Council on:

/ /

Decision:

Type:

Date:

/ /

	Decision	Fees	Receipt No	Date
Planning:	YES			
Building:				
Land Division:				
Additional:				
Dev Approval:				

DESCRIPTION OF PROPOSED DEVELOPMENT:

CHANGE OF USE TO SERVICE TRADE PREMISES AND CARRY OUT ASSOCIATED ALTERATIONS AND ADDITIONS

LOCATION OF PROPOSED DEVELOPMENT:

House No: 382 Lot No: _____ Road: PAYNEHAM ROAD Town/Suburb: PAYNEHAM

Section No (full/part): _____ Hundred: ADELAIDE Volume: 5574 Folio: 795

Volume: 5709 Folio: 415

Volume: 5633 Folio: 986

Volume: 5791 Folio: 806

Volume: 5633 Folio: 987

Volume: 5881 Folio: 854

Volume: 5704 Folio: 414

Volume: 5898 Folio: 789

DOES EITHER SCHEDULE 21 OR 22 OF THE *DEVELOPMENT REGULATIONS 2008* APPLY?

YES: ☐

NO: ☒

HAS THE *CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993* LEVY BEEN PAID?

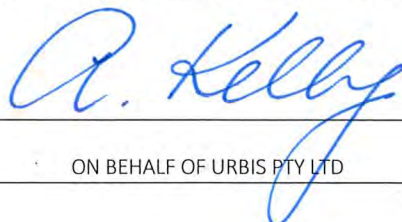
YES: ☐

NO: ☒

DEVELOPMENT COST (Do not include any fit-out costs): \$6 MILLION

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

SIGNATURE: _____



Dated: 22 JANUARY 2019

ON BEHALF OF URBIS PTY LTD

DEVELOPMENT REGULATIONS 2008

Form of Declaration
(Schedule 5, Clause 2A)

To: State Commission Assessment Panel
From: Urbis PTY LTD c/- Future Urban Group
Date of Application: 22 January 2019

Location of Proposed Development:

House Number:	382	Lot Number:	3, 4, 5, 6, 13, 14, 15, 16, 17, 75, 115, 116, 117, 118
Street:	Payneham Road	Town/Suburb:	Payneham
Section No (full/part):		Hundred:	Adelaide
Volume:	5574	Folio:	795
Volume:	5709	Folio:	415
Volume:	5633	Folio:	986
Volume:	5791	Folio:	806
Volume:	5633	Folio:	987
Volume:	5881	Folio:	854
Volume:	5704	Folio:	414
Volume:	5898	Folio:	789

Nature of Proposed Development:

Change of use to Service Trade Premises and carry out associated alterations and additions.

I, Tony Kelly, in my capacity as a representative of the Applicant, declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the accompanying drawings, 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*.

22 January 2019

Date

Signed





DEVELOPMENT ACT 1993

CATEGORY 3

NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

Notice is hereby given that an application for consent has been made by **Urbis Pty Ltd C/- Future Urban Group** for a change in the use of land to service trade premises comprising six (6) tenancies and to undertake alterations and additions to existing buildings (including partial demolition), including construction of a car park and associated landscaping.

Development Number : 155/E001/19.

The site is situated at 382 Payneham Road PAYNEHAM and comprises allotments 3, 4, 5, 6, 13, 14, 15, 16 & 17 in Deposited Plan 3769; allotment 75 in File Plan 135526, and; allotments 115, 116, 117 & 118 in File Plan 216535, as shown in Certificates of Title 5709/415, 5633/987, 5633/986, 5881/854, 5574/795, 5704/414, 5791/806 & 5898/789.

The subject land is located within the Light Industry Zone of the Norwood, Payneham & St Peters (City) Development Plan, Consolidated on 19 December 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 Norwood, Payneham & St Peters Council. 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 TUESDAY 12 MARCH 2019.
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 Matthew Fielke on 7109 7048 or matthew.fielke@sa.gov.au.

Alison Gill
SECRETARY
STATE COMMISSION ASSESSMENT PANEL



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.



Registrar-General

Certificate of Title - Volume 5574 Folio 795

Parent Title(s) CT 3822/162
Dealing(s)
Creating Title CONVERTED TITLE
Title Issued 11/09/1998
Edition 3
Edition Issued 05/04/2011

REAL PROPERTY ACT, 1886



Estate Type

FEE SIMPLE

Registered Proprietor

SCHWEPPES AUSTRALIA PTY. LTD. (ACN: 004 243 994)
OF LEVEL 5/111 CECIL STREET SOUTH MELBOURNE VIC 3205

Description of Land

ALLOTMENT 16 DEPOSITED PLAN 3769
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (T 3245676)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

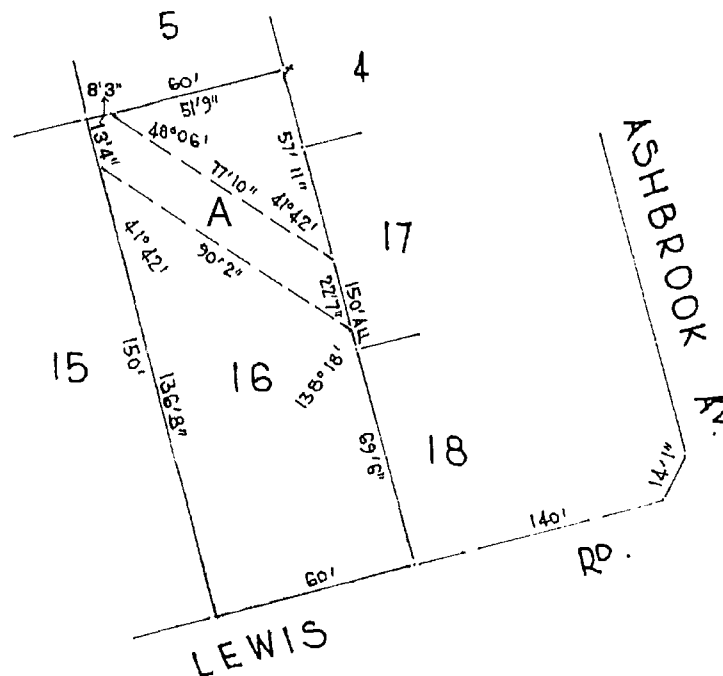
Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.



50 25 0 50 Ft.

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



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.



Registrar-General

Certificate of Title - Volume 5709 Folio 415

Parent Title(s)	CT 1960/158
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	11/11/1999
Edition	3
Edition Issued	05/04/2011

REAL PROPERTY ACT, 1886



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

SCHWEPPE AUSTRALIA PTY. LTD. (ACN: 004 243 994)
OF LEVEL 5/111 CECIL STREET SOUTH MELBOURNE VIC 3205

Description of Land

ALLOTMENTS 3 AND 4 DEPOSITED PLAN 3769
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

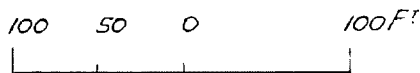
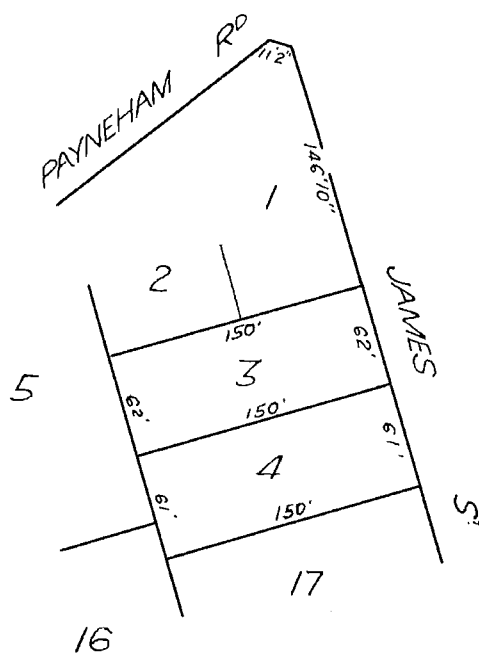
Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

3245676 DCS1

No.

Correct for the purposes of "The Real Property Act,
1886-1967"

MEMORANDUM OF GRANT OF EASEMENT

FISHER, JEFFRIES & CO.

SCHWEPPE'S (AUSTRALIA) LIMITED

per

Solicitors

MEMORANDUM: — A Memorial of the within Instrument

No. was entered in the Register Book,

Vol. *and* Folio *as with* the

10.1.1972 day of 19

at 11 a.m. o'clock.

Registrar-General



FEES PAID	
29 SEP 1971	TIME 11
LTO FEES	88
	95 NOT
NOTING	
ADVERTISING	

Ex Fees.
7 FEB 1972
\$3

Appeared before me at _____ day of _____
one thousand nine hundred and _____

within described the part _____ executing the within instrument, being
person well known to me, and did freely and voluntarily sign
the same.

appeared before me at _____ day of _____
one thousand nine hundred and _____

person known to me and of good repute, attesting witness to this
instrument, and acknowledged his signature to the same; and did further
declare that _____

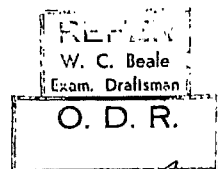
the part _____ executing the same w. _____ personally known to him
he said _____
that the signature to the said instrument _____ in the handwriting of
the said _____

and that the said _____

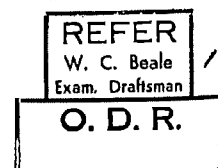
did freely and voluntarily sign the same in the presence of h. _____ the said

and w. _____ at that time of sound mind.

- *****
- ~~A partial discharge of~~
~~not required. This doc.~~
~~to be temporarily withdrawn~~
~~to allow price reg.~~
 - ~~Execution by notec to be~~
~~deleted~~
 - ~~A. lots in recital~~
 - ~~No. 1 of series referred for correction~~
~~containing plan of suggested merger~~
~~of further plans of easement.~~
 - ~~Instructions re issue of new Cert~~
~~and fees to be paid have been~~
~~quarried on no. 1 of series.~~



Recital has not been amended 8/10



THE COMMON SEAL of THE MUTUAL
LIFE AND CITIZENS' ASSURANCE
COMPANY LIMITED was hereunto
affixed by authority of the
directors

E. Thompson

[Signature]
.....
[Signature]
.....

Directors

ACCEPTED

THE COMMON SEAL of THE
CORPORATION OF THE CITY OF
PAYNEHAM was hereunto affixed
upon the date hereof in the
presence of

[Signature]
.....
Mayer

[Signature]
.....
Town Clerk

~~BALANCE~~

NEW CERTIFICATE of TITLE for from of the LAND in VOL. 2262 FOL. 177.

SCHWEPPES (AUSTRALIA) LIMITED,

of 97-103 Pacific Highway North Sydney
in the State of New South Wales 2060

is the proprietor of an estate in fee simple,

subject, etc., or endorsed hereon, in that piece of land

situated in the Hundred of Adelaide County of Adelaide,

being PORTION of Allot. 5, of the Subdn. of Str.
of Sec. 305 Sd. Out as Payneham

and more particularly delineated and bounded as appears in the plan in the margin hereof
and therein coloured green

Subj. n/less to the rt. of w. & east, with conditiona-
grtd. by Name of Tr. No. <u>3245676</u>
<u>CORPORATION OF THE CITY OF PAYNEHAM</u>
to The <u>Trustee of the</u> in & over
<u>PTN. OF THE SD. LAND</u> as detd. in the sd. plan & therein
mkd. Easment

[Handwritten signature] 1/17/12

which sd. Allot. is bdd. etc. L.T.O. 3769.

which said Section is delineated in the Public Map of the said Sd.

deposited in the Land Office, at Adelaide

DIAG. AS ON ABOVE CT.
—SUBJ. OVER BLUE PIECE
IN TR. 3245676. — MK. "EASMT."

Pursuant to Memorandum of Transfer No. 3245676 Registered on Vol. 1838 Folio 177 & ORS.

~~NEW CERTIFICATE of TITLE for~~ of the LAND in VOL. ~~FOL.~~

THE CORPORATION OF THE CITY OF PAYNEHAM
of 196 O.G. Road Belinstown 5070

~~MINISTER OF WORKS~~ is entitled subject, etc., or endorsed hereon to a RIGHT OF

WAY AND EASEMENT in through over across and along that piece of land

situated in the HUNDRED OF Adelaide COUNTY OF Adelaide

being PORTION of Allots. 5, 6, 7, 13, 14, 15, and 16
of the Subdn. of Stn. of Sec. 305 ldt. out
as Payneham

[Signature] 17/✓

and more particularly delineated and bounded as appears in the plan in the margin hereof
and therein coloured blue and marked Easement

WHICH said right of way and easement are more particularly described and set forth
in the abovementioned Memorandum of Transfer.

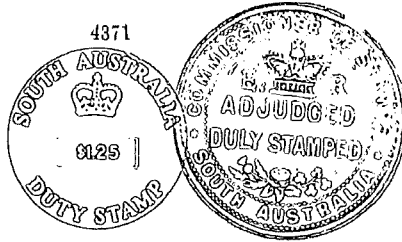
Which sd. Allots. are ldt. etc. LTRD 3769.

Which said Section is delineated in the Public Map of the said 26d.

deposited in the Land Office at Adelaide. BLUE PIECE IN ABOVE T.
— COLOR BLUE & MK. "EASMT."

✓

41-25
T



504813

SOUTH AUSTRALIA

MEMORANDUM OF GRANT OF EASEMENT

SCHWEPPE'S (AUSTRALIA) LIMITED formerly of 43 O'Riordan Street Alexandria but now of 97-103 Pacific Highway North Sydney in the State of New South Wales (hereinafter called "the Company") BEING REGISTERED as the proprietor of an estate in fee simple SUBJECT HOWEVER to such encumbrances liens and interests as are notified by Memorandum underwritten or endorsed hereon in those pieces of land situated in the Hundred of Adelaide County of Adelaide being the allotments ~~5, 6, 7, 13, 14, 15~~ and ^{and portion of allotments 5, 6 & 7} 16 of the subdivision of portion of section 305 laid out as Payneham and being the whole of the land comprised in Certificates of Title Register Books Volume 2262 Folio 177, Volume 3215 Folio 132, Volume 1838 Folio 177 and Volume 1960 Folio 157 and portion of the land comprised in Certificate of Title Register Book Volume 3570 Folio 77 and THE MUTUAL LIFE AND CITIZENS' ASSURANCE COMPANY LIMITED of 44 Martin Place Sydney in the said State of New South Wales BEING REGISTERED as the proprietor of an estate as mortgagee under and by virtue of Memorandum of Mortgage No. 2933968 in the said allotments ~~5, 6, 7, 13, 14~~ and ^{and portion of allotments 6 & 7} 15 of the subdivision of the said portion of section 305 and being the whole of the land comprised in Certificates of Title Register Books Volume 3215 Folio 132, and Volume 1838 Folio 177 and portion of the land comprised in Certificate of Title Register Book Volume 3570 Folio 77 IN CONSIDERATION of the sum of TEN CENTS (\$0.10) paid to the Company by The Corporation of the City of Payneham the office of which is situated at 196 O.G. Road Felixstowe in the State of South Australia (hereinafter called "the Corporation") (the receipt of which sum the Company doth hereby acknowledge) DO HEREBY GRANT to the Corporation a full and unrestricted right and liberty for the Corporation its agents servants and workmen from time to time and at all times hereafter to break the surface of dig open up and use those pieces of land delineated in the plan hereunto annexed and therein edged in blue being portion of the land above described for the purpose of making and opening drains and water courses and generally for

drainage purposes and for laying down fixing taking up repairing relaying examining and cleansing such drains or water courses and the pipes if any thereon or therein and using and maintaining such drains water courses and pipes as the Corporation deems necessary and proper and full free and unrestricted right and liberty of entry egress and regress from time to time and at all times hereafter for the Corporation and its agents servants and workmen in through over across and along the said pieces of land edged in blue with or without horses carts and other vehicles laden or unladen for the purposes of carrying out such drainage work as hereinbefore set out and the parties hereby agree and declare that nothing herein contained shall prevent the Company at any time from erecting over the said pieces of land edged in blue such buildings as the Company may at any time think fit so however that the right of way and easement hereby granted shall not thereby be interfered with or made incapable of exercise and that no structural loads shall at any time be placed by the Company upon the said pieces of land edged in blue except by means of beams across the surface thereof and piers to at least the depth of the invert of any storm water pipe for the time being running through the same.

