

Proposed Development

39 JACOBSEN CR HOLDEN HILL SA 5088



APPLICATION NUMBER

26023687

NATURE OF DEVELOPMENT

Change of use from Warehouse to Indoor recreation facility (Indoor children's play centre) with associated building alterations

VIEW THE PLANS AND HAVE YOUR SAY ON THE APPLICATION

www.plan.sa.gov.au/en/public_notices

MAKE A REPRESENTATION

Up until 11:59pm on the 09-11-2026



FOR MORE INFORMATION

CONTACT

City of Tea Tree Gully

PHONE

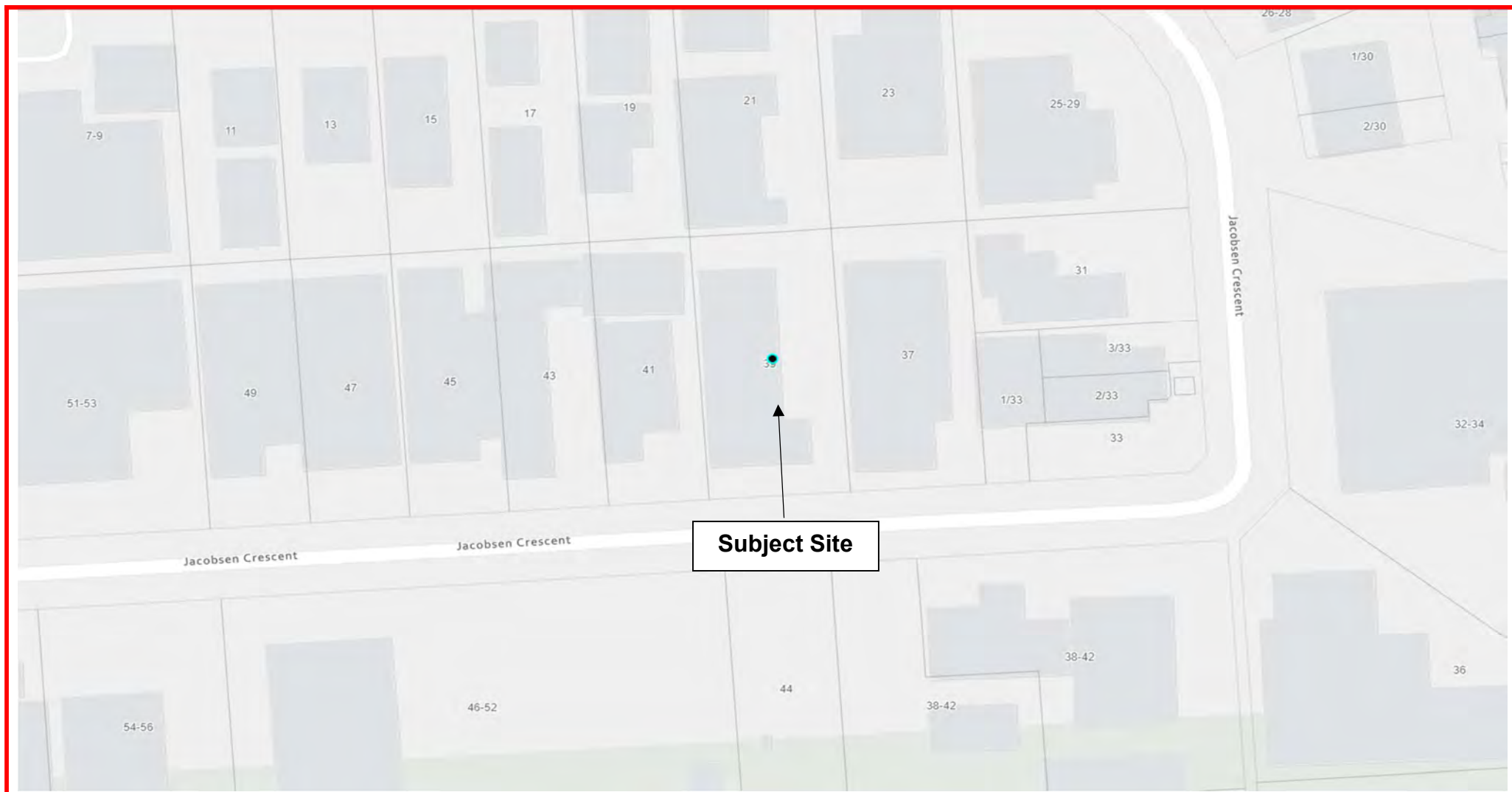
0883977444

EMAIL

development.enquiries@cttg.sa.gov.au

It is an offence to damage, destroy, obscure or remove this notice. Penalties apply.

