



APPLICATION ON NOTIFICATION – Category 2

Applicant:	Coles Property Group C/- Intro Design
Development Number:	453/E004/16 V1
Nature of Development:	Change of land use from medical consulting rooms to retail and café, alterations to the approved built form and ancillary advertising signage
Development Type:	Merit
Subject Land:	Lot 5, Adelaide Road, McCracken SA 5211
Development Plan:	Victor Harbor Council Development Plan
Zone / Policy Area:	Neighbourhood Centre Zone
Contact Officer:	Benjamin Williams
Phone Number:	08 7109 7023
Consultation Start Date:	16 April 2019
Consultation Close Date:	3 May 2019
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).	

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

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

Postal Address:

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

Street Address:

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

Email Address: scapreps@sa.gov.au

Fax Number: (08) 8303 0753

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

Applicant: Coles Property Group C/- Intro Design
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Contact Officer: Benjamin Williams
Phone Number: 7109 7023
Close Date: 3 May 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: _____

DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: VICTOR HARBOR

APPLICANT: COLES PROPERTY GROUP DEVELOPMENTS P/L C/O-

Postal Address: INTRO DESIGN P/L
PO BOX 207, RUNDLE MALL, ADELAIDE, SA 5000

Owner: _____

Postal Address: _____

BUILDER: _____

Postal Address: _____

_____ Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION

Name: ANTHONY GATTI

Telephone: 0402 424 403 [work] _____ [Ah]

Fax: _____ [work] _____ [Ah]

EXISTING USE: _____

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

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

Application forwarded to DA

Commission/Council on

/ /

Decision: _____

Type: _____

Date: / /

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

DESCRIPTION OF PROPOSED DEVELOPMENT: Variation to 453/E004/16 comprising change of land use from medical consulting rooms to retail and café, alterations to the approved built form and ancillary advertising signage

LOCATION OF PROPOSED DEVELOPMENT: _____

House No: _____ Lot No: 5 Street: ADELAIDE ROAD Town/Suburb: MCCRACKEN

Section No [full/part] _____ Hundred: _____ Volume: 5422 Folio: 89

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

LAND DIVISION:

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

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

BUILDING RULES CLASSIFICATION SOUGHT: _____ Present classification: _____

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

If Class 9a classification is sought, state the number o 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]: \$ 0

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

SIGNATURE: _____
Anthony Gatti

Dated: 11 / 01 / 2019

INTRO

11 January 2019

Brett Miller
Team Leader – Inner Metro Development Assessment
Development Division

Via email: brett.miller@sa.gov.au

[Intro Design Pty Ltd](#)
L11 44 Waymouth Street
PO Box 207 Rundle Mall
Adelaide SA 5000

T +61 (0)8 8410 0453
info@intro.com.co

intro.com.co

Dear Brett,

Re: Coles Bunnings Victor Harbor - Variation to DA 453/E004/16

Intro on behalf of Coles Property Group Development Pty Ltd is pleased to submit variation plans for the approved mixed use development comprising a group of shops, a bulky goods outlet and medical consulting rooms with ancillary car parking, loading areas, acoustic fencing and landscaping with development application number 453/E004/16 located at Adelaide Road, McCracken.

The proposed variation comprises a change of land use. The proposed development is described as:

Variation to 453/E004/16 comprising change of land use from medical consulting rooms to retail and café, alterations to the approved built form and ancillary advertising signage

The proposed development alters the visual appearance of the building, and cognisant of this, the proposed development will be assessed on its merits, as a consent form of development.

The proposed development will navigate the Category 2 assessment process.

SUBJECT LAND

The subject land is bounded by McCracken Drive to the north, Adelaide Road to the east, Hindmarsh Road and Down Street to the South and existing residential dwellings to the west.

The street address for the subject land is Lot 5 Adelaide Road, McCracken The subject land is more particularly described within the following Certificate of Title (provided in Appendix 01):

Lot No	Deposited Plan	Volume/Folio	Hundred
5	28364	5422/89	Goolwa

The subject land is located within the Neighbourhood Centre Zone within the Victor Harbor Council Development Plan (consolidated – 20 June 2017).

INTRO

PROPOSED DEVELOPMENT

The proposed development specifically comprises the following:

- Retail Area - 494sqm;
- Back of House - 101sqm
- Café Tenancy - 200sqm

The proposal plans are provided in Appendix 02.

ASSESSMENT

The following provisions are considered pertinent to the assessment of the proposed development:

ZONE

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

- ...
- restaurant**
- shop**
- ...

The proposed land uses are envisaged within the Zone.

PDC 7: Buildings should:

- (a) not exceed three storeys (or 12 metres in height) above existing natural ground level
- (b) be orientated towards the street and not turn its back on the public domain
- (c) have setbacks from street boundaries to cater for appropriate car parking, access, manoeuvring and landscaped areas.

The proposed development comprises the establishment of a building in the same location of an approved building. The proposal does not alter the approved building configuration. The proposed development comprises a change to the built form appearance which now presents as a café and retail development as opposed to a medical consulting room facility.

The built form retains the approved setbacks and ensures the proposal provides for substantial areas for landscaping and vehicle manoeuvrability.

PDC 8: Outdoor advertisements attached to buildings should only be erected in the zone where they are attached to the building and are below the ridgeline of the supporting building.

The proposed advertising signage is ancillary to the building and is located entirely beneath the ridgeline of the building.