AND for the purposes of the Stamp Duties Act 1923-1968 it is certified that the value of the easement hereby granted does not exceed the sum of \$100.00.

DATED the 8th day of February 1970.

THE COMMON SEAL of SCHWEPPE'S)
(AUSTRALIA) LIMITED was hereunto)
affixed by authority of the Board)
of Directors and in the presence)
of:

.....
Director

.....
Secretary



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.



Registrar-General

Certificate of Title - Volume 5633 Folio 986

Parent Title(s)	CT 3822/158
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	12/03/1999
Edition	3
Edition Issued	05/04/2011

REAL PROPERTY ACT, 1885



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

SCHWEPPES AUSTRALIA PTY. LTD. (ACN: 004 243 994)
OF LEVEL 5/111 CECIL STREET SOUTH MELBOURNE VIC 3205

Description of Land

ALLOTMENT 6 DEPOSITED PLAN 3769
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (T 3245676)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

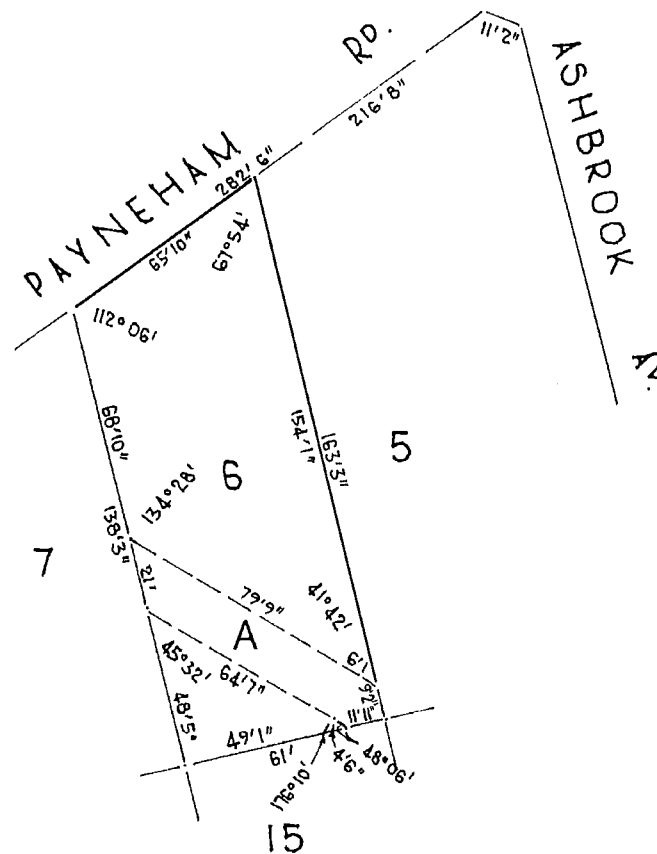
Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



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Registrar-General

Certificate of Title - Volume 5791 Folio 806

Parent Title(s)	CT 3822/159
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	24/07/2000
Edition	3
Edition Issued	05/04/2011

REAL PROPERTY ACT, 1886



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

SCHWEPPE AUSTRALIA PTY. LTD. (ACN: 004 243 994)
OF LEVEL 5/111 CECIL STREET SOUTH MELBOURNE VIC 3205

Description of Land

ALLOTMENT 75 FILED PLAN 135526
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (T 3245676)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

Registrar-General's Notes

NIL

Administrative Interests

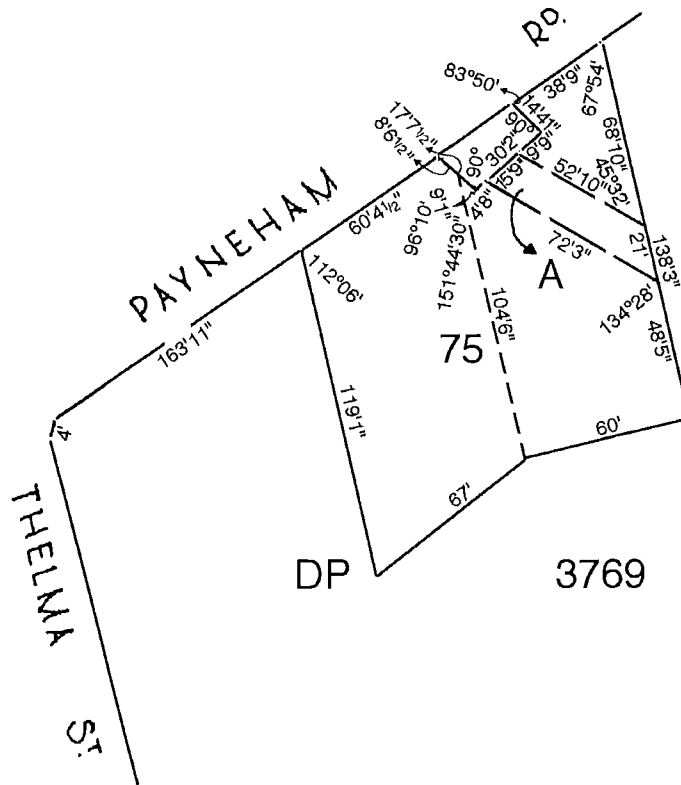
NIL

* Denotes the dealing has been re-lodged.



THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3822/159
SEE TITLE TEXT FOR EASEMENT DETAILS

LAST PLAN REF: DP 3769



60 30 0 60 FT

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

No. 2

Memorandum of transfer.

Correct for the purposes of The Real Property Act, 1886.

300 100 88

H. B. Burford

The District Council of Payneham - Transferor

Arthur Ebenezer Pitt - Transferee

Licensed Land Broker.
Adelaide

Memorandum: A Memorial of the within instrument

No. 985650 was entered in the Register Book,

Vol. 1349 Folio 131 the

26 day of January 1924

at 11 o'clock a.m.

H. B. Burford
Dep. Registrar General

Appeared before me at the

day of 19

the part executing the within instrument, being person well known to me, and did freely and voluntarily sign the same.

Appeared before me at the

day of 19

the part executing the within instrument, being person well known to me, and did freely and voluntarily sign the same.

Appeared before me at the

day of 19

a person known to me and of good

repute attesting witness to this instrument, and acknowledged his

signature to the same, and did further declare that

the part executing the same personally known to him

the said

that the signature to the said instrument in the handwriting

of the said

and that the said

did freely and voluntarily sign the same, and at that time

of sound mind.

11/12/26 11:25

11/11/26

20/10/26
see request within

REFER

26 DEC 1926

Appeared before me at the

day of 19

see request within

a person known to me and of good

repute attesting witness to this instrument, and acknowledged his

signature to the same, and did further declare that

the part executing the same personally known to him

the said

that the signature to the said instrument in the handwriting

of the said

and that the said

did freely and voluntarily sign the same, and at that time

of sound mind.

Mr Gardiner

to note request + see me

within person

and that the said

did freely and voluntarily sign the same, and at that time

of sound mind.

ALFRED C. CATT, SON & CO. LTD.

LICENSED LAND BROKERS

PIRIE STREET, ADELAIDE

DIRECTORS:
ALFRED C. CATT
CHAIRMAN
S. B. CATT
MANAGING
C. B. BUTTON

ALFRED C. CATT, SON &

LICENSED LAND AGENTS, AUSTRALIA
MELBOURNE, VICTORIA

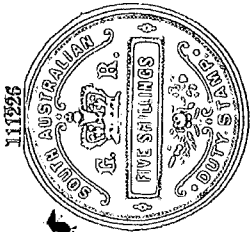
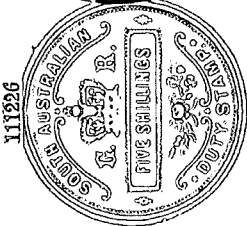
South Australia.

MEMORANDUM OF TRANSFER

The District Council of Payneham being registered as the proprietor of an estate in fee simple subject however to such encumbrances liens and interest as are notified by Memorandum underwritten or endorsed hereon in the whole of the land comprised in Certificate of Title register Book Volume 1349 Folio 131 In consideration of the sum of *One Shilling* paid to it by Arthur Ebenezer Pitt of Payneham Fruit Merchant (the receipt of which sum is hereby acknowledged) Do Hereby Transfer to the said Arthur Ebenezer Pitt all its estate and interest in the said *land above described Reserving unto the said Council full free and unrestricted right and liberty for the said Council and/or its agents, servants and workmen from time to time and at all times hereafter to break the surface of, dig, open up and use the said piece of land for the purpose of making and opening drains and water courses and generally for drainage purposes and/or for the purpose of laying down, fixing, taking up, repairing, relaying examining cleansing such drains or water courses and the pipes if any thereon or therein and of using and maintaining such drains watercourses and pipes as the said council shall deem necessary and proper, and full free and unrestricted right and liberty of entry egress and regress from time to time and at all times hereafter for the said Council and/or its Agents, servants and workmen in, through, over, across and along the said piece of land with or without horses carts and other vehicles laden or unladen for the purposes of carrying out such drainage work as hereinbefore set out. And it is certified that the transaction hereby effected does not form part of a larger or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Five Hundred Pounds.

Given under the Common Seal of the Payneham District Council this *Third* day of *May* One thousand *Nine Hundred and Twenty Six*, in the presence of.

J. J. Ryan Chairman
(Acting)
Chas. P. Stubbs Clerk.



J. FISHER

SECRETARY:
O. L. KING, L.I.O.A.

TELEGRAPHIC ADDRESS:
"CATTAFIA"

TELEPHONE:
CENTRAL 1150 (3 LINES)

BRANCHES:
PROSPECT:
100A PROSPECT ROAD
CORNER ROSE STREET

MILE END:
91 HENLEY BEACH RD.
OPP. PUBLIC SCHOOL

FT/IR.

CITY CHAMBERS, PIRIE STREET
ADELAIDE

11th Jan. 1927

The Registrar General of Deeds,
Lands Titles Office,
ADELAIDE.

Dear Sir,

Transfer 985650, District Council
of Payneham to Arthur Ebenezer Pitt.

We hereby apply to have the issue of New Certificate of Title herein delayed until the subdivisional Plan of the surrounding land has been approved by the Town Planner. The fee of £1/0/0. is forwarded herewith,

Yours faithfully,
For ALFRED C. CATT, SON & CO. LTD.,



LICENSED LAND BROKER.

Enc/-

It has been agreed that the transfer of the land should be delayed until the subdivisional plan has been approved by the Town Planner. The fee of £1/0/0. is forwarded herewith.

Pursuant to Memorandum of Transfer No. 985650 Registered on Vol. 1349 Folio 131

& NEW CERTIFICATE of TITLE for *Ptn.* of the LAND in VOL. 1355 FOLIO 181

Arthur Ebenezer Pitt

of Payneham, Fruit Merchant

is the proprietor of an estate in fee-simple,

subject, nevertheless, to such encumbrances, liens, and interests as are notified by

memorial underwritten or endorsed hereon, in *those pieces*

of land situated in the Hundred of *Adel.* County of *Adel.*

being the Allotment *1 to 33 & 34* of the subd.

of *ptn.* of *Sec. 305* *ld. out as*

Payneham
the right of way and
made more particularly set forth
Subj. nevertheless to an easement reserved by the
above mentioned ptns. of Trfr. over those ptns.
of the sd. Allots. 6 to 10, 15 to 18 & 19 as deld. in
the depd. plan hereinafter mentioned & therein
mkd. Easement

② *which sd. Allots. are*

~~and~~ bounded as appears in the Plan ~~in the margin hereof and therein colored green,~~

~~and in the Plan~~ deposited in the Lands Titles Registration Office No. *3769*

which said Section

is delineated in the Public Map of the said

Hundred deposited in the Lands and Survey Office, at Adelaide.

M. 913346
(as mkd. on
Vol. 1355
181)

Mary Schmitz



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.



Registrar-General

Certificate of Title - Volume 5633 Folio 987

Parent Title(s)	CT 3822/164
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	12/03/1999
Edition	3
Edition Issued	05/04/2011

REAL PROPERTY ACT, 1886



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

SCHWEPPES AUSTRALIA PTY. LTD. (ACN: 004 243 994)
OF LEVEL 5/111 CECIL STREET SOUTH MELBOURNE VIC 3205

Description of Land

ALLOTMENT 5 DEPOSITED PLAN 3769
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (T 3245676)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

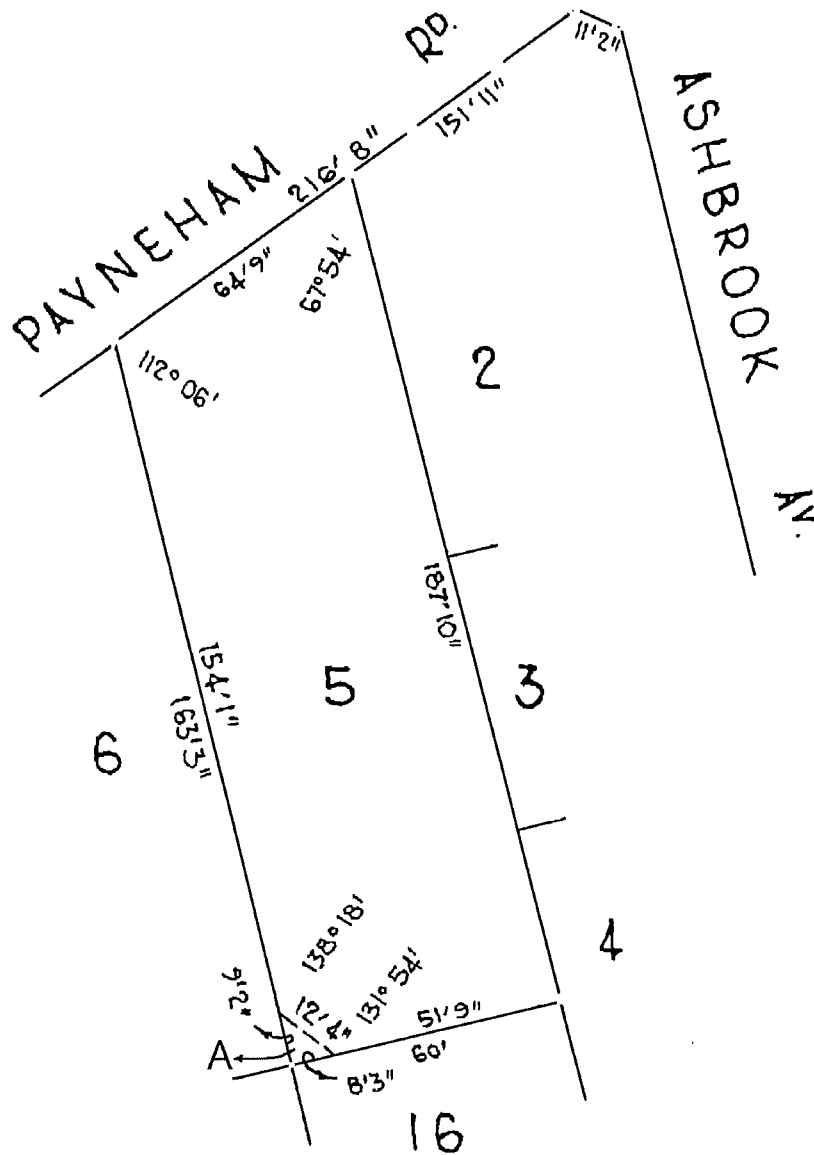
Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



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.