Public Notification – 26023687 - 39 Jacobsen Cr Holden Hill



Contact Details

571 Montague Road, Modbury SA 5092

T (08) 8397 7444

TTY (08) 8397 7340

E customerservice@cttg.sa.gov.au

W www.cttg.sa.gov.au



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35.54m

Raine & Horne Commercial

39 Jacobsen Crescent, Holden Hill

ESTIMATED GROSS LETTABLE AREA

	PLAY AREA:	815 sq.metres
	GF OFFICE:	222 sq.metres
	AMENITIES:	10 sq.metres
	FF OFFICE:	232 sq.metres

TOTAL GROSS LA: 1,279 sq.metres

Complies with the
PCA Method of Measurement

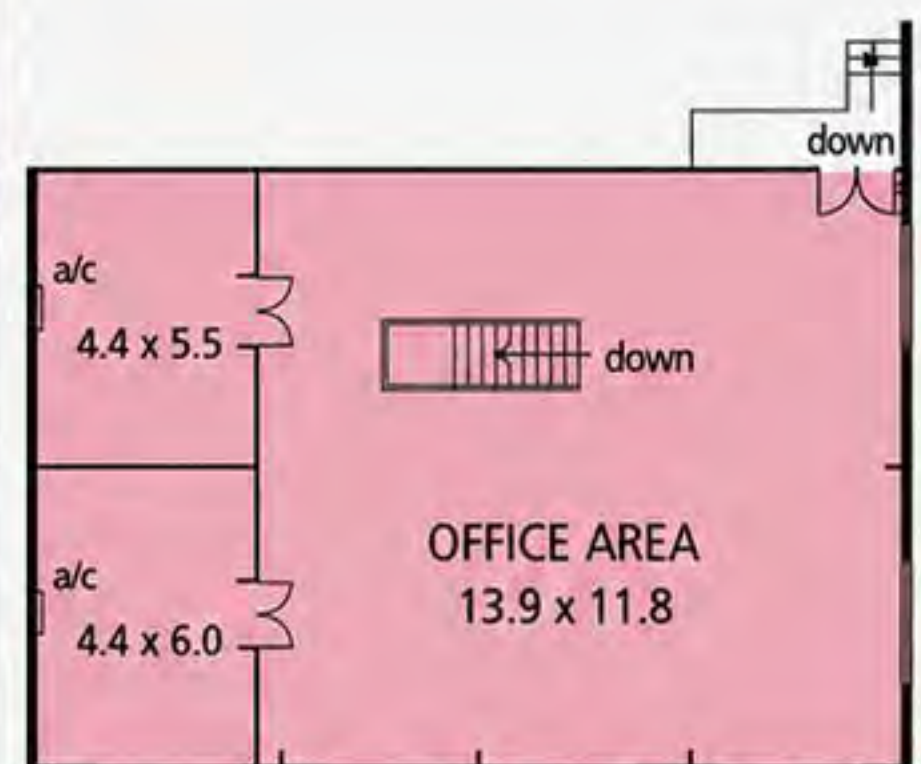
Site Area: 2,655 sq.metres*

*approximate only - not surveyed



2.08m chainmesh security fence

74.80m



FIRST FLOOR

sb = switch board
dist = distribution board
fhr = fire hose reel
hws = hot water service
a/c = air conditioner

