CAP MEETING – 11 June 2025
ITEM 8.1

DEVELOPMENT NO.:	24015639
APPLICANT:	The Hills Christian Community School Inc.
ADDRESS:	LOT 4 SANDOW RD VERDUN SA 5245
NATURE OF DEVELOPMENT:	Change in use to include place of worship on a temporary basis
ZONING INFORMATION:	**Zones:** • Rural Settlement **Overlays:** • Hazards (Bushfire - Medium Risk) • Limited Land Division • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Traffic Generating Development • Water Resources
LODGEMENT DATE:	27 Jun 2024
RELEVANT AUTHORITY:	Council Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.11 20/06/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Tim Mason Statutory Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Environmental Health Unit Civil Services

CONTENTS:

CAP MEETING – 11 June 2025
ITEM 8.1

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the commencement of an additional temporary land use to the Educational Facility for a Place of Worship. This is to be undertaken in the existing Gymnasium which forms part of the Hills Christian Community School. The key features of this proposal are:

- Commencement of the additional land use of Place of Worship to be undertaken on a temporary basis;
- The proposed operating hours for this land use are Sundays 7:30am to 11:30am;
- The application seeks a maximum capacity of 250 people to attend the proposed land use;
- The application seeks no additional signage;
- No alterations are sought to the existing structure nor are any alterations sought to facilitate access to the site.
- The land use will cease December 2026.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
20/09/2004	2004/921	Demolition
03/06/2005	2005/403	Community Facility - shed
20/09/2010	2009/479	Addition to existing community facility (Primary School) comprising a single storey building containing 4 classrooms and multi purpose hall
15/09/2009	2009/851	Variation to development authorisation 473/171/09 to stage development Stage 1 - site works Stage 2 remainder of works
04/11/2014	2010/1134	Fencing (minimum height 2.1m) on eastern portion (25m)
30/01/2012	2011/932	Variation to DA 473/851/09 - additional retaining wall on south-eastern boundary (maximum height 1.6 m) adjacent the multi-purpose hall at Lot 4 part section 1922
29/10/2013	2012/403	Alterations & additions to existing community facility - single storey office addition
29/10/2013	13/846	Variation to development authorisation 473/403/2012 including amendments to window
15 December 2014	14/123	Change of use to Community facility - classroom and outdoor area in association with existing school

17/07/2019	19/245	Staged expansion to existing community facility, namely change of use of existing residential property & primary school to educational establishment (pre-school, primary & secondary school)

SUBJECT LAND & LOCALITY:

Location reference: LOT 4 SANDOW RD VERDUN SA 5245

Title ref.: CT 5593/376 **Plan Parcel:** F157239 AL4 **Council:** ADELAIDE HILLS COUNCIL

Site Description:

The subject land comprises a single allotment located at Lot 4 Sandow Road, Verdun. Sandow Road is a two-way road which connects to Onkaparinga Valley Road. However, this road forms a single lane ring-route which encompasses the Hills Christian Community School, approximaetly 20m after the intersection with Onkaparinga Valley Road. Sandow Road is partially located on public land, with much land remaining unmade road reserve. However, the road continues to Onkaparinga Valley Road via the ring road located at 10 Onkaparinga Valley Road, Verdun, being the Hills Christian Community School.

The subject land is substantially rectangular in shape with a road frontage width of 70 metres, a depth of up to 40 metres and a total site area of 3,100m².

The subject land includes a two-storey gymnasium as well as four classrooms, each connected by a verandah. The gymnasium includes a basketball court, downstairs kitchen, storage room and toilets as well as three mixed-use spaces upstairs

There is a CWMS pipe located parallel to the north-western (side) boundary. This is located in an existing easement under the control of the Council.

The site is naturally sloping with a fall of around 4 metres from the road to the rear eastern corner of the site. This allotment includes an approximate average gradient of 1-in-10.70.

The subject land is accessed from the school by an existing pedestrian crossing across Sandow Road, which leads to steps down to the existing gymnasium and abutting courtyard. Carparking on-site is achieved via a crossover located at the north-western (front) corner of the allotment. There are a total 14 vehicle parking spaces on site.

Locality

The surrounding locality is substantially mixed in nature, including the existing residential allotments in the Verdun settlement as well as the educational facility and predominately productive land in the greater surrounding locality.

The locality is substantially low-intensity in nature, including a number of single-storey dwellings along Onkaparinga Valley Road as well as rural-residential allotments consisting of productive land and accompanying dwellings.

The local area is characterised by mixed building styles and sizes on allotments ranging between 700m² and 54,000m² in area. Larger allotments surrounding the subject land are either substantially vegetated with trees and shrubbery or productive land

Onkaparinga Valley Road is noted for being a significant landmark in the locality, forming the main street for the Verdun Settlement as well as being a significant transport route for the Onkaparinga Valley. This road is noted for being the only road access to Sandow Road.

Overall, the locality is considered to have a pleasant living environment that is of high amenity.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Place of worship: Code Assessed - Performance Assessed
  Change of use: Code Assessed - Performance Assessed

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

- **REASON**
  The Rural Settlement Zone does not provide an 'Accepted' or 'Deemed to Satisfy' pathway for a Place of Worship, nor is the proposal listed as 'Restricted' under Table 4 of the Zone. Therefore, as per sections 105 (b) and 107 of the Planning Development & Infrastructure Act 2016, the development is categorised as Code Assessed – Performance Assessed.

PUBLIC NOTIFICATION

- **REASON**

  Table 5 for the Zone; a place of worship is not listed as exempt from notification.

  Public Notification period – 17 February 2025 to 7 March 2025

- **LIST OF REPRESENTATIONS**

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Daniel Edwards	26 Onkaparinga Valley Road, Verdun	Yes	Self
Mark Baryczka	PO Box 345, Aldgate	No	N/a

- **SUMMARY**

  The issues contained in the representations can be briefly summarised as follows:

  - The level of noise generated by the Place of Worship, this includes the location of noise generated inside the building and concern regarding the ability for the existing structure to attenuate noise
  - Seeking additional clarification regarding testing of noise levels generated by the Place of Worship from the boundaries of adjoining residential allotments
  - Noise attenuation being enforced should the application receive Development Approval
  - Concern has been raised regarding the operating hours of the land use
  - The on-going use of the land as a Place of Worship and whether an end date is to be enforced as the application is outlined as temporary

- Seeking confirmation that a maximum capacity will be conditioned into the application should it receive Development Approval

A copy of the representations are included as ***Attachment 4 – Representations*** and the applicant's response is provided in ***Attachment 5 – Response to Representations.***

AGENCY REFERRALS

No agency referrals were required.

INTERNAL REFERRALS

- **Environmental Health Unit**
  Distribution and assessment of the accompanying Wastewater Works application (25/W041/473). This application has since received approval from the Environmental Health Unit.

- **Council Engineering**
  The Technical Officer who reviewed the supporting Traffic Management Report requested more recent data supporting the report and evidence that the Verdun Hall had agreed to facilitate additional off-street parking in support of the land use. As a response to representations, the applicant reduced operating hours to Sunday morning only and outlined that the Hills Baptist Church provides monthly payments to the Verdun Hall Committee for use of the space for parking. The assessing officer agreed with the applicant that an updated report was no longer required given the use of the land is to be undertaken during low intensity traffic times and satisfies the quantitative parking provision for a Place of Worship as per Transport, Access and Parking General Development Policies.

PLANNING ASSESSMENT

Desired outcomes
Desired outcomes 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. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes
Performance outcomes 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.