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- PDC 11:** Development should mitigate interface impacts that are likely to adversely affect nearby residential uses and general amenity in adjoining zones. This can be achieved by:
- (a) utilising noise attenuation devices and building design to minimise the emission and effect of noise
 - (b) providing visual relief by way of landscaping on the perimeter of the site and within vehicle parking areas
 - (c) utilising air pollution control measures to prevent unreasonable interference with local amenity
 - (d) locating waste collection and storage areas away from the boundary with adjacent zones and within specially designed enclosures
 - (e) amending hours of operation
 - (f) siting and designing lighting to avoid overspill to adjoining properties.

The proposed development has provided an appropriate building design which protects the amenity of adjoining properties by:

- utilising screens to minimise noise impact;
- providing a substantial area for landscaping to minimise visual impact;
- ensuring that back of house areas are suitably screened;
- providing waste collection in a screened and enclosed area; and
- designing lighting which accords with the Australian Standards.

COUNCIL WIDE PROVISIONS – CENTRES AND RETAIL DEVELOPMENT

- PDC 4:** A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
 - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
 - (c) employing a signage theme.

The revised built form design has been developed such that it reflects the architectural theme established in the centre. The proposal utilises a modern design which takes its cues from the approved centre further west.

- PDC 9:** A shop or group of shops with a gross leaseable area of greater than 450 square metres should be located within a centre zone.

The proposed development provides for a group of shops with a gross leasable area greater than 450sqm which is located within a Centre Zone.

COUNCIL WIDE PROVISIONS – TRANSPORTATION AND ACCESS

- PDC 32:** Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table

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ViH/2 - Off Street Vehicle Parking Requirements unless one or more of the following conditions are met:

- (a) an agreement is reached between the Council and the applicant for a reduced number of parking spaces
- (b) it is located within the Regional Centre Zone, Neighbourhood Centre Zone or Local Centre Zone and the car parking shortfall is provided on an alternative site which achieves all of the following:
 - (i) the alternative site is located on land adjacent to the primary site
 - (ii) the alternative site is easily accessible and available for vehicle parking when required
- (iii) a shared or reciprocal parking agreement that is secured with a registered and binding agreement by way of rights of way and/or easements that are registered on the respective certificates of title for all of the associated land parcels
- (c) an agreement has been reached with Council that a financial contribution, at the specified rate per car park, will be paid to the Council Car Park Fund for any under-provision of on-site car parking, measured against the rate of parking stipulated in Table ViH/2 - Off Street Vehicle Parking Requirements, and the development is located in one of the following locations:
 - (i) Local Centre Zone
 - (ii) Neighbourhood Centre Zone
 - (iii) Regional Centre Zone within the designated 'Car Parking Fund Areas 1, 2 or 3' shown on Concept Plan Map ViH/2 - Car Parking Fund Areas (Regional Centre)
- (d) The development involves the adaptive use of a heritage place identified in Table ViH/5 - State Heritage Places or in Table ViH/4 - Local Heritage Places.

GTA Traffic Consultants have reviewed the approved development and undertaken an assessment of the proposed development. Their assessment is provided in Appendix 03.

CONCLUSION

I am of the opinion that the proposed development is appropriate within the Zone for the following reasons:

- The land uses are envisaged and appropriate within the Zone;
- The location of the built form is appropriate and provides substantial areas for landscaping;
- The built form is an appropriate design and incorporates suitable screening to the back of house areas;
- The car parking solution is appropriate.

For the reasons discussed herein, I am of the opinion that the proposed development warrants development plan consent.

INTRO

Please find included within this application package the following documentation:

- a completed development application form;
- the Certificate of Title;
- Architectural Plans; and
- transport assessment.

We ask that you receive this application and issue a fee invoice to the applicant care of Intro Architecture in due course.

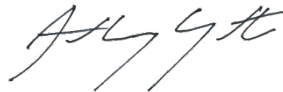
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Should you wish to discuss any matter further, please contact the undersigned on 8410 0453 or 0402 424 403

Yours sincerely,



Anthony Gatti
Senior Planning Advisor

INTRO

APPENDIX 01 – CERTIFICATE OF TITLE

Intro Design Pty Ltd
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Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5422 FOLIO 89 *

COST : \$19.20 (GST exempt)	PARENT TITLE : CT 4385/793
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : JOL1 BOX NO : 046	DATE OF ISSUE : 28/05/1997
SEARCHED ON : 20/09/2011 AT : 09:59:24	EDITION : 2
CLIENT REF SALES - RK	

REGISTERED PROPRIETOR IN FEE SIMPLE

MINISTER FOR EMPLOYMENT, TRAINING AND FURTHER EDUCATION OF ADELAIDE SA
5000

DESCRIPTION OF LAND

ALLOTMENT 5 DEPOSITED PLAN 28364
IN THE AREA NAMED MCCRACKEN
HUNDRED OF GOOLWA

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED A TO THE ETSA CORPORATION (TG
7115661)

