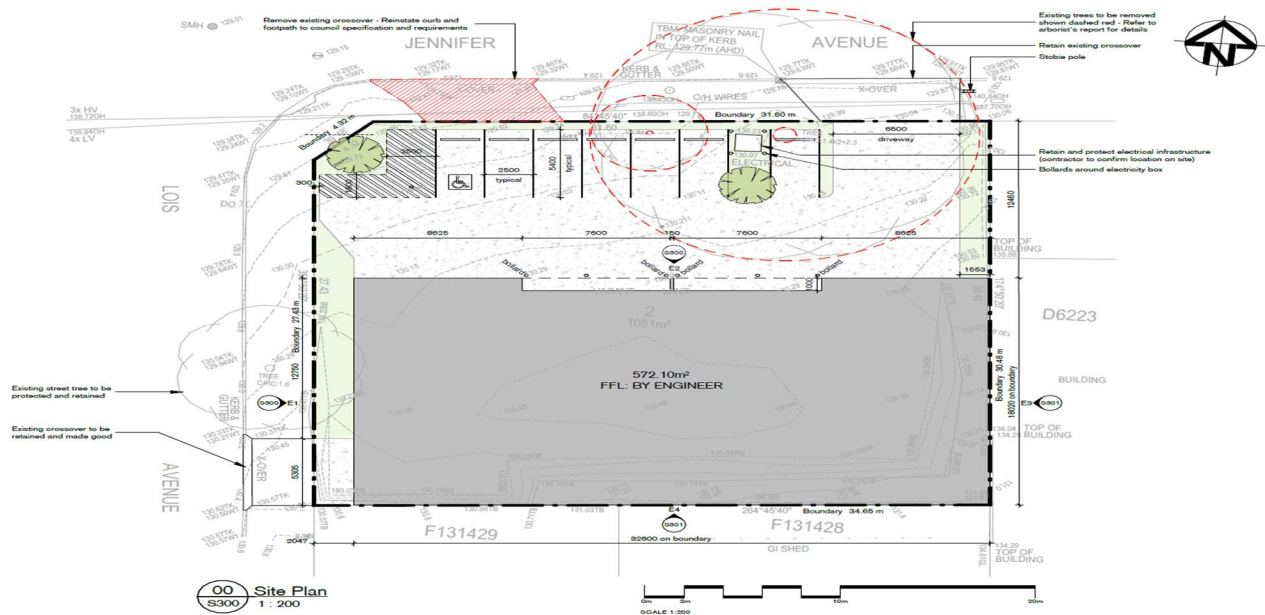


Proposed Development

21 JENNIFER AV RIDGEHAVEN SA 5097



APPLICATION NUMBER

26028627

NATURE OF DEVELOPMENT

Construction of a warehouse comprising two tenancies, associated signage, carparking, landscaping and Removal of 1 X Regulated tree and 1 X Significant tree

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 27-10-2026



FOR MORE INFORMATION

CONTACT

City of Tea Tree Gully

PHONE

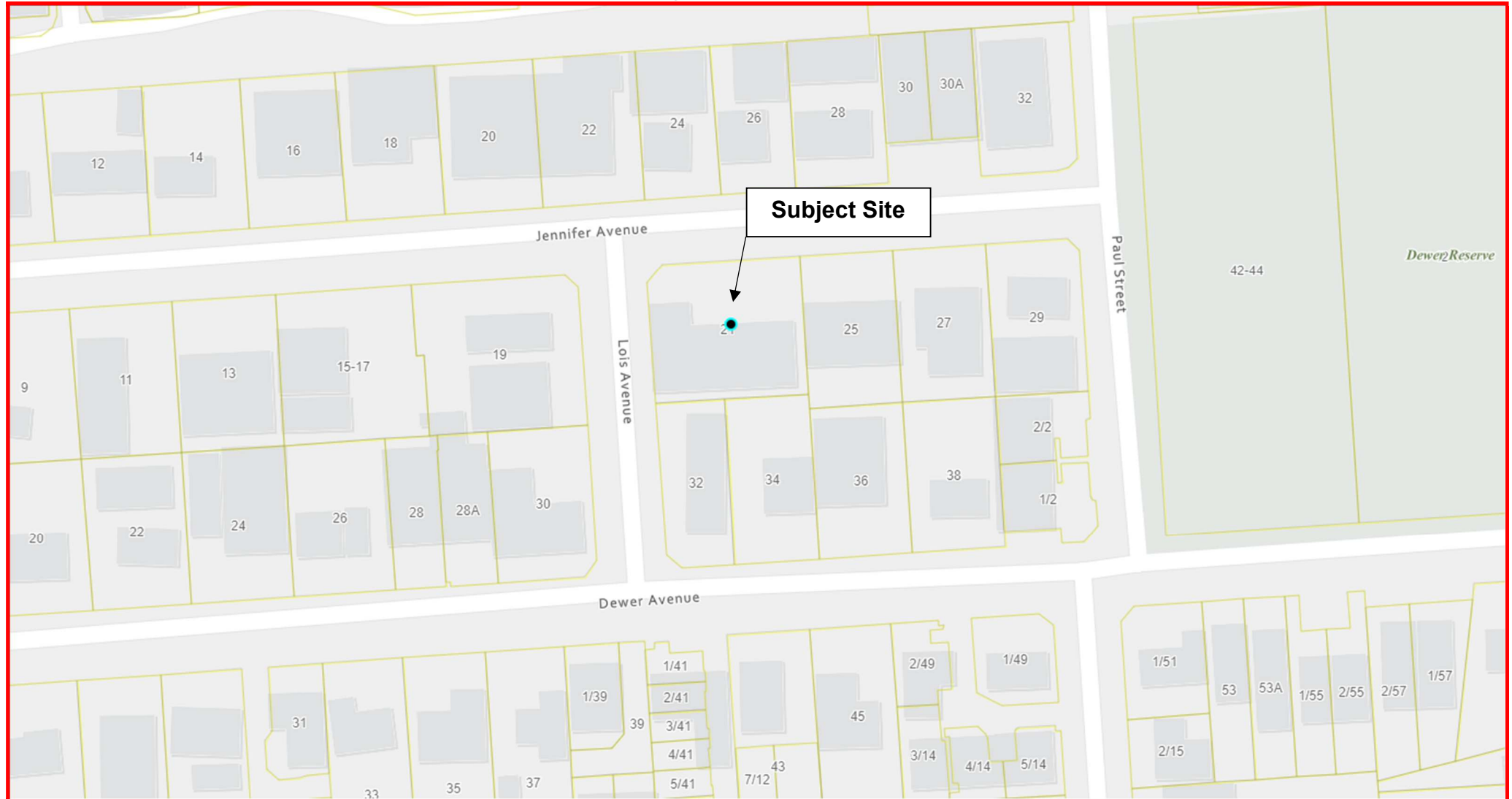
0883977444

EMAIL

development.enquiries@cttg.sa.gov.au

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

Public Notification – 26028627 - 21 Jennifer Avenue Ridgehaven



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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THINK

FEEL YOUR LEGACY

No.	NAME	REV
S100	Cover Page	DDA REV C
S102	Site Plan	DDA REV C
S103	Site Plan - Landscaping	DDA REV C
S200	Ground Floor Plan	DDA REV C
S201	First Floor Plan	DDA REV C
S208	Roof Plan	DDA REV C
S300	Elevations	DDA REV C
S301	Elevations	DDA REV C
S302	Section	DDA REV C

Anthony Farina

PROJECT TYPE: Commercial Development

PROJECT NUMBER: 80.26

PROJECT ADDRESS: 21 Jennifer Avenue, Ridgehaven

DDA

1/09/2026 9:30:51 AM

FOLLOW US



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GENERAL TAGS:

Fixture location shown indicative only.
Exact position to be confirmed on site
and co-ordinated with nominated fixture
specifications.

Please note: all kitchen & wet area
layouts shown on these plans are
indicative only. Refer to selected joinery
manufacturer's plans for correct layouts
and plumbing positions and co-ordinate
accordingly.

Survey Note:

Builder to conduct boundary identification
survey and confirm setout and all existing
dimensions before setting out any works
onsite

Confirm all plumbing setouts with fixtures
and fittings schedule before undertaking
works

SITE KEY:

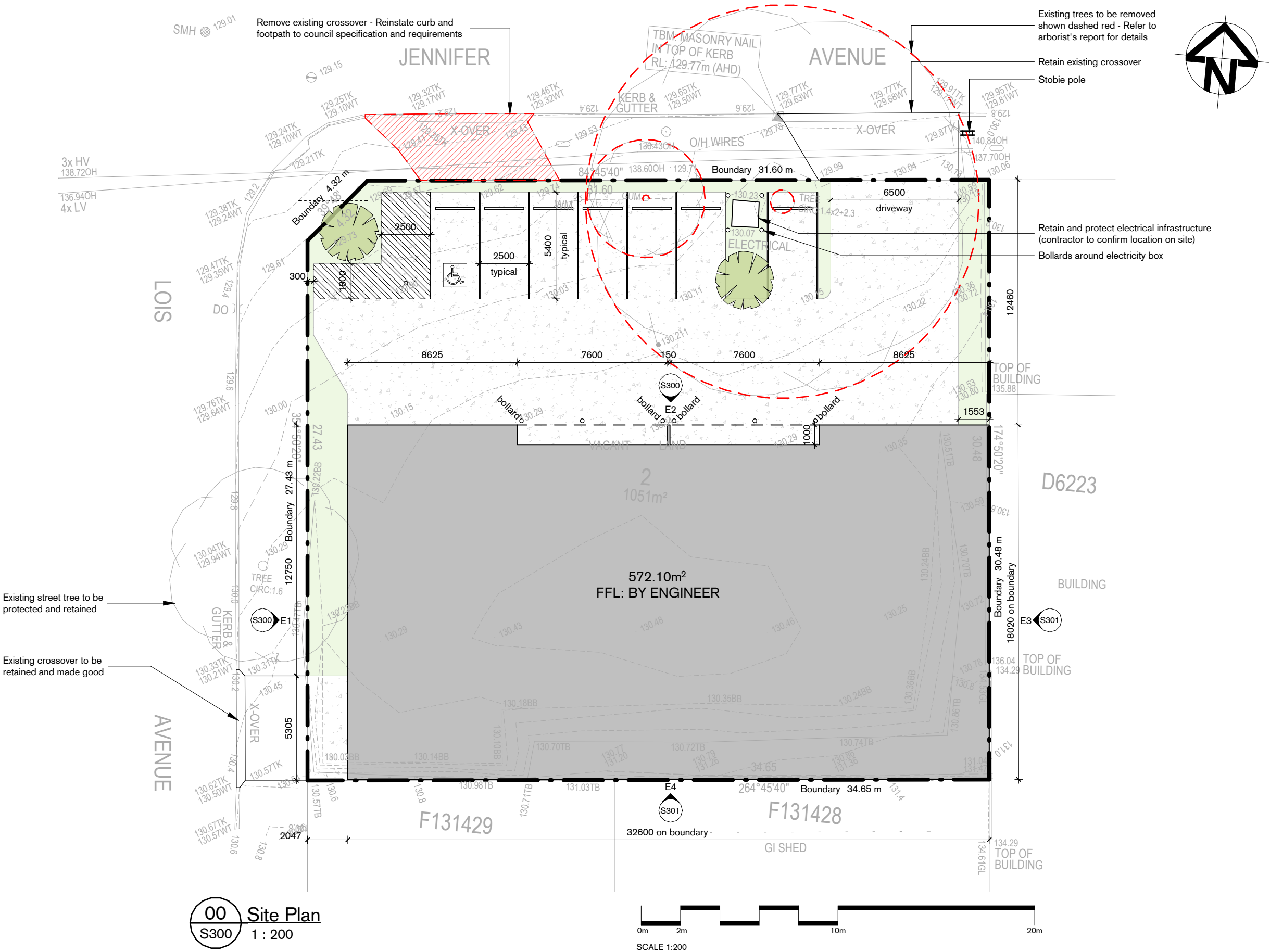
- Ground Build
- Landscaping - Garden Bed
- Driveway/Parking Area

Site Area - 1051.37 m²

Site Coverage
572.10m² - 54.41%

Landscaping (10% Min.)
92.41m² - 8.78%

Driveway/Parking
385.20m²



DDA

DATE	REV	DESCRIPTION
260708	SD	SD
260812	DDA	DDA
260817	DDA REV A	DDA REV A
260820	DDA REV B	DDA REV B
260901	DDA REV C	DDA REV C

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KW	
KW	ADDRESS:
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KW	SUBURB:
KW	Ridgehaven

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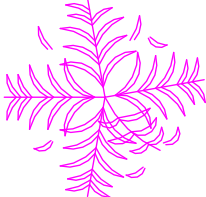
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accordingly.