Registrar-General

Certificate of Title - Volume 5881 Folio 854

Parent Title(s)	CT 3822/161
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	22/10/2002
Edition	3
Edition Issued	05/04/2011

REAL PROPERTY ACT, 1886



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

SCHWEPPE AUSTRALIA PTY. LTD. (ACN: 004 243 994)
OF LEVEL 5/111 CECIL STREET SOUTH MELBOURNE VIC 3205

Description of Land

ALLOTMENTS 13, 14 AND 15 DEPOSITED PLAN 3769
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (T 3245676)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.

PAYNEHAM

3245676 Allots. 11, 12, 13, 14, 15 + 16 + PT Allots. 5, 6, 7, 8, 9 + 10 of the subdyn. of Portion of Section 305
H^o of Adelaide L.T.O. Plan N^o 3769

L.T.O. Plan N° 3769

1 C.T. 1597/21 Allots. 11 & 12 & PT Allots 9 & 10

C.T. 3570/77 Pl Allots. 7+8

C.T. 1838/177 Allots. 13, 14 & 15

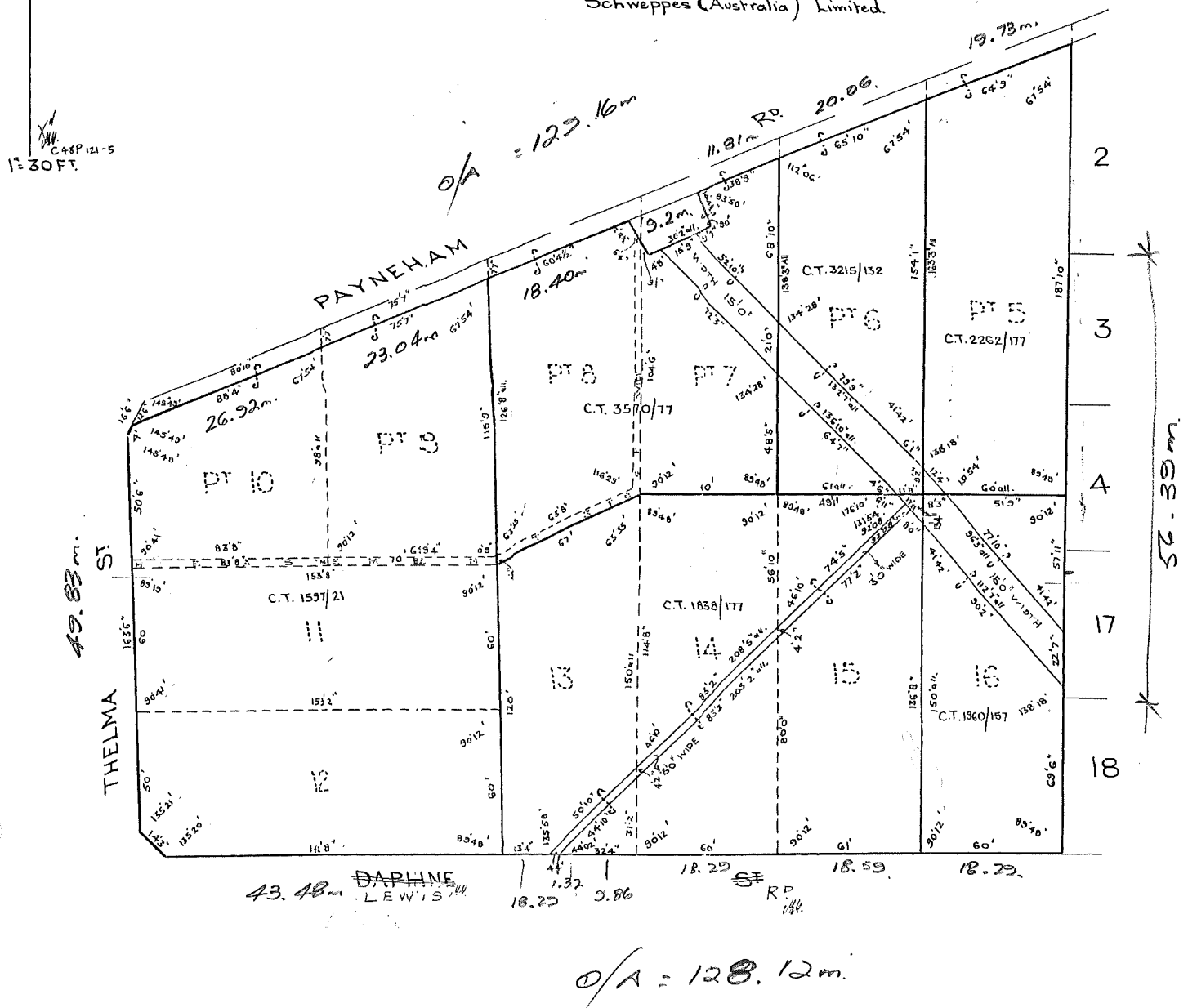
C.T. 1960/157 Allot. 16

C.T. 2262/177 PT Allot. 5

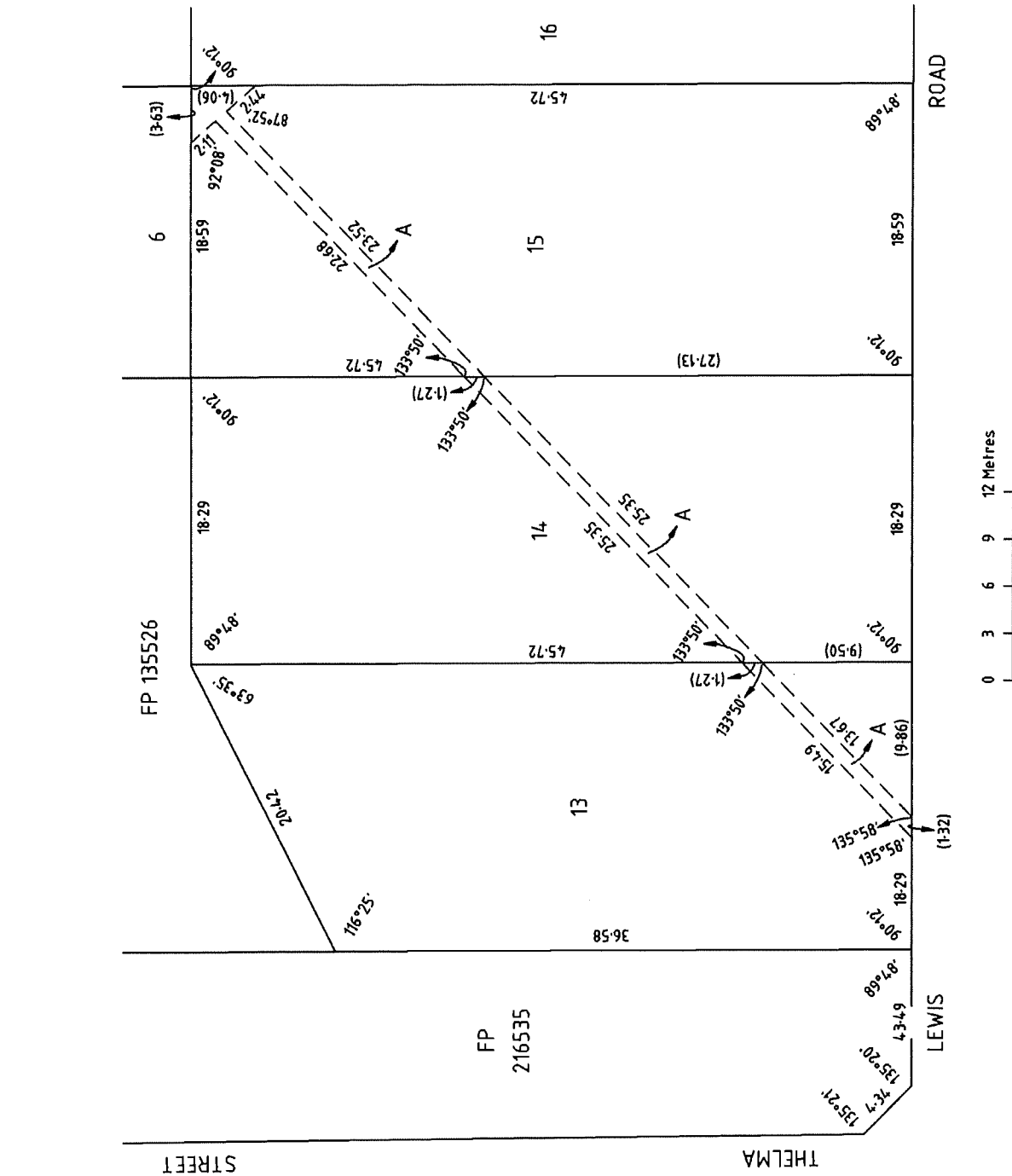
C.T. 3215/132 PY Allot. 6

C.T. 3570/77 P: A 11 lots. 7 & 8

Schweppes (Australia) Limited.



File: 2577.





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.



Registrar-General

Certificate of Title - Volume 5704 Folio 414

Parent Title(s)	CT 2005/58
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	27/10/1999
Edition	3
Edition Issued	05/04/2011

REAL PROPERTY ACT, 1888



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

SCHWEPPES AUSTRALIA PTY. LTD. (ACN: 004 243 994)
OF LEVEL 5/111 CECIL STREET SOUTH MELBOURNE VIC 3205

Description of Land

ALLOTMENT 17 DEPOSITED PLAN 3769
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A (T 985650)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

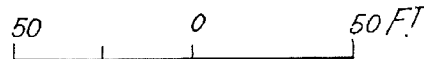
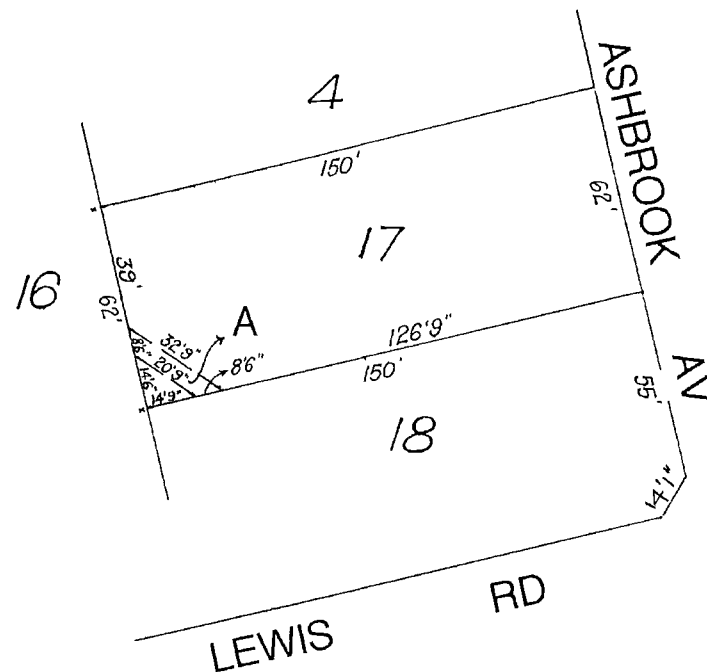
Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION

1 FOOT	=	0.3048 METRES
1 INCH	=	0.0254 METRES



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.



Registrar-General

Certificate of Title - Volume 5898 Folio 789

Parent Title(s) CT 5647/830

Dealing(s)
Creating Title DDA 9633085

Title Issued 22/07/2003

Edition 3

Edition Issued 05/04/2011

REAL PROPERTY ACT, 1886



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

SCHWEPPES AUSTRALIA PTY. LTD. (ACN: 004 243 994)
OF LEVEL 5/111 CECIL STREET SOUTH MELBOURNE VIC 3205

Description of Land

ALLOTMENTS 115, 116, 117 AND 118 FILED PLAN 216535
IN THE AREA NAMED PAYNEHAM
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

Registrar-General's Notes

NIL

Administrative Interests

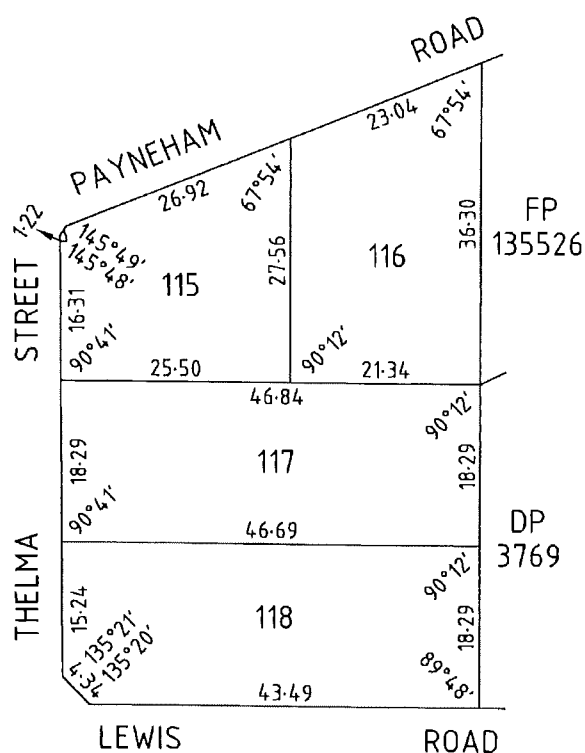
NIL

* Denotes the dealing has been re-lodged.



THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3822/160

LAST PLAN REF: DP 3769



0 7.5 15 22.5 30 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

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

Applicant: Urbis Pty Ltd C/- Future Urban Group
Development Number: 155/E001/19
Nature of Development: Change of use to service trade premises comprising six (6) tenancies, undertake alterations and additions to existing buildings (including partial demolition) and construction of a car park and associated landscaping.
Development Type: Merit
Zone / Policy Area: Light Industry Zone
Subject Land: 382 Payneham Road PAYNEHAM (allotments 3, 4, 5, 6, 13, 14, 15, 16 & 17 in Deposited Plan 3769; allotment 75 in File Plan 135526, and; allotments 115, 116, 117 & 118 in File Plan 216535, as shown in Certificates of Title 5709/415, 5633/987, 5633/986, 5881/854, 5574/795, 5704/414, 5791/806 & 5898/789)
Contact Officer: Matthew Fielke
Phone Number: 7109 7048
Close Date: 12 March 2019

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:** _____

Why have I received this notice?

The role of the State Commission Assessment Panel (SCAP) is to independently assess and determine specified kinds of development applications in South Australia in accordance with the *Development Act 1993*.

Some types of development application require public notification. This is determined by the relevant Development Plan and Schedule 9 of the *Development Regulations 2008*. Development applications fall into one of the following categories:

- Category 1: No public notification
- Category 2: Notice of the application to be given to an owner/occupier of adjacent land to where the development is proposed. A person contacted in this way has the right to make a written representation to the SCAP. Representations from those with a right to be heard must be taken into consideration by SCAP when assessing the development application.
- Category 3: Written notice of the application to be given to an owner/occupier of adjacent land to where the development is proposed and to any owner/occupier of land which the SCAP believes would be directly affected to a significant degree if the development were to proceed. Notice by newspaper advertisement to be given to the general public.

What is a valid representation?

Your representation must be made within the public notification period as described upon the notice you have received. Pursuant to the *Development Act 1993*, this period is 10 business days from the date notice is given.

Your representation must be signed, dated, set out the reasons for the representation and include your full name and address contact details.

What can I comment on?