0 5 10 15m

PARKING AREA
(TRAFFIC REPORT TO COME)

compressor
sheds

SHED
5.0 x 6.2

stobie
pole

sliding door
1.8w x 3.9h

overhead service
clearance approx. 15.0m

sliding door
1.8w x 3.9h

PARKING AREA
(TRAFFIC REPORT
TO COME)

sliding door
1.8w x 3.9h

SHED
6.2 x 6.2

gates 5.3m

CARPORT
5.0 x 12.0

clearance
2.5m

DRIVEWAY

VERANDAH

JACOBSEN

35.46m

CRESCENT

PLAY AREA
19.0 x 42.9

span clearance
5.1 - 5.9m

Seating
area

Cafe/Kiosk

Seating
area

main
db

a/c
kitchen
3.3 x 4.6

a/c
Party room
6.2 x 3.6

a/c
Party room
6.2 x 3.5

3.0 x
2.5

re
up

4.0 x 2.0

4.2 x 1.9

2.9 x
2.9

5.0 x 5.4

store room
7.1 x 4.2

MEZZANINE
2.0 x 6.9

MEZZANINE
2.0 x 6.9

sb

dist.

MEZZANINE
2.0 x 3.9h

MEZZANINE
2.0 x 3.9h

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2.0 x 3.9h

74.80m

ABOUT US

Mini Bean Play Café is an inclusive indoor play and café venue designed to provide high-quality, family-friendly experiences while delivering meaningful social impact. A central part of our mission is to create supported employment opportunities for people with disabilities, offering genuine roles across hospitality, customer service, play supervision, cleaning, and administration.

Mini Bean was established by Anna and Jayden, both of whom come from special education backgrounds. Over the past two years, we have operated an NDIS-registered day options program, in-home support, and work-ready services. Through this work, we identified a significant gap in accessible work experience opportunities for people with disabilities. Mini Bean Play Café has been purpose-built to address this need by providing an inclusive, supportive workplace environment designed from the ground up.

As parents, we also recognise the importance of affordable, enjoyable experiences for families. Our aim is to create a space that is welcoming, safe, and engaging for children, while offering value-for-money options for the community.

Mini Bean Play Café is more than a commercial venture — it represents our commitment to inclusion, opportunity, and creating a space where every visit contributes to positive social outcomes.

SIGNAGE

Existing signage will be replaced with new Mini Bean Play Café branding. No additional or expanded signage is proposed.

OPENING HOURS

- **9:00am – 5:30pm**, seven days per week
- Occasional private hire may occur until **9:00pm**

STAFFING ESTIMATES

Weekdays:

One staff member will be rostered, supported by participants engaged in our work-ready program and their carers. Participants will arrive via pick-up/drop-off or public transport.

Weekends:

Up to five staff members will be rostered, depending on customer volume and the number of booked parties. This will include employees with disabilities and under-age employees who do not drive and will therefore be dropped off, picked up, or utilise public transport.

PARKING

A traffic report will be prepared, but we have 4 existing car parks out the front under the verandah and an additional 3 spaces in the sheds (sheds for staff parking) and the whole outside area can be used for additional car parking.

Weekdays are expected to be low-traffic periods, with peak visitation occurring on weekends. Due to the nature of the café and play space, customer stays are generally short, resulting in high turnover of parking spaces.

Many surrounding businesses operate primarily during weekdays, meaning additional on-street parking will be available on weekends when these businesses are closed.

As Mini Bean Play Café will employ people with disabilities — many of whom do not drive — as well as under-age employees without licences, staff parking demand will be lower than typical hospitality venues.

A bus stop is located directly in front of the property, providing convenient public transport access for participants, staff, and customers.

Raine & Horne Commercial

39 Jacobsen Crescent, Holden Hill ESTIMATED GROSS LETTABLE AREA

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Site Area: 2,655 sq.metres*
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2.08m chainmesh security fence

74.80m

The first floor plan shows a large office area (pink) measuring 13.9 x 11.8, divided into two sections of 4.4 x 5.5 and 4.4 x 6.0. To the left are several smaller rooms including a kitchen (3.3 x 4.6), three party rooms (6.2 x 3.6, 6.2 x 3.5, and 7.2 x 5.5), and various storage and utility spaces like a store room (7.1 x 4.2) and a carport (5.0 x 12.0). A verandah runs along the bottom edge.

FIRST FLOOR

- sb = switch board
- dist = distribution board
- fhr = fire hose reel
- hws = hot water service
- a/c = air conditioner

A scale bar indicating distances in meters, with markings at 0, 5, 10, and 15 meters.