INDICATIVE LANDSCAPING SCHEDULE



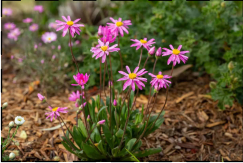
- DIANELLA BREVICAILIS
- HEIGHT, 0.3-1m
- SPREAD, 0.5-2.5m



- PHORMIUM RUBRA
- HEIGHT, 1.2-1.8m
- SPREAD, 1.2-1.8m



- LIRIOPE MUSCARI
- HEIGHT, 0.4-1.5m
- SPREAD, 0.4-1.5m



- LAWRENCELLA ROSEA
- HEIGHT, .3m
- SPREAD, .2m



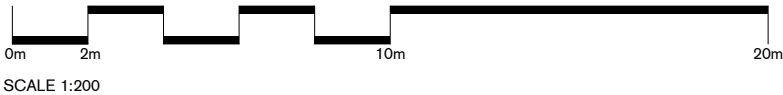
- RUSSELIA Equisetiformis (DWARF VARIETY - RED, ORANGE AND YELLOW)
- HEIGHT, 1-1.5m
- SPREAD, 1-1.5m



- HIBBERTIA PEDUNCULATA 'BOOMERS'
- HEIGHT, .15m
- SPREAD, .5m



00 Site Plan - Landscaping
S300 1 : 200



DDA

DATE	REV	DESCRIPTION
260708	SD	SD
260812	DDA	DDA
260817	DDA REV A	DDA REV A
260820	DDA REV B	DDA REV B
260901	DDA REV C	DDA REV C

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KW	ADDRESS:
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	SUBURB:
	Ridgehaven

PROJECT No: 80.26	SHEET NO: S103
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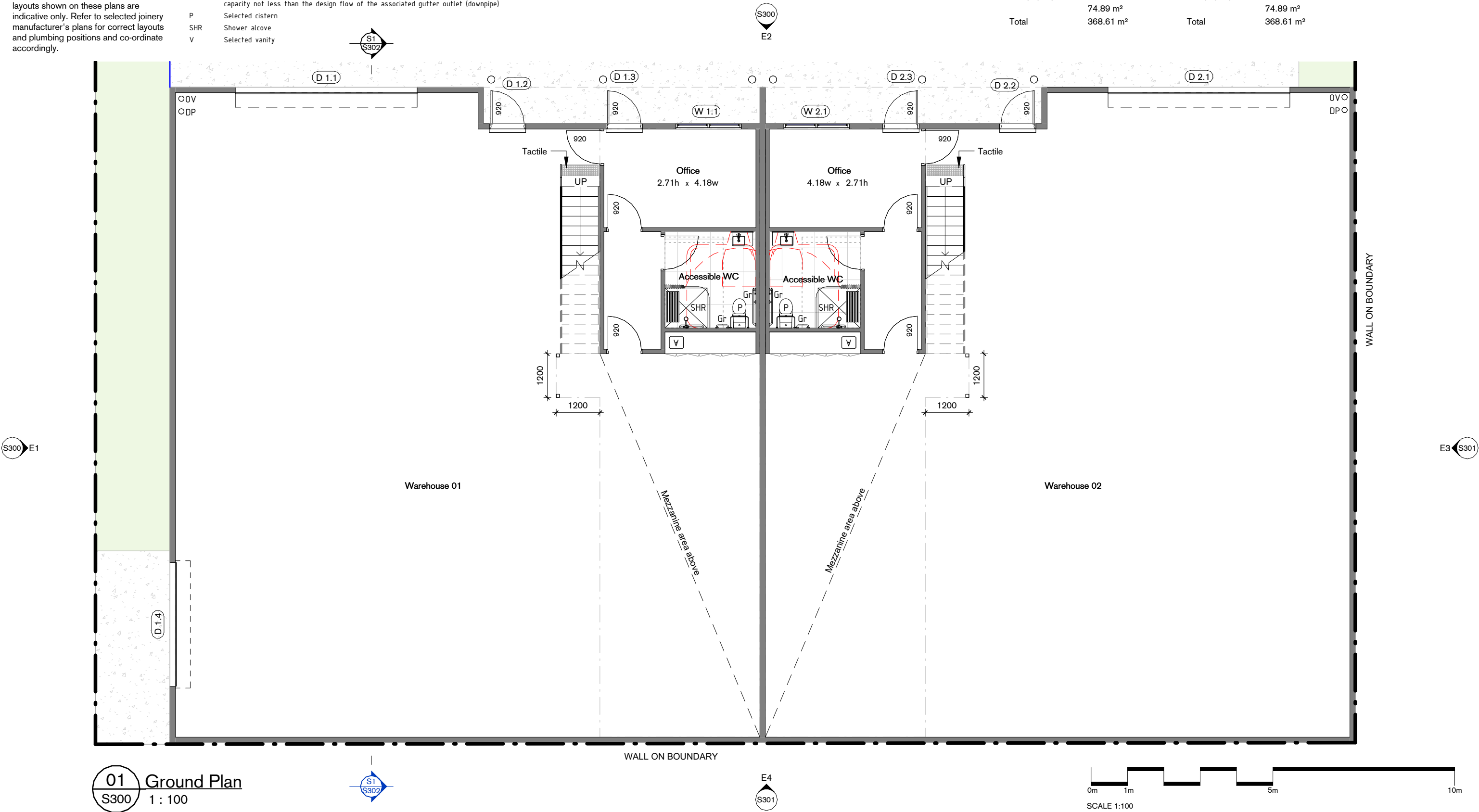
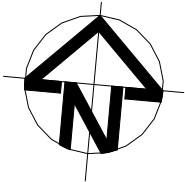
GENERAL TAGS:

Fixture location shown indicative only. Exact position to be confirmed on site and co-ordinated with nominated fixture specifications.

Please note: all kitchen & wet area layouts shown on these plans are indicative only. Refer to selected joinery manufacturer's plans for correct layouts and plumbing positions and co-ordinate accordingly.

CODE	DESCRIPTION
DP	150mm Downpipe.
Gr	Grab rail
OV	Overflow device to side of sump. Ensure overflows are provided to all Rainheads &/or sumps in accordance with as350.3 clause 3.7.7. Overflows are to have an hydraulic capacity not less than the design flow of the associated gutter outlet (downpipe)
P	Selected cistern
SHR	Shower alcove
V	Selected vanity

NAME	AREA	NAME	AREA
GF		GF	
01 Amenities	28.30 m²	02 Amenities	28.30 m²
01 Porch	7.68 m²	02 Porch	7.68 m²
01 Warehouse	257.75 m²	02 Warehouse	257.75 m²
	293.73 m²		293.73 m²
FF		FF	
01 Mezzanine	74.89 m²	02 Mezzanine	74.89 m²
	74.89 m²		74.89 m²
Total	368.61 m²	Total	368.61 m²



01 Ground Plan
S300 1 : 100

DDA

DATE	REV	DESCRIPTION
260708	SD	SD
260812	DDA	DDA
260817	DDA REV A	DDA REV A
260820	DDA REV B	DDA REV B
260901	DDA REV C	DDA REV C

BY	CLIENT NAME:
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KW	
KW	
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SUBURB:	Ridgehaven

ADDRESS:
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PROJECT No:
80.26

SHEET NO:
S200

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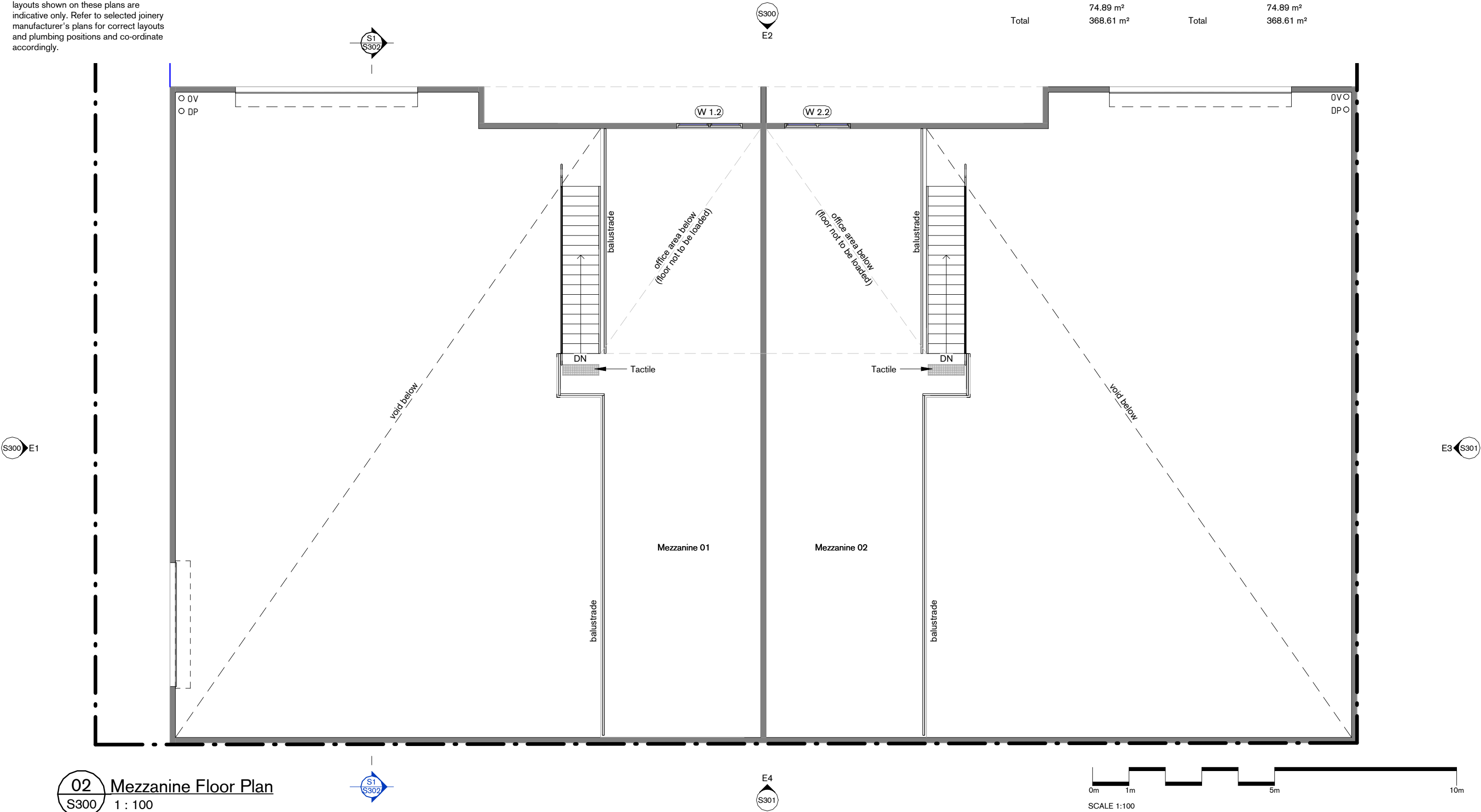
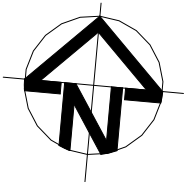
GENERAL TAGS:

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CODE	DESCRIPTION
DP	150mm Downpipe.
OV	Overflow device to side of sump. Ensure overflows are provided to all Rainheads &/or sumps in accordance with as350.3 clause 3.7.7. Overflows are to have an hydraulic capacity not less than the design flow of the associated gutter outlet (downpipe)

NAME	AREA	NAME	AREA
GF		GF	
01 Amenities	28.30 m²	02 Amenities	28.30 m²
01 Porch	7.68 m²	02 Porch	7.68 m²
01 Warehouse	257.75 m²	02 Warehouse	257.75 m²
	293.73 m²		293.73 m²
FF		FF	
01 Mezzanine	74.89 m²	02 Mezzanine	74.89 m²
	74.89 m²		74.89 m²
Total	368.61 m²	Total	368.61 m²



DDA

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260708	SD	SD
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260817	DDA REV A	DDA REV A
260820	DDA REV B	DDA REV B
260901	DDA REV C	DDA REV C

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KW	ADDRESS:
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	SUBURB:
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and plumbing positions and co-ordinate
accordingly.

Roof Notes:

 Indicative solarpanel locations.
Refer manufactures details

Provide flashings, seal and adequately flash
all penetrations, junctions and joints.

Install roof deck, flashings and fittings in
accordance with the manufacturers
instructions and details to ensure a neat
weather tight roof.

Colorbond parapet capping to the top of all
parapet walls to be provided with a metal
capping extending down min 50mm each
side and provided with sarking in
accordance with part 7.5.8 of the abcb
housing provisions.

All external, exposed flashings to have a
colorbond finish.

Co-ordinate installation of roof cladding with
all services to allow for any penetrations.

All gutters and downpipes to comply with
table 7.4.4a and table 7.4.4b of the NCC
and as 3500.3

Refer to engineers details for all storm water
calculations and dp locations

The mechanical exhaust fan is to discharge
directly via shaft or duct to outdoor air in
accordance with part 10.8.2. Mechanical
exhaust fans must achieve flow rates of–
- 25l/s in a bathroom and sanitary
compartment.
- 40l/s in a kitchen and laundry.

All roof sarking material to have a
flammability index not greater then 5.
Sarking is to comply and be installed in
accordance with as/nzs4200.1 & 2.

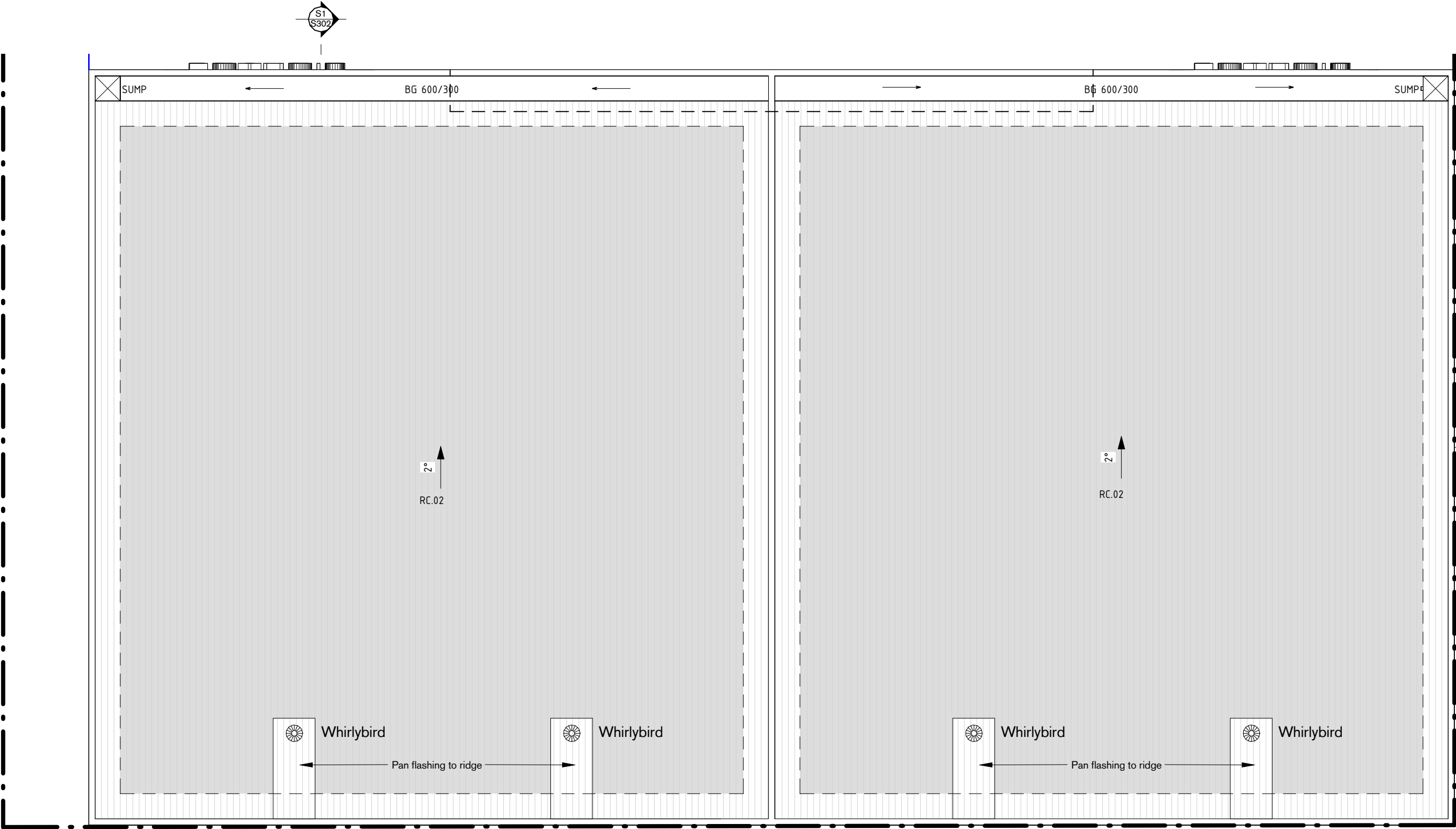
Eaves gutters will be provided with
continuous overflow provisions in
accordance with BCA-table 7.4.4a and box
gutters with dedicated overflow provisions in
accordance with BCA-table 7.4.4b or
provide details of the overflow provisions to
the
Downpipe and gutter system in accordance
with clause 7.4.4

Box gutter to penetrate through wall & empty
directly into rain head. Rain head to match
width of box gutter

Ensure overflows are provided to all
rainheads &/or sumps in accordance with
as350.3 clause 3.7.7. Overflows are to have
an hydraulic capacity not less than the
design flow of the associated gutter outlet
(downpipe)

TYPE LEGEND

CODE	DESCRIPTION
BG	600mm wide x 300mm deep box gutter on 19mm marine grade plyboard with minimum 1:200 fall to sump/Rainhead
600/300	
RC.02	Lysaght Klip-Lok 700 Hi-strength. Pitch as shown.
SUMP	Square sump 100mm deep with overflow to atmosphere. Width to match box gutter. Ensure overflows are provided to all Rainheads &/or sumps in accordance with as350.3 clause 3.7.7. Overflows are to have an hydraulic capacity not less than the design flow of the associated gutter outlet (downpipe).



