

Kelley Jones

Knowledge & Innovation

52 Pomona Road - Workshop

Adelaide Hills Council

31 October 2023

Presented by Victoria Shute

Key facts

- Change of use from dwelling to childcare centre
- Associated building work
- Local heritage place to be retained (with support from a heritage architect - Dash)
- Traffic and Parking Report from Cirqa (traffic engineer)
- Stormwater management plan (concept)
- Acoustic report (Sonus acoustic engineers)

Planning and Design Code

- Rural Neighbourhood Zone
- Adelaide Hills Subzone
- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Flooding – Evidence Required) Overlay
- Mount Lofty Ranges Water Supply (Catchment Area 2) Overlay
- Native Vegetation Overlay
- Prescribed Water Resources Area Overlay
- Regulated and Significant Trees Overlay

Overlays

- Bushfire
 - On sealed road
 - Access to water mains
 - Design requirements – MBS 008

Overlays

- Mains sewer
- No native vegetation/regulated tree removal
- SWMP concept included
 - Role of conditions/reserve matters

Adelaide Hills Subzone

- Focus on residential and tourist accommodation
- Does not prohibit other land uses

Rural Neighbourhood Zone

- DPF 1.1 – includes childcare centre
- PO 1.3 – Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood
- PO 1.4 – Non-residential development located and designed to improve community access to services, primarily in the form of...child care facilities

Rural Neighbourhood Zone

- Building height – DPF 2.1 met
- Setback DPF 5.1 and 6.1 met

General provisions / heritage

- Subject of expert reports

Discussion

- Role of the Council
- Differences with OTR Heathfield
- Consistency
- Public interest
- Role of the relevant authority
- Code Amendment considerations

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