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

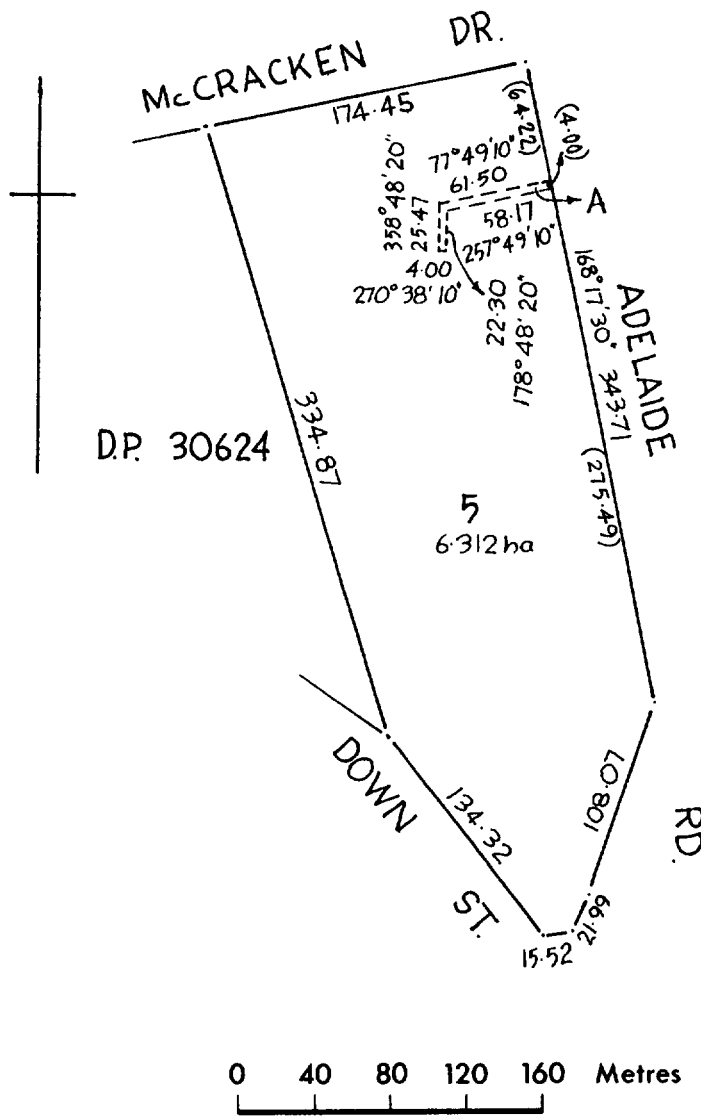
NIL

END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5422 FOLIO 89