The main site plan shows a large rectangular plot with overall dimensions of 35.54m by 74.80m. The central feature is a large yellow play area (19.0 x 42.9) with multiple mezzanine levels (2.0 x 3.9m each) and sliding doors. To the right of the play area is a parking area and a shed (5.0 x 6.2). At the bottom of the plot is another parking area and a larger shed (6.2 x 6.2). The bottom-left corner contains a complex of buildings including a cafe/kiosk, seating areas, a kitchen, party rooms, and storage. A driveway leads from the bottom-right towards the center. Various other features like a compressor, sheds, and a stobie pole are indicated near the top-left boundary.

SV/26-0187

18 September 2026

Mr. Jayden Huddleston
Mini Bean PlayCafe
MiniBeanCo@outlook.com



Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

T: +61 8 8338 8888

F: +61 8 8338 8880

E: mfy@mfy.com.au

W: mfy.com.au

MFY Pty Ltd

ABN 79 102 630 759

Dear Jayden,

APPLICATION ID: 26023687
CHANGE OF USE, 39 JACOBSEN CRESCENT, HOLDEN HILL

We are in receipt of a Request for Further Information (RFI) from the City of Tea Tree Gully regarding the proposed change of use at 39 Jacobsen Crescent, Holden Hill. The proposal seeks to change the existing use of the facility from a warehouse to an indoor recreation facility, specifically an indoor children's play centre.

The RFI has requested a Traffic and Parking Report which outlines the following:

- *The number of parking spaces required under the Planning and Design Code. The number of parking spaces that can be accommodated on the site.*
- *A parking layout plan showing the proposed parking arrangement and access aisles.*
- *The proposed location for waste bin storage and collection. An assessment demonstrating that vehicles can safely access, manoeuvre within, and exit the site.*

Accordingly, this report details parking implications as requested by Council. This assessment has been based on Raine & Horne Commercial site plan.

1 SUBJECT SITE

39 Jacobsen Crescent is located within an industrial precinct and has frontage to Jacobsen Crescent. The site is occupied by a warehouse facility with a floor area of 1,269 m². A Stobie pole is located within the subject site.

Jacobsen Crescent is in the care and control of the City of Tea Tree Gully. The road has a 10.2 m wide carriageway which accommodates parking on both sides of the road whilst maintaining a simultaneous two-way traffic flow. Parking on Jacobsen Crescent includes 1-hour and 2-hour time restrictions. The default urban speed limit of 50 km/h applies to the road.

Access to the site is provided via a crossover on Jacobsen Crescent. A gate has been installed to restrict access to the delivery areas. Parking is provided to the south of the gate below a canopy and includes four parking spaces.

The proposed change of use will result in an indoor children's play centre. The play centre will be accommodated within the existing building with minor internal alterations.

Figure 1: Proposed parking layout

The design of the car park has considered the existing limitations such as the Stobie pole on the site. The proposed car park will comply with Australian/New Zealand Standard, *Part 1: Off-street car parking (AS/NZS 2890.1:2004)* and will include the following properties:

- parking spaces will be 5.4 m long;
- visitor spaces will be 2.6 m wide and staff spaces will be 2.4 m wide;
- parking aisles will be 6.2 m wide. The aisle will reduce to 5.5 m adjacent to the southern shed where it does not service any parking spaces; and
- a minimum 300 mm clearance will be provided to adjacent obstructions.

Access to the rear will be restricted for visitors and will be signed with a 'No Entry' (R2-4) and a 'Authorised Vehicles Excepted' (R2-9) sign. A visitor vehicle will be able to turn around without entering the restricted area as shown in Figure 2.