03 Roof Plan
S300 1 : 100

DDA

DATE	REV	DESCRIPTION
260812	DDA	DDA
260817	DDA REV A	DDA REV A
260820	DDA REV B	DDA REV B
260901	DDA REV C	DDA REV C

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WINDOW SCHEDULE - EXTERNAL

MARK	Description	WINDOW HEIGHT	WINDOW WIDTH	GLAZING
1.1	ALUMINIUM AWNING WINDOW	1200	1800	
1.2	ALUMINIUM AWNING WINDOW	1200	1800	
2.1	ALUMINIUM AWNING WINDOW	1200	1800	
2.2	ALUMINIUM AWNING WINDOW	1200	1800	

DOOR SCHEDULE - EXTERNAL

MARK	DOOR TYPE	DOOR HEIGHT	DOOR WIDTH	REBATE
1.1	ROLLER DOOR	5200	3000	
1.2	ALUMINIUM SWING DOOR	2340	920	
1.3	ALUMINIUM SWING DOOR	2340	920	
1.4	ROLLER DOOR	5000	3400	
2.1	ROLLER DOOR	5200	3000	
2.2	ALUMINIUM SWING DOOR	2340	920	
2.3	ALUMINIUM SWING DOOR	2340	920	

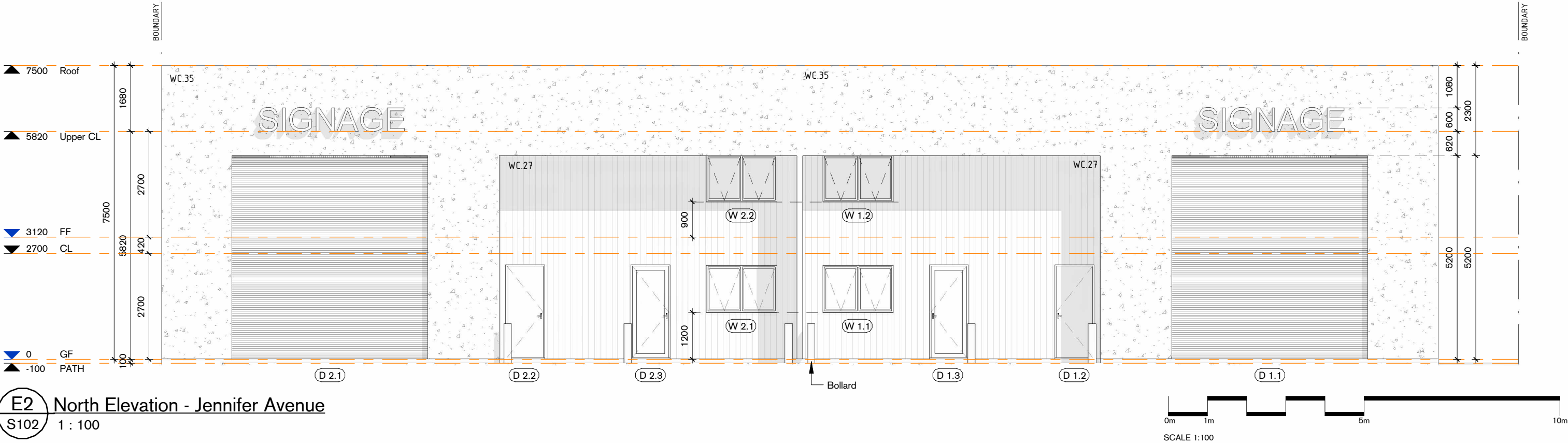
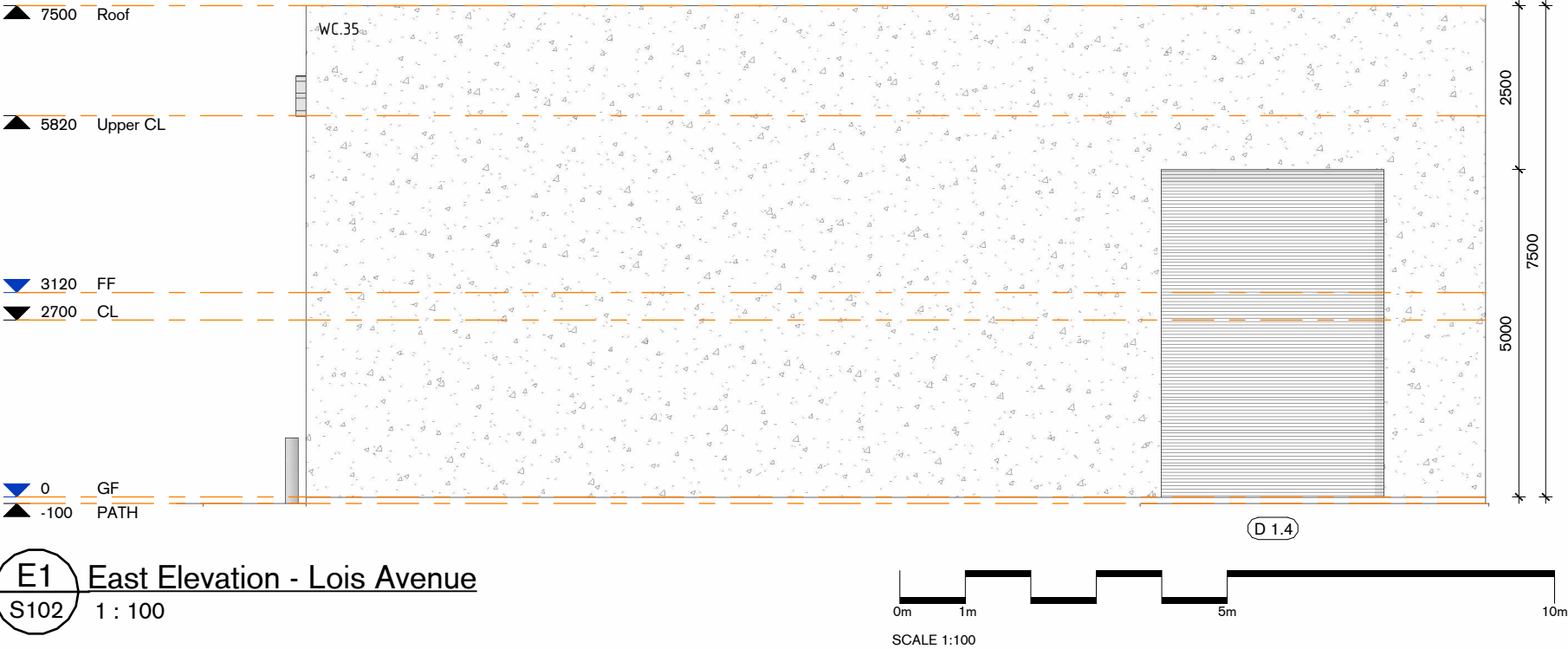
TYPE LEGEND

CODE	DESCRIPTION
WC.27	Lysaght zenith architectural cladding, Snapseam 265mm profile on 12mm marine plyboard and 35mm top hats.
WC.35	Concrete precast panel.

Metal Cladding



Precast Concrete



DDA

DATE	REV	DESCRIPTION
260708	SD	SD
260812	DDA	DDA
260817	DDA REV A	DDA REV A
260820	DDA REV B	DDA REV B
260901	DDA REV C	DDA REV C

BY	CLIENT NAME:
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KW	
KW	ADDRESS:
KW	21 Jennifer Avenue
KW	
	SUBURB:
	Ridgehaven

PROJECT No: 80.26	SHEET NO: S300
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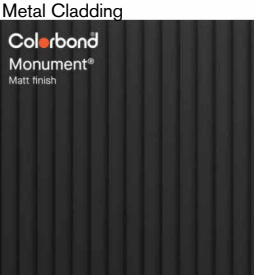
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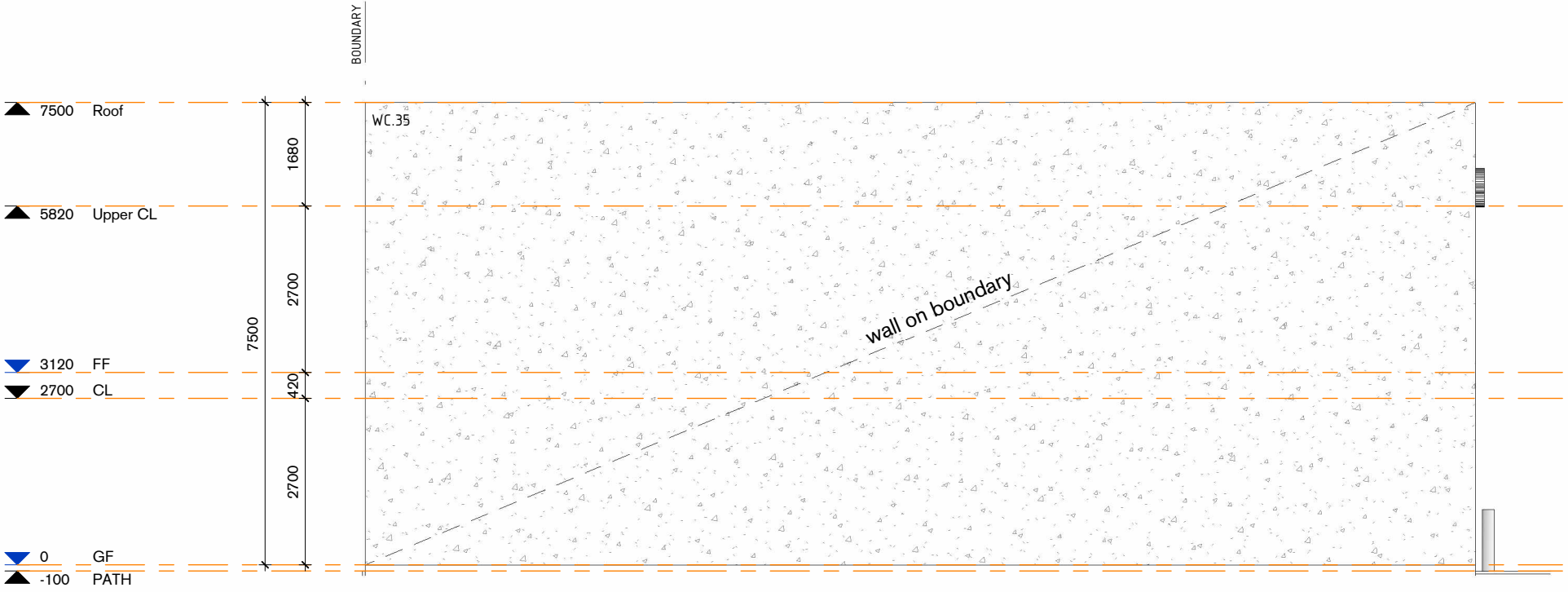
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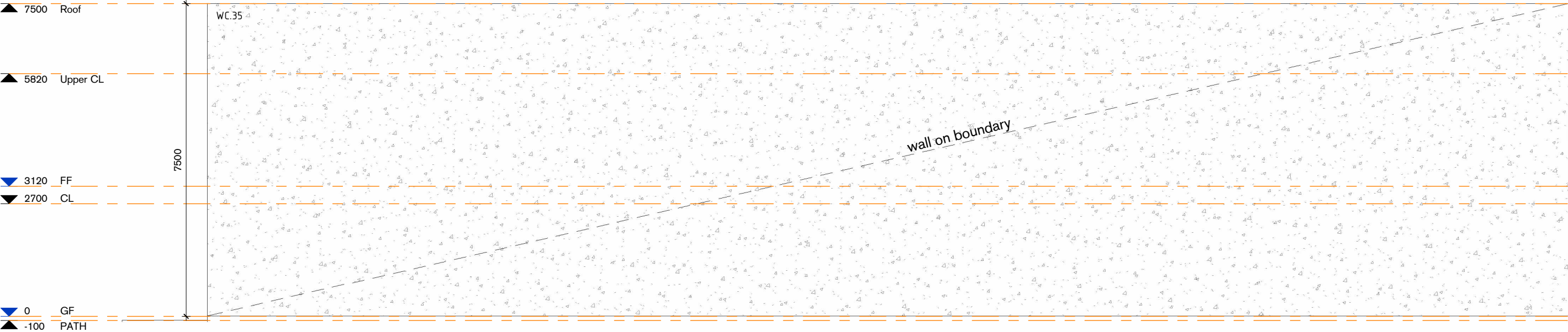
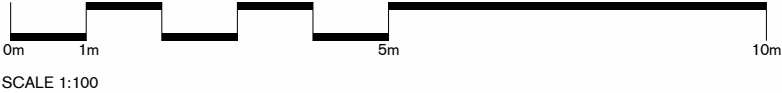


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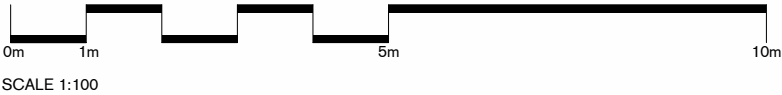
CODE	DESCRIPTION
WC.35	Concrete precast panel.