SEARCH DATE : 20/09/2011 TIME: 09:59:24



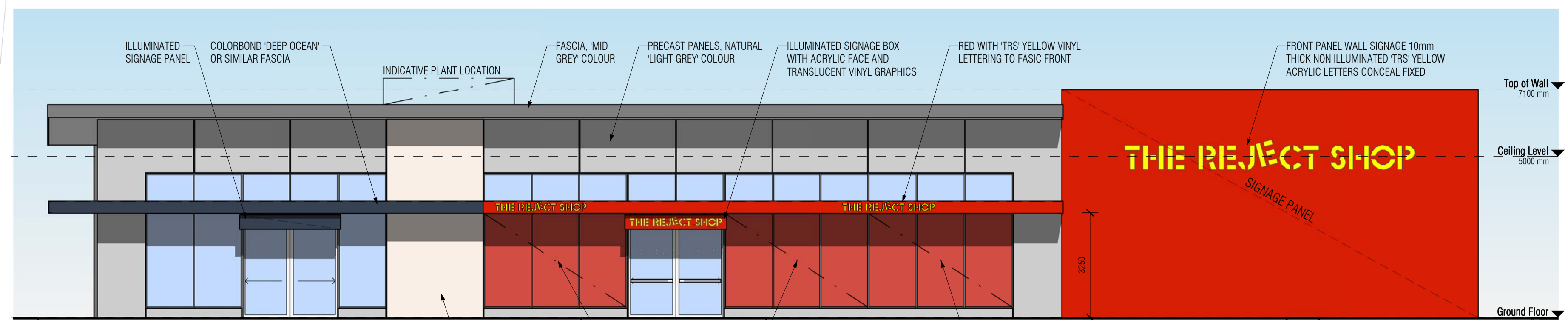
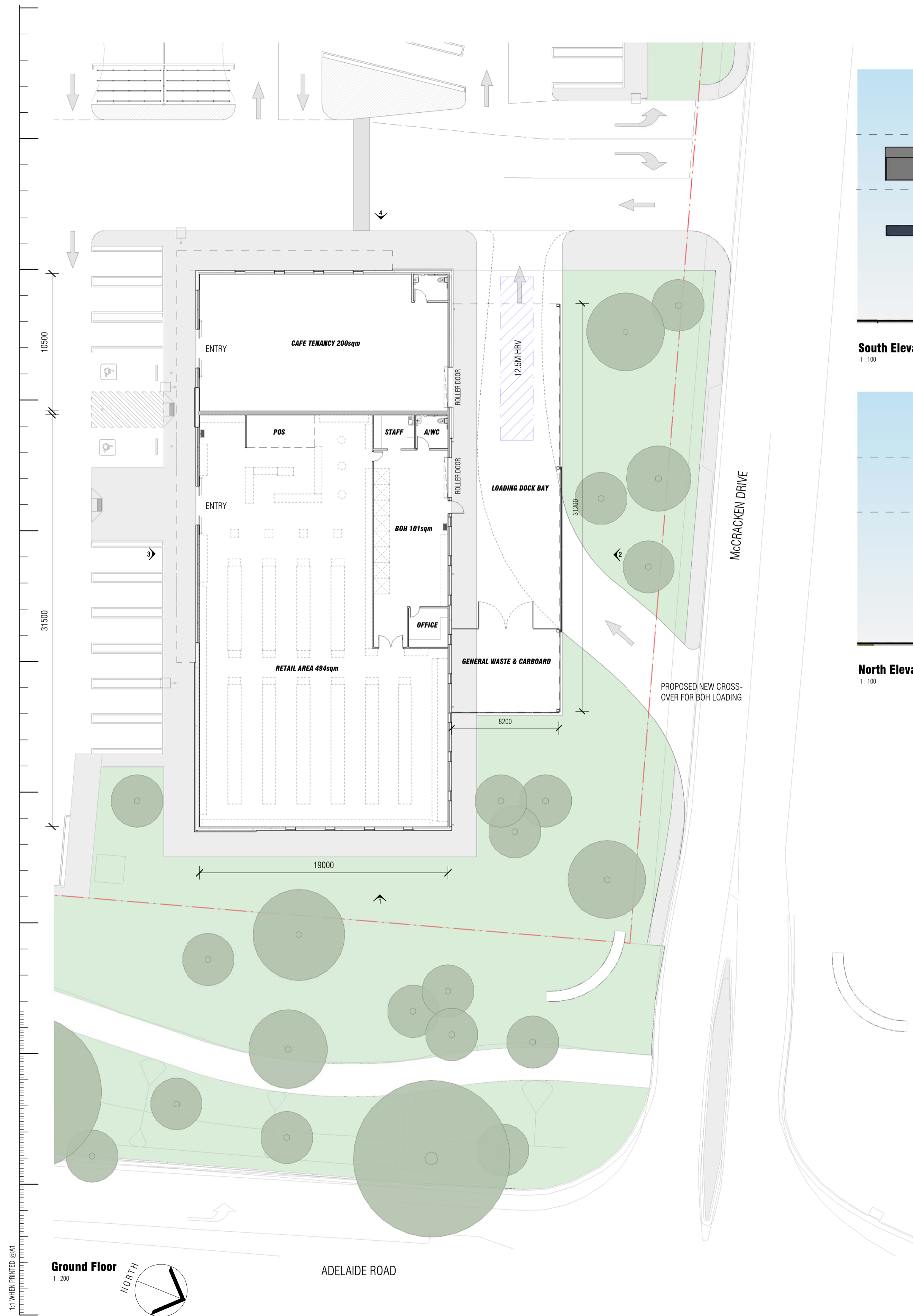
INTRO