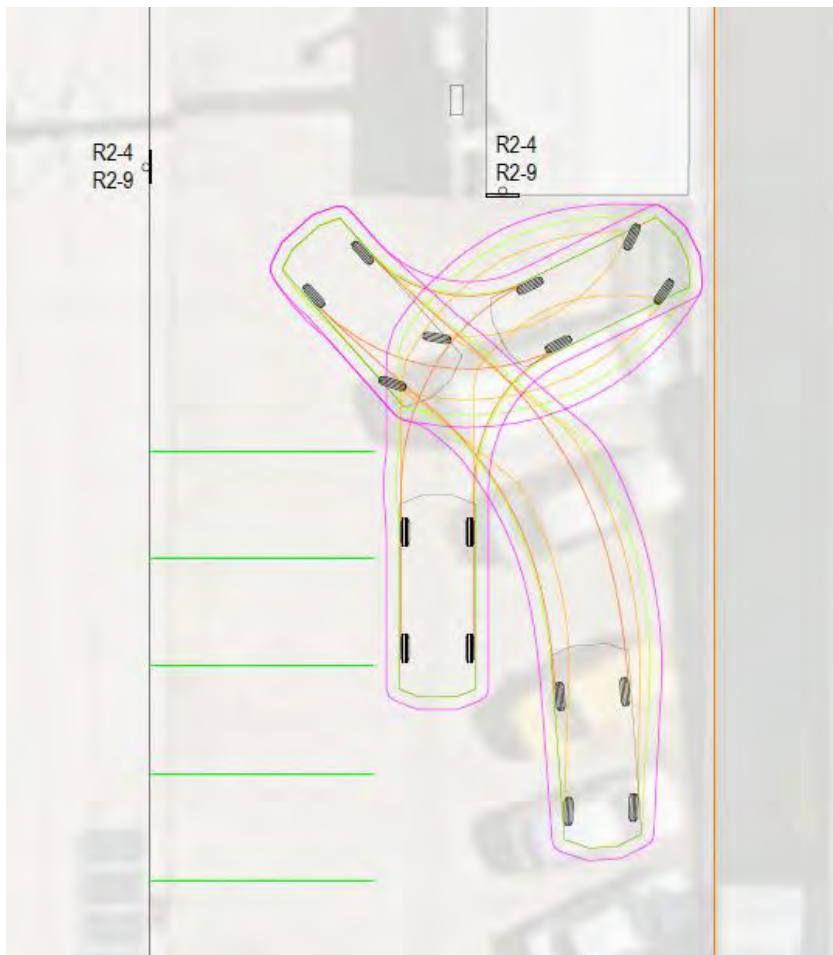


Figure 2: A vehicle will be able to turn around without entering the restricted area

Staff parking spaces will be provided in tandem. Figure 3 illustrates that a vehicle will be able to exit the parking space and exit the rear in a forward direction.

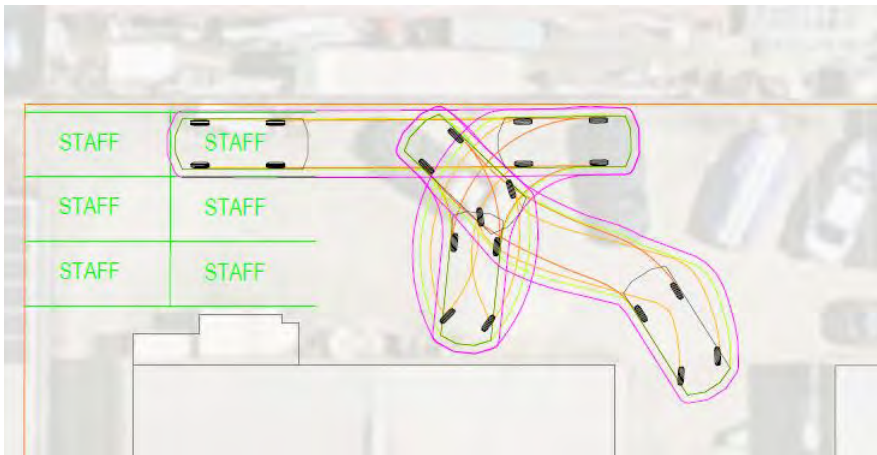


Figure 3: A vehicle exiting the staff parking space

The car park will include one parking space for people with disabilities and this space will be provided in accordance with Australian Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities* (AS 2890.6:2022) in that it will be 2.4 m wide with an adjacent 2.4 m wide space.

Refuse collection will be facilitated in the north-eastern corner of the site and will occur outside of the play centre's opening hours. Figure 4 illustrates that a 10.2 m refuse vehicle will be able to enter and exit in a forward direction to access the bins at this location. It will have a 600 mm clearance to the Stobie pole.