E3 Elevation - East
S102 1 : 100



E4 Elevation - South
S102 1 : 100



DDA

DATE	REV	DESCRIPTION
260812	DDA	DDA
260817	DDA REV A	DDA REV A
260820	DDA REV B	DDA REV B
260901	DDA REV C	DDA REV C

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KW	
KW	ADDRESS:
KW	21 Jennifer Avenue
	SUBURB:
	Ridgehaven

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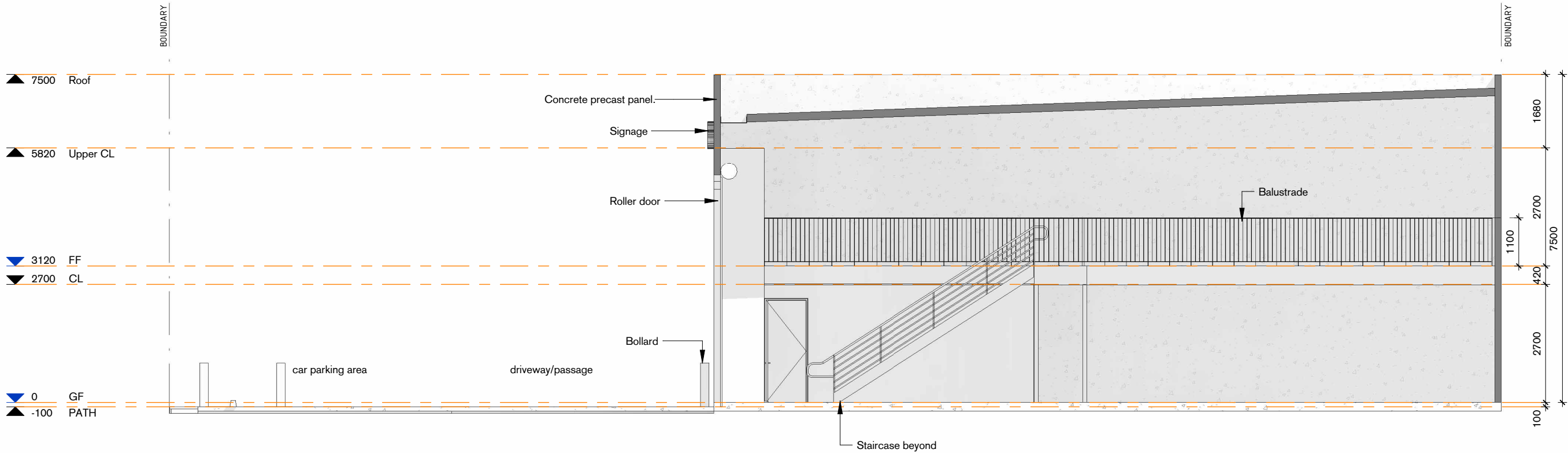
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TYPE LEGEND

CODE	DESCRIPTION
WC.35	Concrete precast panel.



S1 Section 01
S200 1 : 100



SCALE 1:100

DDA

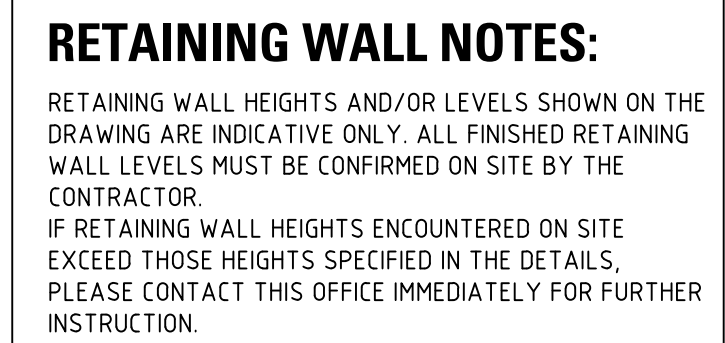
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260817	DDA REV A	DDA REV A
260820	DDA REV B	DDA REV B
260901	DDA REV C	DDA REV C

BY	CLIENT NAME:
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KW	
KW	ADDRESS:
KW	21 Jennifer Avenue
	SUBURB:
	Ridgehaven

PROJECT No: 80.26	SHEET NO: S302
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NOTE:
DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL
OTHER CONSULTANTS DRAWINGS AS A PACKAGE. REFER
TO ARCHITECTS DRAWINGS FOR ALL SETOUT DIMENSIONS.

ALL LEVELS SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCY OCCUR THE CONTRACTOR SHALL CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

CONTRACTORS NOTES:
COVER LEVELS GIVEN FOR PITS ARE NOMINAL ONLY.
COVER LEVELS SHALL MATCH FINISHED PAVING LEVELS.

WHERE EXISTING SERVICE COVERS ARE FOUND WITHIN THE SCOPE OF THE NEW WORKS, THE CONTRACTOR MUST ALLOW TO ADJUST THE COVERS TO SUIT THE PROPOSED FINISHED SURFACE LEVEL.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE 'BEFORE YOU DIG AUSTRALIA (BYDA)' (1100) FOR ASSISTANCE.

WHERE PROPRIETARY ITEMS ARE SPECIFIED, ALTERNATE EQUIVALENT PRODUCTS MAY BE ADOPTED WITH THE PRIOR WRITTEN APPROVAL OF THIS OFFICE.

NOTE !
PRELIMINARY DRAWINGS ARE NOT TO
BE USED FOR COSTING PURPOSES.

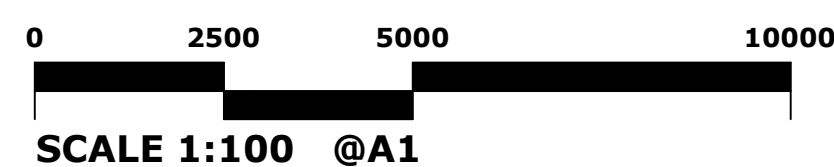
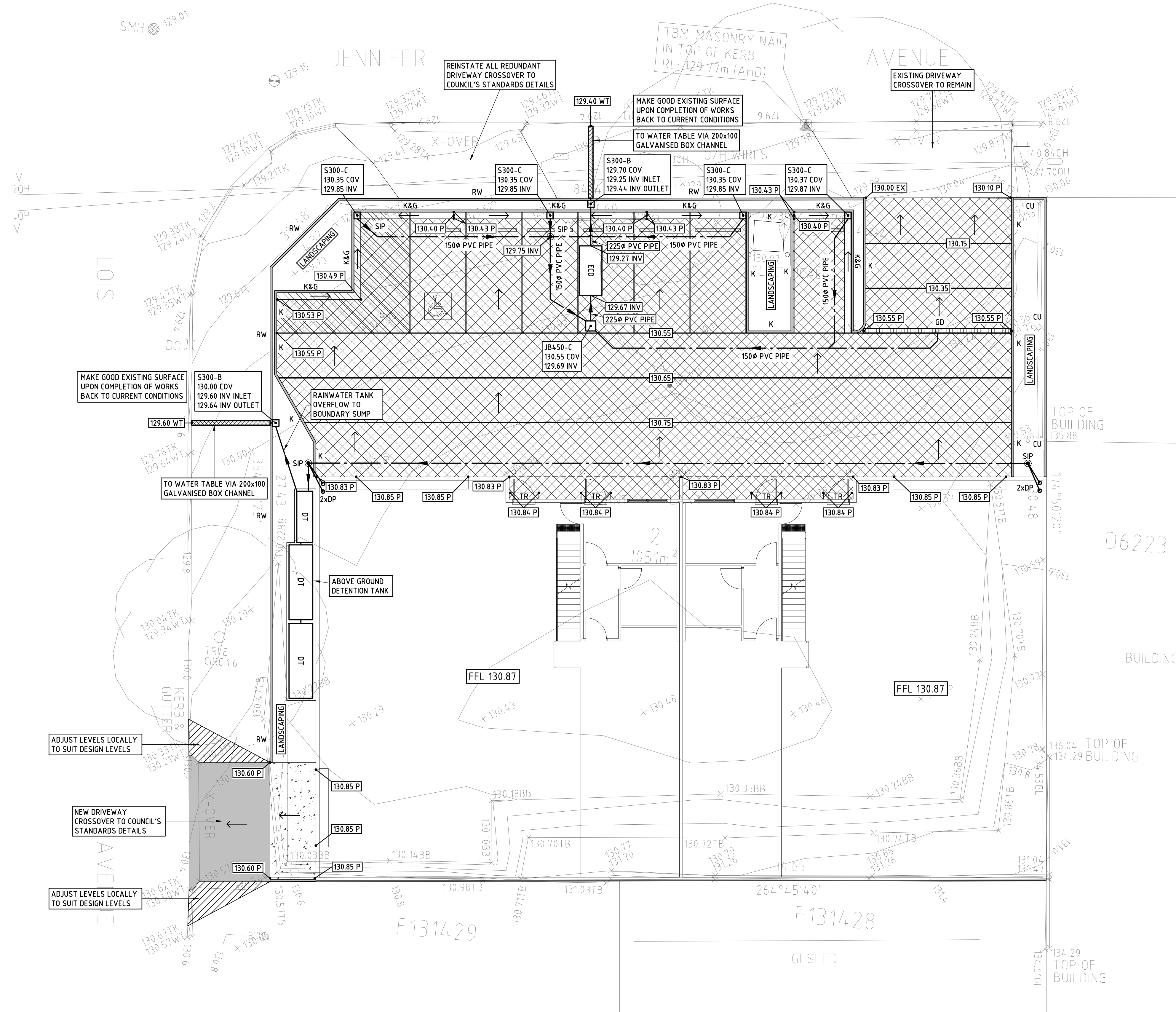
10.09.2026	PRELIMINARY ISSUE	A
Date	Revision	Issue

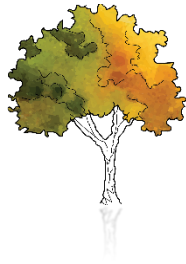
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Approved		Date	SEP' 26
CIVIL		Sheet 1 OF 1	

Project

PROPOSED WAREHOUSES AT 21 JENNIFER AVENUE RIDGEHAVEN

Client	N
ANTHONY FARINA & BERT FARINA	
Drawing Title	Scale
SITE LEVELS AND DRAINAGE LAYOUT	1:100
Drawing Number	Issue
26533-C01	A





LSM TREE
ADVICE

Development Preliminary Report



Date: 14/08/2026
Subject Trees: *Tbc, Corymbia ficifolia, Corymbia ficifolia*
Address: 21 Jennifer Avenue, Ridgehaven, South Australia, 5097, Australia
Prepared for: Adelaide Planning
Completed by: Lawrence Skipworth-Michell (Dip. Arb. Grad. Cert. Arb.)

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<i>Appendix B</i>	<i>21</i>
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Client Brief

LSM Tree Advice was engaged by Adelaide Planning to conduct an arboricultural assessment report on three (3) trees located at 21 Jennifer Avenue, Ridgehaven, South Australia, 5097.

The below criteria were considered;

- Assess health and structure of the tree.
- Provide tree data
- and calculate tree protection zones.
- Assess the tree against the Planning Development & Infrastructure Act 2016 SA
- Assess the trees in accordance with updated criteria in The Planning, Development and Infrastructure Act 2016 (the Act), Planning, Development and Infrastructure (General) Regulations 2017 (the Regulations), and Planning and Design Code (the Code).
- Assign the tree a retention rating.
- Calculate Tree protection zones in line with **AS4970-2025**.
- Any pruning requirements will be specified in line with **AS4373- 2007**.
- Add discussion, findings and recommendations.

Visual Tree Assessment Methods

Ground based visual assessments are conducted using a visual tree assessment (level 2) within the 'Fulcrum' application. Items used to collect data include a diameter tape, a sounding hammer, and smart phone applications.

Visual Tree Assessment (VTA): Arborists perform ground-based VTA (Level 2 assessment) to identify visible defects (cracks, decay, root plate issues), evaluate vigour (foliage density, deadwood), and rate overall health and structure.

Information Provided

260716 PL16407 Ridgehaven Det
Preliminary sketch plans
1st plan 07/08/2026

Key Terms Definitions

Canopy

The above-ground portion of a tree formed by the crown, including all branches and foliage. Canopy dimensions are relevant when considering crown protection and overhead clearances during development works.

DBH (Diameter at Breast Height)

The trunk diameter measured at 1.4 metres above ground level. Used in calculating the Notional Root Zone (NRZ) and, by extension, the Tree Protection Zone (TPZ). Referred to as DSH (Diameter at Standard Height) in AS 4970–2025.

Encroachment

Any proposed or actual activity that enters the TPZ or NRZ of a tree, potentially impacting roots or canopy. Encroachments are now categorised as *minor*, *moderate* or *major* depending on their proportion of the NRZ affected and their proximity to the SRZ (Structural Root Zone) AS4970_2025.

NRZ (Notional Root Zone)

A calculated root protection zone forming the starting point for determining the TPZ. The NRZ is defined as a radius of $12 \times \text{DSH}$ and reflects the likely extent of the root system. NRZ values range from a minimum of 2 m to a maximum of 15 m AS4970_2025.

TPZ (Tree Protection Zone)

A management zone based on the NRZ and adjusted using factors in Clause 3.3.2 of AS 4970–2025 (e.g., species, health, root distribution, encroachments). The TPZ is shown on Tree Protection Plans and is to be protected and managed throughout site development AS4970_2025.

SRZ (Structural Root Zone)

A notional zone around the trunk base containing the tree's major structural roots necessary for stability. The SRZ is calculated using the formula:

$$(D \times 50)^{0.42} \times 0.64$$

Where D is the trunk diameter (in metres) above the root buttress flare. SRZ encroachments are treated as *major* under the Standard AS4970_2025.

Crown Protection Zone (CPZ)

An overhead protection zone applied to prevent damage to the canopy from construction equipment or scaffolding. Crown protection is addressed through fencing setbacks, pruning, or visual warnings and forms part of the Tree Protection Specification (TPS) AS4970_2025.

Tree Retention Value (TRV)

An assessment metric indicating the suitability of a tree for retention, considering health, structure, age, species resilience, and landscape significance. Trees may be assigned High, Moderate, or Low retention value, sometimes linked to SRIV or STARS ratings.

Regulated Tree

A tree with a single trunk circumference of ≥ 1.0 m at 1m.

Significant Tree

A Significant tree with a single trunk circumference of ≥ 2.0 m.

Non-Destructive Excavation (NDE)

Any root zone investigation or excavation method that avoids damaging roots, including hydro-vacuuming, pneumatic air spading, manual digging, or use of ground-penetrating radar. Required for determining root distribution in encroachment assessments AS4970_2025.

Hydro-Excavation (Hydro-Vac)

A form of NDE that uses pressurised water combined with vacuum suction to expose roots without cutting or damaging them. Essential for validating encroachments and locating roots within NRZ and SRZ areas.

Tree Protection Plan (TPP)

A scaled drawing showing TPZ, NRZ, SRZ (if relevant), crown spread, and location of tree protection measures. Incorporated into development documentation and revised if the development design changes AS4970_2025.