It is important to be mindful that your representation should avoid raising matters that are not relevant to the planning assessment of the application. A planning assessment can only have regard to the relevant provisions of the Development Plan. A representation can raise issues both in support and in opposition to a development.

You can access the relevant Development Plan here: <https://www.sa.gov.au/topics/planning-and-property/development-plans>

What happens next?

All valid representations received through either a Category 2 or Category 3 process are forwarded to the applicant for a response and taken into consideration by a Planning Officer from the Department of Planning, Transport and Infrastructure in preparing their assessment.

Pursuant to the *Freedom of Information Act 1991* and *Development Act 1993* any information provided may become part of a public document and may be published as an attachment to the Planning Officer's report.

If you have indicated that you wish to be heard you will receive an invitation to appear personally before the SCAP, or be represented by counsel, solicitor or agent. This invitation must give five (5) business days notice of the meeting but, dependent on other issues to be assessed, this meeting may not occur for an indefinite period of time after your representation is made. Unfortunately, the meeting time and date cannot be adjusted to accommodate all attendees.

If you have not indicated that you wish to be heard in support of your submission, you will not receive any further correspondence on this matter until a decision is made.

What is a SCAP meeting?

SCAP meetings are generally held on the second and fourth Thursdays of each month in the Kardi Munaintya meeting room on the ground floor at 50 Flinders Street, Adelaide.

The SCAP will be assessing the development application against the relevant Council Development Plan. To assist, an assessment report will be prepared by a Planning Officer from the Department of Planning, Transport and Infrastructure. This report is publicly available from https://www.saplanningcommission.sa.gov.au/scap/agendas_minutes on the Monday afternoon prior to the meeting. This report will include a copy of your representation.

Representors wishing to be heard will be given the opportunity to make a short (5 minute maximum) verbal presentation to the SCAP. Please note that Representors are only provided with the opportunity to make a verbal presentation at the initial hearing of an application. At this meeting, the SCAP may also hear comments from the applicant, relevant agencies, and Council.

How do I know what decision is made?

You will be able to ascertain the outcome of the SCAP's deliberation when the meeting minutes are made available on the SCAP website on the afternoon of the day after a meeting.

Once a decision is made by the SCAP, valid representors will be sent a copy of the Decision Notification Form which includes any conditions relevant to the application.

Note: Dependent on the assessment process for the application, and if no Representors indicate that they wish to be heard, a decision may be made by a Delegate of the SCAP without the application being heard at a SCAP meeting.

Appeal rights

If the proposal is a Category 3 application, then you can appeal a decision made by the SCAP if you have made a valid representation

Such an appeal must be lodged at the Environment, Resources and Development Court fifteen (15) business days from the date of decision. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number 8204 0300).

Representors do not have a right of appeal in relation to Category 2 development applications.

For more information

Contact the SCAP Secretariat on:

Telephone: 1800 752 664 (Select Option 4)

Direct: 7109 7061

E-mail: scapadmin@sa.gov.au

Postal: GPO Box 1815, Adelaide SA 5001

Street: Level 5, 50 Flinders Street, Adelaide SA 5000

Website: <https://www.saplanningcommission.sa.gov.au/scap>



PLANNING REPORT

382 PAYNEHAM ROAD, PAYNEHAM

REDEVELOPMENT OF THE FORMER SCHWEPPE'S SITE
FOR THE PURPOSES OF SERVICE TRADE PREMISES.

Prepared for:
Urbis Pty. Ltd.

Date:
22/01/2019



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Proprietary Information Statement

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Document Control

Revision	Description	Author	Date
V1	Draft	TK	7/01/2019
V2	Final	TK	22/01/2019



CONTENTS

1.	INTRODUCTION	1
2.	DESCRIPTION OF PROPOSED DEVELOPMENT	2
3.	NATURE OF SITE AND LOCALITY	3
4.	RELEVANT PROVISIONS OF THE DEVELOPMENT PLAN	4
5.	PLANNING ASSESSMENT	6
5.1	LAND USE AND ZONING	6
5.2	ORDERLY AND SUSTAINABLE DEVELOPMENT	6
5.3	DESIGN AND APPEARANCE	7
5.4	ENERGY EFFICIENCY	8
5.5	LANDSCAPING, FENCING AND WALLS	8
5.6	INTERFACE BETWEEN LAND USES	8
5.7	MOVEMENT, TRANSPORT AND CAR PARKING	8
5.8	INFRASTRUCTURE AND STORMWATER MANAGEMENT	9
5.9	HAZARDS	9
5.10	ADVERTISEMENTS	9
5.11	REGULATED TREES	9
6.	ASSESSMENT OF EXPECTED SOCIAL, ECONOMIC AND ENVIRONMENTAL EFFECTS	10
7.	CONCLUSION	11



1. INTRODUCTION

Further to the letter from the State Coordinator-General dated 11 January 2019, agreeing to assign the State Commission Assessment Panel (SCAP) as the relevant authority, we hereby make application to redevelop the former Schweppes soft drinks production plant for the purposes of service trade premises.

In preparing this Report, we have examined copies of the development application and associated documentation, viewed the site and its locality and considered the most relevant provisions of the Norwood Payneham and St Peters (City) Development Plan consolidated 19 December 2017.

The following supporting documents are submitted along with this Planning Report:

- Appendix 1 - Signed Development Application Form;
- Appendix 2 - Signed Electricity Declaration Form;
- Appendix 3 - Certificates of Title;
- Appendix 4 - Plans and Elevations prepared by Progetto Design dated October 2017;
- Appendix 5 – Landscaping Plan prepared by LCS Landscapes dated 13 December 2018;
- Appendix 6 – Call in Request to State Coordinator General dated 5 December 2018; and
- Appendix 7 – Approval of Call in Request from State Coordinator General dated 11 January 2019.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development involves the demolition of the existing buildings fronting Payneham Road and various alterations to all other existing buildings. The overall development comprises a total of six (6) service trade tenancies with floor areas ranging between 495 and 1749 square metres, associated car parking and landscaping. At this stage the signage shown on the plans accompanying the application is indicative only. Any advertising requiring approval will be the subject of separate application(s) at the appropriate time.

The retained buildings will be altered to accommodate the six (6) tenancies. For this purpose, existing openings between the buildings will be closed and partition walls constructed to create the separate tenancies. New shopfronts and canopies will be provided to all tenancies.

A 166 space car park with extensive and strategically placed landscaping is proposed with access and egress from Payneham Road and Ashbrook Avenue. The access point on Payneham Road will be left-in, left-out only to maintain best operating conditions; noting the proximity of the O.G. Road intersection and the central median strip.

New loading facilities are proposed adjacent to Tenancy 6 and the parking spaces in front of tenancies 2 and 3 will be available for loading/unloading purposes between 7.00 a.m. and 9.00 a. m. Monday to Friday. The majority of loading/unloading will take place outside normal business hours. Refuse collection will be accommodated wholly within the subject land.

The proposed development has a relatively high degree of articulation and the extensive and strategically placed landscaping and the more than generous setbacks to Payneham Road significantly improves the visual amenity presented by the site in its current condition.

The existing allotments will be amalgamated, eliminating the existing fire source features of boundaries traversing buildings.

The buildings are setback so as not to encroach into any existing or potential future road widening under the Metropolitan Adelaide Road widening Plan Act 1972.

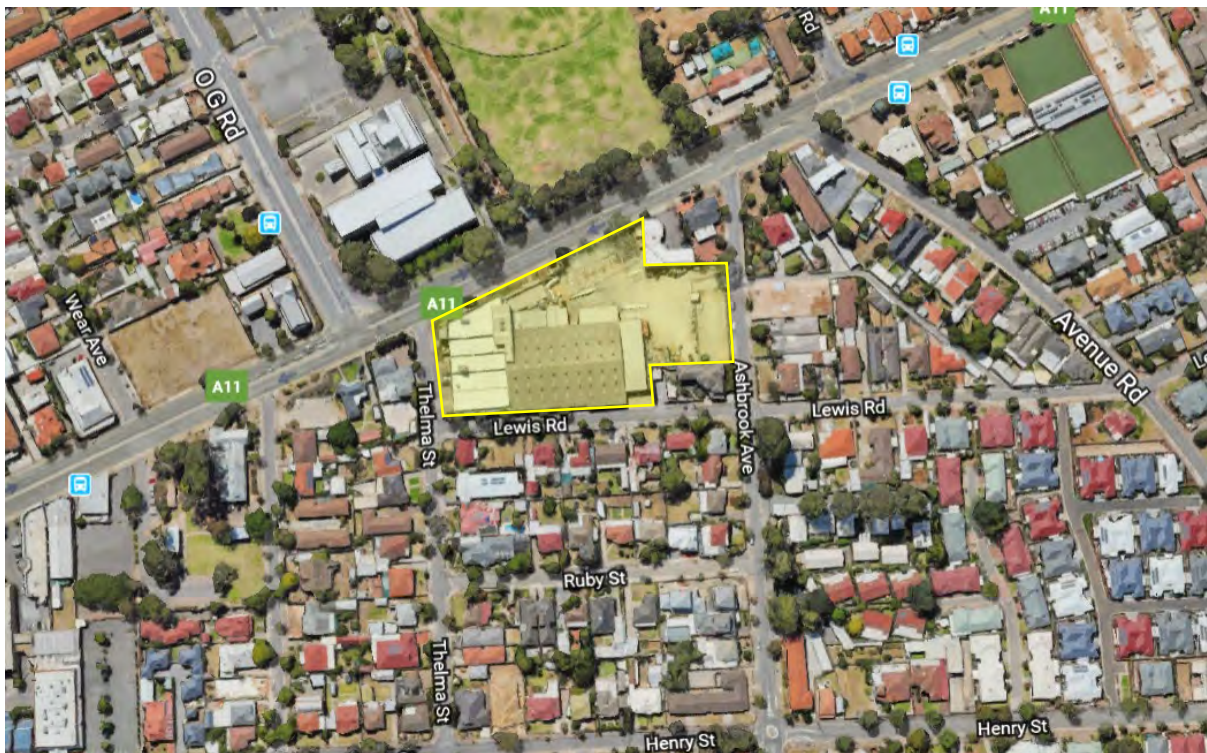
Further, the proposal facilitates the relocation of the existing drainage culvert, which currently runs under the buildings, to the open car park area, progressing the upgrade of the City of Norwood Payneham and St Peters flood management program.

3. NATURE OF SITE AND LOCALITY

The irregular shaped subject site is located on the southern side of Payneham Road approximately 40 metres east of its intersection with O.G.Road. The site is bounded by and has frontages of 129.16 metres, 56.39 metres, 128.12 metres and 49.83 metres to Payneham Road, Ashbrook Avenue, Lewis Road and Thelma Street respectively and an area of approximately 11,900 square metres. The land comprises fourteen (14) allotments contained within eight (8) Certificates of Title. The land is burdened by drainage easements which bisect the site.

The land is the site of the former Schweppes soft drink production plant, which ceased operations circa 2016, and includes all associated buildings.

Figure 3.1 *Subject Site and Locality*



The locality has a mixed character.

Directly opposite the subject land on the northern side of Payneham Road are the lacrosse and baseball grounds and Hewlett Packard. Along this same side of Payneham Road in an easterly direction towards Briar Road is the Goodstart Early Learning Centre. St Aidan's Church and Hall are on the western corner of Payneham and O.G. Roads. The Marden Shopping Centre is approximately 245 metres west of the subject land.

Immediately adjoining the subject land to the east is the Stihl shop, Dynamic Loans, Grand Designer Homes and Dimension Design Studio.

Along this same side of Payneham Road, to the west of Thelma Street, is Mattsson & Martyn, Surveyors, Coast to Coast Homes and Emparo Real Estate and Property Management.

The lands to the south, south-east and south-west are generally used for residential purposes.

4. RELEVANT PROVISIONS OF THE DEVELOPMENT PLAN

The subject land is within the Light Industry Zone under the Norwood Payneham and St Peters (City) Development Plan consolidated 19 December 2017.

The following provisions of Plan are considered most relevant to the assessment of the proposed development.

CITY WIDE

Orderly and Sustainable Development.

Objectives: 1-2, 5, 7-10, 11-12 and 14.

PDC's: 1-5, 7-12, 14 and 16-19.

Design and Appearance of Land and Buildings.

Objectives: 18-20, 22.

PDC's: 28-31, 33, 34, 37, 39-43, 45, 48, 50-52 and 59-64.

Energy Efficiency.

Objectives: 23

PDC's: 69-70.

Landscaping, Fences and Walls.

Objectives: 24-25.

PDC's: 73-79.

Interface Between Land Uses.

Objectives: 26-27.

PDC's: 80, 83-85 and 86.

Movement, Transport and Car Parking.

Objectives: 31-34.

PDC's: 92, 93, 95-96, 98-104, 107, 109-113, 115, 117-124, and 126-129.

Infrastructure.

Objectives: 37-38.

PDC's: 135-142 and 145.



Stormwater Management.

Objectives: 42, 44-48.

PDC's: 147-156, 161-163 and 165-166.

Hazards.

Objectives: 49 and 51.

PDC: 167.

Advertisements.

Objectives: 117-119.

PDC's: 380-385 and 387-397.

Regulated Trees.

Objectives: 120 and 121.

PDC': 409.

LIGHT INDUSTRY ZONE

Objective: 1.

PDC's: 1-5.

5. PLANNING ASSESSMENT

5.1 LAND USE AND ZONING

The subject land is within the Light Industry Zone under the Norwood Payneham and St Peters (City) Development Plan within which service trade premises are neither complying nor non-complying and, accordingly, are for consideration on merit.

The sole objective for the Light Industry Zone is a zone primarily accommodating industries which manufacture on a small scale and which do not create any appreciable nuisance or generate heavy traffic.

The subject site represents a prominent land holding on one of the main gateways to the City and it seems reasonable to assume that, at the time, the current zoning was superimposed on the then existing use of the land as a soft drinks production plant.

As noted above the use of the land for manufacturing purposes ceased circa 2016 and in consideration of contemporary South Australian socio-economic conditions (declining manufacturing base) it is unlikely that the site will attract a light industrial use. This appears to have been reinforced by the recent marketing and sales activity as no interest was shown in developing the site for light industrial purposes. In this regard it is our considered opinion that the current proposal represents a positive shift from a fragile land use with limited potential for growth to a more competitive activity.

Previous attempts to activate the site have proved unsuccessful. The DPA process was pursued over a number of years. Our client made attempts to rezone the land through the Strategic Sites Development Plan Amendment DPA. However, the site was not rezoned as it did not form part of the original DPA investigation scope. A 2018 application for the redevelopment of the site for the purpose of a bulky goods/retail showroom outlet (non-complying development), despite being recommended for approval by the Council's Administration, was subsequently refused by the Council's Assessment Panel. (See our letter of 5 December 2018 for details)

In these circumstances and in the interests of fair and equitable dealings and land use efficiency our client is left with no alternative than to pursue a State Coordinator- General 'call-in' under Schedule 10(20) to the Development Regulations 2008, as amended.

5.2 ORDERLY AND SUSTAINABLE DEVELOPMENT

Commercial development of the kind proposed is typically located along main road corridors to take advantage of the exposure and relative ease of access.

In this instance it is considered that:

- the City's vibrancy will be strengthened by and benefit from the expansion of employment and social opportunities;
- the proposed development is supportive of the local community by improving the range of services available;
- the proposed development is orderly and compact enabling the efficient and effective use of existing services and infrastructure;
- the proposed development will not prejudice the achievement of the provisions of the Development Plan;

- the proposed development does not prejudice the continuance of adjoining authorised land uses; and
- the proposed development is orderly and economic and transforms an otherwise derelict site to a safe, convenient and pleasant environment.

In this sense the proposed development is orderly and sustainable.