Designated performance features
In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally 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.

A detailed assessment of the application has taken place against the relevant provisions of the Planning and Design Code (P & D Code) and this is provided below under a series of headings. A Policy Enquiry extract containing the relevant provisions of the P & D Code is contained in ***Attachment 6 – Relevant P & D Code Policies***.

CAP MEETING – 11 June 2025
ITEM 8.1

Zone:

Rural Settlement Zone:

Desired Outcomes	
DO 1	A small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visitors.
DO 2	Development contributes to and enhances the local context and development pattern comprising the settlement.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 1.4 DPFs: 1.1, 1.2, 1.4	

The Subject land is located in the Rural Settlement Zone, a Zone which supports a limited range of land-uses, including community facilities, which serve the local community and visitors as well as buildings which enhance the local context and development pattern comprising the settlement.

PO 1.1 and the corresponding DPF 1.1 establish land uses which are envisaged for this Zone. While a Place of Worship is not a listed as an envisaged land use as per DPF 1.1, this land use is considered to constitute a 'complementary non-residential' land use which is able to correspond to the existing low-intensity settlement as desired by the PO 1.1. Additionally, the proposal utilises higher-intensity structures and facilities which have been clustered towards the western portion of the settlement. This includes the existing school buildings which maintains the existing development pattern in the locality as envisaged by PO 1.4.

Furthermore, the proposal will benefit from the town's proximity to the South Eastern Freeway, minimising disruption to the rural roads will filter to Onkaparinga Valley Road and the freeway and reduce congestion on surrounding non-arterial roads.

The proposed operating hours of 7:30am and 11:30am on Sundays are considered to be limited to minimise disruption to existing services and functionality of the school and surrounding locality. It is further noted that the proposed operating hours were reduced as a response to representations, where concerns were raised surrounding noise disruptions on Friday nights. As a result, the application seeks to operate on Sunday mornings only.

As the proposal does not seek to alter the existing built form of structures on the subject land, built form policies are not considered applicable to this development application.

Overlays

Hazards (Bushfire- Medium Risk) Overlay:

Desired Outcomes	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1	

The provisions of the Hazards (Bushfire – Medium Risk) Overlay do not specifically address a Place of Worship given this is not considered to constitute a habitable structure.

However, with regard to Desired Outcome 2 the associated sealed, public road network facilitates emergency service access to the land and the car park area would provide on-site access to emergency service vehicles.

The building itself is fully enclosed and is built to the standard of an educational facility, which is considered to be comparable building standard.

The applicant has provided the Emergency Evacuation Plan which applies to the gymnasium where used in association with the school. This is considered to provide clear direction to people using this structure to evacuate the structure and congregate off-site in the event of an emergency.

Limited Land Division Overlay

Desired Outcomes	
DO 1	The long term use of land for primary production is maintained by minimising fragmentation through division of land.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
N/A	

This Overlay is not relevant to the proposal as it relates to the division of land which results in the fragmentation of land envisaged for primary production.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Desired Outcomes	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 2.1, 2.4, DPFs: 1.2, 2.1, 2.4,	

DO 1 of the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is seeking the protection of public water supply in the Watershed area.

The applicant has sought approval for the additional use of the on-site wastewater management system and overflow to the Community Waste Management System as a result of the Place of Worship. This has been endorsed by the Council Environmental Health Unit as per Wastewater Works Application 25/W041/473. As a result, this is considered to have a neutral effect on the quality of water draining from the subject land.

Further policies of the Overlay relate to stormwater management. Stormwater management is not considered to be affected by this proposal given the application does not seek to modify the built form of the existing building.

Native Vegetation Overlay

Desired Outcomes

DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

The proposal does not seek to clear any existing native vegetation. Additionally, as the proposal does not result in changes to the existing built form of structures on the subject land, no additional clearance rights over native vegetation will be established.

The applicant has also provided a Native Vegetation Declaration advising that the proposal will not include the removal of native vegetation. The proposal is therefore consistent with DO 1 and PO 1.1.

Prescribed Water Resources Overlay

Desired Outcomes	
DO1	Sustainable water use in prescribed water resources areas maintains the health and natural flow paths of surface water, watercourses and wells.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
N/A	

The proposal does not require additional water use for which a licence would be required under the Landscape South Australia Act 2019.

The proposal is considered to be consistent with the Prescribed Water Resources Overlay.

Traffic Generating Development Overlay

Desired Outcomes	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 1.3 DPFs: 1.1, 1.2, 1.3	

Traffic leaving the site is to be directed to the one-way private road encompassing the school, with traffic flow proceeding to Onkaparinga Valley Road. This intersection allows for road users to connect to the state-maintained road in either direction as to efficiently diffuse traffic once services are complete.

Access to the subject land is to be facilitated by the existing crossover from the Public Road.

The proposal is considered to be consistent with the Traffic Generating Development Overlay.

Water Resources Overlay

Desired Outcomes	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.3, 1.4, 1.5, 1.7, 1.8, 1.9 DPFs: 1.5	

There is an existing watercourse flowing approximately parallel to the rear boundary of the subject land. The proposal does not seek the construction of any new buildings within close proximity to this water resource. Additionally, there are no proposed changes to the management of stormwater overflow from buildings on the subject land.

General Development Policies

Design

Desired Outcomes	
DO1	Development is: a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area b) durable - fit for purpose, adaptable and long lasting c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.5, 2.1, 2.2, 2.3, 2.4, 2.5, 6.1 DPFs: 6.1	

The applicant has outlined that the operation of the Place of Worship will not generate substantial solid waste. It is considered that the existing educational facility will facilitate any incidental waste generated during the operation of the proposal.

While the existing structure is considered to be designed to facilitate the safe entry and exit of the building during operation, the applicant has supplied a supplementary Emergency Evacuation Plan and associated flip chart.

As previously discussed, the application has been accompanied by a relevant Wastewater Works Application for the additional use of the on-site wastewater management system. This has been endorsed by the Council Environmental Health Unit.

As the proposed change of use does not result in any alterations to the built form of the existing gymnasium, provisions relating to built form are not considered to be applicable to the proposed development.

CAP MEETING – 11 June 2025
ITEM 8.1

Interface between Land Uses

Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 2.1, 4.1, 4.6, 6.1, 6.2, DPFs: 2.1, 4.1, 4.6,	

The Interface between Land Uses General Development Polices supports development which minimise impacts on surrounding sensitive receivers.

Given the proximity of the proposed Place of Worship to surrounding sensitive receivers, the primary concern of the application was the level of noise that this change of land use would generate during operation. The quantitative provision of DPF 4.6 outlines that any Music Noise Level should be less than 8dB above the level of background noise (L90,15min) in any octave band of the sound spectrum.

In support of the application, the applicant engaged BESTEC to prepare a Music Noise Assessment for the proposed Place of Worship which included a survey of noise being produced at this site during a service. This found that the service exceeded the maximum allowable noise level (L10,15min) at the nearest boundary.

Resultantly, BESTEC has provided recommendations which will reduce noise at this site as to ensure that the proposal is consistent with the quantitative provisions of the Planning and Design Code. These recommendations have been conditioned as recommended by the assessing officer.

The hours of operation initially included 5:30pm to 7:30pm on Fridays as well as the hours of 7:30am and 11:30am on Sundays. However, it was decided that the Place of Worship would not operate on Fridays as a result of feedback received during Public Notification. Additionally, it is considered that the proposed operating hours will not result in nuisance to neighbours on the basis that noise be managed as per recommendations by BESTEC and traffic disruptions are unlikely given the low-intensity commuter nature of Sunday mornings.