Tree Protection Specification (TPS)

A detailed schedule of protective and management measures applied to retained trees during all phases of development. Includes critical stages, activity exclusions, fence installation, and crown protection strategies

Executive Summary

LSM Tree Advice & Consulting was engaged to undertake a Preliminary Arboricultural Assessment of three (3) trees at 21 Jennifer Avenue, Ridgehaven, South Australia 5097, in connection with the proposed development of the site. The assessment establishes each tree's species, health, structure, form and legislative classification under the Planning, Development and Infrastructure Act 2016, projects the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of each tree, calculates the encroachment arising from the proposed works, and assesses the trees against the relevant Performance Outcomes of the Planning and Design Code.

The trees comprise one (1) Council-owned tree classified as **Exempt** (Tree 1), and two (2) privately owned *Corymbia ficifolia* (Red Flowering Gum) — one classified as **Significant** (Tree 2) and one as **Regulated** (Tree 3). All three are located along the site's road frontage.

Tree 1 is a mature, Council-owned tree in dead or dying condition and is Exempt; its management and removal are matters for the Council as the responsible authority. Tree 2 is a mature Significant tree in fair health and fair structure, carrying an actively moving included-bark union with kino exudation and a VALID risk rating of "Not Tolerable – Action Required." Tree 3 is a senescent Regulated tree in dead or dying condition with poor form and a low retention value.

Encroachment calculations confirm that the proposed development would result in **major** incursions into both retained trees' protection zones — Tree 2 at 42.97% TPZ and 35.89% SRZ, and Tree 3 at 33.48% TPZ and 49.75% SRZ. Each exceeds the thresholds in AS 4970-2025 and is incompatible with retention. Assessed against the Planning and Design Code, neither Tree 2 nor Tree 3 satisfies the retention criteria of PO 1.1 and 1.2; the removals are justified under PO 1.4 as accommodating the reasonable development of the land; and PO 2.1 cannot be met while retaining the trees given the extent of root-zone disturbance. PO 3.1 does not apply as the proposal does not involve land division.

On the basis of their structural and health condition and the major, unavoidable encroachment arising from the development, LSM Tree Advice & Consulting supports the removal of Trees 2 and 3. Under Section 127(4) of the Act, removal would trigger an offset of three (3) replacement trees for the Significant tree and two (2) for the Regulated tree — a total of **five (5) replacement trees**, or a payment into the Urban Trees Fund in lieu — to be confirmed with the relevant Council at the development-application stage.

Thank you for the opportunity to provide this report. Please contact me if there are any further questions.

Signed:

Lawrence Skipworth-Michell
Consulting Arborist

AQF 8 – Graduate Certificate Arboriculture

AQF 5 – Diploma Arboriculture

VALID - Accredited Tree Risk Assessor

Tree Locations

The site image below shows the trees' growing positions



Image 1. Overhead Image from SA Planning Atlas. Red crosses indicated trees not present. All infrastructure on the site has been demolished.

Tree 1. Data and Observations

Components	Measurement/comment
Species	<i>Tbc</i>
Circumference	Exempt
Health Rating	Dead or Dying
Structure Rating	Good
Form Rating	Good
Age Class	Mature
Vigour & Condition Rating	MLVP - 2
Vigour & Condition Class	Low Vigour & Poor Condition(LVPC)
Tree Height	0-10m
Safe Useful Life Expectancy	Medium 15 - 40 years
Significant Defects Present	No
Species and location combination	Acceptable
VALID – Active Basic Risk Assessment	Acceptable
Tree Protection Zone	0 Radially
Structural Root Zone	Radially
Legislative Control	The tree is classified as 'Exempt' as per the Planning Infrastructure and Development Act 2016
Tree Image	

Table 1

Tree 2. Data and Observations

Components	Measurement/comment
Species	<i>Corymbia ficifolia</i>
Circumference	Significant - 2m+
Health Rating	Fair
Structure Rating	Fair
Form Rating	Good
Age Class	Mature
Vigour & Condition Rating	MGVF - 9
Vigour & Condition Class	Good Vigour & Fair Condition(GVFC)
Tree Height	0-10m
Safe Useful Life Expectancy	Medium 15 - 40 years
Significant Defects Present	No
Species and location combination	Acceptable
VALID – Active Basic Risk Assessment	Not Tolerable - Action Required
Tree Protection Zone	11.04 Radially
Structural Root Zone	3.42 Radially
Legislative Control	The tree is classified as 'Significant - 2m+' as per the Planning Infrastructure and Development Act 2016
Tree Image	

Table 2

Tree 3. Data and Observations

Components	Measurement/comment
Species	<i>Corymbia ficifolia</i>
Circumference	Regulated - 1-1.99m
Health Rating	Dead or Dying
Structure Rating	Good
Form Rating	Poor
Age Class	Senescent
Vigour & Condition Rating	MLVP - 2
Vigour & Condition Class	Low Vigour & Poor Condition(LVPC)
Tree Height	0-10m
Safe Useful Life Expectancy	Medium 15 - 40 years
Significant Defects Present	No
Species and location combination	Acceptable
VALID – Active Basic Risk Assessment	Acceptable
Tree Protection Zone	3.84 Radially
Structural Root Zone	2.25 Radially
Legislative Control	The tree is classified as 'Regulated - 1-1.99m' as per the Planning Infrastructure and Development Act 2016
Tree Image	

Table 3

Tree Retention Value

Summary Tabled

Tree Number	Legislative Status	Exemptions	Vigour and Condition Rating	Vigour and Condition Class	Retention Rating
1	Exempt	Dead	MLVP - 2	Low Vigour & Poor Condition	Medium
2	Significant - 2m+	None	MGVF - 9	Good Vigour & Fair Condition	Medium
3	Regulated - 1-1.99m	None	MLVP - 2	Low Vigour & Poor Condition	Low

Table 2

The SRIV methodology has been used for assessing this value – Sustainable Retention Index Value (SRIV). (See Appendix B and C)

IACA, 2010, *Sustainable Retention Index Value (SRIV)*, Version 4, A visual method of objectively rating the viability of urban trees for development sites and management, based on general tree and landscape assessment criteria, Institute of Australian Consulting Arboriculturists, Australia.

Vigour Class and Condition Class		
Good Vigour & Fair Condition		Able to be retained if sufficient space available above and below ground for future growth. Remedial work may be required or improvement to growing environment may assist. Retention potential – Medium Term
Mature	MGVF - 9	Index Value 9 Retention potential – Medium Term
Low Vigour & Poor Condition		Remedial work or improvement to growing environment unlikely to assist condition or vigour. Retention potential – Likely to be removed immediately or retained for Short Term
Mature	MLVP - 2	Index Value 2 Retention potential – Likely to be removed immediately or retained for Short Term

Retention Values

Consider for Retention (High) – These trees are considered important for retention and should be retained and protected. Design modification or re-location of buildings should be considered to accommodate the setbacks as prescribed by Australian Standard AS4970 Protection of trees on development sites.

Consider for Retention (Medium) – These trees may be retained and protected. These are considered less critical; however, their retention should remain a priority with removal only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.

Consider for Retention (Low) – These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.

Encroachment Plan

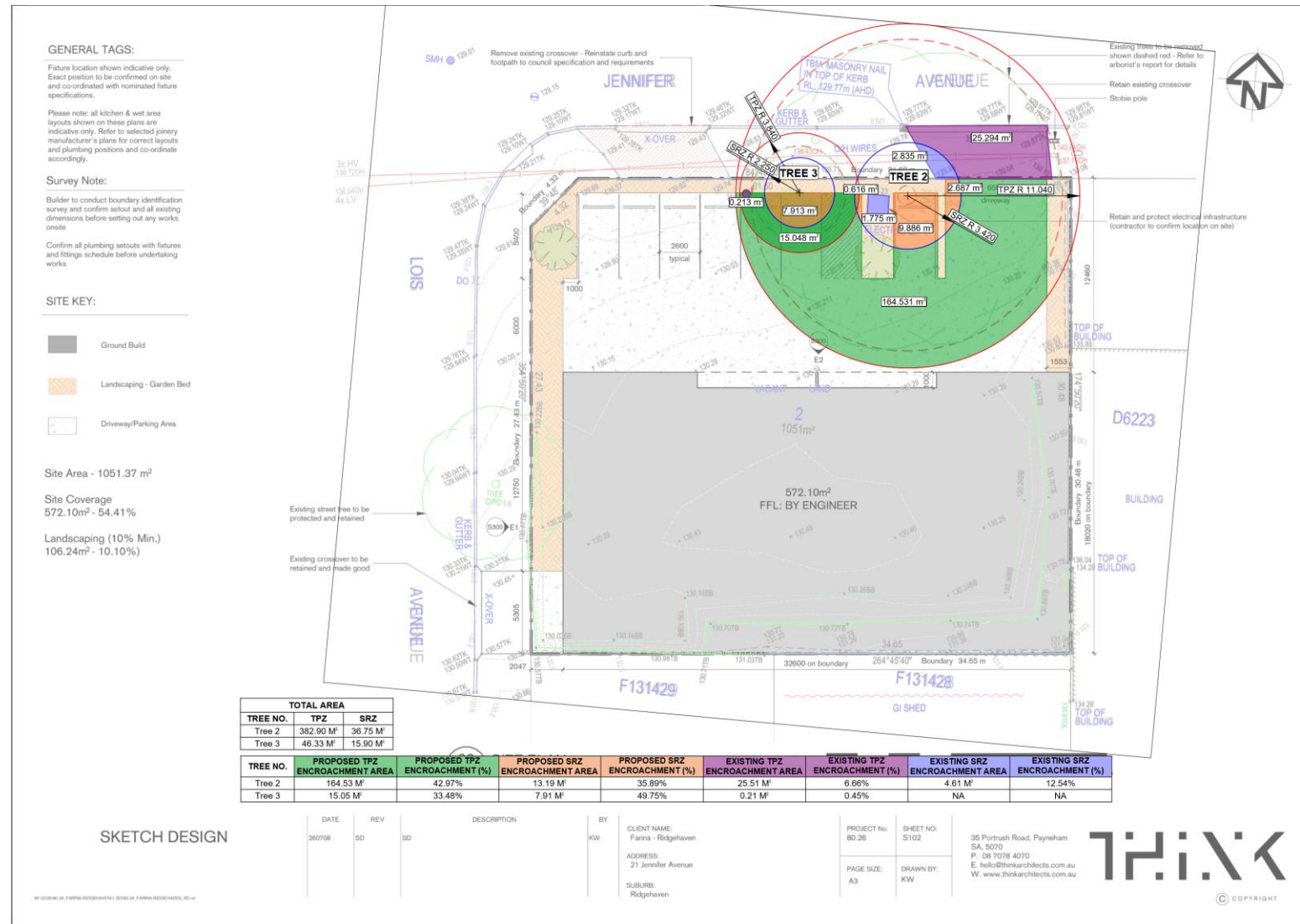


Figure 1

Close Up

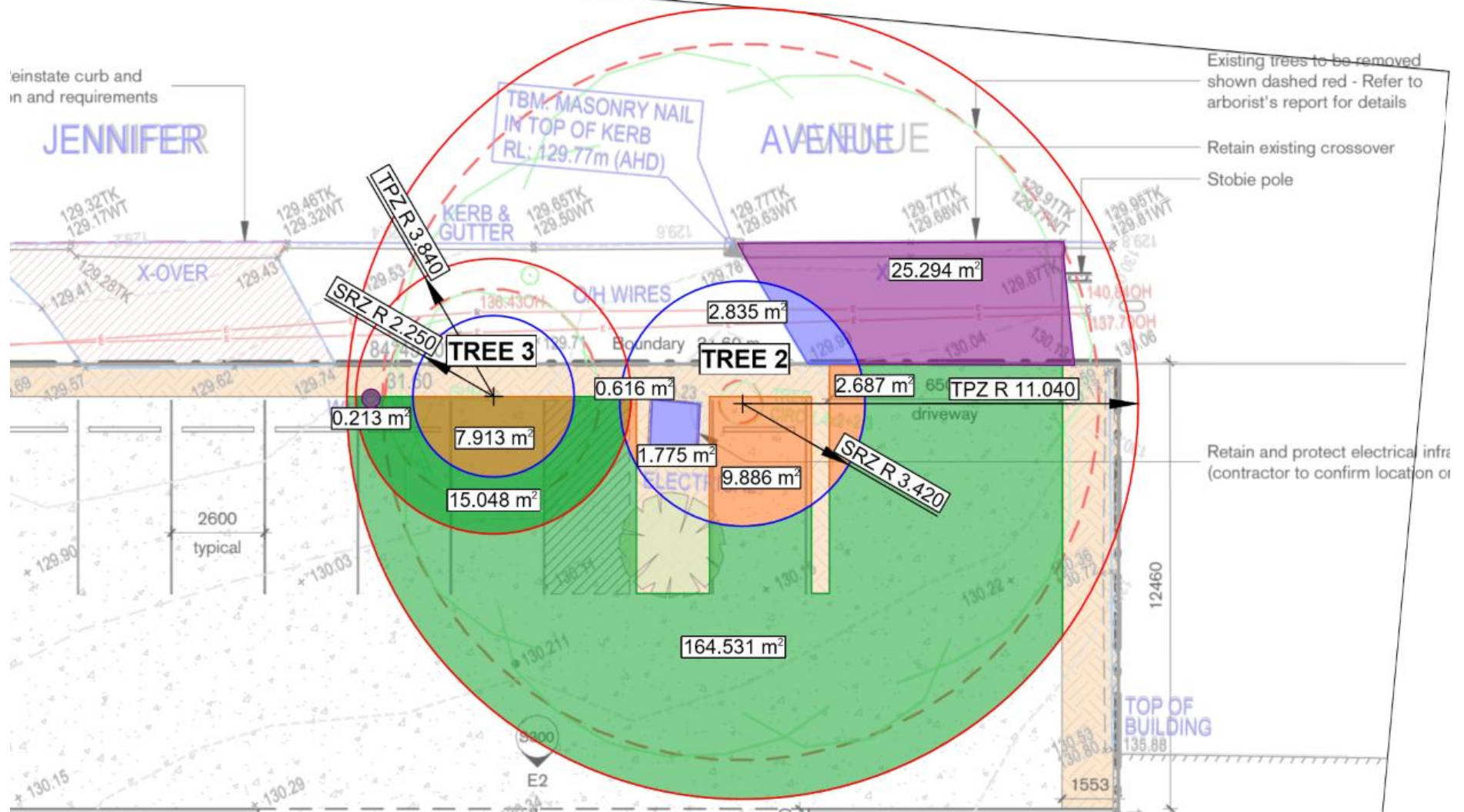


Figure 2

Tree Assessment Table

Tree number	Species	Owner	Status under PDI Act	Tree Age	Health	Structure	Form	Risk	TPZ radially in M	SRZ radially in M
1	<i>Tbc</i>	Council	Exempt	Mature	Dead or Dying	-	-	-	-	-
2	<i>Corymbia ficifolia</i>	Private	Significant - 2m+	Mature	Fair	Fair	Good	Not Tolerable - Action Required	11.04	3.42
3	<i>Corymbia ficifolia</i>	Private	Regulated - 1-1.99m	Senescent	Dead or Dying	Good	Poor	Acceptable	3.84	2.25

Table 4

Encroachments

Tree	Existing SRZ encroachment	Existing TPZ encroachment	Proposed SRZ encroachment	Proposed TPZ encroachment	Defined level	Action
2	12.54%	6.66%	35.89%	42.97%	Major	Remove
3	-	-	49.75%	33.48%	Major	Remove

Table 5

Encroachment Analysis

Tree 2 (*Corymbia ficifolia*, Significant) would sustain a proposed TPZ encroachment of **42.97%** and a proposed SRZ encroachment of **35.89%**. Both figures far exceed the thresholds in AS 4970-2025, and the direct incursion into the Structural Root Zone constitutes a major encroachment that cannot be sustained without compromising the tree's stability and long-term viability. Retention is not feasible.