5.3 DESIGN AND APPEARANCE

City Wide Objectives 18 to 20 call for development of a high architectural standard and appearance that does not impair the amenity of the locality and responds appropriately to the positive aspects of the local environment and built form.

There is no consistent built form style as such in the locality, varying from the more traditional (Mattsson & Martyn, St Aidans Church and Hall) to contemporary (Hewlett Packard). Notwithstanding, it is considered that the present proposal addresses the relevant provisions of the Development Plan in an appropriate manner in that:

- the residential interface is improved and the proposed development will not cause any unreasonable nuisance to neighbours or the community or significantly detrimentally affect the amenity, use or enjoyment of nearby properties;
- the amenity of the locality will be enhanced by the significantly improved appearance of the land and refurbished buildings;
- the refurbishment will result in a contemporary appearance and exhibit an innovative style that complements the urban context of existing buildings and improves the visual quality of the locality;
- the refurbishment minimises the visual bulk of the buildings and provides visual interest by a high degree of articulation and the judicious use of colour and detailing, materials and finishes and the provision of verandahs and variations to the façade;
- the design emphasises pedestrian entry points and provides all users with a clear sense of direction;
- the built form, landscaping, paving and signage have a coordinated appearance that enhances the visual amenity of the locality;
- the proposal defines and reinforces the streetscape importance of this corner site;
- the external walls and roofs do not incorporate highly reflective materials which would otherwise result in excessive glare;
- all outdoor storage, loading and service areas and plant and equipment are suitably screened from public view;
- loading and service areas are located and designed to enable convenient manoeuvring of service and delivery vehicles and sited away from sensitive land uses;
- the development does not prejudice the attainment of the Objectives relating to the residential zone;
- outdoor lighting will not result in light spillage on adjacent land;

- the building setbacks contribute positively to the streetscape character and will not have a detrimental impact on function, appearance or character of the locality; and
- the proposed development achieves all relevant Crime Prevention principles.

5.4 ENERGY EFFICIENCY

The proposed development has been designed and sited to conserve energy.

The buildings maintain natural light and sunlight to adjacent buildings and the main activity areas face north for exposure to winter sun.

5.5 LANDSCAPING, FENCING AND WALLS

In effect, the amenity of the land and development, and in fact the locality in general, will be enhanced with appropriate and strategically placed landscaping which uses locally indigenous plant species where possible. The landscaping will screen, shade and enhance the appearance of the car parking area, screen service yards, loading and outdoor storage areas and discourage crime.

Fencing will be kept to a minimum to enable casual surveillance, assist in highlighting building entrances and ensure adequate sight lines are maintained for both motorists and pedestrians.

5.6 INTERFACE BETWEEN LAND USES

The development is located and designed to minimise any likely adverse effects of noise, light spill, glare, traffic impacts or the like. To all intent and purposes the existing building profile and any corresponding overshadowing to the Lewis Road residential properties will be maintained and not increased. There will be no overlooking.

In essence, the proposed development achieves adequate levels of compatibility between existing land uses.

5.7 MOVEMENT, TRANSPORT AND CAR PARKING

A comprehensive Traffic Impact Assessment prepared by GTA Consultants, a recognised and suitably qualified expert in this field, accompanied the application for the bulky goods/retail showroom outlet referred to above. The current proposal retains all the benefits and positive elements noting that the overall floor area has been reduced by 820 square metres and the parking provision increased by 35 spaces.

In summary:

- the parking demand is exceeded on site;
- the parking layout is consistent with AS/NZS2890. 1:2004 and AS/NZS2890. 6:2009;
- delivery vehicles are expected to use the loading areas outside normal business hours and all delivery vehicles within the car park area are able to enter and exit the site in a forward direction;
- refuse collection will occur on site for vehicles up to an MRV;
- all existing loading bays off Lewis Road and Thelma Street will be decommissioned;

- the forecast traffic volumes suggest that, all things being equal, the Level of Service will be maintained; and
- the demand for bicycle parking be determined following commencement of operations noting that the theoretical demand is 14 spaces and there is adequate space within the site to provide bicycle parking.

5.8 INFRASTRUCTURE AND STORMWATER MANAGEMENT

These provisions have been combined for ease of interpretation in assessment.

The subject site has access to adequate public utility services and garbage disposal and recycling activities will be carried out wholly within the site.

As noted above the proposed development facilitates the relocation of the existing drainage culvert, which currently runs underneath the existing buildings, to the open car park, thus progressing the upgrade of Council's flood management program. The proposed development will not significantly alter stormwater runoff and is designed to connect to the new system whilst reducing volumes by capture and re-use where practicable.

5.9 HAZARDS

The subject site is not identified in the Development Plan as being vulnerable to or not being able to be adequately and effectively protected from the risk of natural hazards. However, we are aware that the site lies within the floodplain of Third Creek which is limited in its capacity and may overflow its banks in times of heavy rainfall.

With this in mind Council has investigated the issue of stormwater flow through the subject site and has identified a need to increase the width of and redirect the culvert which currently runs underneath the existing buildings. The present proposal responds positively to Council's initiatives in this regard and facilitates the widening and relocation of the culvert to the open car park area. This will significantly improve Council's flood/stormwater management system and help minimise local flooding incidents.

5.10 ADVERTISEMENTS

At this stage the signage shown on the plans accompanying the application is indicative only. Advertisements requiring approval will be subject to separate application(s) at the appropriate time.

5.11 REGULATED TREES

There is a regulated tree in the north eastern corner of the site. This tree will be retained and incorporated into a proposed garden bed.

6. ASSESSMENT OF EXPECTED SOCIAL, ECONOMIC AND ENVIRONMENTAL EFFECTS

One of the many challenges facing South Australia is unemployment and more particularly youth unemployment.

The redevelopment of this somewhat neglected site will make a positive contribution to and improve local socio-economic conditions by creating increased employment opportunities, building a stronger sense of community spirit.

The financial investment in a project of this nature will maintain the future prosperity of this particular area of the City and encourage confidence in those investing in the City's continued overall prosperity.

The proposed development:

- respects and responds appropriately to the social, economic and environmental needs of the community;
- presents buildings and environs that are safe, secure and accessible for all users;
- is consistent with environmentally sustainable development principles;
- promotes a sense of place by creating an attractive streetscape;
- is well designed and sited and of a high standard which will contribute to streetscape quality
- will not cause nuisance;
- will rectify certain outstanding building rules issues;
- is consistent with the use and character of the locality; and
- strikes a proper and orderly balance between living, working and recreational activities.

In consideration of the above it is considered that there will be no adverse social, economic or environmental effects. In fact, all such effects will be positive and benefit the community as a whole.

7. CONCLUSION

Having regard to the nature of the site, more particularly its historical and factual context and in consideration of the relevant provisions of the Norwood, Payneham and St Peters (City) Development Plan, we say that the proposed development is not seriously at variance with the provisions of the Plan and is a reasonable form of development that is a considerable improvement on the existing situation noting that:

- the current zoning was likely superimposed on the then existing use of the land as a soft drinks production plant at the time planning controls were first introduced and there has been no interest shown in developing the land for light industrial purposes;
- the visual amenity of the locality will be noticeably and significantly improved;
- local socio-economic conditions will be improved by the creation of increased employment opportunities and access to additional services;
- Council's flood/stormwater management systems will be significantly improved and local flooding incidents dramatically reduced;
- the proposal is orderly and economic;
- the proposal is well designed in respect to its setting;
- the proposal will not detract from the value and setting of surrounding development;
- the proposal has due regard to its neighbours and the locality; and
- the proposal is in general accord and aligns with the overall intent and purposes of the land use and zoning provisions.

For all the above reasons it is considered that the proposed development has sufficient merit to warrant planning consent.



APPENDIX 1. DEVELOPMENT APPLICATION FORM



APPENDIX 2. ELECTRICITY DECLARATION FORM



APPENDIX 3. CERTIFICATES OF TITLE



APPENDIX 4. PLANS AND ELEVATIONS PREPARED BY
PROGETTO DESIGNS



APPENDIX 5. LANDSCAPE PLAN PREPARED BY
LCS LANDSCAPES



APPENDIX 6. CALL IN REQUEST TO
STATE COORDINATOR GENERAL



APPENDIX 7. APPROVAL OF CALL IN REQUEST FROM
STATE COORDINATOR GENERAL



EXISTING SITE PLAN
scale 1:500

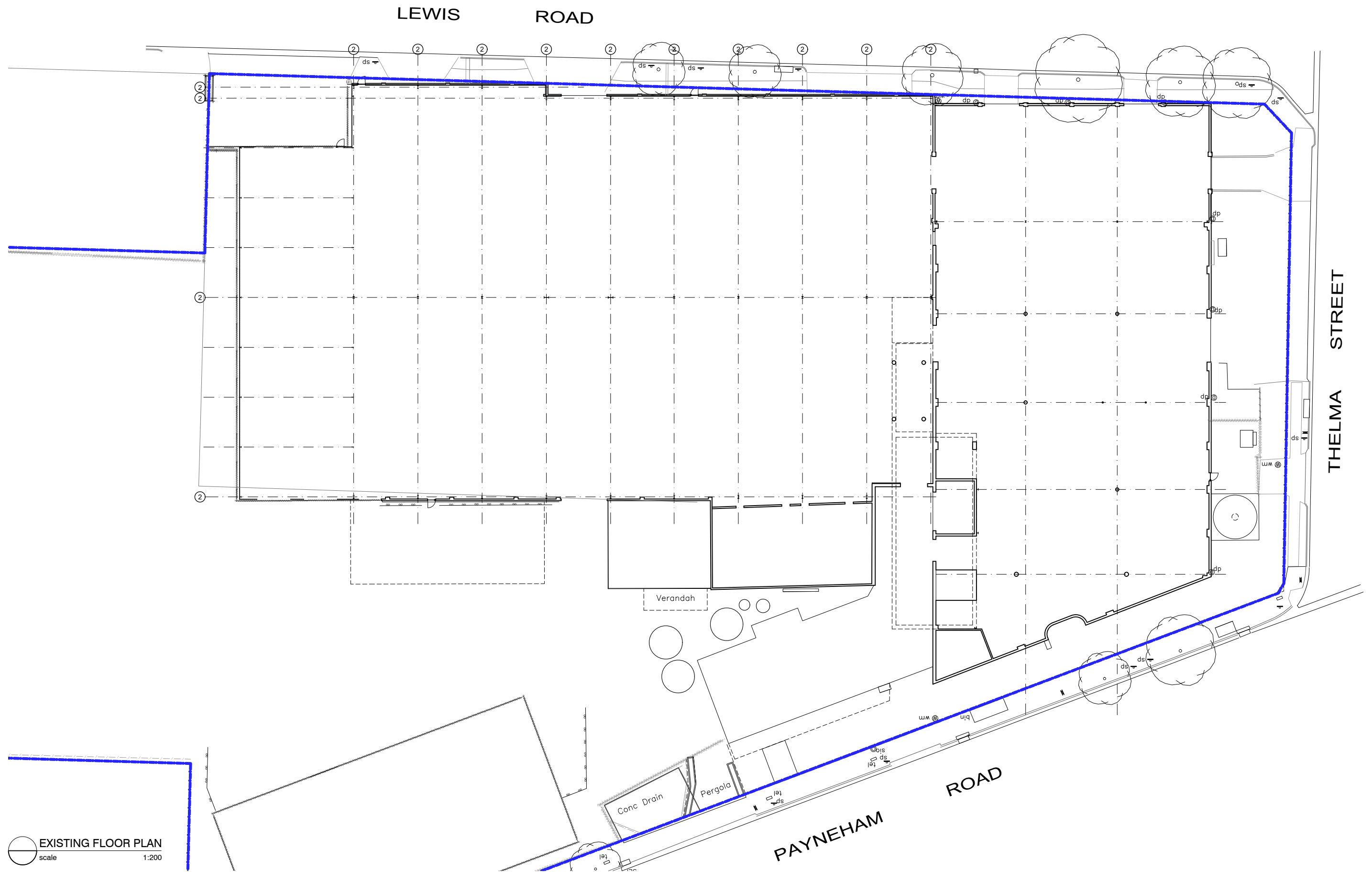
REV	DATE	AMEND'T



DRAWING TITLE: EXISTING SITE PLAN

PLANNING

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CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS		DRAWING NO: CAD REF	1710/060/001 COPYRIGHT



REV	DATE	AMEND'T	



DRAWING TITLE: EXISTING FLOOR PLAN

PLANNING

PROJECT
PAYNEHAM SERVICE TRADE CENTRE

CLIENT
PROGETTO DESIGN

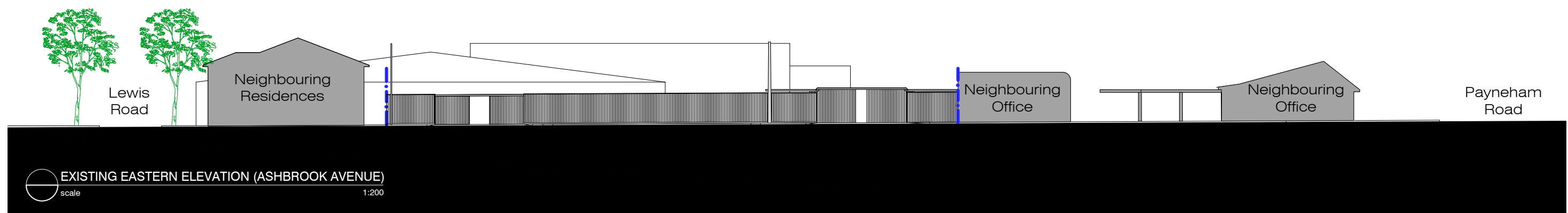
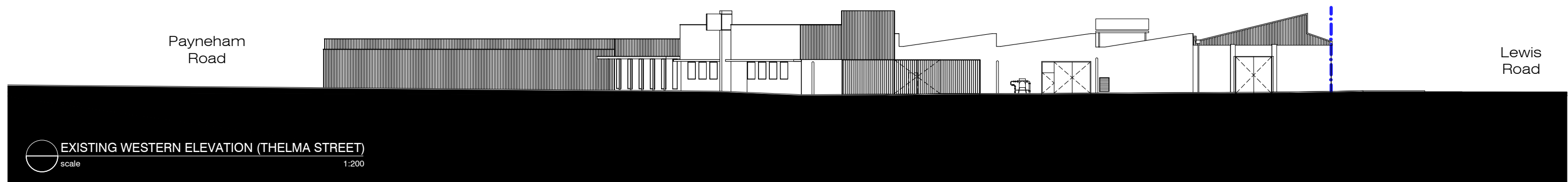
506 LOWER NORTH EAST RD,
CAMPBELLTOWN S.A. 5074
TEL. (08) 8365 2744 OR
0418833823
FAX. (08) 8365 4430

4	ADDRESS 382 PAYNEHAM ROAD PAYNEHAM SA5070
---	--

DRAWN:	DATE: OCTOBER 2017
SCALE: 1:200	SHEET SIZE: A1 - SHEET

DRAWING NO:	1710/060/003
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REV	DATE	AMEND'T	



PLANNING

DRAWING NO:	1710/060/004
-------------	--------------

506 LOWER NORTH EAST RD.
CAMPBELLTOWN S.A. 5074
TEL. (08) 8365 2744 OR
0418833823
FAX. (08) 8365 4430

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB
BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS



PROPOSED SITE PLAN
scale 1:500

SCHEDULE OF ACCOMMODATION

PROPOSED TENANCY AREA : 4,992SQM
No CAR PARKING SPACES:
MAIN CAR PARK :152
PARKING OFF THELMA STREET : 14
TOTAL :166
PARKING RATIO : 3.3/100SQM

