

Council Assessment Panel Agenda & Reports

20 May 2024

Our Vision

*A City which values its heritage, cultural diversity,
sense of place and natural environment.*

*A progressive City which is prosperous, sustainable
and socially cohesive, with a strong community spirit.*

City of Norwood Payneham & St Peters
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City of
Norwood
Payneham
& St Peters

15 May 2024

To all Members of the Council Assessment Panel:

- Mr Stephen Smith (Presiding Member)
- Mr Julian Rutt
- Cr Christel Mex
- Mr Paul Mickan (Deputy Member)
- Mr Mark Adcock
- Mr Ross Bateup
- Cr Kester Moorhouse (Deputy Member)


NOTICE OF MEETING

I wish to advise that pursuant to Clause 1.5 of the Meeting Procedures, the next Ordinary Meeting of the Norwood Payneham & St Peters Council Assessment Panel, will be held in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood, on:

Monday 20 May 2024, commencing at 7.00pm.

Please advise Kate Talbot on 8366 4562 or email ktalbot@npsp.sa.gov.au if you are unable to attend this meeting or will be late.

Yours faithfully



Geoff Parsons
ASSESSMENT MANAGER

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City of
Norwood
Payneham
& St Peters

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VENUE Council Chambers, Norwood Town Hall

HOUR

PRESENT

Panel Members

Staff

APOLOGIES Mr Stephen Smith

ABSENT

1. **COMMENCEMENT AND WELCOME**
2. **APOLOGIES**
3. **CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 18 MARCH 2024**
4. **DECLARATION OF INTERESTS**

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER 24001900 – LIN PENG – 1 PAYNEHAM ROAD, COLLEGE PARK

DEVELOPMENT NO.:	24001900
APPLICANT:	Lin Peng
ADDRESS:	1 PAYNEHAM RD COLLEGE PARK SA 5069
NATURE OF DEVELOPMENT:	Change of use from shop to music education studio, including the installation of acoustic wall panels
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Business Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Future Road Widening • Historic Area • Heritage Adjacency • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place • Traffic Generating Development • Urban Transport Routes <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	20 Feb 2024
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.3 15/02/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edmund Feary Senior Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 5:	Representations
ATTACHMENT 1:	Application Documents	ATTACHMENT 6:	Response to Representations
ATTACHMENT 2:	Subject Land and Locality Map	ATTACHMENT 7:	Heritage Survey Item Identification Sheet
ATTACHMENT 3:	Zoning Map		
ATTACHMENT 4:	Representation Map		

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the use of a commercial tenancy within a State Heritage Place, for the purposes of providing music lessons. The applicant would be offering primarily one-on-one teaching, with three rooms meaning that there would usually be six persons on-site at a given time (three students, three teachers), though parents/caregivers would also sometimes be present. The business focuses on teaching piano, though violin lessons would also be offered.

Proposed hours of operation are:

- Monday-Friday: 3:30pm-8:00pm
- Saturdays: 8:30am-6:00pm
- Sundays: 10:00am-5:30pm

The applicant has not provided advice from an acoustic engineer but has provided some details regarding intended noise control methods including rugs/carpet, wall panels, placing thick blankets behind the back and underneath the piano, curtains, and keeping doors and windows closed while instruments are being played.

As the site is a State Heritage Place, the wall panels do require approval, and do therefore form part of the application.

BACKGROUND:

The site is a two-storey State Heritage Place, which is split into 13 commercial tenancies- with ground floor tenancies known as Shops 1-7 and upper tenancies known as Suites 1-6. These have primarily operated on the basis of “existing use rights” with the land uses varying depending on the tenancy in question.

An application for a “change of use to a guitar tuition facility” for suite 6 was submitted in 2015 (application 155/49/2015), though this was refused for non-supply of information, as application fees were never paid.

SUBJECT LAND & LOCALITY:

Site Description:

The site is located at a five-pointed intersection which includes four State Maintained Roads, being:

- North Terrace;
- Fullarton Road;
- Magill Road;
- Payneham Road; and,
- Baliol Street (being a local road, with only one-way access from Payneham Road).

The site has a two-storey State Heritage Place along the boundary with Payneham Road, and a car park behind, accessed from Baliol Street. The nature of the access from Payneham Road to Baliol Street means that vehicles leaving the car park cannot access Payneham Road directly and would need to travel via local roads in College Park.

The proposed tenancy is “Suite 3” which is on the upper level of the two-storey State Heritage Place, as shown on the floor plan provided in **Attachment 1**. The applicant has also provided a plan of the car park at the rear of the site, showing the assignment of the car parks among the various tenancies occupying the site.

Location reference: 1 PAYNEHAM RD COLLEGE PARK SA 5069

Title ref.: CT
5198/395

Plan Parcel: F32338
AL100

Council: THE CITY OF NORWOOD PAYNEHAM
AND ST PETERS

Shape: Irregular, though mostly rectilinear

Frontage width: Approx. 36.8m to Payneham Road, and approx. 38.2m to Baliol Street.

Area: Approx. 1112m² in site area, with the tenancy having a gross leasable floor area of 93m²

Topography: Mostly flat

Existing Structures: Two-storey commercial building (State Heritage Place). The building is described as the “Bon Marche building”, constructed between 1884-1913. It includes a verandah and balcony over the footpath along Payneham Road. The Heritage Survey Item Identification Sheet is provided in **Attachment 7**. Ancillary structures include a tall shed (described as a “store” on plans provided by the applicant) located along the northeastern boundary of the site.

Existing Vegetation: Some landscaping is provided in the car park, including two small trees (one of which is multi-stemmed).