Furthermore, no changes to overshadowing of surrounding allotments are expected given the application does not result in any changes to the built form of structures on-site.

Transport, Access and Parking

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 5.1, 6.1, PO 6.2, 6.3, 6.4, 6.7 DPFs: 5.1, 6.1	

When assessed against Table 1 - General Off-Street Car Parking Requirements, there is a requirement for 1 vehicle parking space for every 3 visitor seats. The application has sought a maximum capacity of 250 people for the Place of Worship and would resultantly require 83 parking spaces.

The applicant has supplied a Traffic and Parking Assessment prepared by FRANK SIOW & ASSOCIATES which was prepared in support of Development Application DA 19/245/473 which related to the expansion of the Hills Christian Community School. This report outlines that there are 84 Vehicle Parking spaces at the Verdun Hall, which the applicant has outlined is commissioned by the Hills Baptist Church for use during the operating hours of the Place of Worship.

Vehicle parking behind the Verdun Hall is located approximately 100m from the proposed Place of Worship, requiring a short walk between the two sites, this includes crossing Onkaparinga Valley Road. However, it is considered that the proposed operating hours, 7:30 – 11:30 Sunday are low intensity commuter times and not expected to result in significant difficulty for pedestrians access parking at the site and travelling to the Place of Worship.

It is additionally noted that the gymnasium is sited with 14 on-site vehicle parking spaces access by the existing crossover to Sandow Road as well as an additional 10 parking spaces along Sandow Road.

This figure is consistent with the vehicle parking requirement outlined in Table 1 - General Off-Street Car Parking Requirements.

Furthermore, the proposal does not seek to alter the existing vehicle access to Lot 4 Sandow road, nor does it modify the existing pedestrian access to the site.

CONSIDERATION OF SERIOUSLY AT VARIANCE

Having considered the proposal against the relevant provisions of the Planning and Design Code Version 2024.11 20/06/2024, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code for the following reasons:

- The proposed Place of Worship is considered to be a complementary non-residential land use which is compatible with the Rural Settlement Zone.
- The proposed intensity of development is considered to be reasonably when considering the intensity of the existing educational facility on the subject land.
- The proposed operating hours are considered reasonable and are not expected to detract from the flow of traffic on the adjoining state-maintained road or introduce undue congestion to the primary street.
- The proposal does not result in changes to the built form of structure on the subject land.
- It has been reasonably demonstrated that the proposal would not adversely impact upon the amenity of nearby sensitive uses.
- The development includes safe and convenient access and adequate car parking.

Therefore, the proposal is not considered to be seriously at variance with the intentions of the Planning and Design Code.

CONCLUSION

The proposal is for a temporary Place of Worship at Lot 4 Sandow Road, Verdun, to be used in conjunction with the existing educational facility. The subject land is located in the Rural Settlement Zone and surrounded by allotments used predominantly for residential land uses.

The key issues associated with the proposed use and raised by representors are the noise and music generated while the land use is undertaken, operating hours and the increased activity introduced into the Verdun Township.

As a result of the supporting Noise Music Assessment prepared by BESTEC, the proposal is not expected to result in unreasonable acoustic disruption to the locality should all recommendations be adhered to. Additionally, the frequency of operation is not expected to detract from existing flow of traffic to the site from the adjoining state-maintained road and was reconsidered as a response to concerns raised during Public Notification.

The proposal does not seek any alterations to the existing built form of structures on the subject land and does not introduce any advertising signs. As a result, the visual appearance of the subject land will remain unchanged.

The proposal, whilst not being specifically listed or envisaged in the zone is also not specifically listed as a form of land use which is restricted and has instead been assessed on its merits. As such, when assessed against the relevant zone policies, overlays and general development policies for developments of a similar nature, the proposal is considered to generally address those criteria. As such, the proposal warrants planning consent being granted.

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 24015639 by The Hills Christian Community School Inc. for Change in use to include place of worship on a temporary basis at Lot 4 Sandow Road Verdun is granted Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

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

2) **The hours of operation of the herein approved uses shall be as follows:**

   7:30am to 11:30am on Sunday

   Deliveries to the subject land are to be undertaken during the operating hours granted herein.

3) **At any one time, the overall capacity of the place of worship shall be limited to a maximum of 250 people.**

   This includes outdoor areas.

4) **The sound level at 1m from each speaker is to be limited to values as outlined in Table 3: Maximum allowable C-weighted sound pressure levels at 1m from the speaker as outlined in the associated Music Noise Assessment (Rev. 01 dated 21/08/2024) prepared by BESTEC Pty Ltd.**

5) **Music shall be contained within the place of worship building during the operating hours. Windows and doors of the building shall be kept closed during times when music is played.**

6) **Once the sound from each speaker is adjusted, the sound levels at the residential boundary is below the music noise criterion nominated in Table 4: Predicted Noise levels at the nearest residential boundary as outlined in the associated Music Noise Assessment (Rev. 01 dated 21/08/2024) prepared by BESTEC Pty Ltd.**

7) **The development granted herein shall expire on 31 December 2026.**

CAP MEETING – 11 June 2025
ITEM 8.1

ADVISORY NOTES

General Notes

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.**

2) **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.**

3) **This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.**

4) **Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).**

OFFICER MAKING RECOMMENDATION

Name: Tim Mason
Title: Statutory Planner

Hills Baptist Church

W: hillsbaptist.com

Jesus *glorified*,
lives *transformed*,
hope *revealed*.

21.10.2024

A Member of the Baptist Churches of South Australia

202 Old Mt Barker Road, Aldgate SA 5154
(08) 8339 1243
office@hillsbaptist.com
ABN 68 027 680 109

Application ID: 24015639

Attention: Mr Chris Taylor.

In response to the letter from PlanSA dated 11.07.2024.

Here are the answers to the points that HBC needed to respond to:

Point 4

The details of any deliveries made to the site to support the proposed use, including but not limited to any large equipment brought on to the site during operating hours to support the services being held. Please identify the frequency of the deliveries, the size and types of items delivered, and what type of vehicle they are delivered in.

HBC RESPONSE: There are no deliveries received at any time whilst we operate in this space.

Point 5.

A Bushfire Action Plan for operations of the proposed use during Fire Danger Season.

HBC RESPONSE: Attached to this correspondence is both our HBC EMERGENCY PLANS FLIPCHART and HBC EMERGENCY EVACUATION PLAN.

WE ARE A FAMILY ON MISSION
WE CELEBRATE WINS
WE PREACH, PRAISE and PRAY
WE LIVE BY FAITH - NOT AFRAID TO FAIL
WE GO LOW
WE CHOOSE 'WE' OVER 'ME'
WE TAKE RESPONSIBILITY - LIVE ABOVE THE LINE
WE RAISE UP THE NEXT
WE GO AFTER THE LOST
WE PRIORITISE PURPOSE OVER PREFERENCE

202 Old Mt Barker Road, Aldgate SA 5154
(08) 8339 1243
office@hillsbaptist.com
ABN 68 027 680 109

Point 6.

The proposed hours of operation.

It is noted that the noise assessment report provided suggests that the hours of operation are between 7:30am and 11:00am on Sundays and between 5:30pm and 7:30pm on Fridays. The applicant is asked to confirm whether this is correct, ensuring that all time required to set up and pack up the use is also accounted for.

HBC RESPONSE: Confirmed as correct.

Point 7.

The maximum proposed occupancy, i.e. the maximum number of persons proposed to be in the building during the hours of operation for this use.