APPENDIX 02 – PROPOSAL PLANS

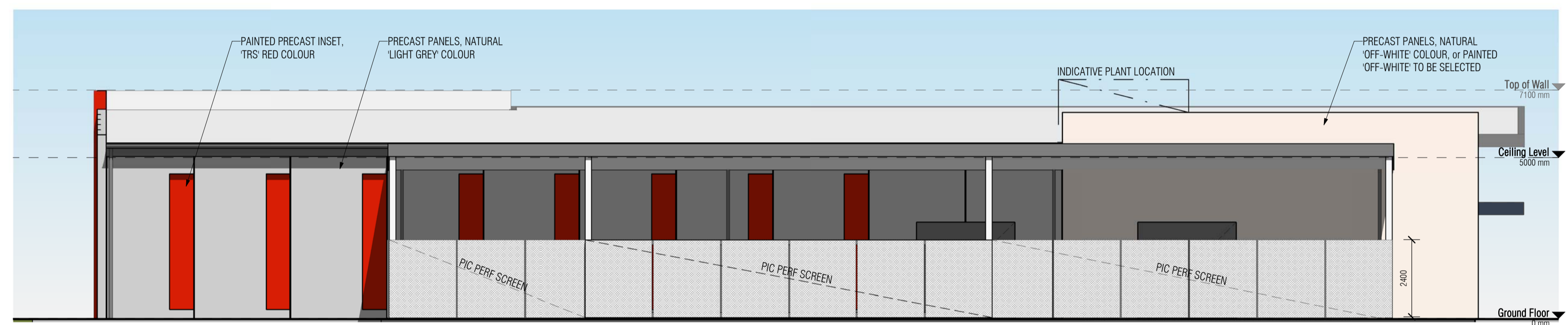
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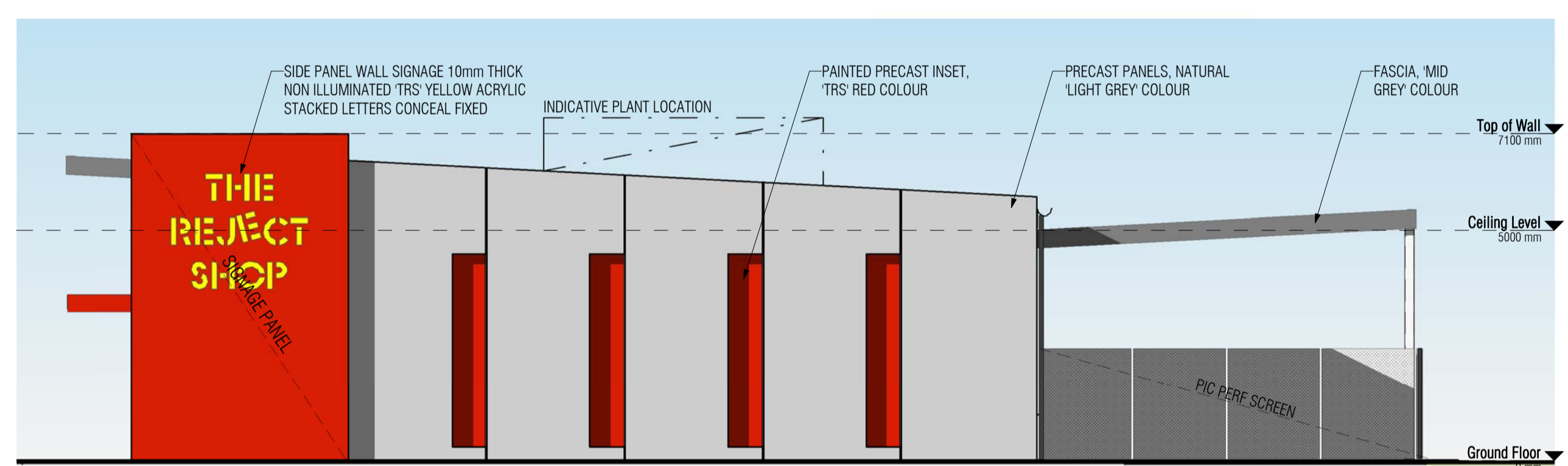
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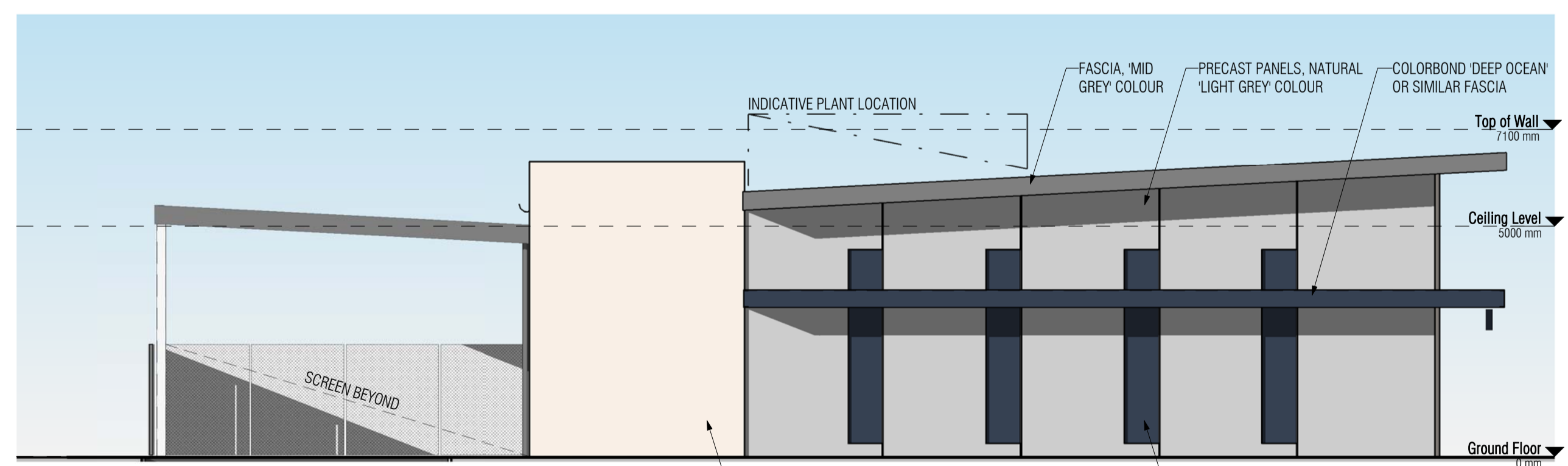
South Elevation
1:100