Tree 3 (*Corymbia ficifolia*, Regulated) would sustain a proposed TPZ encroachment of **33.48%** and a proposed SRZ encroachment of **49.75%**. This level of incursion is likewise classified as major and is incompatible with retention.

Planning and Design Code Responses

PO 1.1 and 1.2 - Regulated and Significant trees are retained where they:

(a) make an important visual contribution to local character and amenity

No. While Trees 2 and 3 are visible from the road frontage, their compromised condition limits any lasting visual contribution. Tree 2 carries an actively moving included-bark union with kino exudation and a "Not Tolerable – Action Required" risk rating, and Tree 3 is in dead or dying condition with poor form and a low retention value. Neither makes an important visual contribution to local character and amenity.

(b) are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species

No. Both trees are *Corymbia ficifolia* (Red Flowering Gum), a horticultural cultivar that is not indigenous to the local area and is not listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species.

(c) and / or provide an important habitat for native fauna.

No. Neither tree provides important habitat for native fauna. No hollows, nesting, or other significant habitat features were observed.

(d) are part of a wildlife corridor of a remnant area of native vegetation; or

No. The trees are isolated frontage plantings and do not form part of a wildlife corridor or a remnant area of native vegetation.

(e) or are important to the maintenance of biodiversity in the local environment; or

No. Neither tree is important to the maintenance of biodiversity in the local environment.

PO 1.4 - A tree-damaging activity in connection with other development satisfies all the following

(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible

Yes. The proposed development requires works within the Tree Protection Zones and Structural Root Zones of both trees, with major encroachments calculated at 42.97% TPZ and 35.89% SRZ for Tree 2, and 33.48% TPZ and 49.75% SRZ for Tree 3. Each exceeds the AS 4970-2025 thresholds and is incompatible with retention. The removal of Trees 2 and 3 accommodates the reasonable development of the land in accordance with the relevant zone, which could not otherwise proceed given the trees' position along the frontage relative to the proposed building footprint.

(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

Yes. In respect of Tree 2 (Significant), all reasonable development options and design solutions have been considered. No alternative design would reduce the Structural Root Zone encroachment (35.89%) to a level supporting the tree's stability and long-term retention without precluding the reasonable development of the site. Substantial tree-damaging activity is therefore unavoidable, and removal is supported.

PO 2.1 - Ground work affecting Trees

Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.

This Performance Outcome cannot be satisfied while retaining Trees 2 and 3. Given the extent of Structural Root Zone encroachment for both trees (35.89% for Tree 2 and 49.75% for Tree 3), their root systems would be unduly compromised by the proposed excavation and groundworks. The trees cannot be adequately protected to support their retention and health, which reinforces the recommendation for removal.

PO 3.1 - Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.

The proposed land division is reasonable on the available allotment. The condition of the subject trees, there's projected encroachment does not warrant their retention.

Tree 2 Images





Table 4

Kino (the dark stained areas on trunks and branches) is a polyphenolic exudate characteristic of *Corymbia*, *Eucalyptus* and *Angophora*, produced in response to cambial injury. It functions as the chemical barrier component of the tree's compartmentalisation response and is not, of itself, evidence of disease. Its diagnostic value lies in the location and pattern of exudation rather than its presence. In this instance the exudation originates from within the bark-included unions and from the longitudinal seam extending below the primary union. No sunken target-shaped lesions, sub-bark sporulation layers, frass-packed bark splits or oval emergence holes were identified, and the crown does not exhibit branch flagging or progressive dieback. The exudation is therefore attributed to repeated cambial rupture caused by differential movement of the co-dominant stems under load, rather than to stem canker or borer colonisation.

Kino arising from a defined wound represents a closed event to which the tree has responded. Kino arising from within a union, accompanied by a seam extending below the point of attachment, indicates that the defect is active and that the union is progressively separating. It is an indicator of ongoing mechanical failure in progress, not of a historic injury.

Bark-included unions lack the interlocking wood grain present in a normally formed attachment and are recognised as being materially weaker than sound unions, with published rupture testing indicating a reduction in load-bearing capacity in the order of 24 per cent. Where the inclusion is poorly occluded and a longitudinal seam has developed below the union, the union cannot be regarded as structurally sound. The defect is not remediable by arboricultural intervention. Reduction pruning would moderate lever-arm

loading but would not restore attachment integrity, and installation of supplementary support would not arrest the separation already evident. Elimination of the defect would require removal of one or more of the co-dominant stems, which in this instance would remove [X] per cent of the crown and would not leave a viable retained form.

On the basis of structural condition alone, and independent of the encroachment assessment the tree does not warrant long-term retention. The proposed encroachment is a secondary consideration; the governing constraint is a non-remediable structural defect within the primary union, evidenced by active kino exudation and a propagating longitudinal seam, in a tree of high occupancy and substantial dimension.

Disclaimer

- *Trees are naturally exfoliating living organisms; therefore, the author cannot guarantee the structural stability of tree under all conditions. The recommendations made in this report cannot guarantee the tree will be rendered absolutely safe.*
- *The identification of defects is limited to what is clearly visible from ground level, unless an aerial inspection is conducted.*
- *In the event of unforeseen circumstances or situations that may take place after the time of inspection, the author cannot be held liable and accepts no responsibility.*
- *Trees under any circumstances cannot be classified as safe in any conditions. It must be clear that all recommendations are made to minimise identifiable risks that are present at the time of inspection.*
- *This report is intended for the sole use of the client and any relevant management authorities.*

Health Ratings

Rating	Description
Good	Tree displays high vigor, uniform leaf colour, no or little dieback and or healthy axillary buds and typical internode length. The tree has little to no pest and/or disease infestation. Good wound wood development.
Fair	Tree may have more than 30% dead wood or may have minor canopy dieback. Foliage density may be slightly below average for the species. Foliage colour may be slightly lower than average and some discolouration may be present. Typical growth indicators, e.g., extension growth, leaf size, canopy density for species in location. Average wound wood development.
Poor	Tree may have more than 30% dead wood and canopy die back may be present. Leaves may be discoloured and/or distorted, often small, and excessive epicormic growth may be present. Pathogens and/or stress agents may be present that could lead, or are leading to, the decline of tree. Poor wound wood development.

Structure Ratings

Rating	Description
Good	The tree has a well-defined and balanced crown. Branch unions appear to be strong with no defects evident in the trunk or the branches. The tree is unlikely to suffer trunk or branch failure under normal conditions.
Fair	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance and some branch unions may exhibit minor structural faults or have the potential to create faults. If the tree is single trunked, this may be on a slight lean or be exhibiting minor defects.
Poor	The tree has significant problems in the structure of the scaffold limbs or trunk. It may be lop-sided or have few branches on one side or have large gaps in the crown. Large branches may be rubbing or crossing over. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered significant root damage. The tree may have some degree of basal or trunk damage.

Tree Form Ratings

Rating	Description
Good	A good specimen of that species. Generally, a well-balanced and symmetrical canopy with minor deformation. If the development of that species is naturally irregular, then a good specimen of that species.
Fair	An average specimen of that species. Generally, a balanced canopy with some minor to moderate asymmetry. If the development of that species is naturally irregular, then an average specimen of that species.
Poor	A below average specimen of that species. Generally, a moderate to high degree of asymmetry. If the development of that species is naturally irregular, then a poor specimen of that species.

Appendix B

Matrix - Sustainable Retention Index Value (SRIV)®

Use of this document and referencing

The Sustainable Retention Index Value (SRIV)® is free to use, but only in its entirety and must be cited as follows:

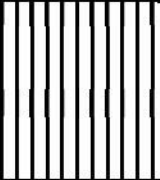
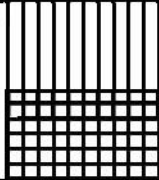
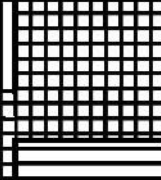
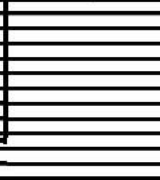
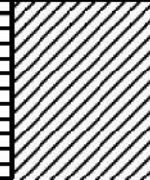
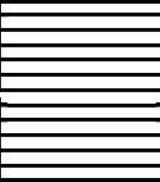
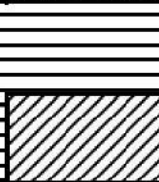
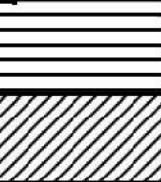
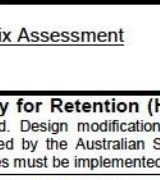
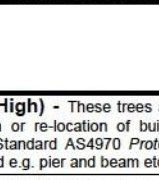
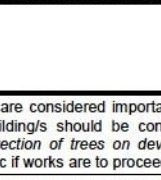
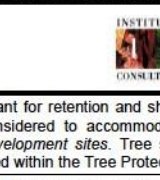
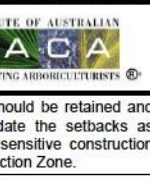
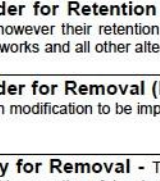
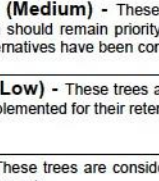
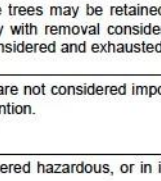
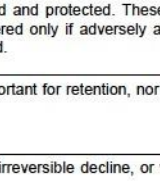
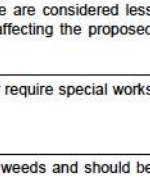
IACA, 2010, *Sustainable Retention Index Value (SRIV)*, Version 4, A visual method of objectively rating the viability of urban trees for development sites and management, based on general tree and landscape assessment criteria, Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au.

The matrix is to be used with the value classes defined in the Glossary for Age / Vigour / Condition.
An index value is given to each category where ten (10) is the highest value.

Age Class	Vigour Class and Condition Class					
	Good Vigour & Good Condition (GVG)	Good Vigour & Fair Condition (GVF)	Good Vigour & Poor Condition (GVP)	Low Vigour & Good Condition (LVG)	Low Vigour & Fair Condition (LVF)	Low Vigour & Poor Condition (LVP)
	Able to be retained if sufficient space available above and below ground for future growth. No remedial work or improvement to growing environment required. May be subject to high vigour. Retention potential - Medium – Long Term.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work may be required or improvement to growing environment may assist. Retention potential - Medium Term. Potential for longer with remediation or favourable environmental conditions.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work unlikely to assist condition, improvement to growing environment may assist. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. No remedial work required, but improvement to growing environment may assist vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment may assist condition and vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	Unlikely to be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment unlikely to assist condition or vigour. Retention potential - Likely to be removed immediately or retained for Short Term. Potential for longer with remediation or favourable environmental conditions.
(Y) Young	YGVG - 9 Index Value 9 Retention potential - Long Term. Likely to provide minimal contribution to local amenity if height <5 m. High potential for future growth and adaptability. Retain, move or replace.	YGVF - 8 Index Value 8 Retention potential - Short – Medium Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Medium-high potential for future growth and adaptability. Retain, move or replace.	YGVP - 5 Index Value 5 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Low-medium potential for future growth and adaptability. Retain, move or replace.	YLVG - 4 Index Value 4 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Medium potential for future growth and adaptability. Retain, move or replace.	YLVF - 3 Index Value 3 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Low-medium potential for future growth and adaptability. Retain, move or replace.	YLVP - 1 Index Value 1 Retention potential - Likely to be removed immediately or retained for Short Term. Likely to provide minimal contribution to local amenity if height <5 m. Low potential for future growth and adaptability.
(M) Mature	MGVG - 10 Index Value 10 Retention potential - Medium - Long Term.	MGVF - 9 Index Value 9 Retention potential - Medium Term. Potential for longer with improved growing conditions.	MGVP - 6 Index Value 6 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVG - 5 Index Value 5 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVF - 4 Index Value 4 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVP - 2 Index Value 2 Retention potential - Likely to be removed immediately or retained for Short Term.
(O) Over-mature	OGVG - 6 Index Value 6 Retention potential - Medium - Long Term.	OGVF - 5 Index Value 5 Retention potential - Medium Term.	OGVP - 4 Index Value 4 Retention potential - Short Term.	OLVG - 3 Index Value 3 Retention potential - Short Term. Potential for longer with improved growing conditions.	OLVF - 2 Index Value 2 Retention potential - Short Term.	OLVP - 0 Index Value 0 Retention potential - Likely to be removed immediately or retained for Short Term.

Appendix C

Table 1.0 Tree Retention Value - Priority Matrix.

		Significance				
		1. High Significance in Landscape	2. Medium Significance in Landscape	Significance in Landscape	3. Low Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated Life Expectancy	1. Long >40 years					
	2. Medium 15-40 Years					
	3. Short <1-15 Years					
	Dead					

Legend for Matrix Assessment



	Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 <i>Protection of trees on development sites</i> . Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.
	Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.
	Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.
	Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.