HBC RESPONSE: Maximum 250 persons.

Point 8.

The noise assessment report provided states that the "nearest sensitive receiver is 26 Onkaparinga Valley Road which is sited 73m from the subject building. This appears to overlook the sensitive receivers at 18, 20, and particularly 22 Onkaparinga Valley Road which by Council's measurement are all less than 73m from the subject building and therefore closer than 26 Onkaparinga Valley Road.

HBC RESPONSE: The revised BESTEC report is inclusive of 18, 20, 22 & 26 Onkaparinga Valley Road.

202 Old Mt Barker Road, Aldgate SA 5154
(08) 8339 1243
office@hillsbaptist.com
ABN 68 027 680 109

Point 9.

The noise assessment report provided makes recommendations for the reducing noise impacts by reducing noise pressure levels from speakers. It goes on to state that "once the speakers' volume is adjusted, the sound level at the residential boundaries should be measured with the band playing and the sound system adjusted if required to ensure the sound levels at the residential boundary is below the music noise criterion nominated above."

The applicant is asked to confirm if this adjustment measuring has occurred to confirm that the suggested sound limiting actually achieves the required maximum sound levels.

It is further noted that while the report provides the suggested levels to which the music should be limited at 1m from the speakers, it does not confirm what the resulting dB measurement would therefore be when measured at the nearest residential boundary. It is therefore not possible to confirm whether the limiting would meet the relevant noise criteria (including Interface Between Land Uses DPF 4.6).

HBC RESPONSE: Attached HBC 22 Sept SPL Report confirms that the required has been met.

Point 10.

Conformation as to whether it is proposed that any advertising/signage will be installed in association with the proposed use.

HBC RESPONSE: No advertising/signage to be installed.

Hills Baptist Church

W: hillsbaptist.com

Jesus *glorified*,
lives *transformed*,
hope *revealed*.

21.10.2024

A Member of the Baptist Churches of South Australia

202 Old Mt Barker Road, Aldgate SA 5154
(08) 8339 1243
office@hillsbaptist.com
ABN 68 027 680 109

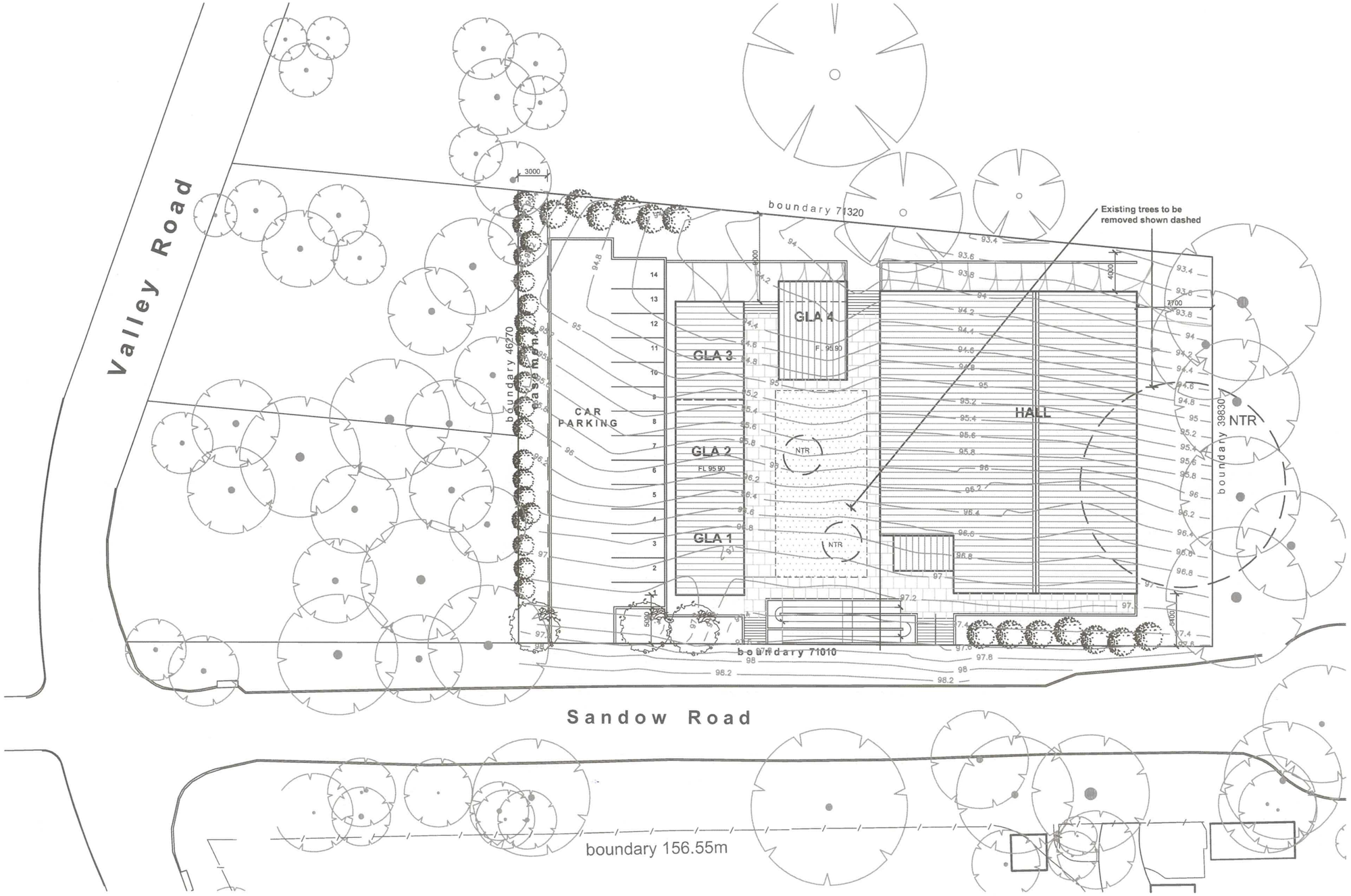
Point 11.

The details of solid waste management (i.e. recycling, rubbish, bins, etc), or, demonstration that the proposed use will generate no solid waste.

HBC RESPONSE: Any and all waste generated is place into the Council supplied bins at the conclusion of service each Sunday.

WE ARE A FAMILY ON MISSION
WE CELEBRATE WINS
WE PREACH, PRAISE and PRAY
WE LIVE BY FAITH - NOT AFRAID TO FAIL
WE GO LOW
WE CHOOSE 'WE' OVER 'ME'
WE TAKE RESPONSIBILITY - LIVE ABOVE THE LINE
WE RAISE UP THE NEXT
WE GO AFTER THE LOST
WE PRIORITISE PURPOSE OVER PREFERENCE

2a.