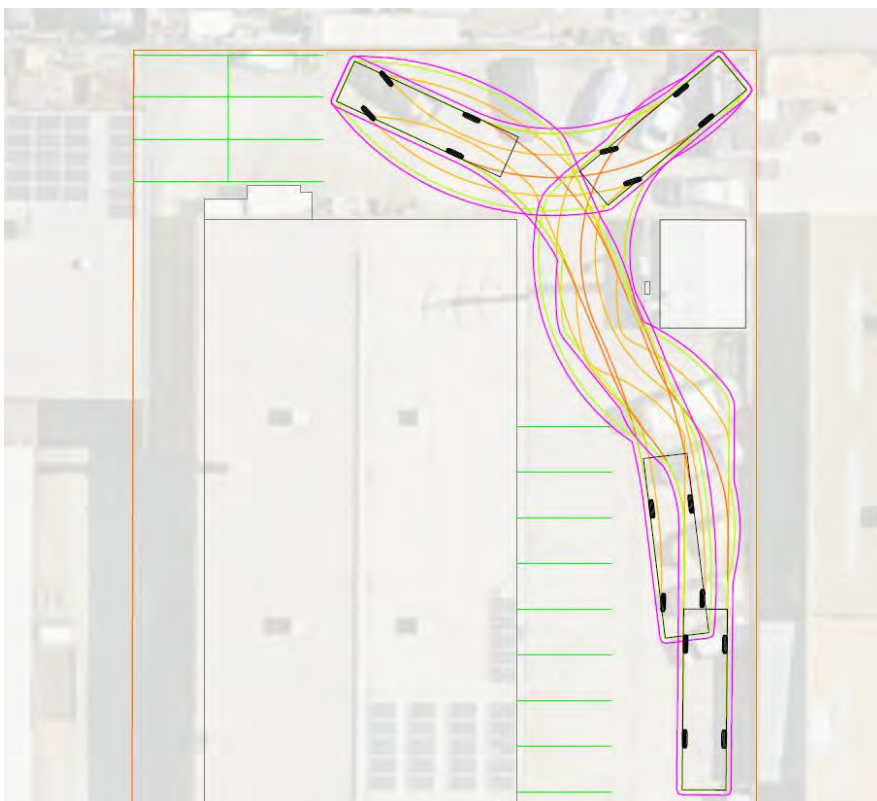


Figure 4: A 10.2 m refuse vehicle will be able to enter and exit the site in a forward direction

3 PARKING ASSESSMENT

The Planning and Design Code (PDC) identifies a parking provision requirement of 4.5 spaces per 100 m² for indoor recreation facilities. Based on this rate, the proposal will result in a theoretical requirement of 58 parking spaces.

By way of comparison, surveys completed by WGA at Bounce facilities (indoor children's play centres) across Australia identified an 85th-percentile peak parking demand rate of 3.1 spaces per 100 m². Based on this rate, the proposal is anticipated to generate a peak parking demand for 39 parking spaces. The proposal will provide 18 parking spaces on the site which will result in a requirement for 21 parking spaces to be accommodated on the road network.

PO 5.1 of the Transport, Access and Parking general provisions within the PDC identifies the following in regard to parking provision:

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

- *availability of on-street car parking*
- *shared use of other parking areas*
- *in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared*
- *the adaptive reuse of a State or Local Heritage Place*
- *proximity to high frequency public transport*

Essentially, PO 5.1 contemplates a reduced parking provision if there is availability of on-street parking. A parking survey of Jacobsen Crescent was, therefore, completed to identify the parking availability on the adjacent road network. The peak parking demand will occur on a weekend and, therefore, the survey was completed on Saturday, 6 September 2026 from 11 am to 3 pm. The survey extended to approximately 150 m east and west of the subject site which equates to a 2-minute walk. It is anticipated that the typical visitor length-of-stay would be between 1.5 to 2 hours and therefore, the 2-hour parking spaces within the study area have been included in the assessment.

There is a total capacity for 44 parking spaces in the study area. The survey was completed at hourly intervals and identified a peak parking demand of five spaces which occurred at 11 am, resulting in an availability of 39 parking spaces. There was one or less vehicles parked at other times. Accordingly, there will be sufficient parking on the road network to cater for the anticipated peak demand.

During weekdays, it is anticipated that the facility will operate at 40% of the forecast peak. This would equate to a parking demand of 16 spaces which will be accommodated within the site.