Locality:

The locality for the development is considered to extend some 70m along Baliol Street and North Terrace, and some 50m along Payneham Road, as well as the other properties which address the intersection on which the site is situated. This is illustrated in **Attachment 2**.

The intersection, often referred to as the “Maid and Magpie Corner” in reference to the hotel, carries substantial traffic volumes, with Location SA traffic volume data showing that each State Maintained Road carries more than 20,000 vehicle movements per day, and Payneham Road has more than 30,000. The intersection is wide and given the high traffic volumes, has little pedestrian amenity. Nonetheless, the visual interactions between the subject State Heritage Place and the Maid and Magpie Hotel (also a State Heritage Place), do provides some visual amenity through this historic character and the manner in which they address the intersection. Further amenity is provided by mature trees on the Banner Hardware site on the southeast corner of the intersection, and by mature trees in the protuberance which prevents exits from Baliol St into the intersection.

Along Baliol Street, the character transitions from a more commercial character along Payneham Road, to a residential one. Baliol Street is typically characterised by large residential allotments with grand, historic homes, but the section that forms the locality for this development is primarily made up of more dense infill development. This comes mainly in the form of four newer townhouses facing Hartford Lane, and two more facing Baliol Street, constructed around 2001.

The Seventh-Day Adventist Church on the northern side of Hartford Lane is also a significant, historic building (a Local Heritage Place), adding further historic character to the locality.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 Other - Commercial/Industrial - Music studio: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
 Code Assessed - Performance Assessed

- **REASON**
 P&D Code; No other pathway due to being in the State Heritage Place Overlay

PUBLIC NOTIFICATION

- **REASON**
 Change of use to a land use not specifically contemplated under Business Neighbourhood Zone Table 5

- **LIST OF REPRESENTATIONS**

Given Name	Family Name	Address	Position	Wishes to be heard?
Marina	Pepicelli	3 Baliol Street, College Park	Opposed	Yes
Linda	Madigan	4 Marlborough Street, College Park	Opposed	Yes
Jonathan Carolyn and Nicholas and Sarah Harry and Rhead		16 Trinity Street, College Park*	Support, with concerns	No
Sarah	Kostarelis	Shop 4/1 Payneham Road, College Park	Oppose	No

*This representor indicated that they write as the registered owner of 4 Hartford Lane, College Park, though they listed their address on the representation form as 16 Trinity Street, College Park.

- **SUMMARY**

Representors were primarily concerned by the noise impacts of the proposed use, with additional concerns about car parking. Concerns about noise were raised by nearby residents and one adjoining business, with some references made to the existing noise issues associated with the Maid and Magpie Hotel.

Some representors raised specific questions with reference to a lack of detail in public notification documents, including the nature of the instruments used, and the number of patrons. This has been clarified in the applicant’s response to representations.

AGENCY REFERRALS

No referral to Heritage SA was required as the application did not include any building work. The installation of the panels is a minor work and does not fall within any reasons for referral outlined in the Procedural Matters table of the State Heritage Place Overlay.

No referral to the Commissioner of Highways was required as the vehicle access point for the associated car park is more than 25m from a State Maintained Road, and therefore the proposal did not alter the nature or frequency of access through a specified access point.

INTERNAL REFERRALS

None required.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Land Use

The proposed development is not a use specifically defined under the Planning & Design Code, noting that “educational facility” is fairly narrowly defined to: “Means a primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated child care facility or institution for the care and maintenance of children”. As the proposed development is not necessarily for the “care and maintenance of children” and is not a school per se, it is not an educational facility and is its own land use category.

Business Neighbourhood Zone (BNZ) PO 1.1:

Housing and accommodation types appropriate to the locality complemented by shops, offices, consulting rooms and other non-residential uses that do not materially impact residential amenity.

BNZ PO 1.2:

Business and commercial land uses complement and enhance the prevailing or emerging neighbourhood character.

BNZ PO 1.3:

Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.

The questions arising from these Performance Outcomes may therefore be summarised as:

- 1) *Does the proposed development “materially impact residential amenity”?*
- 2) *Does the proposed development “complement and enhance the prevailing or emerging neighbourhood character”?*
- 3) *Does the proposed development represent the “efficient reuse of commercial premises”?*
- 4) *Does the proposed development support “continued local access to a range of services”?*
- 5) *Is there proposed development “compatible with the locality”?*

Question 1) of these will be discussed under the “environmental factors” section.

Questions 2) and 5) can be explored through similar trains of thought, in an examination of the locality / neighbourhood. Payneham Road and the “Maid and Magpie Corner” are predominately commercial in their character, and the proposed tenancy fronts Payneham Road consistent with this.

The site has a history of commercial uses, and the fundamentals of a commercial use for this site are reasonably well established. A music studio will have some impacts such as noise which would be distinct from, say, a consulting room, but its impact on character is limited, and it is compatible with the established commercial character of this part of the locality.

By requiring no building work, the proposed use is consistent with the notion of “efficient reuse”. It is noted that the wall panels that the applicant has proposed to minimise noise impacts are of a kind which is mounted to the wall, rather than requiring any permanent alteration of said walls (these will be further discussed under the “Heritage” section). This is also consistent with the notion of adaptive reuse, which the Code supports as per State Heritage Place Overlay PO 2.2.

It is also consistent with providing local access to services, by providing local residents with access to music lessons.

Overall then, it is considered that the proposed use is consistent with the relevant land use policies in the Business Neighbourhood Zone.

Heritage

The proposed wall panels are easily mounted to the wall using a drill, as shown in the screenshots from the product website provided in Attachment 1. This would not impact the historic fabric of the building.

The proposed use is consistent with the use of the site for a variety of commercial purposes, and the proposed development would not diminish the site’s heritage value.