USE OF THIS DOCUMENT AND REFERENCING

The IACA Significance of a Tree, Assessment Rating System (STARS) is free to use, but only in its entirety and must be cited as follows:

IACA, 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au

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PLANNING STATEMENT

CONSTRUCTION OF A WAREHOUSE COMPRISING TWO TENANCIES
WITH CARPARKING AND LANDSCAPING AND THE REMOVAL OF
REGULATED AND SIGNIFICANT TREES AT 21 JENNIFER AVENUE,
RIDGEHAVEN SA 5097

Prepared for Bert Farina Constructions P/L

Report Prepared by Adelaide Planning and Development Solutions

Contact: Mark Kwiatkowski

Ph: 0499933311

E: hello@adelaideplanning.com.au

PLANNING STATEMENT



Lead Consultant

Adelaide Planning and Development Solutions Pty Ltd (APDS)

In association with Think Architects, TMK

Project Manager Mark Kwiatkowski

Phone: 0499933311

Email: mark@adelaideplanning.com.au

Document History and Status

Version	Date	Author
Version 1.0	23 August 2026	Mark Kwiatkowski APDS

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1.0 Application Overview

WAREHOUSE, CARPARKING AND LANDSCAPING AND REMOVAL OF A REG AND SIG TREE	
Applicant	Bert Farina Constructions P/L
Property Address	21 Jennifer Avenue, Ridgehaven SA 5097
Description of land	CT Volume 5214 Folio 823
Site area	1051 square metres
Zone / Sub-zone	Employment Zone
Variations (TNV)	Nil
Overlays	Affordable Housing Hazards (Flooding – Evidence Required) Noise and Air Emissions Prescribed Wells Area Regulated and Significant Tree
Existing land use	Vehicle storage yard
Development proposal	Construction of a warehouse comprising two tenancies with carparking and landscaping and the removal of a regulated and significant trees.
Assessment pathway	Code Assessed – Performance Assessed
Procedural matters - Notification	Not required
Referrals	N/A
Relevant Authority	City of Tea Tree Gully
Primary contact person	Mark Kwiatkowski Mark@adelaideplanning.com.au 0499 933 311

2.0 Introduction

This Planning Statement has been prepared by Adelaide Planning and Development Solutions (APDS) on behalf of the applicant, Bert Farina Constructions P/L.

The proposal is for the 'construction of a warehouse comprising two tenancies with carparking and landscaping and the removal of a regulated and significant tree' at 21 Jennifer Avenue, Ridgehaven, which is within the *Employment Zone*.

The following documents accompany this application report:

- Certificate of Title
- Proposal Plans prepared by Think Architects
- Site and Drainage Plan – TMK Engineering.
- Arborist Report prepared by LSM Tree Advice

In preparing this Planning Statement, I can confirm that I have reviewed the Proposal Plans along with the relevant provisions of the Planning and Design Code.

I have also inspected the subject land and locality.

This report provides a description of the subject land and locality; current land uses on site and an analysis of the relevant Planning and Design Code provisions in relation to the proposed development.

At the time of lodgement, the final site works and drainage plan was being amended to reflect minor amendments to the plans. This will be provided separately with the traffic and parking statement.

For reasons outlined below, this proposal displays a high degree of planning merit to warrant planning consent.



3.0 Subject Land and Locality

3.1 Subject Land



Figure 1: Subject land identified in blue

The site is legally recognized as Allotment 2 in Deposited Plan 7181, held in Certificate of Title Volume 5214 Folio 823 and is located within the *Employment Zone*.

The site is a regular shaped allotment and comprises an area of 1051 square metres, with a frontage of 31.6 metres to Jennifer Avenue, and a frontage of 27.4 metres to Lois Avenue.

The land is vacant however, does retain a regulated tree (*Corymbia Ficifolia*) and a significant tree (*Corymbia Ficifolia*) that exist near the Jennifer Avenue, road boundary (refer Figure 2). A street tree also exists within the Lois Avenue, road reserve, which is considered by LSM to be 'dead or dying'.

With respect to 'topography', the land is relatively flat that can be verified via Figure 3.

The site is serviced with a double width access to Jennifer Avenue that is to be reinstated as part of the development (noting, it is not required for use).

The subject land has access to services including mains water, electricity, and telecommunications infrastructure.



Figure 2: Photo of trees existing on land (regulated and significant tree)

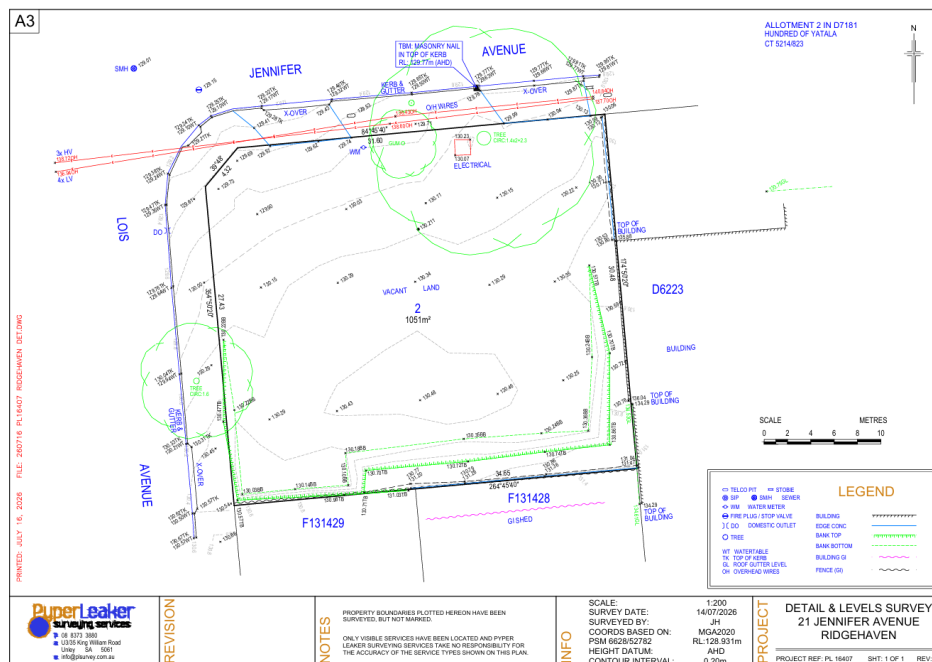


Figure 3: Survey of land

3.2 Locality



Figure 4 Locality Plan (subject site in blue)

The subject site is located within the *Employment Zone* that is developed with a mix of light industrial, service trade and warehouse/ shop related uses.

The neighbouring site to the east is developed with a service trade premises ('Essential Kitchens') that presents to and is serviced with an access to Jennifer Avenue.

The rear abutting land to the south (two properties – 32 Dewer Avenue & 34 Dewer Avenue) is developed with warehouse type developments that interact with Dewer Avenue and Lois Avenue.

Jennifer Avenue is a lower order road that is all-weather sealed with kerb and gutter infrastructure. The road links with other lower order roads that connect with high order/ arterial roads, mainly Golden Grove Road and North-East Road.

4.0 Proposal

4.1 Nature of Development

The application is for the 'construction of a warehouse comprising two tenancies with carparking and landscaping and the removal of a regulated and significant tree'.

The proposal consists of:

- 572 square metres of warehouse building that is comprised of 28 square metres of offices / amenities and 540 square metres of 'warehouse' area
- The warehouse is to be constructed of rendered tilt up panel with Colorbond metal sheet cladding and glass
- The warehouse building is to be supported with a new access to Jennifer Avenue that services the development and car park area (that is to accommodate for 7 parking spaces)
- The proposed development necessitates the removal of a regulated and significant tree (existing toward the Jennifer Avenue, road boundary)

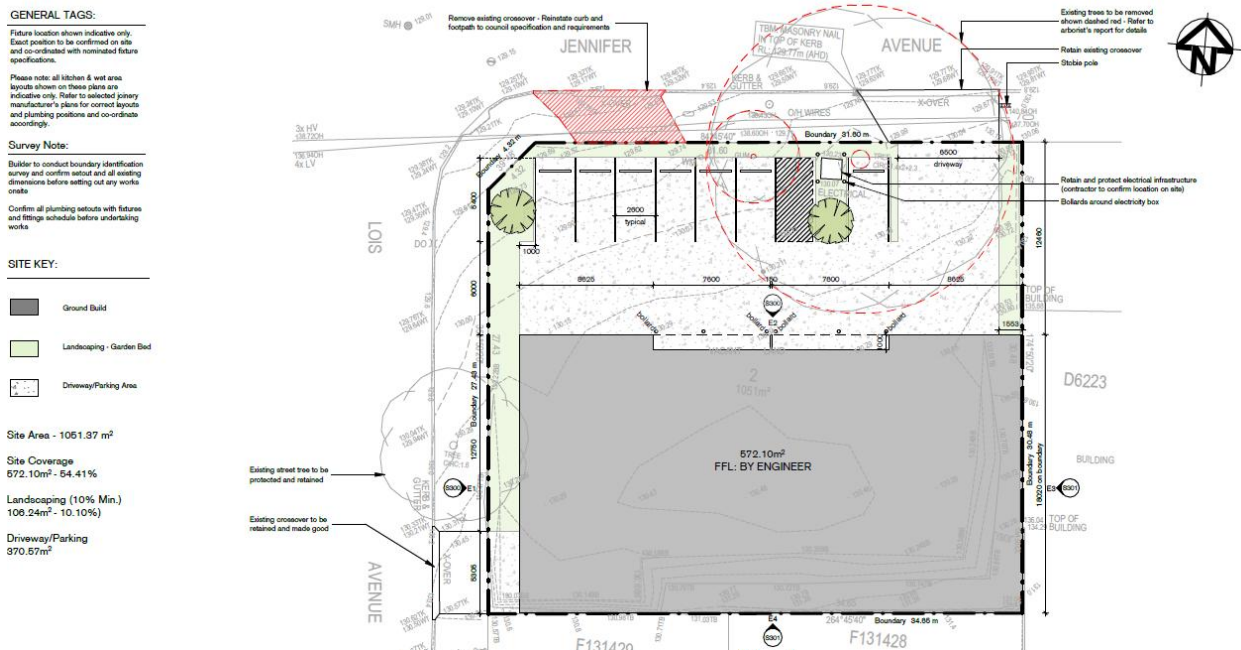


Figure 5: Proposed Site Plan

5.0 Procedural Matters

5.1 Zone, Overlay and Variations

The subject site is located within the *Employment Zone*. No sub zones apply to the land.

In addition to an assessment against the relevant zone and General Development Policies, the development is also subject to an assessment against the relevant provisions of the following Overlays (where applicable):

- Affordable Housing
- Hazards (Flooding – Evidence Required)
- Noise and Air Emissions
- Regulated and Significant Tree
- Prescribed Wells Area

5.2 Relevant Authority

The proposed development is within the City of Tea Tree Gully who is also the relevant planning authority as per the *Planning, Development, and Infrastructure Act 2016*. On this basis, the application will be lodged with, and assessed by, the City of Tea Tree Gully.

5.3 Assessment Pathway

The applicable zone is the *Employment Zone*. No sub-zones apply to the land.

As outlined in the *Employment Zone*, the 'Warehouse' proposal:

- Is not classified as 'Accepted' development,
- Is not classified as 'Code Assessed - Deemed to Satisfy' development,
- Is not classified as 'Impact Assessed - Restricted' development.

As the proposal is not Accepted, Deemed to Satisfy or Restricted, the default assessment pathway is Performance Assessed, which requires an assessment against the relevant policies within the Planning and Design Code.

The *Planning, Development, and Infrastructure Act, 2016* (the Act) prescribes three categories of development:

- Accepted development.
- Code assessed development.
- Impact assessed development.



The Planning and Design Code (the Code) classifies development into the above categories. These categories are found within the relevant zone. The subject land is in the *Employment Zone* of the Code.

Code Assessed Development

Section 105(b) of the Act prescribes that where development does not fall within the category of accepted development and does not fall within the category of impact assessed development it is code assessed development.

Section 107 of the Act prescribes that where a development cannot be assessed as deemed-to-satisfy development the application is performance assessed development and will be assessed on its merits against the Code.

Approach to Assessment

Part 1 – Rules of Interpretation of the Planning and Design Code (the Code) provides clarity on how to interpret the policies in the Code. Of note 'Designated Performance Features' (DPF) assist Councils to interpret Performance Outcomes (PO).

The Rules of Interpretation clearly state that a DPF provides a guide but does not need to necessarily be satisfied for a certain development to meet the PO i.e., the outcome can be met in another way:

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy **includes a standard outcome which will meet the corresponding performance outcome** (a designated performance feature or DPF). **A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome** and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies. (My emphasis)

It is with the above approach in mind that we have assessed this development.

5.4 Public Notification

Table 5 – Procedural Matters (PM) – Notification of the *Employment Zone*, lists classes of development that are Performance Assessed but do not need to be notified. Table 5 (3) (g) identifies 'warehouse' as a kind of development that is excluded from notification where it is not adjacent land used for residential purposes in a neighbourhood-type zone.

Adjacent land is defined within Part 1, Paragraph 3(1) of the PDI Act, which defines adjacent land as "...in relation to other land.... land that is no more than 60 metres from the other land...".



As the nearest residential type of zone is not 'adjacent' to the subject land, the proposal complies with the Exclusion in Column B and therefore, does not require notification.

5.5 Agency Referrals

No referrals are required.

6.0 Planning Assessment

The following section of this Planning Statement addresses the relevant planning related matters, having regard to the relevant zone, overlay and general development policy Desired Outcomes (DOs) and Performance Outcomes (POs) referenced within the Code.

This assessment is grouped under a series of headings which address specific aspects of the proposed development.

Desired Outcomes (DOs) are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module.

Performance Outcomes (POs) are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

A Designated Performance Feature (DPF) provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion of the relevant authority to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

6.1 Overlays

The following overlays apply to the land in addition to the zone provisions:

- Affordable Housing
- Hazards (Flooding – Evidence Required)
- Noise and Air Emissions
- Regulated and Significant Tree
- Prescribed Wells Area

The *Prescribed Wells Area Overlay* does not apply to the development as it does not involve the taking of water for which a license would be required under the *Landscape South Australia Act 2019*.



As the proposal is not of a 'residential nature', the Affordable Housing Overlay does not apply to the assessment.

The floor levels of the proposed warehouse are considered to be suitably raised above any potential flood level and at least 300mm above the level of the kerb to include freeboard. The requirements of the *Hazards (Flooding – Evidence Required) Overlay* are considered to be resolved by the proposal.

The proposal does not involve 'residential development', and the warehouse use of the proposed building will not generate excessive noise beyond the parameters of the *Environment Protection (Commercial and Industrial Noise) Policy 2023*. The Noise and Air Emissions Overlay is not considered relevant to the assessment.

Regulated and Significant Tree Overlay

We are guided by the following provisions of the Overlay:

Regulated trees are retained where they:

- a) *make an important visual contribution to local character and amenity*
- b) *are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species*
- and / or*
- c) *provide an important habitat for native fauna.*

PO 1.2 Significant trees are **PO 1.1** retained where they:

- a) *make an important contribution to the character or amenity of the local area*
- b) *are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species*
- c) *represent an important habitat for native fauna*
- d) *are part of a wildlife corridor of a remnant area of native vegetation*
- e) *are important to the maintenance of biodiversity in the local environment*
- and / or*
- f) *form a notable visual element to the landscape of the local area.*



PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:

- a) *it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible*
- b) *in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*

The proposal necessitates the removal of a regulated and significant tree that exist at the front of the site to construct a new carpark and access to service the development. Given the site constraints, there is no alternative other than to remove the trees.