4 SUMMARY

Council queries relate to the provision of sufficient parking for the proposed development. The proposal will maximise car parking on the site with the creation of additional parking spaces along the eastern and southern boundaries. The car park will include 18 parking spaces and will be designed in accordance with AS/NZS 2890.1:2004. The car park will cater for a refuse vehicle to enter and exit the site in a forward direction.

The parking generated by the development will be accommodated within the site on a weekday. There will be a demand for on-street parking on weekends when other businesses in the vicinity are not operating. Parking surveys have demonstrated that there will be more than sufficient parking on Jacobsen Crescent within a 2-minute walk from the proposed play centre.

Yours sincerely,

MFY PTY LTD

A handwritten signature in black ink, appearing to read 'Suresh'.

SURESH VIJAYAKUMAR

Associate

Encl. Appendix A – MFY drawing MFY_260187_01-SH01

STAFF	STAFF
STAFF	STAFF
STAFF	STAFF

R2-4
R2-9

R2-4
R2-9

DISCLAIMER

THESE ARE CONCEPT PLANS ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION. MFY P/L DOES NOT REPRESENT THAT THE PLANS ARE IN ANY WAY SUITABLE FOR USE FOR CONSTRUCTION PURPOSES AND DOES NOT GIVE CONSENT TO THEIR USE FOR CONSTRUCTION PURPOSES. ANY PARTY USING THE PLANS FOR CONSTRUCTION DOES SO AT THE PARTY'S OWN RISK AND WITHOUT THE CONSENT OF MFY P/L

39 JACOBSEN CRESCENT HOLDEN HILL

Indoor Children's Play Centre

Parking Plan

Drawing: MFY_260187_01-SH01
Drawn: WT
Date: 18.09.2026

Revision: A
Scale: 1:200
Paper Size: A3



Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063
T: +61 8 8338 8888
E: mfya@mfy.com.au

- Traffic • Parking • Transport

SV/26-0187

07 October 2026

Mr. Jayden Huddleston
Mini Bean PlayCafe
MiniBeanCo@outlook.com



Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

T: +61 8 8338 8888

F: +61 8 8338 8880

E: mfy@mfy.com.au

W: mfy.com.au

MFY Pty Ltd

ABN 79 102 630 759

Dear Jayden,

APPLICATION ID: 26023687
CHANGE OF USE, 39 JACOBSEN CRESCENT, HOLDEN HILL
SUBSEQUENT REQUEST FOR INFORMATION

We are in receipt of a Request for Further Information (RFI) from the City of Tea Tree Gully regarding the proposed change of use at 39 Jacobsen Crescent, Holden Hill. As requested, we have reviewed these queries as they relate to traffic and parking matters with a view to providing additional information to assist with the application. We have repeated Council's query followed by our response.

- *Please confirm the proposed operating hours of the indoor play centre. The parking assessment assumes that peak parking demand will occur on weekends, with reduced parking demand during weekdays. This assumption should be supported by the proposed hours of operation and documented within the report.*

The indoor play centre will operate every day from 9:00 am to 5:30 pm.

The peak parking demand is driven by the patronage and not the opening hours of the development. Data collected by WGA at Bounce facilities in Australia confirms that the peak patronage at indoor play centres occurs on a weekend and that the average peak weekday patronage is approximately 35% of the peak weekend patronage.

MFY's assessment was based on the peak occurring on a weekend and 40% of the peak demand occurring on weekday. These parameters are justified based on WGA's data.

- *The report states that "the proposal will retain the existing parking spaces below the canopy." Could MFY please confirm the number of parking spaces located under the canopy and clearly identify these spaces on the concept plan? It is currently unclear whether the parking spaces beneath the canopy are formally delineated with line marking or whether new line marking is proposed as part of the development. Please clarify this within the report and show any proposed parking bay line marking on the concept plan.'*



There is capacity for four vehicles to park below the canopy, albeit the spaces are not marked. These spaces will be marked as part of the development and the concept plan has been updated to include the line marking below the canopy.

The updated concept plan is provided as an appendix to this response.