SITE PLAN

0 1 2 5 10 15m
Scale 1:200 at A1

93 Giles Street Adelaide
South Australia 5000
Telephone: 08 8223 2244
Facsimile: 08 8223 2260
admin@adsarchitects.com.au
A. C. N. 070 986 775

DRAWING REVISIONS
No Date Revision

DRAWING REVISIONS
No Date Revision

Status: **Design Development**

Drawn by

Authorised for issue by

Date: 26.08.09

Client: Hills Christian Community School

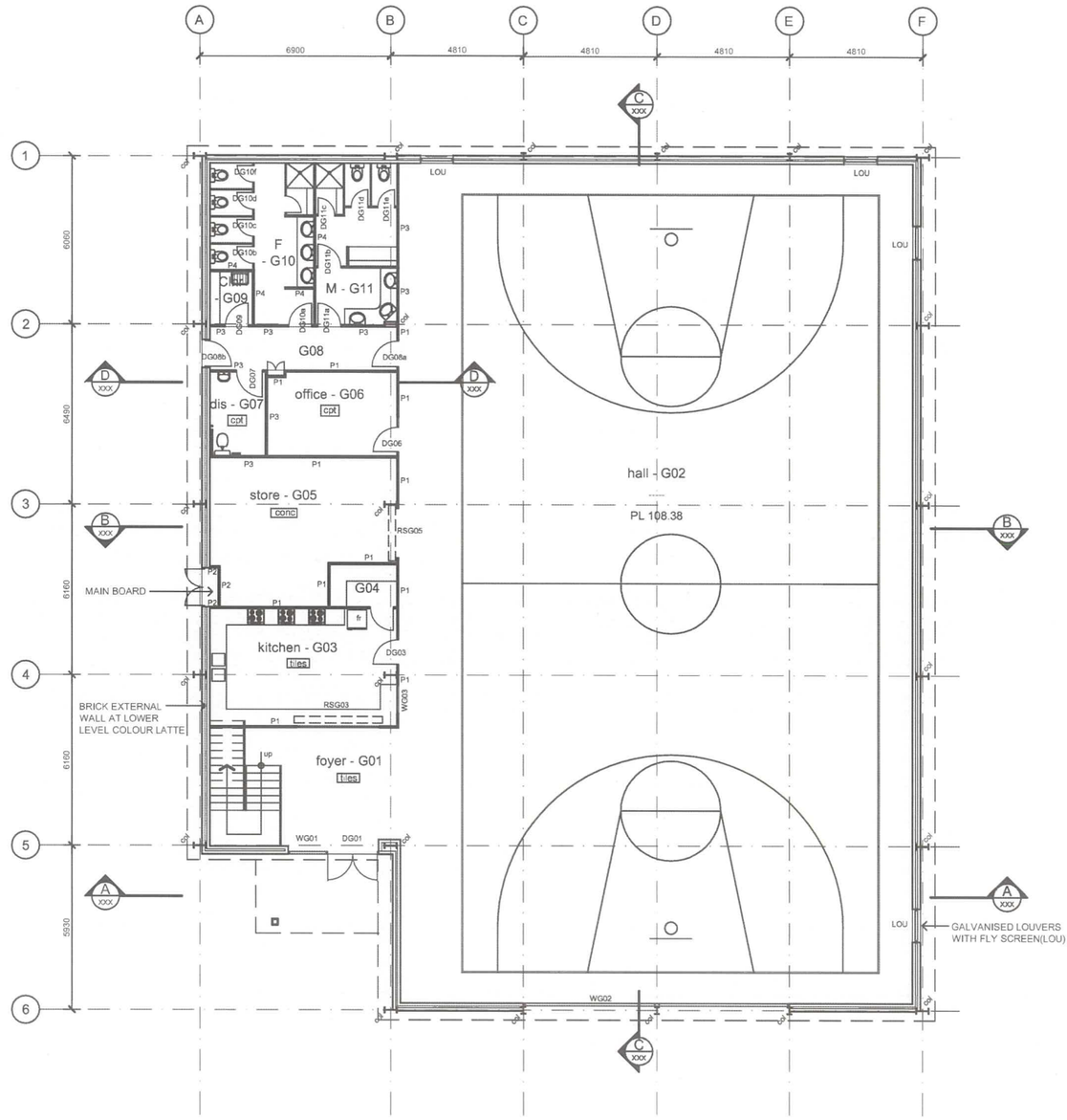
Project: MULTI PURPOSE HALL

Lot 4 Sandow Road, Verdun SA 5245

Drawing Title: **SITE PLAN**

Dwg. No: **09/JN909/WD01**

2.a.



GROUND FLOOR PLAN

0 1 2 5 10m

Scale 1:100 at A1

LEGEND

- FC — 200mm thick precast concrete wall panel system. Painted finish unless coded otherwise.
- AP — C100 girts trimmed between columns. Internal - 13mm flush jointed plasterboard External - "Alucobond" or equal approved prefinished board with expressed joints on 38mm tophat sections packed out as required. Where "Alucobond" shown curved (4500mm radius) allow to pre curve tophat sections. Provide insulation as specified.
- P1 — 64mm steel stud wall with flush jointed 13mm plasterboard fixed to both sides.
- P2 — 64mm steel stud wall with flush jointed 13mm plasterboard fixed one side and CFC the other.
- P3 — 64mm steel stud wall with flush jointed 13mm plasterboard fixed one side and water proof plasterboard the other.
- P4 — 64mm steel stud wall with flush jointed 13mm water proof plasterboard fixed both side.
- P5 — 92mm steel stud wall with flush jointed 13mm plasterboard fixed to both sides.
- P6 — Z15019 Girts with furring channel both side lined with perforated custom orb external side and plaster board internally.
- P7 — C20019 Girts with furring channel both side lined with perforated custom orb externally and plaster board internally.
- FC — 13mm flush jointed plasterboard on 38mm furring channels.
- FC2 — 13mm flush jointed plasterboard on 16mm furring channels.
- DG 08a — Door- Level (G)/ Room no. / Door no.
- WG 02a — Window- Level (G)/ Room no./ Window no.
- BS1 — Balustrade as specified.
- HR1 — Handrail as specified.
- col — Steel column. Refer to the engineer's documents for details.
- DP1/2 — Downpipe as specified.
- FHR — Fire hose reel

NOTES

Refer to the specification for construction information of scheduled wall types.

Provide water resitant plasterboard in lieu of standard plasterboard in all wet areas.

Refer to Services Engineer's documents for all information relating to Hydraulic, Mechanical, Electrical, Security and Fire Services.

All dimensions are to finished faces.

Wall nibs behind doors to be typically 100mm unless dimensioned otherwise.

Refer to the Structural Engineer's documents for trapped floor setdowns and grades to drains.

Where internal walling changes type, allow to offset stud framing as required to mantain flush finished wall faces both sides

LEGEND

HB	HAND BASIN
S	STEP
MB	METER BOX
BC	BOOKCASE / SHELVES
HWU	HOT WATER HEATER UNIT
CPT	CARPET
VIN	SHEET VINYL
CT	CERAMIC TILES
HR	HANDRAIL
VB	VANITY BENCH
⊖	FULL HEIGHT MASONRY ARTICULATION JOINT TO ENG DETAIL

ADS architects
93 Gilles Street Adelaide
South Australia 5000
Telephone 08 8223 2244
Facsimile 08 8223 2260
admin@adsarchitects.com.au
A. C. N. 070 986 775