North Elevation
1:100



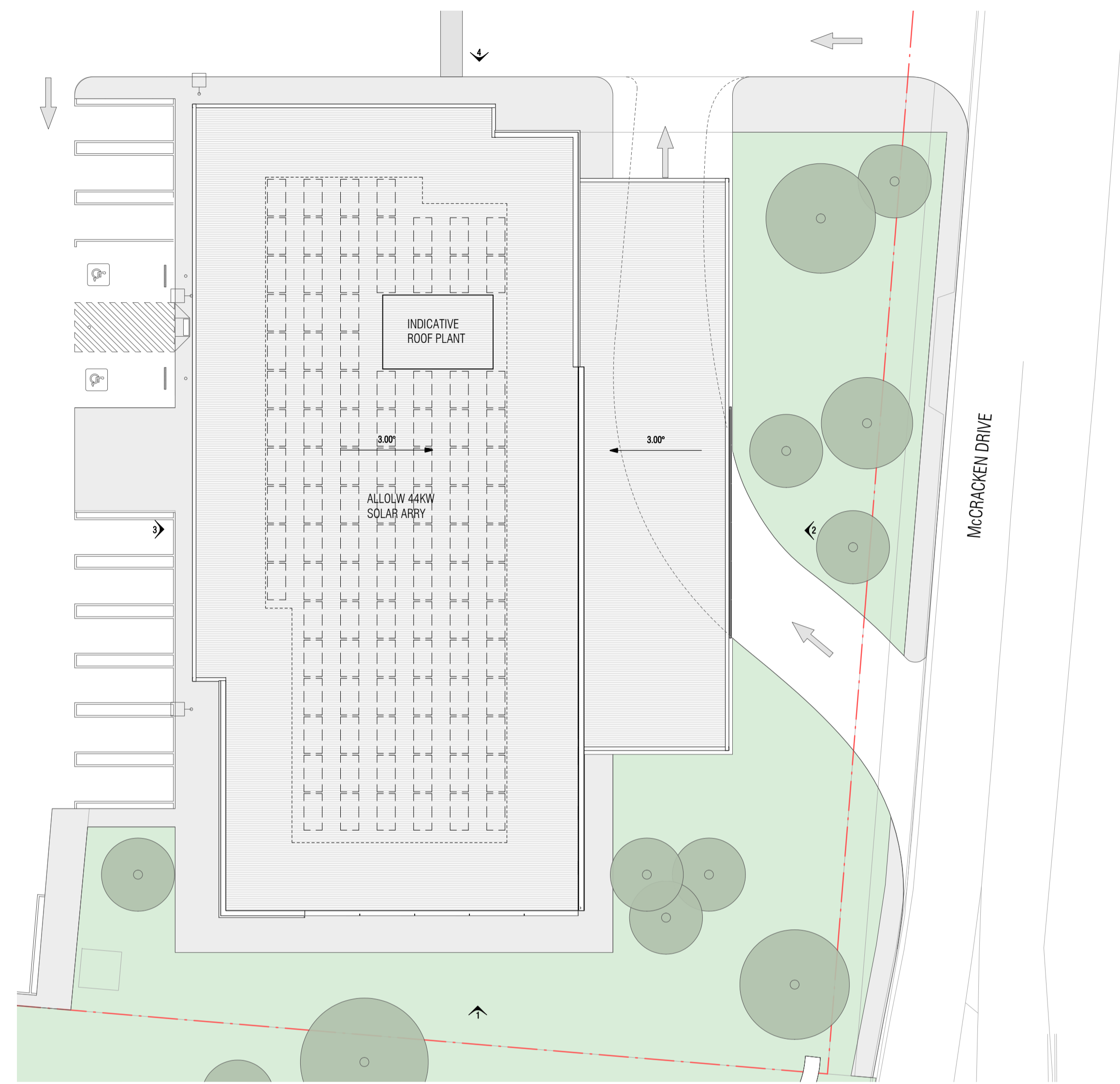
East Elevation
1:100



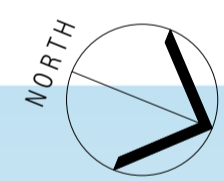
West Elevation
1:100

COLES VICTOR HARBOR - RETAIL SITE PROPOSAL

LOT 5 ADELAIDE ROAD, McCRAKEN, SOUTH AUSTRALIA



Roof Plan
1:200



View from East



View from North



View from West

COLES VICTOR HARBOR - RETAIL SITE PROPOSAL

LOT 5 ADELAIDE ROAD, McCRAKEN, SOUTH AUSTRALIA

1:1 WHEN PRINTED @A1

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APPENDIX 03 –TRANSPORT ASSESSMENT

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REF: S151990

DATE: 19 December 2018

Swanbury Penglase
244 Gilbert Street
ADELAIDE SA 5000

Attention: Mr. Jason Timberlake

Dear Jason,

RE: PROPOSED RETAIL TENANCY, CNR ADELAIDE RD/MCCRACKEN DR, MCCRACKEN

Following our discussion and correspondence on 30 November 2018, GTA Consultants has prepared a parking impact appraisal and a loading review for the proposed retail tenancies to be constructed on the corner of Adelaide Road and McCracken Drive in McCracken (the subject site). The proposed development forms part of the Coles and Bunnings Warehouse site for which GTA Consultants prepared a Transport Impact Assessment in July 2016 as part of the current Development Consent.

The Development Consent for the Coles site comprised a Coles supermarket, Liquorland and a medical centre. A change of use to the development consent is being sought to replace the medical centre with one retail tenancy and a small cafe.

The findings of the assessment are as follows:

1. The existing Development Consent for the medical centre component of the site (comprising 10 consulting rooms) had a Development Plan requirement of 40 car parking spaces. The change of use from the medical centre to a 600 sq.m retail tenancy and a 200sq.m café will require 53 car parking spaces (net increase of 13 car parking spaces).
2. The Development Consent for the Coles supermarket and Liquorland with a combined floor area of 4,240 sq.m required a Development Plan parking requirement of 233 car parking spaces. Since GTA prepared the Transport Impact Assessment in 2016, the floor area for the Coles supermarket and Liquorland has reduced to a combined 4,161 sq.m which equates to a Development Plan parking requirement of 229 car parking spaces (a net reduction of four spaces).
3. The combined site generates a total requirement of 282 car parking spaces, which is a shortfall of five (5) car parking spaces based on Development Plan parking rates. However, the above rate only considers rates for stand along uses. When consideration is made of the 'shared' parking demand for the individual uses, the total provision of 277 car parking spaces will suitably accommodate peak parking demands within the site.
4. A BOH Loading Area has been provided for the retail tenancies which will facilitate deliveries and refuse collections for vehicles up to an 11.5 metre rigid truck.
5. Turn paths prepared for a 12.5 Heavy Rigid Vehicles (HRV) confirms that access via McCracken Drive will be suitable.
6. An additional access point will be provided on McCracken Drive, however, given the low number and the typical out of peak hours deliveries, this will be appropriate.