Yours sincerely,

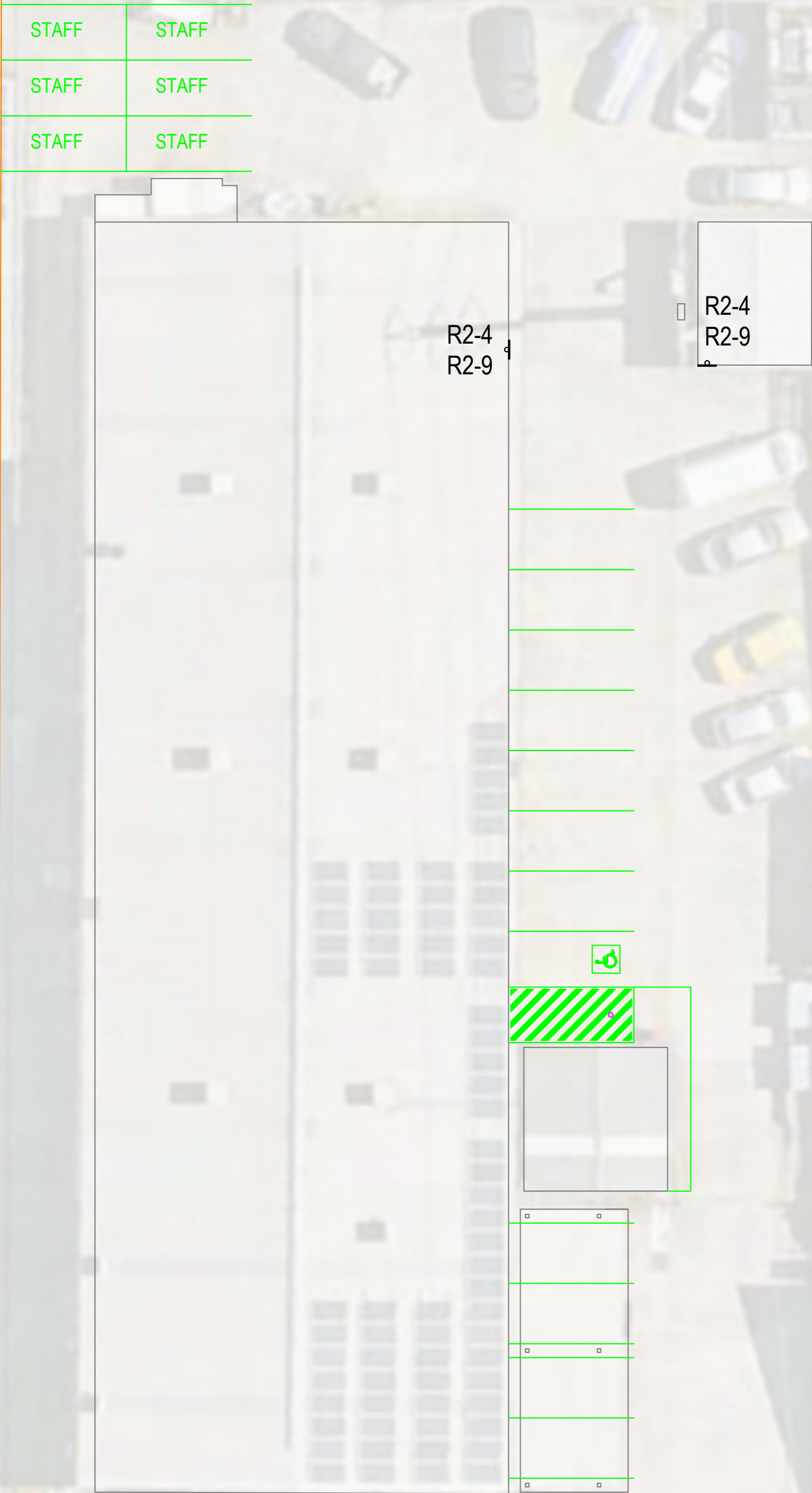
MFY PTY LTD

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SURESH VIJAYAKUMAR

Associate

Encl. Appendix A – MFY drawing MFY_260187_01-SH01B



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39 JACOBSEN CRESCENT HOLDEN HILL
Indoor Children's Play Centre
Parking Plan

Drawing:	MFY_260187_01-SH01	Revision:	B
Drawn:	WT	Scale:	1:200
Date:	06.10.2026	Paper Size:	A3



Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063
T: +61 8 8338 8888
E: mfy@mfy.com.au