We summarise the grounds for removal, as follows:

- The regulated tree is small in size and canopy spread and is not conspicuous in the streetscape of Jennifer Avenue
- Both trees are non-native to South Australia and therefore, do not contribute to the local biodiversity and environment (and offer little)
- The trees are not listed as rare or endangered species
- There were no noted hollows within the trees and therefore, they offer little to habitat to local fauna
- Both trees exist beneath a powerline, and the significant tree has previously been substantially pruned to create a reasonable separation to the high voltage lines
- The significant tree is not considered to be notable visual element within the landscape although it exists at the front boundary of the site.

All matters considered; the removal of the trees is considered reasonable to facilitate a desired form of development within the Zone and recognise that the planting of trees in support of the proposal will ensure that there is no loss to urban tree canopy in the area.

6.2 Zone Policies

The subject site is located within the *Employment Zone* whereby the following details will be assessed.

- Land use
- Height
- Setbacks
- Interface

As such, the relevant assessment provisions that apply to the proposal have been addressed in section 6.4 below.

6.3 General Development Policies

The following General Development Policies are relevant to the 'warehouse' proposal:

- *Clearance from Overhead Powerlines*
- *Design*
- *Infrastructure and Renewable Energy Facilities*
- *Interface between Land Uses*
- *Transport, Access, and Parking*
- *Advertisement*

Each of the applicable General Development Policies have been addressed in section 6.4 below.

6.4 Key Planning Considerations

An assessment against the relevant Assessment Provisions in the Planning and Design Code has highlighted the following key planning considerations which are discussed in detail below.

- Land Use
- Design – Waste
- Impacts – Noise, air quality, light spill
- Parking, Movement and Access
- Siteworks and Drainage

6.4.1 Land Use

The Desired Outcomes of the *Employment Zone* are:

DO 1 *A diverse range of low-impact light industrial, commercial, and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.*

DO 2 *Distinctive building, landscape, and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries, and public open spaces.*

The proposal is for a low impact land use that accommodates commercial and business activities, while complimenting the role of other zones by providing a location for storage, and the carrying out of commercial transactions in close proximity to business, shopping, and entertaining areas, consistent with DO1.

Noting the surrounding locality and its commercial/industrial character, and nearby residential dwellings to the south (within the Housing Diversity Neighbourhood Zone), the proposed built form has been designed to enhance the quality of the public realm consistent with DO 2, and recognises that as other surrounding sites are subsequently re-developed, the locality will transform site by site to provide a high level of built form/design considering the types of land uses located within, and envisaged within the zone (warehousing and large commercial developments), consistent with DO 2.

Therefore, it is considered that the proposal satisfies the relevant parts of DO 1 and DO 2 and is considered to accord with the Desired Outcomes of the *Employment Zone*.

The relevant Performance Outcomes of the *Employment Zone* are addressed below.

Land Use and Intensity

The proposal seeks to construct a new warehouse building that is to graduate to a total area 572 square metres and be comprised of two tenancies. While individual tenants have yet to be secured, the proposal seeks to operate within standard business hours of 7am to 7pm, Monday to Friday - 8am to 5pm, Saturday.

It is noted that 'Warehousing' is a land use that is specifically listed within Designated Performance Feature (DPF) 1.1 (o) of the *Employment Zone* as an anticipated form of development in the zone.

The proposed land use is compatible with other land uses within the locality and will produce minimal noise both through the land use type and hours of operation proposed, while also not impeding other employment generating land uses within the *Employment Zone*.



It is therefore considered that the proposed land use is consistent with the intent of the *Employment Zone*. It is anticipated that the proposal will have an acceptable impact (if any) on the amenity of adjoining land uses and will complement the range of employment generating land uses in the zone.

6.4.2 Design

Built Form / Character

The relevant policies related to Build Form and Character are:

PO 2.1 *Development achieves distinctive building, landscape, and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries, and public open spaces.*

PO 2.2 *Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:*

- (a) using a variety of building finishes*
- (b) avoiding elevations that consist solely of metal cladding*
- (c) using materials with a low reflectivity*
- (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.*

The warehouse building is designed of precast concrete panels (that are to be rendered) with windows, roller doors, and PA access doors to the front elevations, in addition to articulation treatments where possible.

The contemporary building is clearly an improvement to the area that includes outdated industrial type buildings and adapted dwelling type buildings and hopefully, will 'spark' a focus toward an improved built form landscape throughout the Zone.

The subject land and design of the building is well separated from any residential development within the Housing Diversity Neighbourhood Zone and will only interact and present to other industrial related development within the Employment Zone.

Setbacks

The relevant policies related to setbacks are:

PO 3.1 *Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.*



PO 3.2 *Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.*

PO 3.4 *Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance, and emergency purposes.*

With regard to setbacks, the building is to setback over 12 metres from the front property boundary which is greater than the abutting development to the east (just over 10 metres) and generally accords with DTS/DPF 3.1.

In addition, the main building achieves a greater than 2 metre setbacks to the secondary street boundary to accord with DTS/DPF 3.2.

Whilst there is no rear boundary setback proposed, the siting of the main building upon the southern and eastern boundaries ensures that there are minimal maintenance issues to consider (PO 3.4). In other words, much of the storage and waste bin areas are to be located within the main building and out of the view of the public.

Height

The relevant policies related to height are:

PO 3.5 *Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical and Numeric Variation layer or is generally low-rise to complement the established streetscape and local character.*

PO 3.6 *Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.*

PO 3.7 *Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.*

The total height of the building proposed is well within the maximum height limits expressed through PO 3.5 and the corresponding DTS/DPF 3.5. In other words, a total height of 9 metres and 2 building levels is not exceeded, and the proposal responds acceptably to the heights and scale of development established throughout the locality and Employment Zone.

With regard to PO 3.6 and 3.7, the proposed building and site are too far separated from residential development to potentially create any overshadowing or visual impact issues.



As such, it is considered that the land use and built form is appropriate given its compliance with the zone's objectives and assessment provisions and that it will reinforce the land uses envisaged in the zone and will complement the range of employment generating land uses in the zone on a site that has convenient access to an important freight route (Northeast Road).

Waste

PO 1.5 *The negative visual impact of outdoor storage, waste management, loading, and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.*

Any waste storage receptacles and storage areas are to be contained within the tenancies and warehouse building and screened from view from the public realm and street environment.

It is further noted that a warehouse is an anticipated form of development in the *Employment Zone*, and on this basis the proposed waste management measures are considered to satisfy PO 1.5.

Landscaping

PO 5.1 *Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.*

PO 5.2 *Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.*

The proposal includes landscaped areas at the front of the site and continues along the secondary street boundary frontage.

In total, it proposes approximately 106 square metres of landscaping (slightly more than 10% of the site), consistent with PO 5.1 above.

6.4.3 Impacts

The relevant *Interface between Land Uses* performance outcomes is addressed under each of the headings below.

Activities Generating Noise or Vibration

PO 1.2 *Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*



PO 2.1 *non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:*

- a) the nature of the development*
- b) measures to mitigate off-site impacts*
- c) the extent to which the development is desired in the zone*
- d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*

PO 4.1 *Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*

PO 4.2 *Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor workspaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:*

- (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*
- (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*
- (c) housing plant and equipment within an enclosed structure or acoustic enclosure*
- (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.*

The distance from the site to the nearest dwelling (sensitive receiver) within the *Housing Diversity Neighbourhood Zone* is approximately 50 metres to the south of the subject site.

The only potential noise sources from the proposed land use are vehicles accessing and egressing the site, and forklifts moving items within the warehouses and central loading and unloading area (for MRV vehicles).

Given the site layout and the need to maintain a clear circulation route, all loading and unloading will be restricted to within each warehouse tenancy or the loading area at the front of the site, which limits any potential for noise disturbance.



When combined with the proposed hours of operation (7am to 7pm, Monday to Friday - 8am to 5pm, Saturday) and the regular occurrence of heavy vehicle traffic within adjoining road network (from adjacent similar and more intense land uses) this is likely to result in noise over and above that generated on the subject land.

As such, any noise emitted by the proposed development is unlikely to impact on the amenity of sensitive receivers and will likely achieve the relevant Environment Protection (Noise) Policy criteria.

Light Spill

PO 6.1 *External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).*

No additional outdoor lighting is being proposed. Any lighting of the site can be conditioned to meet the Australian Standards AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting.

6.4.4 Parking, Movement and Access

Car parking

The subject site is within the *Employment Zone* which is not a Designated Area and therefore *Table 1 – General Off-Streetcar Parking Requirements* is relevant to the assessment of parking for the proposal.

Transport, Access, and Parking **PO 5.1** asks that:

'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:

- (a) availability of on-streetcar parking*
- (b) shared use of other parking areas*
- (c) 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*
- (d) the adaptive reuse of a State or Local Heritage Place.'*

Table 1 specifies a rate of 0.5 parking spaces per 100 square metres of floor area which equates to a requirement of 2.85 parking spaces (3 spaces rounded up) for the proposals 572 square metres of total floor area. With the provision of 7 spaces, the theoretical demand of Table 1 is easily satisfied by the proposal.



The design of the proposed parking spaces will comply with the requirements of AS/NZS 2890.1:2004 and provide a minimum dimension of 5.4 metres in length by 2.4 metres in width. The space allocated for use by people with a disability will also be in accordance with the requirements of the *Australian/New Zealand Standard, Parking facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2009)*.

Vehicle movements and Access

The following provisions are found within *Transport, Access, and Parking* general policies:

PO 3.1 *Safe and convenient access minimises impact or interruption on the operation of public roads.*

PO 3.5 *Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating, and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.*

PO 6.1 *Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.*

PO 6.6 *Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.*

The proposal utilises a new access point to Jennifer Avenue that will service the new tenancies and carparking area and provide for a turn-around area.

The vehicle crossover will not require the removal of street infrastructure, furniture or trees, meeting *Transport, Access, and Parking* PO 3.5. Furthermore, the access will easily transition with the grades of the public road and levels of the warehouse building and carpark area and is appropriately separated from other neighbouring access points.

The new driveway access point will enable safe and convenient movements to and from the site and to the on-site car parking spaces and delivery areas, with all loading and unloading areas being contained within the site.

On this basis, the proposed vehicle access and car parking arrangements are considered to satisfy the most pertinent provisions of the Planning and Design Code.



6.4.5 Site Works and Drainage

The relevant Performance Outcomes are within Design in Urban Areas:

PO 5.1 *Development is sited and designed to maintain natural hydrological systems without negatively impacting:*

- (a) the quantity and quality of surface water and groundwater*
- (b) the depth and directional flow of surface water and groundwater*
- (c) the quality and function of natural springs.*

PO 8.1 *Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.*

PO 7.7 *Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales, or rain gardens that integrate with soft landscaping.*

PO 42.1 *Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil, and grease include stormwater management systems designed to minimise pollutants entering stormwater.*

PO 42.2 *Water discharged from a development site is of a physical, chemical, and biological condition equivalent to or better than its pre-developed state.*

PO 42.3 *Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.*

Given the site is relatively flat, there is no need for any excessive cut and or fill, in accordance with Design in Urban Areas PO 8.1.

The application also includes a stormwater management plan which confirms that, with the inclusion of appropriate detention within the rainwater tanks, the post development flows to Jennifer Avenue are significantly less than the pre-development rate, consistent with PO 42.3 above.

In addition, the application includes the installation of grated inlet pits and gross pollutant traps to ensure that water discharged from the site is of a physical, chemical, and biological condition equivalent to, or better than its pre-development state, consistent with PO 42.3.

At the time of lodgement, the final site works and drainage plan was being amended to reflect minor amendments to the plans. This will be provided separately with the traffic and parking statement.



The land has connection to the existing SA Water effluent disposal system as well as connection to a supply of water.

6.4.3 Advertisements

The relevant zone provisions include:

PO 6.1 *Freestanding advertisements are not visually dominant within the locality.*

The relevant General Development Policies, Advertisements include:

PO 1.1 *Advertisements are compatible and integrated with the design of the building and/or land they are located on.*

PO 1.3 *Advertising does not encroach on public land or the land of an adjacent allotment.*

PO 1.5 *Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.*

PO 2.1 *Proliferation of advertisements is minimised to avoid visual clutter and untidiness.*

PO 2.2 *Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.*

PO 2.3 *Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.*

Each of the tenancies provides for upper-level fascia signage of approximately 2 square metres which is not proposed to be illuminated, with individual tenancies able to apply for specific illuminated signage as part of a separate future application. The relatively small area of the signage in comparison to the building façade, and its integration into the building facade ensures that it will remain compatible with the overall development both in terms of size and scale and limiting the proliferation of advertisements.

There is no freestanding signage proposed as part of the application.



7.0 Conclusion

The proposal is for the 'construction of a warehouse building comprising two tenancies with carparking and landscaping and the removal of a regulated and significant tree' at 21 Jennifer Avenue, Ridgehaven, which is within the Employment Zone.

A warehouse is considered to be suitable low-intense employment generating land use which satisfies the desired outcomes of the *Employment Zone*, with the proposal appropriately designed and limited by way of hours of operation to ensure that it will not detrimentally impact on the amenity of nearby residential properties.

The design of the main building is considered to suitably respond to the height and setback parameters of the Employment Zone and will contribute to a built form environment, which lacks contemporary type designs and significant investment.

Other functional requirements of the Code relating to carparking provision and access and soft landscaping are suitably resolved by the proposal.

The removal of the non-native trees (regulated and significant tree) to facilitate the development is also considered a reasonable outcome that is otherwise, desired by the Zone.

Overall, the proposed development is consistent with the Planning and Design Code in so far that the proposal:

- is in accordance with the state interests reflected in the relevant overlays;
- is in accordance with the Desired Outcomes and Performance Outcomes of the *Employment Zone*;
- is in accordance with the Performance Outcomes of the relevant General Development provisions; and
- will not have any adverse impacts on the amenity of the locality, the future development of the locality or detrimentally impact upon any surrounding development.

After careful consideration of the proposed development and having regard to the relevant Assessment Provisions of the Planning and Design Code, it is my opinion, that the proposal is not seriously at variance and represents an appropriate form of development in the context of the unique circumstances of the subject land and locality.

For all these reasons, Planning Consent is warranted.



We look forward to your support of this proposal. If you have any further questions regarding this application or require additional information, please contact me on 0499 933 311.

Yours sincerely,



Mark Kwiatkowski MPIA CPP

Director + Principal Urban Planner

Adelaide Planning & Development Solutions - Town Planning Specialists | Planning Private Certifiers



Adelaide Planning + Development Solutions Pty Ltd
e: mark@adelaideplanning.com.au
w: www.adelaideplanning.com.au

ABN 55 289 434 618
Ph: 0499933311
A: Studio 35 / 105 O'Sullivan Beach Road,
Lonsdale 5160