REV	DATE	AMEND'T
H	29.11.18	UPDATED SCHEME
G	28.11.18	UPDATED SCHEME
F	13.08.18	ADDITIONAL ALTERATIONS AT CLIENTS REQUEST
E	10.08.18	ADDITIONAL ALTERATIONS AT CLIENTS REQUEST
D	06.08.18	DIRECTIONAL ARROWS ADDED TO & FROM ASHBROOK AVE. STAFF PARKING ADDED TO LEWIS RD & THELMA ST. LOADING TIMES INDICATED
C	26.07.18	REAR LOADING AREA REPLACED WITH CAR PARKING. EXIT ON TO ASHBROOK AVE CHANGED TO RIGHT TURN ONLY
B	27.04.18	ADDITIONAL DISABLED PARKING SPACE ADDED
A	12.04.18	TENANCY 7 PROPOSED PLANS AND ELEVATIONS ADDED. EXISTING AND PROPOSED DRAINAGE CULVERT ROUTES INDICATED



DRAWING TITLE: PROPOSED SITE PLAN

PLANNING

PROJECT PAYNEHAM SERVICE TRADE CENTRE	CLIENT PROGETTO DESIGN
ADDRESS 382 PAYNEHAM ROAD PAYNEHAM SA5070	DRAWN: DATE: OCTOBER 2017 SCALE: 1:500 SHEET SIZE: A1 - SHEET
CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS	DRAWING NO: 1710/060/005H CAD REF: COPYRIGHT



PROPOSED FLOOR PLAN
scale 1:200

SCHEDULE OF ACCOMMODATION

PROPOSED TENANCY AREA : 4,992SQM
No CAR PARKING SPACES:
MAIN CAR PARK :152
PARKING OFF THELMA STREET : 14
TOTAL :166
PARKING RATIO : 3.3/100SQM

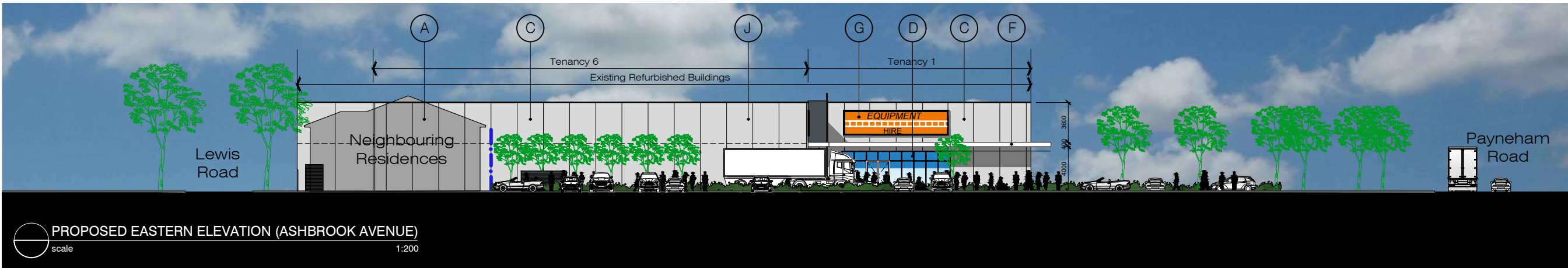
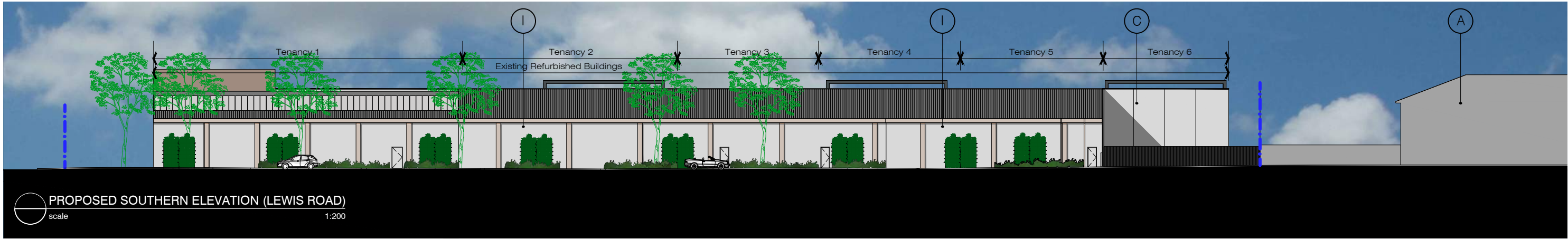
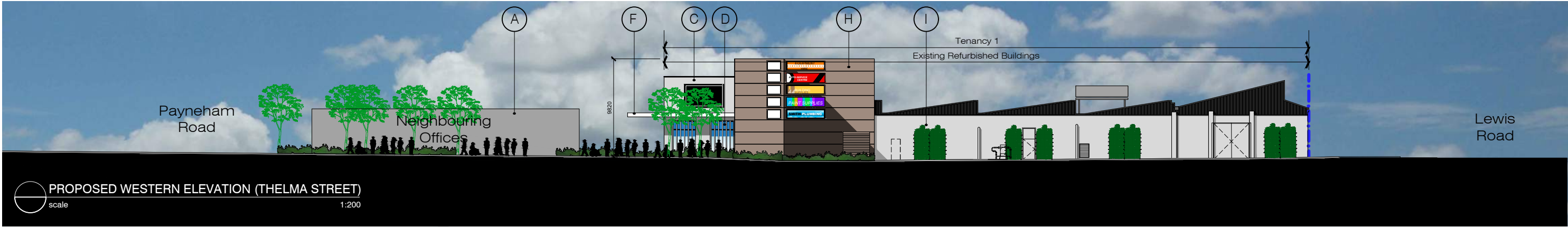
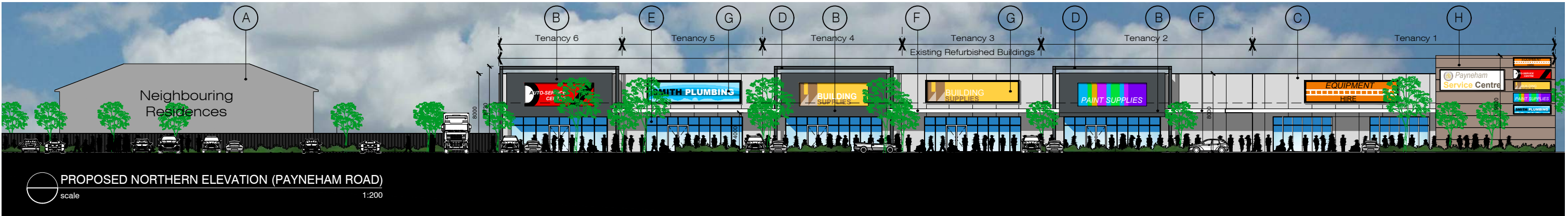
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F	28.11.18	UPDATED SCHEME
E	13.08.18	ADDITIONAL ALTERATIONS AT CLIENTS REQUEST
D	10.08.18	ADDITIONAL ALTERATIONS AT CLIENTS REQUEST
C	06.08.18	DIRECTIONAL ARROWS ADDED TO & FROM ASHBROOK AVE. STAFF PARKING ADDED TO LEWIS RD & THELMA ST. LOADING TIMES INDICATED
B	27.04.18	ADDITIONAL DISABLED PARKING SPACE ADDED
A	12.04.18	TENANCY 7 PROPOSED PLANS AND ELEVATIONS ADDED. EXISTING AND PROPOSED DRAINAGE CULVERT ROUTES INDICATED
REV	DATE	AMENDT



DRAWING TITLE: PROPOSED FLOOR PLAN

PLANNING

PROJECT PAYNEHAM SERVICE TRADE CENTRE	CLIENT PROGETTO DESIGN
ADDRESS 382 PAYNEHAM ROAD PAYNEHAM SA5070	DRAWN: SCALE: 1:200 DATE: OCTOBER 2017 SHEET SIZE: A1 - SHEET
CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS	DRAWING NO: 1710/060/006G CAD REF: COPYRIGHT



NOTES:

- A. NEIGHBOURING BUILDINGS:
B. SIGNAGE PANEL: Lightweight signage panel compressed sheet clad paint finish
C. WALLS: New precast panels paint finish. colour ref: Dulux Grand piano double strength
D. ENTRANCE FEATURE: Exposed steel colour ref: black
E. SHOP FRONTS: Aluminium glazed windows
F. CANOPY: Metal cladding. 'Alucobond' or similar
G. SIGNAGE: All signage to be submitted under a separate application at a later stage and will not form part of this application.
H. WALLS: New precast panels paint finish. colour ref: Dulux Grand piano double strength
I. EXTG. WALLS: Painted colour ref: Dulux Grand piano double strength.
J. WALLS: Existing sheeting removed and replaced with Colorbonds sheeting colour ref: Monument

REV	DATE	AMEND'T
E	13.08.18	ADDITIONAL ALTERATIONS AT CLIENTS REQUEST
D	10.08.18	ADDITIONAL ALTERATIONS AT CLIENTS REQUEST
C	07.08.18	TENANCY SHOPFRONT CHANGED TO ONE SET OF DOUBLE DOORS IN LIEU OF 2. LANDSCAPING ADDED TO SOUTHERN & EASTERN ELEVATIONS
B	26.07.18	LANDSCAPING ADDED TO LEWIS ROAD ELEVATION LOADING TO LEWIS ROAD REMOVED
A	12.04.18	TENANCY 7 PROPOSED PLANS AND ELEVATIONS ADDED. EXISTING AND PROPOSED DRAINAGE CULVERT ROUTES INDICATED



DRAWING TITLE: PROPOSED ELEVATIONS

PLANNING

PROJECT
PAYNEHAM SERVICE TRADE CENTRE

CLIENT
PROGETTO DESIGN

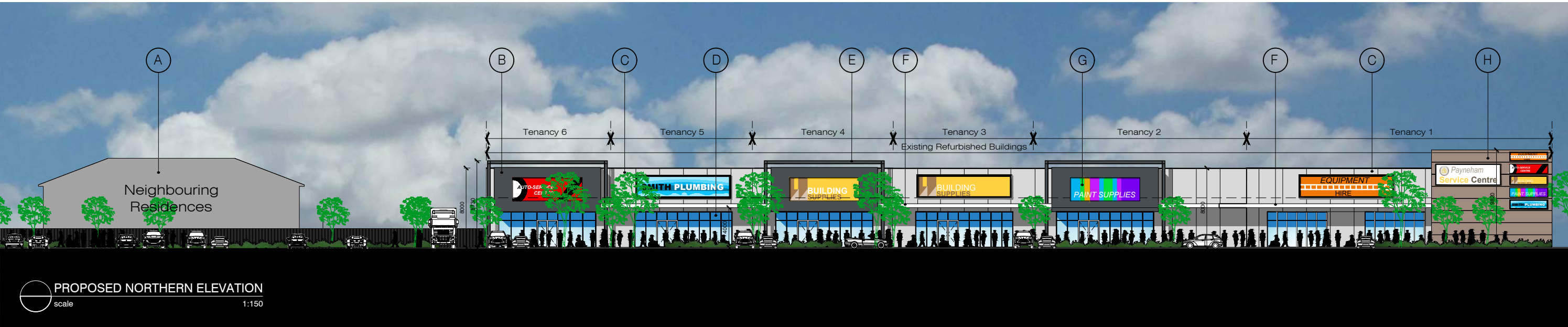
ADDRESS
382 PAYNEHAM ROAD
PAYNEHAM
SA5070

DRAWN: DATE: OCTOBER 2017
SCALE: 1:200 SHEET SIZE: A1 - SHEET

DRAWING NO: 1710/060/007E

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NOTES:

- A. NEIGHBOURING BUILDINGS:
B. SIGNAGE PANEL: Lightweight signage panel compressed sheet clad paint finish
C. WALLS: New precast panels paint finish. colour ref: Dulux Grand piano double strength
D. ENTRANCE FEATURE: Exposed steel colour ref: black
E. SHOP FRONTS: Aluminium glazed windows
F. CANOPY: Metal cladding, 'Alucobond' or similar
G. SIGNAGE: All signage to be submitted under a separate application at a later stage and will not form part of this application.
H. WALLS: New precast panels paint finish. colour ref: Dulux Grand piano double strength
I. EXTG. WALLS: Painted colour ref: Dulux Grand piano double strength

REV	DATE	AMENDT
C	10.08.18	ADDITIONAL ALTERATIONS AT CLIENTS REQUEST
B	07.08.18	TENANCY SHOPFRONT CHANGED TO ONE SET OF DOUBLE DOORS IN LIEU OF 2. LANDSCAPING ADDED TO SOUTHERN & EASTERN ELEVATIONS
A	12.04.18	TENANCY 7 PROPOSED PLANS AND ELEVATIONS ADDED. EXISTING AND PROPOSED DRAINAGE CULVERT ROUTES INDICATED



DRAWING TITLE: PROPOSED NORTHERN ELEVATION **PLANNING**

PROJECT PAYNEHAM SERVICE TRADE CENTRE	CLIENT PROGETTO DESIGN
ADDRESS 382 PAYNEHAM ROAD PAYNEHAM SA5070	DRAWN: SCALE: AS SHOWN DATE: OCTOBER 2017 SHEET SIZE: A1 - SHEET x OF xx
CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS	DRAWING NO: 1710/060/008C CAD REF: COPYRIGHT

382 PAYNEHAM ROAD, PAYNEHAM

CLIENT : ANTUNES GROUP
DATE : 13.12.2018



LOCATION PLAN
NOT TO SCALE



DRAWING LIST

- LS.089.18.001 - GENERAL LANDSCAPE PLAN
- LS.089.18.002 - ZONING PLAN
- LS.089.18.003 - LEWIS RD FRONTAGE & EASTERN CARPARK - LANDSCAPE CONCEPT PLAN
- LS.089.18.004 - PAYNEHAM RD FRONTAGE & NORTHERN CARPARK - LANDSCAPE CONCEPT PLAN



Revision:


LCS LANDSCAPES
Defining Spaces

Project:
382 PAYNEHAM ROAD
PAYNEHAM

Client:
LOUIS PETRIDIS
ANTUNES GROUP

Drawing:
GENERAL LANDSCAPE PLAN

Scale: NOT TO SCALE

Drawn: KE

Checked: SK

Date: 13/12/2018

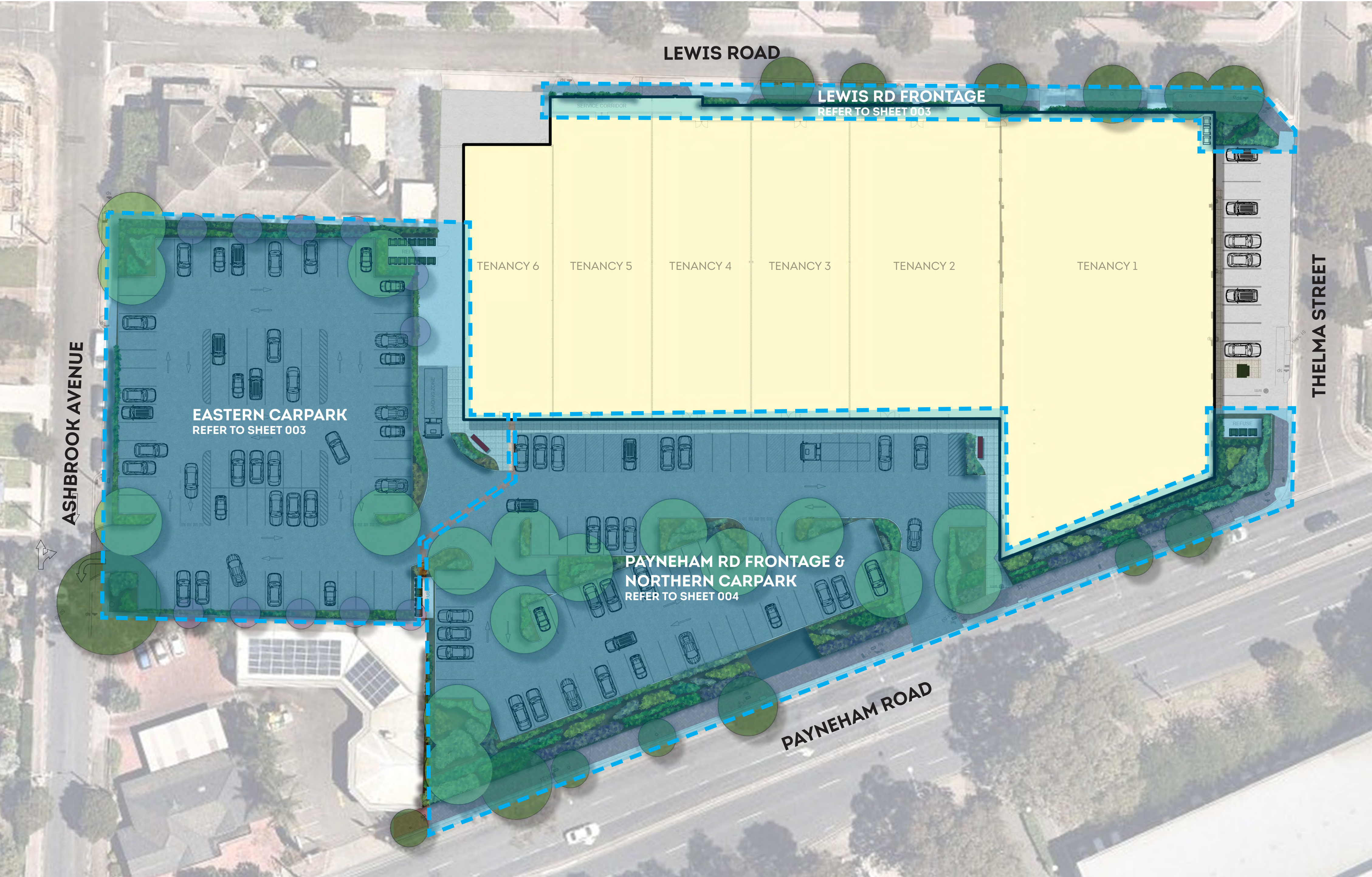
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Sheet: 1 OF 4

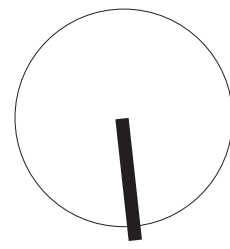
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www.lcslandscapes.com.au
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Builders Licence: BLD175870 / ABN: 68 102 505 180



ZONING PLAN
NOT TO SCALE



Revision:



LCS LANDSCAPES
Defining Spaces

Project:
382 PAYNEHAM ROAD
PAYNEHAM

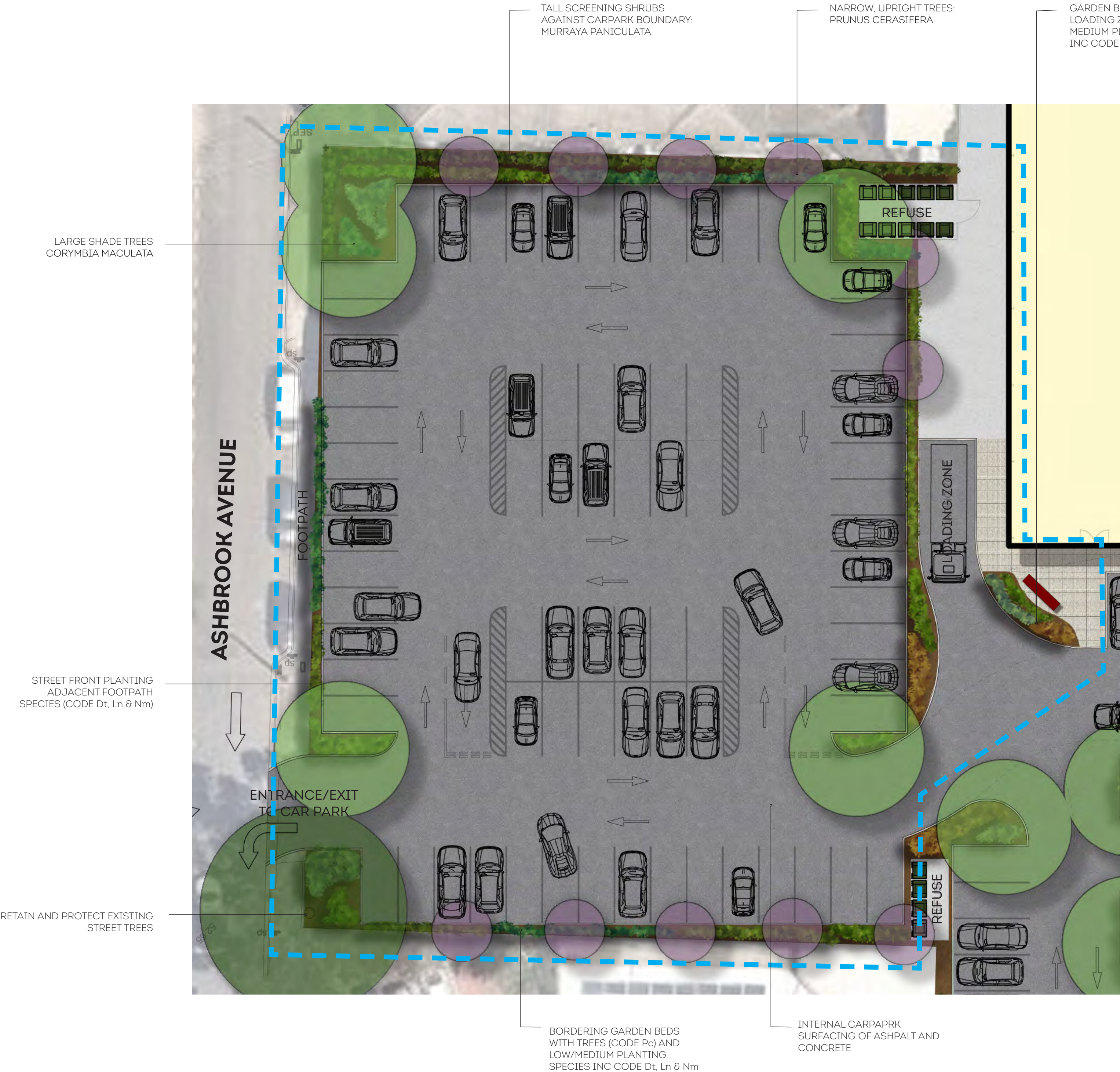
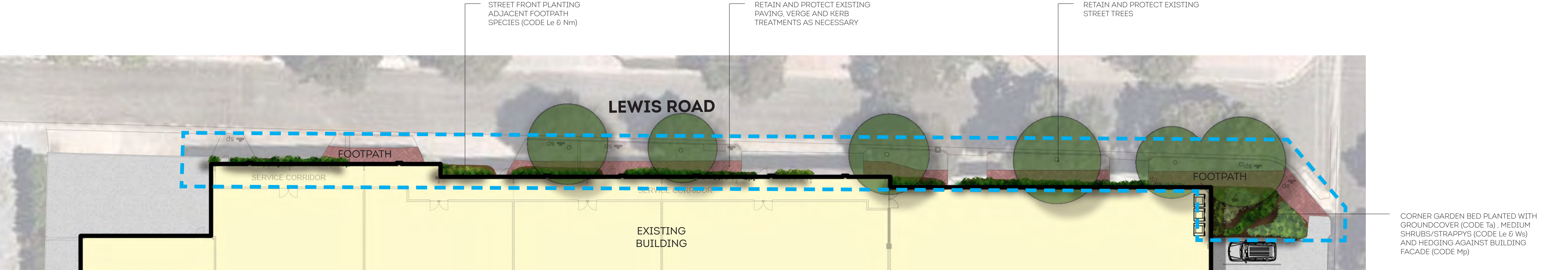
Client:
LOUIS PETRIDIS
ANTUNES GROUP

Drawing:
ZONING PLAN

Scale: NOT TO SCALE
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PRUNUS CERASIFERA



CORYMBIA MACULATA



ANIGOZANTHOS 'GOLD VELVET'

LEWIS RD FRONTAGE & EASTERN CARPARK LANDSCAPE LAYOUT

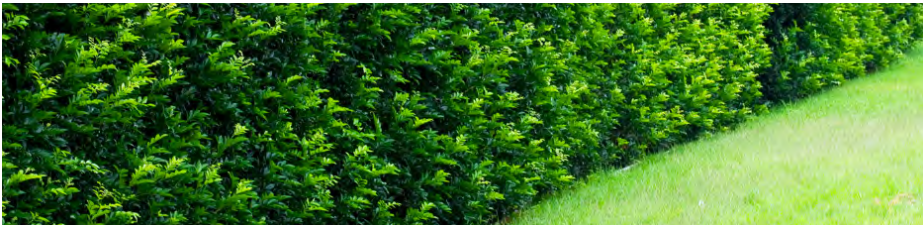
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PLANTING SCHEDULE

CODE	SPECIES	COMMON NAME	POT SIZE	INDICATIVE SIZE (Height x Spread)
GROUND COVER				
Ta	Trachelospermum asiaticum	Asian Jasmine	140mm	300mm x 3m
LOW/ MEDIUM SHRUBS + STRAPPYS				
Ag	Anigozanthos 'Gold Velvet'	Kangaroo Paw	140mm	600mm x 500mm
Dt	Dianella tasmanica 'Tas red'	Flax Lily	140mm	500mm x 500mm
Le	Liriope 'Evergreen giant'	Lily turf	140mm	500mm x 500mm
Ln	Lomandra longifolia 'Nyalia'	Mat Rush	140mm	700mm x 700mm
Nm	Nandina domestica 'Moonbay'	Heavenly Bamboo	140mm	600mm x 700mm
Ws	Westringia fruticosa 'Smokie'	Coastal Rosemary	140mm	500mm x 900mm
TALL SCREENING				
Mp	Muraya paniculata	Orange Jasmine	200mm	3m x 2.5m
TREES				
Cm	Corymbia maculata	Spotted Gum	45L	30m x 8m
Pc	Prunus cerasifera	Crimson Spire	45L	6m x 2m



TRACHELOSPERMUM ASIATICUM



MURRAYA PANICULATA



ASPHALT CARPARK SURFACE



WESTRINGIA FRUTICOSA 'SMOKIE'



DIANELLA TASMANICA 'TAS RED'



LOMANDRA LONGIFOLIA 'NYALLA'



NANDINA DOMESTICA 'MOONBAY'

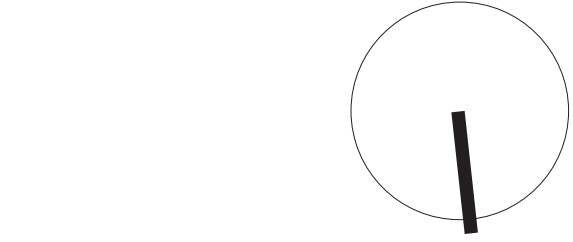


LIRIOPE 'EVERGREEN GIANT'



PERIMETER PAVING TEXTURED TILES COLOUR: GREY

ELEMENTS



Revision:



LCS LANDSCAPES
Defining Spaces

Project:
382 PAYNEHAM ROAD
PAYNEHAM

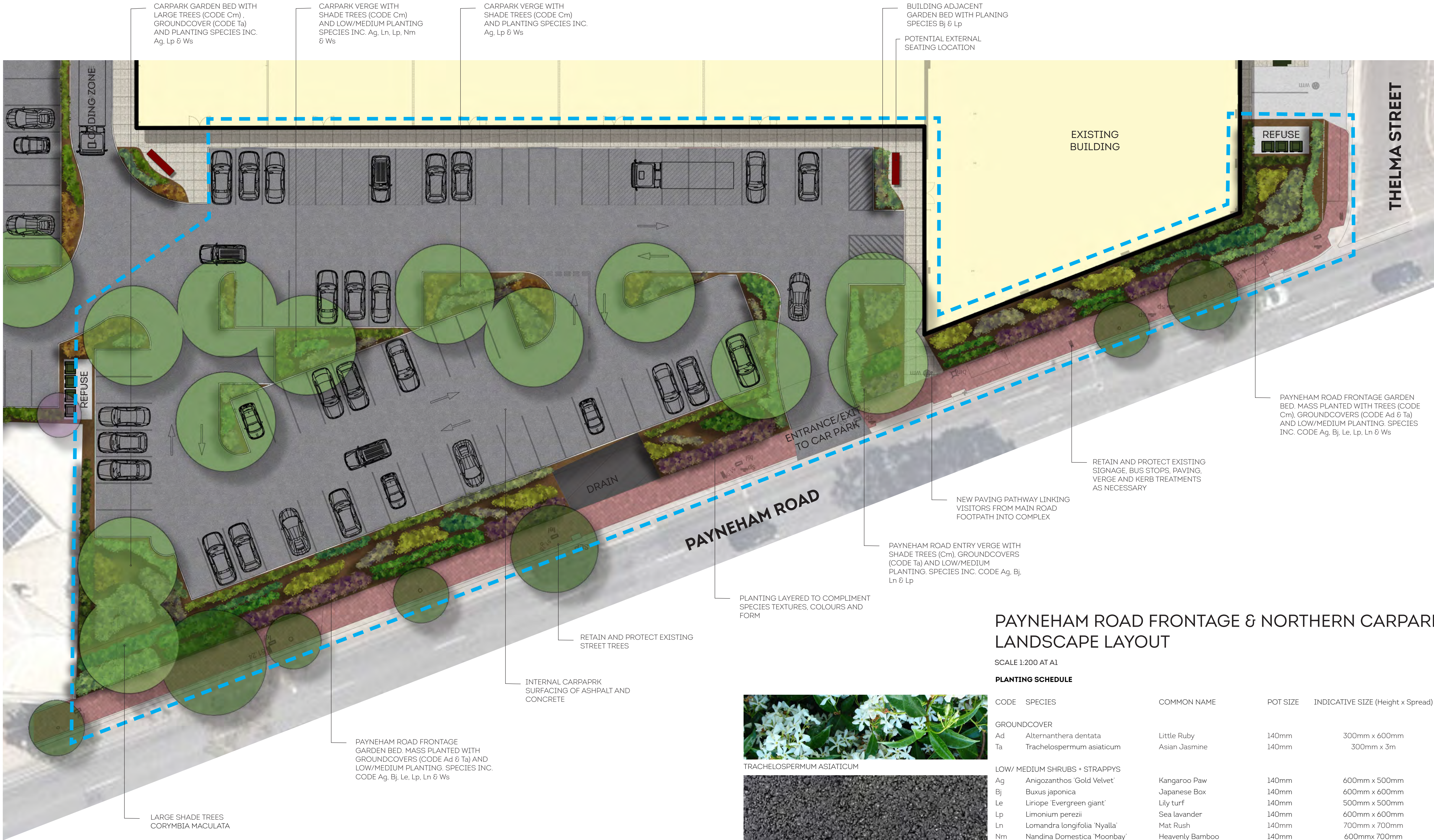
Client:
LOUIS PETRIDIS
ANTUNES GROUP

Drawing:
LEWIS RD FRONTAGE & EASTERN
CARPARK - LANDSCAPE CONCEPT PLAN

Scale: 1:200 @ A1
Drawn: KE
Checked: SK
Date: 13/12/2018
Dwg no: LS 08918.003
Sheet: 3 OF 4