Traffic Impact, Access and Parking

The building has an established car park at the rear of the site, with each tenancy having one assigned parking space.

As the site is in the Business Neighbourhood Zone, and is in a high-frequency public transit area (as North Terrace, Magill Road and Payneham Road are all “Go-Zones”), the site is in a designated area for the purposes of car parking. This means that the applicable rate is outlined in Table 2 of the Transport, Access and Parking module.

However, as the same rate applies to all non-residential forms of development, the same rate applies to both the previous use of the land, and the new use. Carrying over the existing shortfall, consistent with established principles of interpreting designated area policies, the proposed development does provide the envisaged number of parking spaces to satisfy the Planning and Design Code.

Representors noted that parking in Baliol Street can be difficult. The street has two-hour timed parking 7am-7pm Monday-Friday, while Payneham Road immediately in front of the site is unavailable for parking, since it is the middle of a highly trafficked intersection.

While the concerns of representors are acknowledged, and the proposed use does have the potential to exacerbate existing issues, the Code anticipates these problems, and places greater merit on allowing the efficient reuse of commercial premises.

Environmental Factors

Noise Emissions

The primary concerns of representors related to noise impacts from the development. The applicant has provided further detail in the response to representations which clarify the extent of noise which would be generated, and the measures taken to reduce the impact of this noise. The proposed business would be primarily teaching piano, with some violin. Both of these are typically quieter instruments, which will have a lesser impact than percussion or brass instruments.

Interface Between Land Uses PO 4.6

Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.

It should be noted that the nearest sensitive receiver is on the opposite side of the car park, some 24m from the tenancy.

The representors are mostly separated by a substantial distance from the proposed business:

Address	Distance
3 Baliol Street, College Park	64m
4 Marlborough Street, College Park	114m
4 Hartford Lane, College Park	30m
Shop 4/1 Payneham Road, College Park	0m

While representors raised concerns about existing noise issues from the Maid and Magpie Hotel, the noise from this business would be much lower by virtue of the nature of the instruments played and the lack of amplification. On balance, it is unlikely that any unreasonable level of noise would reach sensitive receivers.

Noise impacts for the downstairs business (and indeed other businesses in the complex) are more likely. The PO above refers to “sensitive receivers” who are defined in the Code as:

- *any use for residential purposes or land zoned primarily for residential purposes;*
- *child care facility;*
- *educational facility;*
- *hospital;*
- *supported accommodation;*
- *tourist accommodation.*

Therefore, the Code anticipates a lower level of acoustic amenity for businesses, and there is no policy that does not reference sensitive receivers.

Nonetheless, the applicant has outlined steps to minimise the disruption to the neighbouring businesses.

In order to ensure the expected level of acoustic amenity, conditions are proposed to:

- 1) Ensure that the proposed acoustic treatments are implemented;
- 2) Ensure that no amplified music is played;
 - a. The condition is worded to allow low volume amplified music where it is not audible outside of the tenancy, since some recordings may be necessary for tuition or other purposes.
- 3) Limit the types of instruments played;
 - a. The condition would prohibit brass or percussion instruments as these have the highest potential to cause a nuisance. It would therefore allow woodwind and string instruments.
 - b. As saxophone is a woodwind instrument, but does also have potential to create a nuisance in the manner of a brass instrument, it is specifically included.

Hours of Operation

Interface Between Land Uses module DPF 2.1 envisages that most businesses will operate between 7am-9pm Monday to Friday, and 8am-5pm on Saturdays. It envisages that shops would operate 8am-5pm on Sunday as well, but this is not the case for consulting rooms or offices (the only uses where this DPF provides any guidance).

Interface Between Land Uses PO 2.1 states:

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.*

As has been established above, the extent of the noise impacts are relatively limited, given the nature of the instruments which are to be played. As such, the nature of the development is such that it would not generally impact the amenity of sensitive receivers. It is noted that the hours for the development are consistent with what the relevant DPF would expect for a shop, and this is not considered unreasonable.

Waste Management

The proposed use would not generate substantial amounts of additional waste, and the existing bins are considered to be sufficient to meet the needs of the development.

Signage

The applicant has not proposed any new signage as part of this application. While existing signs could have their messaging changed to reflect the applicant's business branding, no new signage is permitted without Development Approval, as the site is a State Heritage Place.

Consideration of Seriously at Variance

Having considered the proposal against the relevant provisions of the Planning and Design Code version 2024.3 - 15 February 2024, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code for the following reasons:

- The land use is a non-residential use which will “not materially affect residential amenity” as per BNZ PO 1.1;
- The proposed land use is complementary to the commercial character of this part of the locality in accordance with BNZ PO 1.2;
- The small-scale nature of the use is consistent with the scale of uses in the locality; and
- The proposal is consistent with the adaptive reuse of a State Heritage Place as envisaged in SHPO PO 2.2.

CONCLUSION

In conclusion, the proposed development aligns with the intended use of the Business Neighbourhood Zone by complementing the local character, promoting efficient reuse of commercial space, and providing continued access to services. Despite concerns about parking and noise, the site is in a designated area for car parking, and measures have been outlined to mitigate potential noise issues, such as implementing acoustic treatments and regulating instrument types and hours of operation. Overall, the proposed development appears consistent with relevant land use policies and aims to integrate effectively into the surrounding area.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the *Planning and Design Code*, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 24001900, by Lin Peng is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

Suitable acoustic treatments, as outlined in the business description and response to representations herein approved, shall be implemented and maintained to the reasonable satisfaction of the Assessment Manager.

Condition 3

No amplified music (other than at a volume where it cannot be heard outside the walls of "Suite 3") is to be played as part of the use herein approved.