DRAWING REVISIONS
No Date Revision

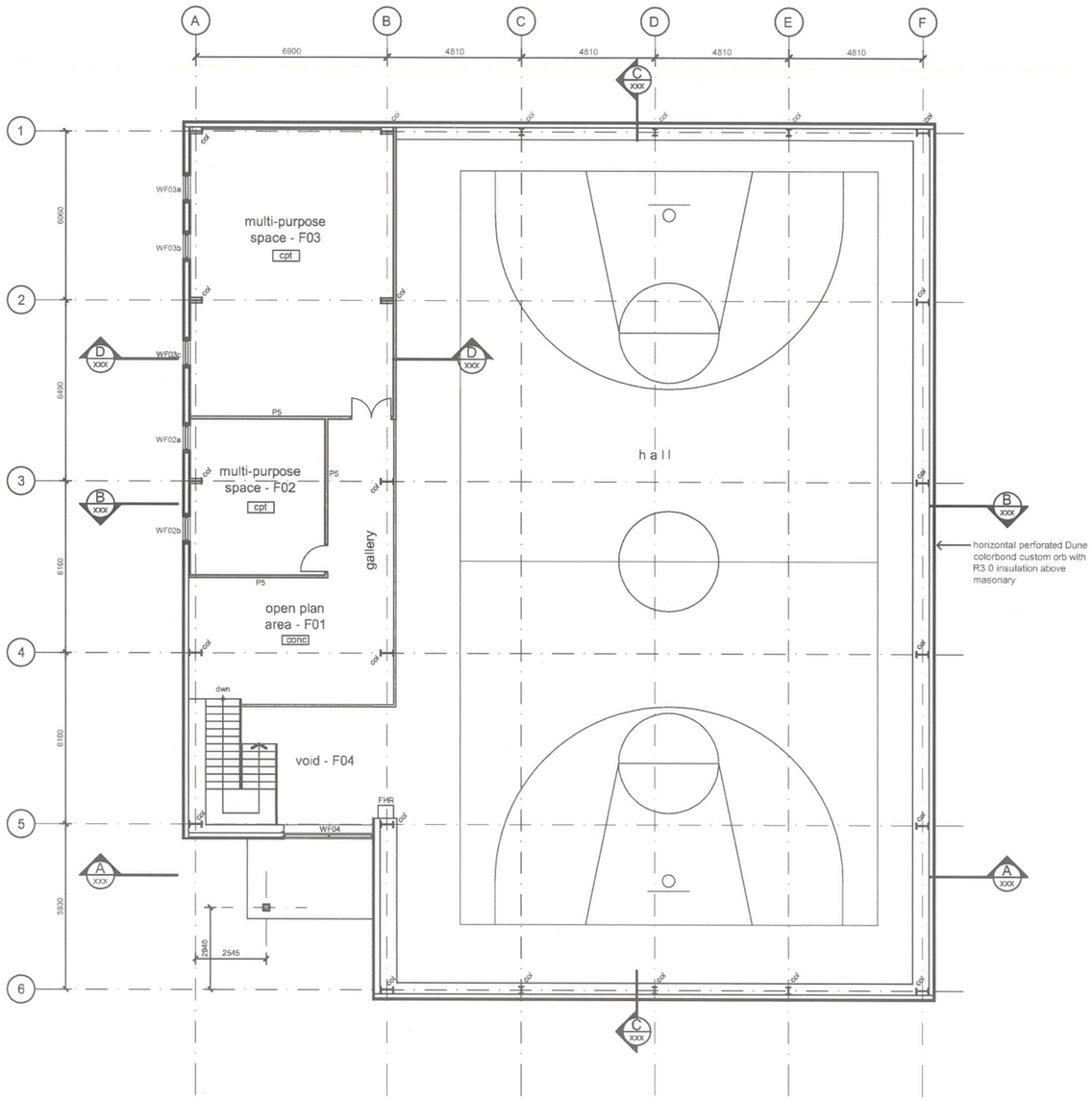
DRAWING REVISIONS
No Date Revision

Status: Design Development
Drawn by:
Authorised for issue by: Date: 27.08.09

Client: Hills Christian Community School
Project: MULTI PURPOSE HALL
Lot 4 Sandow Road, Verdun SA 5245

Drawing Title: GROUND FLOOR PLAN
Dwg No: 09/JN909/WD02

2a.



LEGEND

PC	200mm thick precast concrete wall panel system. Painted finish unless coded otherwise.
AP	C100 girts trimmed between columns. Internal - 13mm flush jointed plasterboard. External - "Alucobond" or equal approved prefinished board with expressed joints on 38mm tophat sections packed out as required. Where "Alucobond" shown curved (4500mm radius) allow to pre curve tophat sections. Provide insulation as specified.
P1	64mm steel stud wall with flush jointed 13mm plasterboard fixed to both sides.
P2	64mm steel stud wall with flush jointed 13mm plasterboard fixed one side and CFC the other.
P3	64mm steel stud wall with flush jointed 13mm plasterboard fixed one side and water proof plasterboard the other.
P4	64mm steel stud wall with flush jointed 13mm water proof plasterboard fixed both side.
P5	92mm steel stud wall with flush jointed 13mm plasterboard fixed to both sides.
P6	Z15019 Girts with furring channel both side lined with perforated custom orb external side and plaster board internally.
P7	C20019 Girts with furring channel both side lined with perforated custom orb externally and plaster board internally.
FC	13mm flush jointed plasterboard on 38mm furring channels.
FC2	13mm flush jointed plasterboard on 16mm furring channels.
DG.08a	Door- Level (G)/ Room no. / Door no.
WG.02a	Window- Level (G)/ Room no./ Window no.
BS1	Balustrade as specified.
HR1	Handrail as specified.
col	Steel column. Refer to the engineer's documents for details.
DP1/2	Downpipe as specified.
FHR	Fire hose reel

NOTES

Refer to the specification for construction information of scheduled wall types.

Provide water resitant plasterboard in lieu of standard plasterboard in all wet areas.

Refer to Services Engineer's documents for all information relating to Hydraulic, Mechanical, Electrical, Security and Fire Services.

All dimensions are to finished faces.

Wall nibs behind doors to be typically 100mm unless dimensioned otherwise

Refer to the Structural Engineer's documents for trapped floor setdowns and grades to drains.

Where internal walling changes type, allow to offset stud framing as required to mantain flush finished wall faces both sides.

LEGEND

HB	HAND BASIN
S	STEP
MB	METER BOX
BC	BOOKCASE / SHELVES
HWU	HOT WATER HEATER UNIT
CPT	CARPET
VIN	SHEET VINYL
CT	CERAMIC TILES
HR	HANDRAIL
VB	VANITY BENCH
	FULL HEIGHT MASONRY ARTICULATION JOINT TO ENG DETAIL

FIRST FLOOR PLAN

0 1 2 5 10m

Scale 1:100 at A1

adsarchitects
93 Gilles Street Adelaide
South Australia 5000
Telephone 08 8223 2244
Facsimile 08 8223 2260
admin@adsarchitects.com.au
A. C. N. 070 986 775

All levels and dimensions are to be confirmed on site by the contractor prior to the commencement of any works or shop drawings