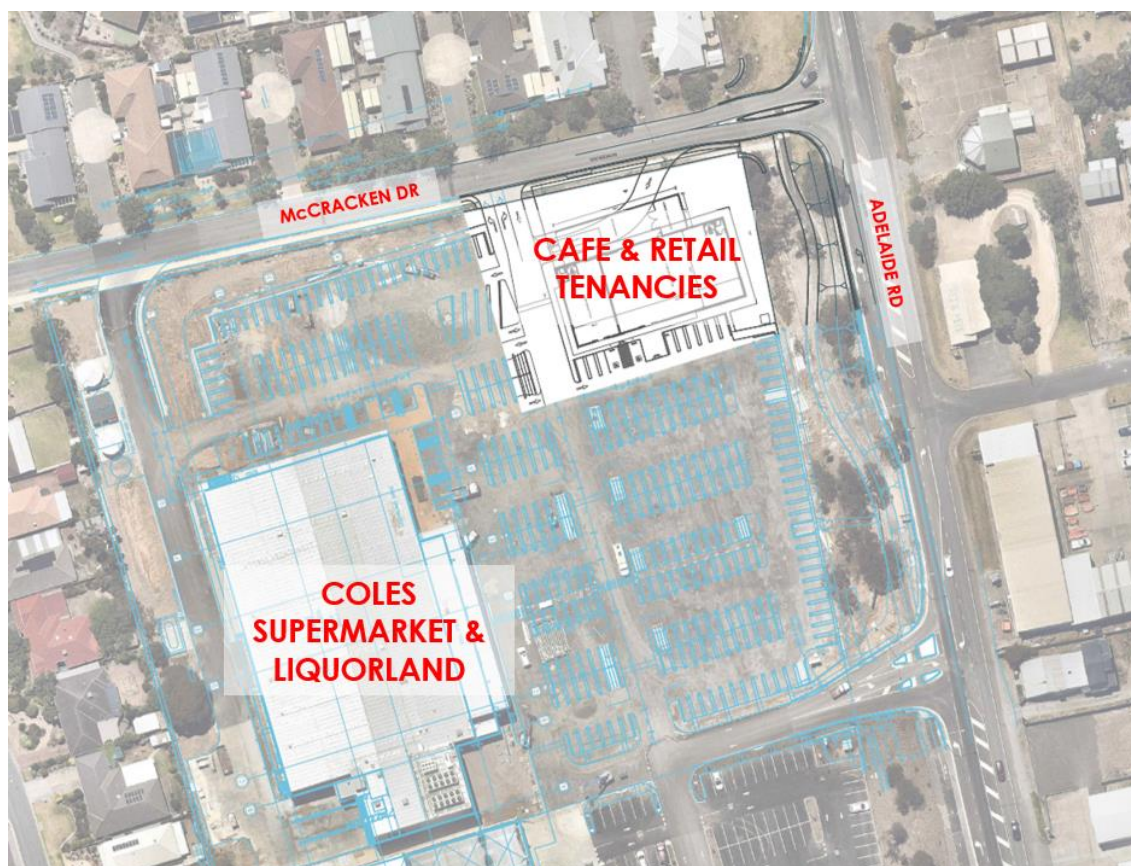
Development Proposal

The proposed development will comprise the following:

- One retail tenancy of 600 sq.m
- One café tenancy of 200 sq.m
- A Back of House (BOH) area comprising a loading and waste collection area under a 4.7 metre canopy.
- Direct access to the BOH loading via McCracken Drive, facilitating vehicles up to an 11.5 metre truck.
- A combined 277 car parking spaces, which will be shared between the Coles supermarket (3,961 sq.m), Liquorland (200 sq.m) and the proposed retail and café tenancies.

Figure 1 considers the site layout plan.

Figure 1: Site Plan



Parking Impact Appraisal

The Development Consent for the Coles and Medical Centre Site comprised a Coles supermarket and Liquorland with a combined floor area of 4,240 sq.m and a medical centre with 10 consulting rooms. The Development Plan parking rate at the time yielded a requirement of 273 car parking spaces (233 car parking spaces for Coles and Liquorland and 40 car parking spaces for the medical centre). This was based on the following rates below from Table ViH/2 of the Victor Harbor Development Plan (Consolidated 26 May 2016):

<i>Consulting Room (Medical Centre)</i>	<i>4 spaces per consulting room</i>
<i>Shop/Supermarket (Coles & Liquorland)</i>	<i>5.5 spaces per 100 sq.m floor area</i>

The development proposal now comprises the following land uses:

Figure 2: 12.5m Heavy Rigid Vehicle Circulation

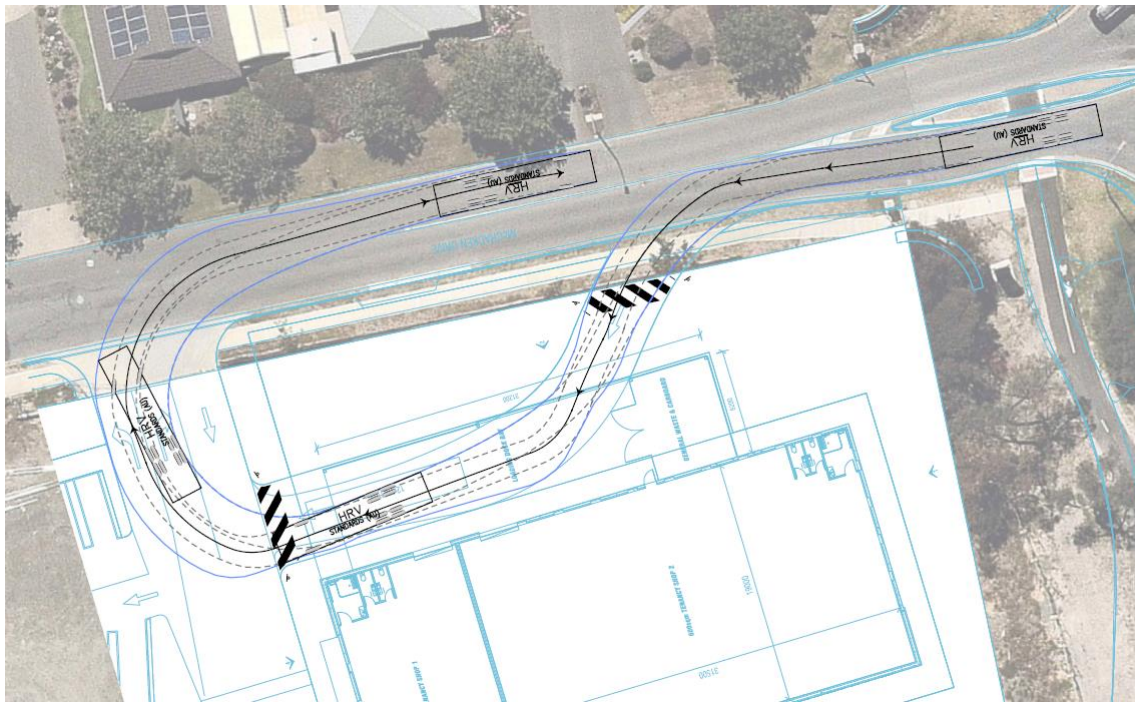
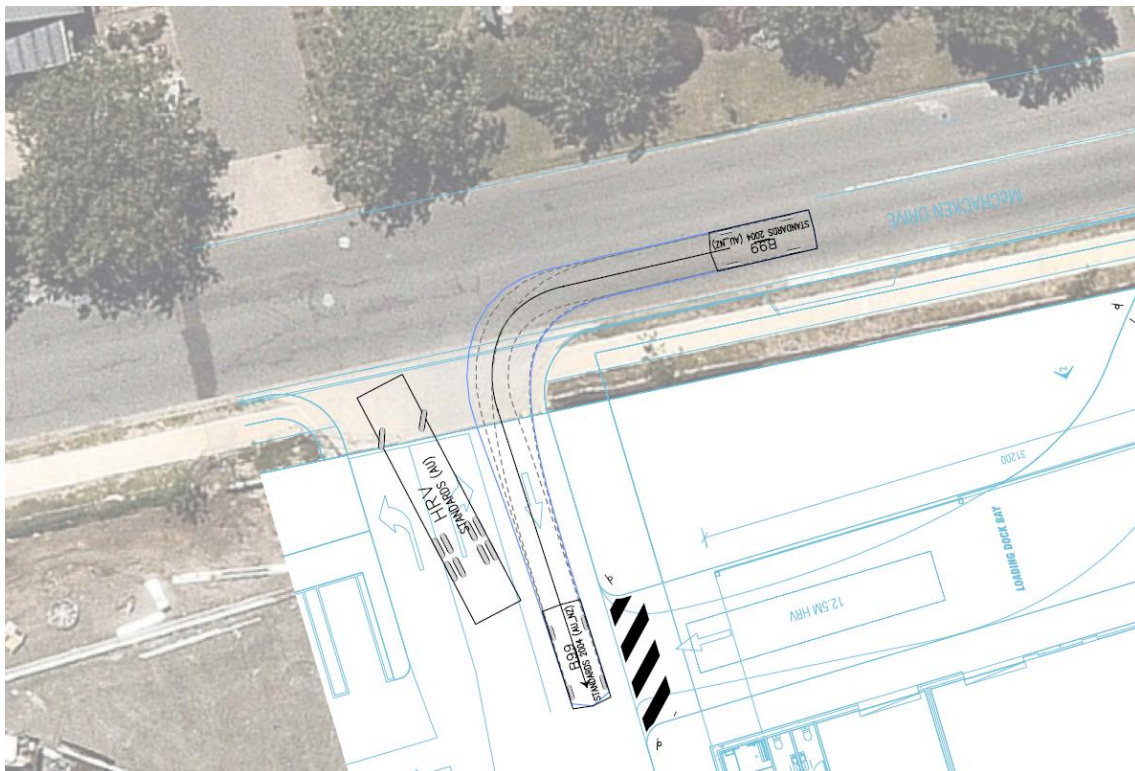


Figure 3: B99 Entering Car Park when HRV stored at intersection



Conclusion

Based on the above, the following conclusions have been made:

1. The existing Development Consent for the Coles site comprised a Coles supermarket, Liquorland and a medical centre. A change of use to the development consent is being sought to replace the medical centre with a retail tenancy and café.
2. The combined Coles supermarket, Liquorland, retail and café tenancies will require a combined 282 car parking spaces which is a shortfall of only five spaces based on Development Plan parking rates. However, the above rates only consider stand alone use. When consideration is made of the 'shared' parking demand for the individual uses, the provision of 277 car parking spaces at a rate of 5.7 spaces per 100 sq. m across the site is considered appropriate.
3. As such, the change of use from a medical centre to a retail tenancy and café would not adversely impact on parking within the site.
4. A BOH area is proposed with ingress and egress via McCracken Drive. The loading area will facilitate trucks up to 11.5 metres long. A 12.5 metre long HRV has been checked, which confirms the loading arrangements and refuse collection will be appropriate.
5. Site access via McCracken Drive will be appropriate given the low volume of deliveries and the typical out of peak hour nature of the deliveries
6. The proposed canopy height of 4.7 metres exceeds the 4.5 metre height clearance requirement set out in the Australian Standards for Off-Street Commercial Vehicle Facilities (AS2890.2:2002).

Should you have any questions or require any further information, please do not hesitate to contact me on (08) 8334 3600.

Yours sincerely

GTA CONSULTANTS



Richard Frimpong
Consultant