Condition 4

No percussion or brass instruments, nor saxophones, are to be played as part of the use herein approved.

For the avoidance of doubt, a piano is, for the purposes of this condition, considered to be a string instrument, and is permitted.

Condition 5

The hours of operation of the premises shall be restricted to following times:

- Monday-Friday: 3:30pm-8:00pm
- Saturdays: 8:30am-6:00pm
- Sundays: 10:00am-5:30pm

ADVISORY NOTES

Planning Consent

Advisory Note 1

No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2

Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;
2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;
3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

Advisory Note 3

Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 4

The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 5

The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 6

The Applicant is advised that construction noise is not allowed:

1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 7

The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 8

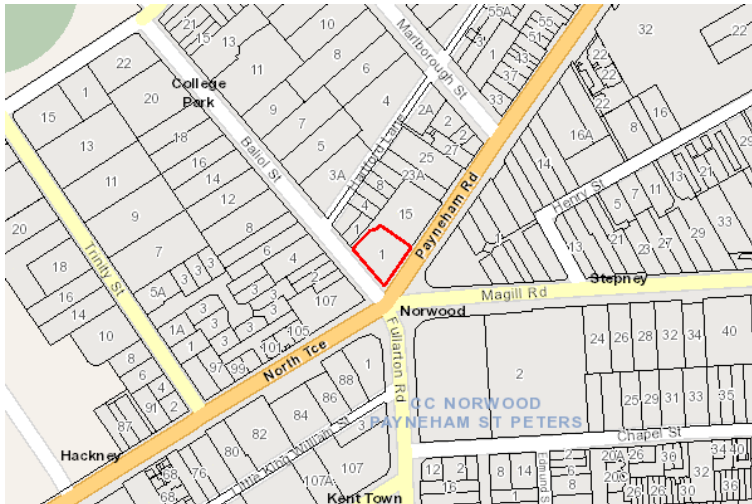
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 9

The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Address: 1 PAYNEHAM RD COLLEGE PARK SA 5069

To view a detailed interactive property map in SAPPa click on the map below



Property Zoning Details

Zone

Business Neighbourhood

Overlay

Airport Building Heights (Regulated) (*All structures over 110 metres*)
 Advertising Near Signalised Intersections
 Future Road Widening
 Historic Area (NPSP23)
 Heritage Adjacency
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 State Heritage Place (5602)
 Traffic Generating Development
 Urban Transport Routes

Local Variation (TNV)

Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Development Pathways

■ Business Neighbourhood

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building alterations
- Building work on railway land
- Partial demolition of a building or structure
- Solar photovoltaic panels (roof mounted)
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Carport
- Consulting room
- Deck
- Office
- Outbuilding
- Shop
- Temporary accommodation in an area affected by bushfire
- Verandah

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies.

Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Ancillary accommodation
- Carport
- Consulting room
- Deck
- Demolition
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
 - or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- Fence
- Group dwelling
- Land division
- Office
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Service trade premises
- Shop
- Store
- Tree-damaging activity
- Verandah
- Warehouse

4. Impact Assessed - Restricted

Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Part 2 - Zones and Sub Zones

Business Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	A variety of housing and accommodation types and compatible employment-generating land uses in an environment characterised by primarily low-rise buildings
DO 2	Buildings of a scale and design that complements surrounding built form, streetscapes and local character and provide for landscaping and open space.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Housing and accommodation types appropriate to the locality complemented by shops, offices, consulting rooms and other non-residential uses that do not materially impact residential amenity.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Community facility (b) Consulting room (c) Dwelling (d) Office (e) Residential flat building (f) Shop
PO 1.2 Business and commercial land uses complement and enhance the prevailing or emerging neighbourhood character.	DTS/DPF 1.2 Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m ² in gross leasable floor area.
PO 1.3 Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.	DTS/DPF 1.3 A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved: <ul style="list-style-type: none"> (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop: <ul style="list-style-type: none"> (i) the total gross leasable floor area of the shop will not exceed 250m² (ii) if primarily involving the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop) (iii) if primarily involving heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any residential allotment within a neighbourhood-type zone or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (c) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where: <ul style="list-style-type: none"> (i) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) or (ii) the building is a local heritage place.

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.7 Development of a State Heritage Place retains elements contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 Alterations and additions complement the State Heritage Place and are sited to be unobtrusive, not conceal or obstruct heritage features and detailing, or dominate the State Heritage Place or its setting.	DTS/DPF 2.1 None are applicable.
PO 2.2 Adaptive reuse and revitalisation of State Heritage Places to support their retention in a manner that respects and references the original use of the State Heritage Place.	DTS/DPF 2.2 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.	DTS/DPF 3.1 None are applicable.

Conservation Works	
PO 7.1 Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where:</p> <p>(a) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or</p> <p>(b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral</p> <p>any of the following classes of development:</p>	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations

<ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. 			2017 applies.
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Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature											
General Land Use Compatibility												
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>											
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>											
Hours of Operation												
<p>PO 2.1</p> <p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Class of Development</th> <th style="width: 50%;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Consulting room</td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday</td> </tr> <tr> <td rowspan="2">Office</td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday</td> </tr> <tr> <td rowspan="2">Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone </td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday	8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday	8am to 5pm, Saturday	Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	7am to 9pm, Monday to Friday	8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation											
Consulting room	7am to 9pm, Monday to Friday											
	8am to 5pm, Saturday											
Office	7am to 9pm, Monday to Friday											
	8am to 5pm, Saturday											
Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	7am to 9pm, Monday to Friday											
	8am to 5pm, Saturday and Sunday											

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Activities Generating Noise or Vibration

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PO 4.6

Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or

DTS/DPF 4.6

Development incorporating music includes noise attenuation measures that will achieve the following noise levels:

lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	Assessment location	Music noise level
	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: <ul style="list-style-type: none"> (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	DTS/DPF 1.2 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.

Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

Access for People with Disabilities

PO 4.1

Development is sited and designed to provide safe, dignified and convenient access for people with a disability.

DTS/DPF 4.1

None are applicable.

Vehicle Parking Rates

PO 5.1

DTS/DPF 5.1

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-street car 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.

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

- (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area
- (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply
- (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

Bicycle Parking in Designated Areas	
<p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>DTS/DPF 9.1</p> <p>Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.</p>
<p>PO 9.2</p> <p>Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

Class of Development	Car Parking Rate		Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
Non-residential development			

<p>Non-residential development excluding tourist accommodation</p>	<p>3 spaces per 100m² of gross leasable floor area.</p>	<p>6 spaces per 100m² of gross leasable floor area.</p>	<p>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham</p> <p>Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area</p> <p>Suburban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Suburban Business Zone when the site is also in a high frequency public transit area</p> <p>Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area</p> <p>Suburban Main Street Zone when the site is also in a high frequency public transit area</p> <p>Urban Activity Centre Zone</p>
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Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.

	For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.	
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.	
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.	
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.	
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.	
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.	
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.	
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.	
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.	
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.	
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.	
Schedule to Table 3	Designated Area	Relevant part of the State
		The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
	All zones	City of Adelaide
	Business Neighbourhood Zone	Metropolitan Adelaide
	Strategic Innovation Zone	
	Suburban Activity Centre Zone	
	Suburban Business Zone	
	Suburban Main Street Zone	
	Urban Activity Centre Zone	
	Urban Corridor (Boulevard) Zone	
	Urban Corridor (Business) Zone	
	Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone		
Urban Neighbourhood Zone		

Dear business neighbours,

I am writing to introduce myself and provide an overview of the exciting developments taking place in my music business. As your neighbour, I believe it is important to keep you informed and address any concerns you may have regarding the impact of these developments on our community.

I am the Director of the Melody Space Music. Over the past five years, we have been dedicated to promoting and contribution to the vibrant cultural landscape of our community through our passion of music education in Melbourne.

I am thrilled to share with you some of the upcoming development in our business. We are embarking on a new phase of expansion our music education business development in Adelaide. Our aim is to create an inclusive space for music learners while enhancing the overall artistic atmosphere of our neighbourhood.

I understand that any change or development in the vicinity may raise questions or concerns. Therefore, I want to assure you that our commitment to being responsible and considerate neighbours remains unwavering. Here are a few key points to address any potential concerns:

1. **Our Business Open Hours:**

Mondays- Fridays: 3:30pm-8:00pm

Saturdays: 8:30am-6:00pm

Sundays: 10:00am-5:30pm

2. **Noise Control:** We are implementing best soundproofing measure (soundproof rugs and carpets, panels) to ensure that any sound generated within our premises is contained. Our goal is to minimise any potential impact on the surrounding area.
3. **Open Communication:** I am always available to address any concerns or questions you may have. We value open communication and are committed to being good neighbours.

I genuinely believe that the development of our music business will add a unique and positive dimension to our community. I am eager to work together to ensure that the impact is positive for everyone involved.

Thank you for taking the time to read this letter. If you have any questions or thoughts, please feel free to express them. I appreciate your attention to this matter.

Best regards

Lin Peng
Director of Melody Space

Commercial SA
 1 Payneham Road
COLLEGE PARK

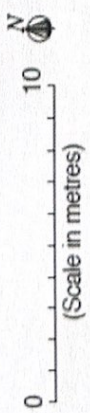
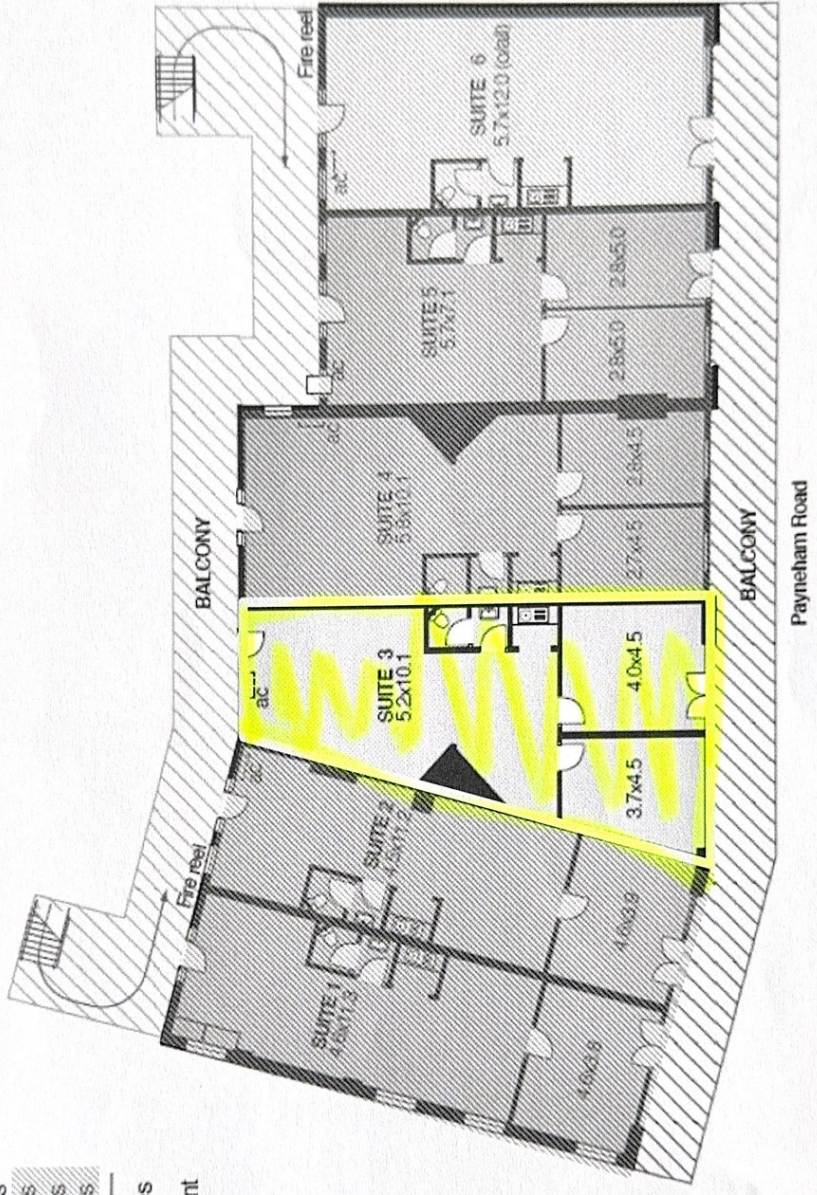
1 Payneham Road, College Park
 First Floor