DO NOT SCALE FROM DRAWINGS

DRAWING REVISIONS
No Date Revision

DRAWING REVISIONS
No Date Revision

Status: Design Development

Drawn by

Authorised for issue by

Date: 26.08.09

Client: Hills Christian Community School

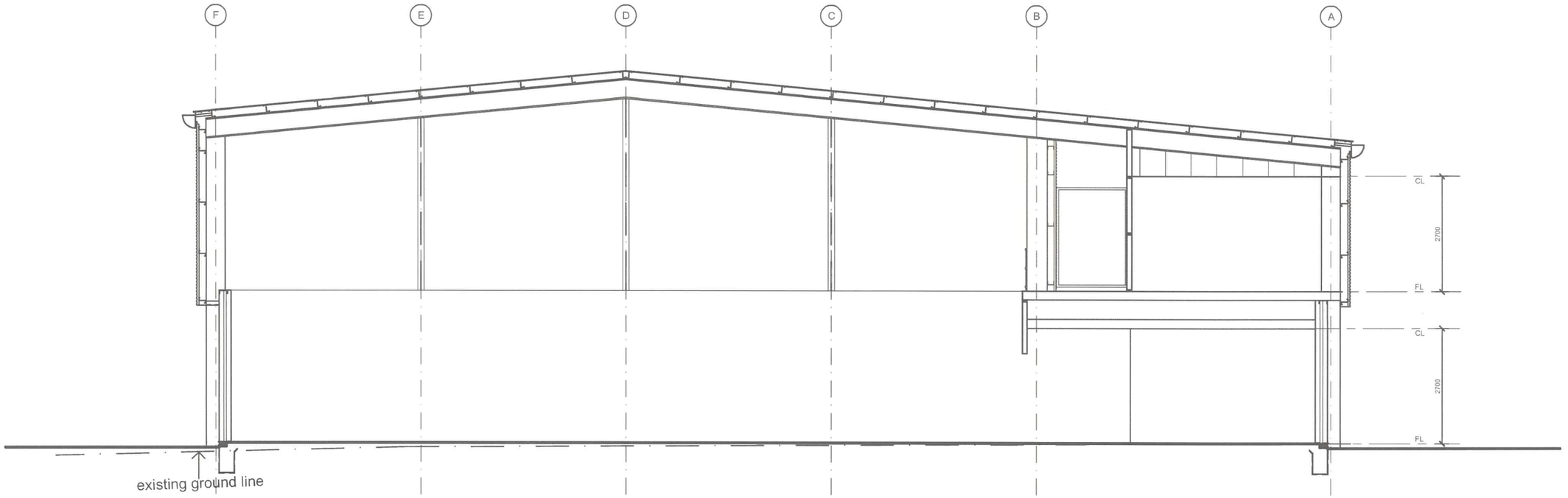
Project: MULTI PURPOSE HALL

Lot 4 Sandow Road, Verdun SA 5245

Drawing Title: FIRST FLOOR PLAN

Dwg No 09/JN909/WD03

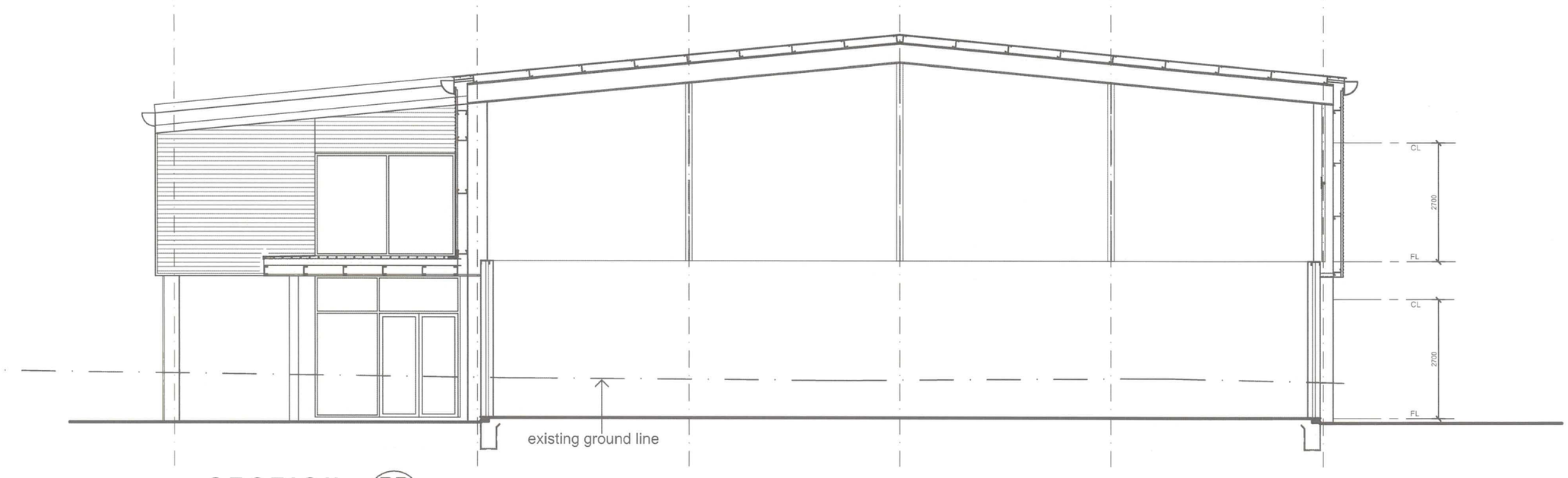
3.



SECTION AA

0 1 2 5m

Scale 1:50 at A1



SECTION BB

0 1 2 5m

Scale 1:50 at A1

ADS architects
93 Giles Street Adelaide
South Australia 5000
Telephone 08 8223 2244
Facsimile 08 8223 2260
admin@adsarchitects.com.au
A. C. N. 070 986 775