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PAYNEHAM ROAD FRONTAGE & NORTHERN CARPARK LANDSCAPE LAYOUT

SCALE 1:200 AT A1

PLANTING SCHEDULE

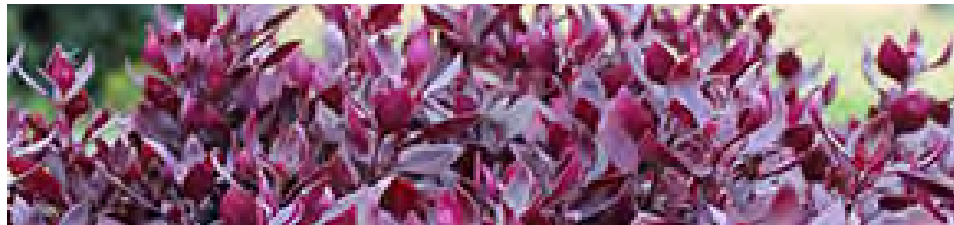
CODE	SPECIES	COMMON NAME	POT SIZE	INDICATIVE SIZE (Height x Spread)
GROUNDCOVER				
Ad	Alternanthera dentata	Little Ruby	140mm	300mm x 600mm
Ta	Trachelospermum asiaticum	Asian Jasmine	140mm	300mm x 3m
LOW/ MEDIUM SHRUBS + STRAPPYS				
Ag	Anigozanthos 'Gold Velvet'	Kangaroo Paw	140mm	600mm x 500mm
Bj	Buxus japonica	Japanese Box	140mm	600mm x 600mm
Le	Liriope 'Evergreen giant'	Lily turf	140mm	500mm x 500mm
Lp	Limonium perezii	Sea lavender	140mm	600mm x 600mm
Ln	Lomandra longifolia 'Nyalla'	Mat Rush	140mm	700mm x 700mm
Nm	Nandina domestica 'Moonbay'	Heavenly Bamboo	140mm	600mm x 700mm
Ws	Westringia fruticosa 'Smokie'	Coastal Rosemary	140mm	500mm x 900mm
TALL SCREENING				
Mp	Murraya paniculata	Orange Jasmine	200mm	3m x 2.5m
TREES				
Cm	Corymbia maculata	Spotted Gum	45L	30m x 8m



MURRAYA PANICULATA



BUXUS JAPONICA



ALTERNANTHERA DENTATA



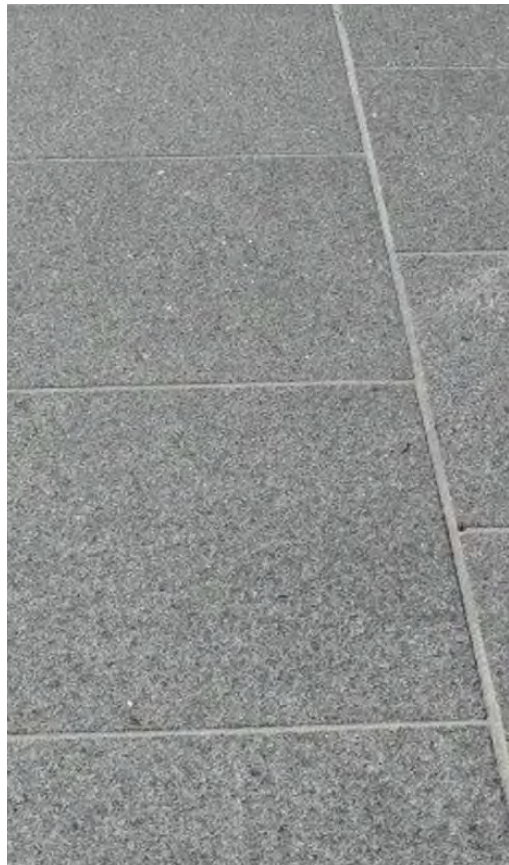
LOMANDRA LONGIFOLIA 'NYALLA'



ANIGOZANTHOS 'GOLD VELVET'



CORYMBIA MACULATA



PERIMETER PAVING TEXTURED TILES COLOUR: GREY



LIRIOPE 'EVERGREEN GIANT'



WESTRINGIA FRUTICOSA 'SMOKIE'

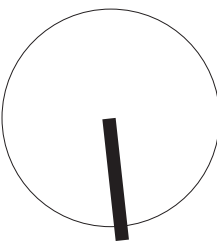


NANDINA DOMESTICA 'MOONBAY'



LI MONIUM PEREZII

ELEMENTS



LCS LANDSCAPES
Defining Spaces

Project:
382 PAYNEHAM ROAD
PAYNEHAM

Client:
LOUIS PETRIDIS
ANTUNES GROUP

Drawing:
PAYNEHAM ROAD FRONTAGE & NORTHERN
CARPARK - LANDSCAPE CONCEPT PLAN

Scale: 1:200 @ A1
Drawn: KE
Checked: SK
Date: 13/12/2018
Dwg no: LS 08918.004
Sheet: 4 OF 4

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Landscape Construction Services Pty
Builders Licence: BL0175870 / ABN: 68 102 505 180



5 December 2018

Mr Jeremy Wood
A/Team Leader - State Coordinator,
General & Public Housing
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
ADELAIDE SA 5000

Ground Level, 89 King William Street
GPO Box 2403
Adelaide SA 5001
PH: 08 8221 5511
E: info@futureurbangroup.com
W: www.futureurbangroup.com
ABN: 34 452 110 398

Dear Jeremy,

REQUEST UNDER SCHEDULE 10(20) FOR PROPOSED SERVICE TRADE CENTRE AT THE FORMER SCHWEPPE'S SITE (382 PAYNEHAM ROAD, PAYNEHAM)

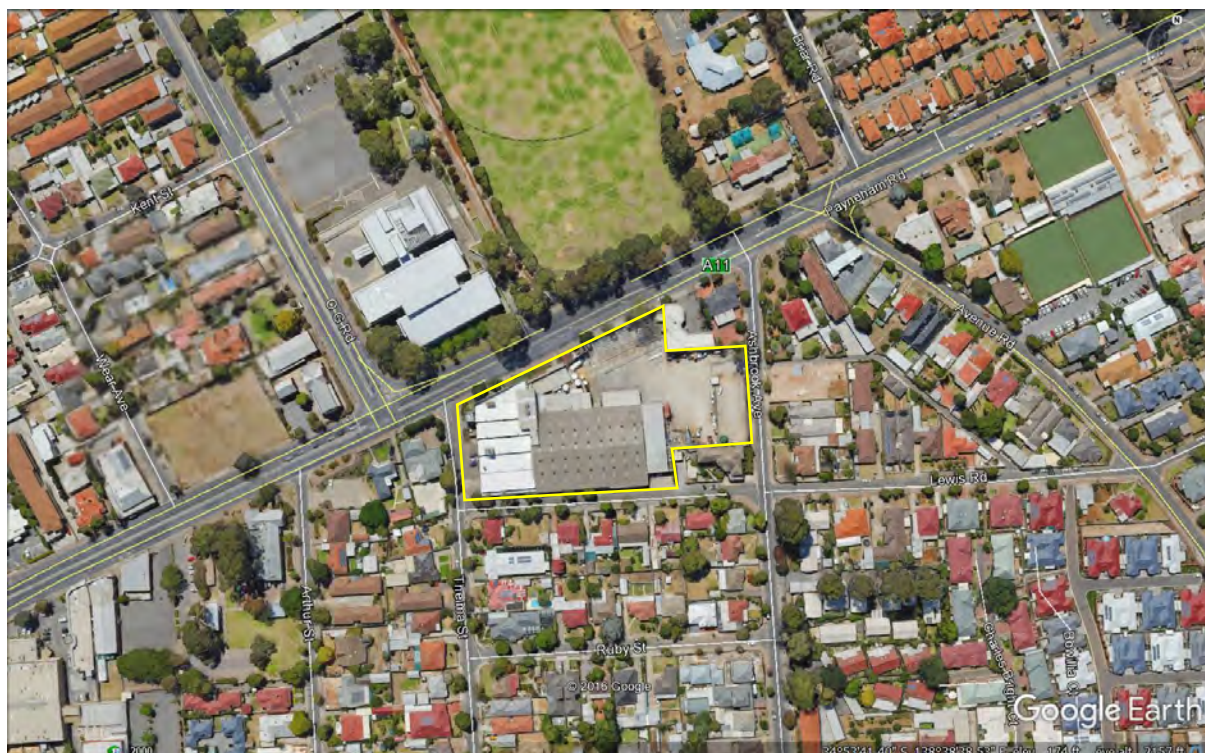
We write on behalf of our client, Urbis Pty Ltd, the owner of the former Schweppes site comprising the land at 382 Payneham Road, Payneham ("the subject site").

The purpose of this correspondence is to formally request a State Coordinator-General 'call-in' under Schedule 10(20) to consider the redevelopment of the subject site for the purposes of accommodating a service trade centre.

The Subject Site

The subject site represents a prominent and significant land holding along Payneham Road and within the inner northeast of metropolitan Adelaide. The subject site comprises a total site area of some 12,500 sqm.

Figure 1 *Subject site*



The site comprises the majority of the Light Industry Zone. Together with the subject site, only three other (considerably smaller) allotments make up the Light Industry Zone.

The subject site represents a prominent land holding on one of the main gateways to the City and it seems reasonable to assume that, at the time, the current zoning was superimposed on the then existing use of the land as a soft drinks production plant (i.e. Schweppes).

The use of the land for manufacturing purposes ceased circa 2016 and in consideration of contemporary South Australian socio-economic conditions (declining manufacturing base) it is unlikely that the site will attract a light industrial use. This appears to have been reinforced by the recent marketing and sales activity as no interest was shown in developing the site for light industrial purposes. In this regard it was (and we maintain) our considered opinion that an alternative land use would represent a positive shift from a fragile land use with limited potential for growth to a more competitive activity.

Previous Attempts to Activate the Site

Our client made a number of attempts to rezone the land through the Strategic Sites Development Plan Amendment ('DPA'). Unfortunately, the site was not rezoned as it did not form part of the original DPA investigation scope. This prompted our client to then pursue a bulky goods development (non-complying application) with the City of Norwood, Payneham and St Peters. Aware of the risks associated with a non-complying application, the development was fully committed by key large format retailers prior to even lodging the application with Council as the presence of such a homemaker centre is absent in the eastern suburbs. This provided our client with the confidence to proceed with the non-complying process. The fact that there is a lack of undeveloped or under-utilised large sites with exposure along main arterial roads presents very few opportunities to establish these types of centres in the eastern suburbs.

The bulky goods development involved the demolition of the existing buildings fronting Payneham Road, various alterations to all other existing buildings and the construction of a new 820 sqm building in the former waste storage area in the south eastern section of the site. The overall development comprised a total of seven (7) large format retail tenancies with floor areas ranging between 493 and 1,749 square metres, associated car parking and landscaping.

The retained buildings were to be altered to accommodate six (6) of the proposed tenancies. Existing openings between the buildings were to be closed and partition walls constructed to create the separate tenancies. New shopfronts and canopies were to be provided to all tenancies.

A 131 space car park with extensive and strategically placed landscaping was proposed with access and egress from Payneham Road and Ashbrook Avenue. The access point on Payneham Road was to be left-in, left-out only to maintain best operating conditions noting the proximity of the O.G. Road intersection and the central median strip. The access point on Ashbrook Avenue was to be a right-in and left-out only to avoid traffic entering the residential areas. In addition, all delivery and/or loading/unloading activities were proposed within the site with all current loading docks adjoining the residential properties along Lewis Road and Thelma Street removed and replaced with built form and/or landscaping to improve the interface.

Importantly, the proposal facilitated the relocation of the existing drainage culvert, which currently runs under the buildings, to the open car park area, progressing the upgrade of the City of Norwood Payneham and St Peters flood management program.

The buildings are also setback so as not to encroach in any existing or potential future road widening under the Metropolitan Adelaide Road Widening Plan Act 1972.

Despite Administration recommending that the development be approved (subject to the concurrence of the State Commission Assessment Panel), the Council Assessment Panel refused the application on the basis that the land use was not of a type that was envisaged within the Zone.

The Proposed Service Trade Centre

It is evident that our client has made a serious attempt to activate the land over the last 2-3 years without any success. Having exhausted most realistic economic opportunities under the constraints of the current zoning we have now investigated the last remaining opportunity to reposition the site as a service trade centre. With very similar characteristics to a bulky goods centre in respect to traffic movement, car parking and tenancy floor areas, the previous bulky goods centre application package has been amended for the purposes of a service trade centre. The proposal is depicted in the enclosed plans and is self-explanatory however this particular proposal provides more car parking and less floor area than the previous bulky goods application (i.e. by not including the new 820 sqm building).

The service trade centre use aligns more closely with the Zone. Further, all the benefits/positive characteristics that were evident within the bulky goods centre proposal have been maintained in this proposal. Importantly, the proposed use is not non-complying, rather a category 3 merit development which affords our client appeal rights.

In our opinion, the proposal satisfies the tests under Schedule 10(20) to be 'called in', namely:

- the location of the site is within metropolitan Adelaide;
- the development cost exceeds \$5M (see enclosed); and
- the development is solely for commercial purposes.

One of the many challenges facing South Australia is unemployment and more particularly youth unemployment. The redevelopment of this somewhat neglected site will make a positive contribution to and improve local socio-economic conditions by creating increased employment opportunities, building a stronger sense of community spirit. Further, the financial investment in a project of this nature will maintain the future prosperity of this particular area of the City and encourage confidence in those investing in the City's continued overall prosperity.

In our opinion, when comparing the existing use to the proposed development, all such effects will be positive and benefit the community as a whole.

In consideration of all the above, we respectfully request that this particular development be 'called-in' by the State Coordinator-General.

Should you require any further information please do not hesitate to contact our office.

Yours sincerely

A handwritten signature in black ink, reading 'Chris Vounasis'.

Chris Vounasis
Director

Encl. Proposal Plans
 Costing

// January 2019

Mr Chris Vounasis
Director
Future Urban Group
GPO Box 2403
ADELAIDE SA 5001

Dear Mr Vounasis

Thank you for your recent request on behalf of Urbis Pty Ltd dated 5 December 2018 requesting that the State Commission Assessment Panel (SCAP) be appointed as the relevant authority to consider the proposed service trade centre with associated car parking, landscaping and site works at 382 Payneham Road, Payneham.

I am pleased to advise that, in accordance with Schedule 10(20) of the *Development Regulations 2008*, I have formed the opinion SCAP is the most appropriate assessment authority for development. You may now prepare a development application to be lodged with the SCAP, which must occur by no later than **11 April 2019 (3 months)**.

When preparing the development application and in addition to what is already established for lodgement, you must also provide a planning report, plans which include clearly marked and detailed dimensions of all structures, site plan, parking and driveway gradients, manoeuvrability to Australian Standards, stormwater management plan including parking areas, details on signage locations and specifications including illumination, traffic management study, details on waste collection and any other relevant information

In agreeing to assign the SCAP as the relevant authority, I ask that you work collaboratively with the Development Division of the Department of Planning, Transport and Infrastructure and the City of Norwood Payneham & St Peters Council in the finalisation of an application.

It should be noted that making this determination does not constitute a form of advocacy nor does it imply a favourable assessment outcome or otherwise for the proposal. Following the assessment process, the final decision will be made by the SCAP.

Please be aware that I have also written to the City Norwood Payneham & St Peters Council advising that the SCAP has been appointed the relevant planning authority for this proposal.

Should you have any queries in relation to my determination, please do not hesitate to contact my Office on 8303 2080 or via GPO Box 2343 Adelaide SA 5001.

Yours sincerely



Jim Hallion
STATE COORDINATOR-GENERAL

Office of the State Coordinator-General

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