ESTIMATED GROSS LETTABLE AREA RETAIL

■ Suite 1	73 sq. metres
■ Suite 2	74 sq. metres
■ Suite 3	93 sq. metres
■ Suite 4	90 sq. metres
■ Suite 5	73 sq. metres
■ Suite 6	71 sq. metres

Total Gross L.A.R. 474 sq. metres

Complies with the PCA Method of Measurement





In Stock | Free shipping | Bestselling

5.0 217 reviews

Natural Oak Acoustic Slat Wood Wall Panels

Brand: WVH®

~~\$139.99~~ **\$129.99** (\$171.04/m²)

Select Finish: Natural Oak

- Natural Oak
- Natural Walnut
- Natural Oak (Grey Felt)
- Smoked Oak

Select Size:

- Regular
240cm x 64cm
- Small
120cm x 64cm

Quantity: Per Box

[How many will I need?](#)

1

Add to cart — \$129.99

The WVH® acoustic slat wood wall panel range is a beautifully designed wood strip decorative wall and ceiling panel boasting high-quality acoustic properties.

Characterised by their ease of application, these panels can transform walls and ceilings, bringing contemporary elegance to any space. Produced in natural oak wood veneer and completed with an oil finish, the range exemplifies luxury quality. The installation is fast and straightforward, allowing for the quick transformation of any space.

How to install

Check our install video or follow the steps below to assemble your panels with ease, it will take you less than you think.

The WVH® panel range has been designed to be installed with ease.

We recommend either screwing the panels straight into the wall, using the correct fixings, through the acoustic felt or if you are looking to increase the sound properties further, screwing them into batons. If installing on ceilings, the panels can be screwed straight into ceiling joists.



Step 1.
Measure the wall



Step 2.
Mark the cutting lines on the panel with a pencil and tape.



Step 3.
Use a fine tooth saw to cut the panel along the marked line.



How to install

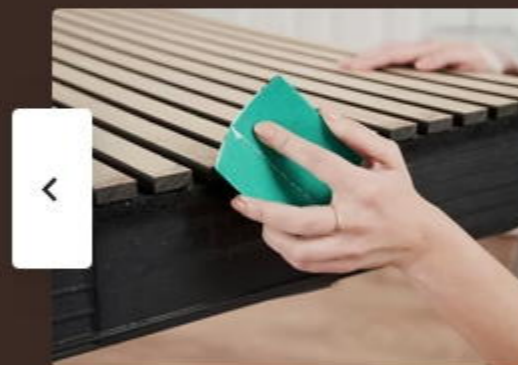
Watch on  YouTube

Attachment 1

Check our install video or follow the steps below to assemble your panels with ease, it will take you less than you think.

The WVH® panel range has been designed to be installed with ease.

We recommend either screwing the panels straight into the wall, using the correct fixings, through the acoustic felt or if you are looking to increase the sound properties further, screwing them into batons. If installing on ceilings, the panels can be screwed straight into ceiling joists.



Step 4.

Sand the cut edges of the panel until smooth.



Step 5.

Attach the panel to the wall. Hold the panel in place on the wall.



Step 6.

Drill holes through the black felt into the wall.



Step 7.

Repeat the process for a full wall of panels.



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Contact Details

175 The Parade, Norwood
South Australia 5067
P: 08 8366 4555 F: 08 8332 6338
E: townhall@npsp.sa.gov.au

Disclaimer

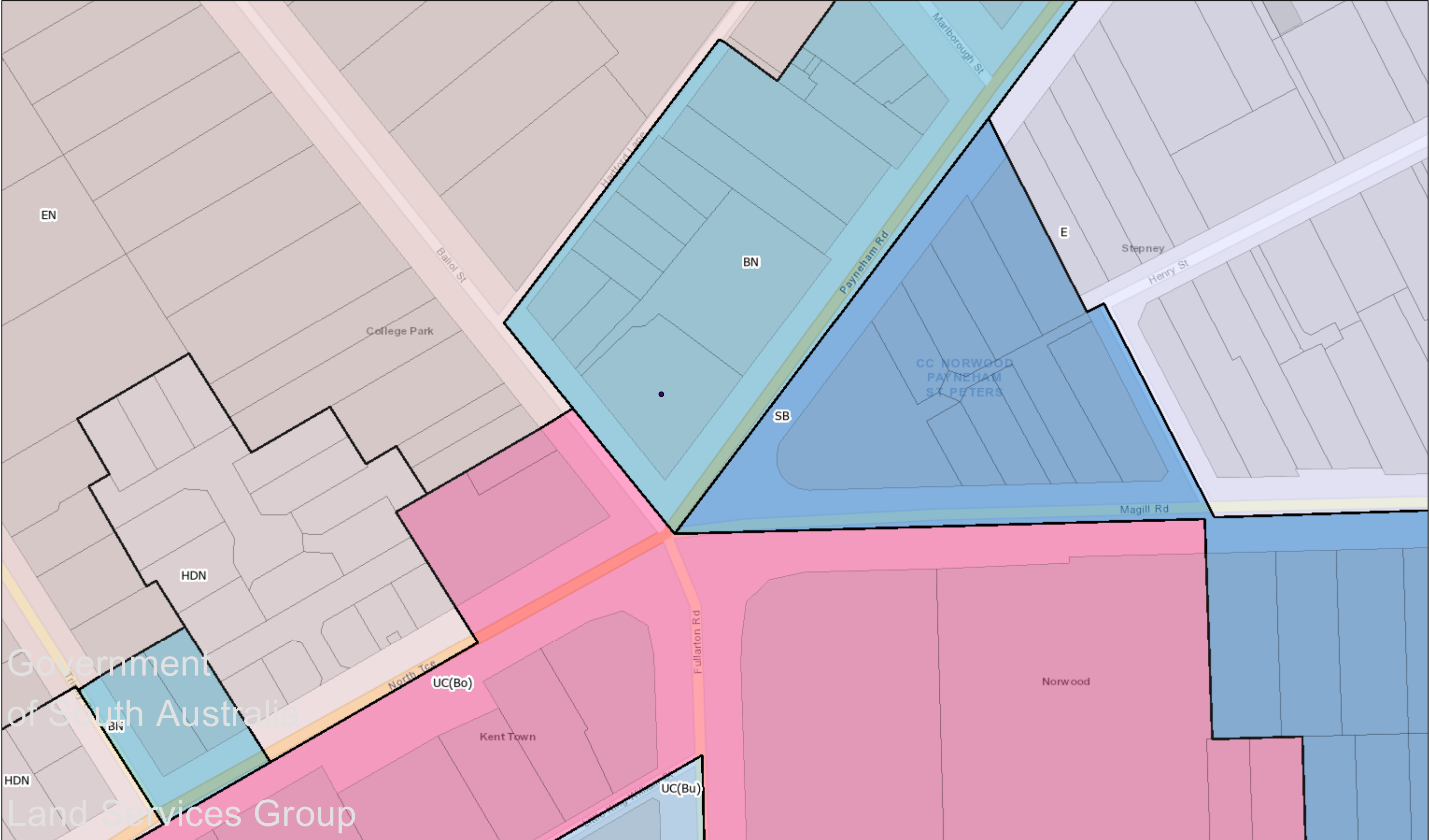
This map is a representation of the information current held by The City of Norwood, Payneham & St Peters. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Data Acknowledgement: Property, Road & Administrator Boundaries - Supplied by Department Environment & Heritage (DEH)

- Subject Land
- - - - - Locality

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Attachment 3- Zoning Map



Government
of South Australia
Land Services Group



Contact Details

175 The Parade, Norwood
South Australia 5067
P: 08 8366 4555 F: 08 8332 6338
E: townhall@npsp.sa.gov.au

Disclaimer

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Application Summary

Application ID	24001900
Proposal	Change of use from shop to music education studio
Location	1 PAYNEHAM RD COLLEGE PARK SA 5069

Representations

Representor 1 - Marina Pepicelli

Name	Marina Pepicelli
Address	3 Baliol Street COLLEGE PARK SA, 5069 Australia
Submission Date	03/03/2024 05:20 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I refuse to give my consent to a music education studio..strongly oppose the submission. For the following reason, the noise level of a education music studio will impact the residents, especially those living next door to the location of the music studio an example of current problems with noise level is the maid n magpie hotel across the road, we are currently attending conciliations meeting with the maid n magpie and the liquor and gambling commission Dini Soulio, the Norwood and Payneham council, hotel association and local residents and myself regarding the noise level omitting from the maid n magpie hotel. Also car parking is a major issue for residents, due to shops being located next door where the education studio will be located, the education studio will attract more customers making parking difficult. By allowing a music education studio in this vicinity will cause noise levels to increase at odd hours during day and after hour time when residents would like to relax, as well as increased parking issues and people traffic. I strongly oppose to the submission. Kind regards
Marina Pepicelli

Attached Documents

Representor 2 - Linda Madigan

Name	Linda Madigan
Address	4 Marlborough street COLLEGE PARK SA, 5069 Australia
Submission Date	04/03/2024 11:01 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

My main concerns are with noise and car parking. This application is alarmingly deficient in detail. It doesn't address how many clients will be attending at one time. What type of instruments ? Are the instruments amplified or are there drums. Is there a band or orchestra. Parking is very tight and allowing another business to offload all the parking onto our street is unacceptable /

Attached Documents

Representor 3 - Jonathan Carolyn and Nicholas and Sarah Harry and Rhead

Name	Jonathan Carolyn and Nicholas and Sarah Harry and Rhead
Address	16 TRINITY STREET COLLEGE PARK SA, 5069 Australia
Submission Date	04/03/2024 04:08 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons See attached submission	

Attached Documents

RepresentationOnApplication-24001900-LinPeng-7658143.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Lin Peng <i>[applicant name]</i>
Development Number:	24001900 <i>[development application number]</i>
Nature of Development:	Commercial Industrial <i>[development description of performance assessed elements or aspects of outline consent application]</i>
Zone/Sub-zone/Overlay:	Residential and Commercial <i>[zone/sub-zone/overlay of subject land]</i>
Subject Land:	1 Payneham Road COLLEGE PARK SA 5069 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i>
Contact Officer:	Norwood Payneham and St Peters Planning Department otherwise unknown.
Phone Number:	08 83664530 <i>[authority phone]</i>
Close Date:	19 th March 2024 <i>[closing date for submissions]</i>

My name*: Jonathan, Carolyn and Nicholas Harry and Sarah Rhead	My phone number: [REDACTED]
My postal address*: C/O 16 Trinity Street College Park SA 5069	My email: None available

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development <input checked="" type="checkbox"/> ^{we} I support the development with some concerns (detail below) <input type="checkbox"/> I oppose the development
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The specific reasons we believe that consent should be granted are:

We support the application and the applicant (who is unknown to us). However, we ask that significant noise be kept to usual business hours, except for one night a week as proposed until 8.00pm.

The first named registered proprietors also point out that parking in Baliol Street on certain occasions is prohibitive.

The area adjoining Phil March's Bell's Heritaged Plumbing Shop, entered by a private right of way at the rear of our premises 4 Hartford Lane, is unavailable for general public parking.

Jonathan Harry on behalf of 4 Hartford Lane registered owners.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - Click here to enter text. *[list any accepted or deemed-to-satisfy elements of the development]*.

I: wish to be heard in support of my submission*
 do not wish to be heard in support of my submission

By: appearing personally
 being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature:



Date: 29.02.2024 Jonathan Harry

Return Address: 16 Trinity Street, College Park SA 5069 *[relevant authority postal address]* or

Email: None available. *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representor 4 - Sarah Kostarelis

Name	Sarah Kostarelis
Address	Shop 4/1 payneham road COLLEGE PARK SA, 5069 Australia
Submission Date	06/03/2024 02:43 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<p>Reasons</p> <p>As a business owner located below and alongside this proposed music studio, we are concerned the noise would prevent us from being able to conduct business meetings with our clients effectively and concentrate while working within the office space.</p>	

Attached Documents

Dear Community members and CAP:

I am writing in response to the concerns you raised regarding our business proposal for operating music education studio within the community. Your input is valuable to us, and we appreciate the opportunity to address these concerns in detail.

Noise Generation:

We understand the importance of minimizing noise disturbance to the surrounding community. First of all, let me introduce our education business model, we are focus on one-on-one teaching, primarily offering piano lessons and occasionally violin, with myself as a classical pianist. Additionally, this property only has three rooms, so there are would not more than three people playing at one time.

Noise Minimisation Measure:

We will implement several measures to minimize noise. These include putting soundproofing foam on the walls, placing thick blankets behind the back of the piano as well as underneath it, and using noise-reducing curtains. Additionally, we will keep the doors and windows closed when people play the instruments.

Parking:

There are no large group gatherings; all classes are within one hour. We have one resident parking place, with a maximum capacity of four parking spaces at one time. All clients will be provided with parking notes, including information about prohibited parking places and times.

Thank you for your attention to these matters. We believe that by implementing these measures and addressing your concerns, we can foster positive relationships within the community. Should you have any further questions or concerns, please do not hesitate to contact us. We value your feedback and look forward to the opportunity to collaborate constructively with the community.

Sincerely

Lin

South Australian
Heritage Act 1978-80:

HERITAGE SURVEY
ITEM IDENTIFICATION SHEET

ST. PETERS
HERITAGE SURVEY:

ITEM NO.: 120

Zone: LC

Type of Item: 0911

ITEM NAME: Bon Marche Building
Former or Other Names:

LOCATION:

Suburb: College Park

No.: 1-13

Street: Payneham Road

Allotment No.: 1

Section No.: 257

A.M.G. Ref. Z: N:

Assessment No.: 301,00

E:

DESCRIPTION:

Date: 1883-1898

Historical Period: 1884-1913

Historical Theme: 4.6

Architect:

Builder:

CURRENT STATUS:

State Heritage List: Registered

National Estate:

National Trust:

CONDITION: Good

STATEMENT OF HERITAGE SIGNIFICANCE:

Architectural:

Two storey commercial building with painted random rubble stonework and rendered quoins to corners and surrounds to windows and doors. Glazed, symmetrical shop front on ground floor. Hipped roof clad with corrugated galvanised iron behind Classical parapet. Double hung sash windows to first floor and French doors to balcony with modern balustrade. Three pediments to parapet wall. Built in stages.

Historical:

The Bon Marche building was probably erected in three stages from c.1883 to through the 1890's. The first stage being shops Nos. 1 -3 on the corner of Payneham Road and Baliol Street. Many businesses occupied these premises, including a bootmaker, a saddler, a draper, a coachbuilder, a drapery and a hairdresser. The writer/pastoralist Simpson Newland was financially involved in the building during the 1890's. The Bon Marche building once housed the Shakespeare Theatre, run by Mrs. Powis-Stuart.

Heritage Significance Recommendation: State

REFERENCES:

Written: Files of the Heritage Conservation Branch - File No. 6628-11188
E. Warburton, "Background to College Park", p. 8

Verbal:

PHOTOGRAPHS:

Film/Neg.:

Black & White: 38/24

Colour Slide: 38/22

Archival No.:

DANVERS ARCHITECTS:

Date: 1985



6. **DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT**
7. **REVIEW OF ASSESSMENT MANAGER DECISIONS**
8. **ERD COURT APPEALS**
9. **OTHER BUSINESS**
(Of an urgent nature only)
10. **CONFIDENTIAL REPORTS**
11. **CLOSURE**