DRAWING REVISIONS
No Date Revision

DRAWING REVISIONS
No Date Revision

Status: **Design Development**

Drawn by

Authorised for issue by

Date: 26.08.09

Client: Hills Christian Community School

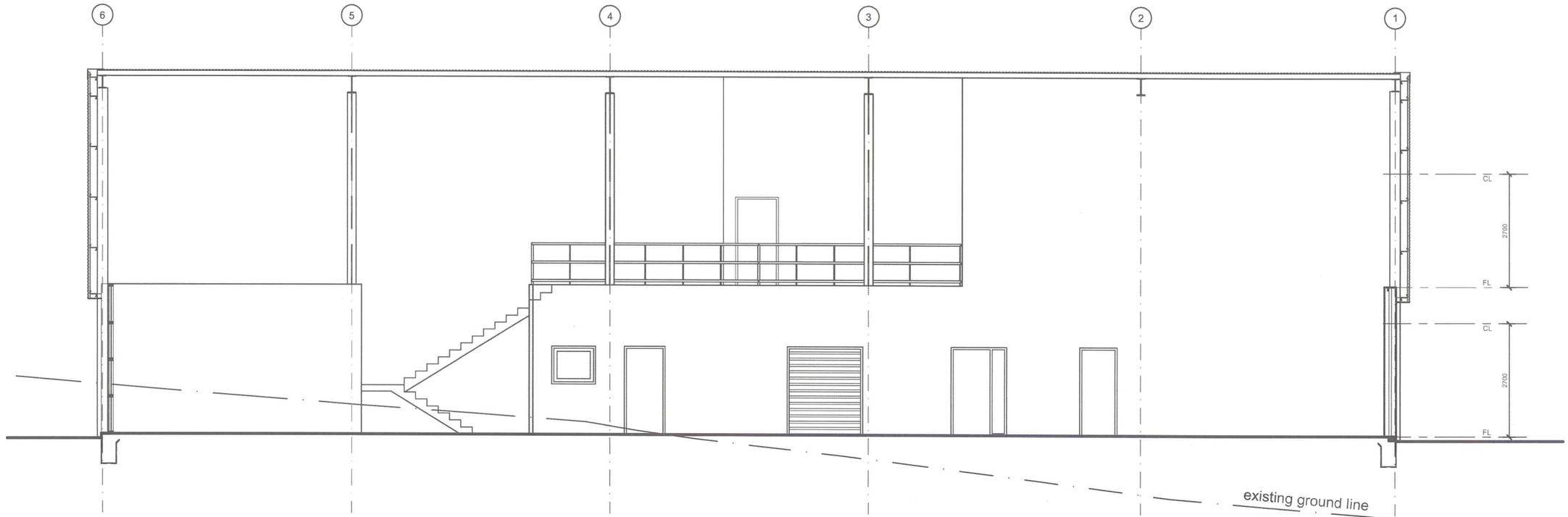
Project: MULTI PURPOSE HALL

Lot 4 Sandow Road, Verdun SA 5245

Drawing Title: **SECTION A-A, B-B**

Dwg. No. 09/JN909/WD05

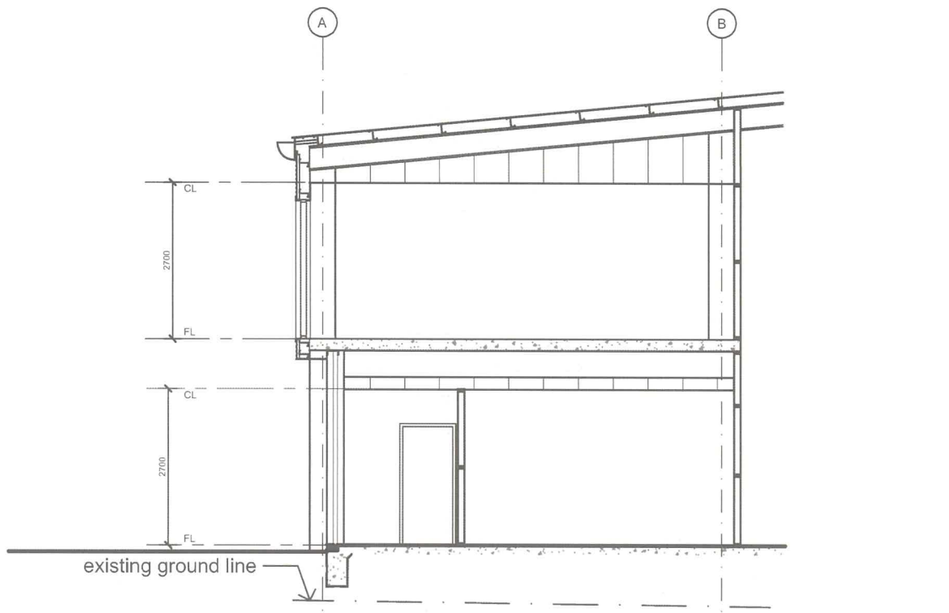
3.



SECTION CC

0 1 2 5m

Scale 1:50 at A1



SECTION DD

0 1 2 5m

Scale 1:50 at A1

ADS architects
93 Giles Street Adelaide
South Australia 5000
Telephone 08 8223 2244
Facsimile 08 8223 2260
admin@adsarchitects.com.au
A. C. N. 070 986 775

DRAWING REVISIONS
No Date Revision

DRAWING REVISIONS
No Date Revision

Status **Design Development**

Drawn by

Authorised for issue by Date **26.08.09**

Client
Hills Christian Community School

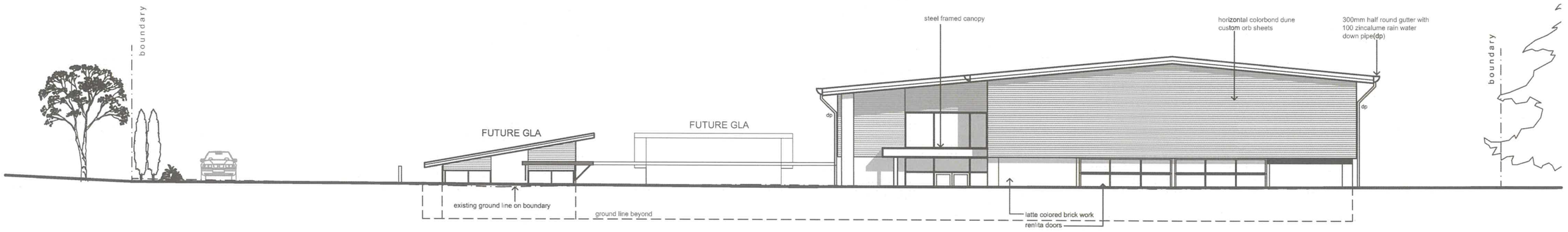
Project
MULTI PURPOSE HALL

Lot 4 Sandow Road, Verdun SA 5245

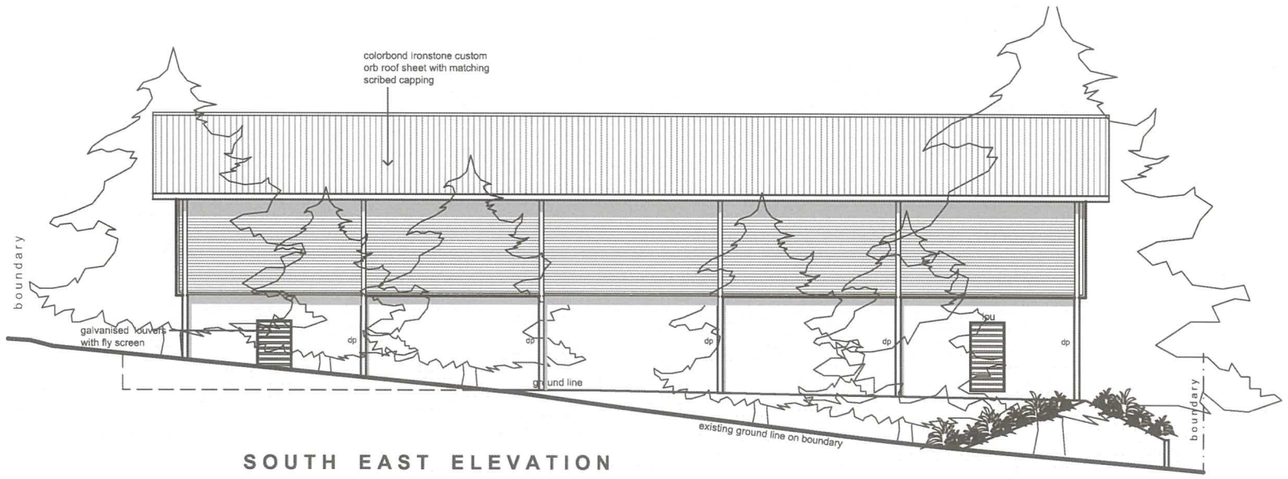
Drawing Title
SECTION C-C, D-D

Dwg. No. **09/JN909/WD06**

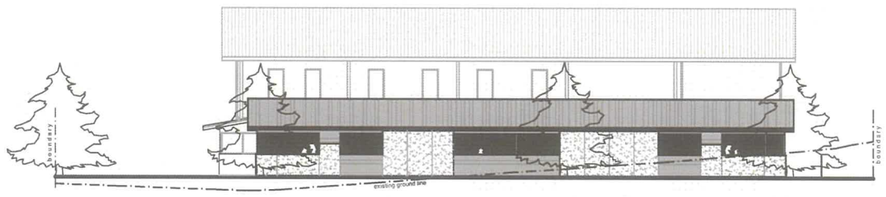
3.



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

HCCS MULTI PURPOSE HALL

Lot 4 Sandow Road, VERDUN SA 5245

0 1 2 5 10m

Scale 1:100 at A1

23.05.09

09/JN909/SK03/B

ADS Architects

93 Gilles Street Adelaide 5000 T:82232244

1.9.

15,000L SEPTIC TANK SERVING ADJACENT BUILDING. 150 STUDENTS

15,000L SEPTIC TANK SERVING BUILDINGS AS INDICATED BY ARROWS. 250 STUDENTS

3,000L SEPTIC TANK SERVING ADMIN BUILDING. 50 STAFF

Rivermont building

3000L SEPTIC TANK SERVING SANDOW HOUSE. 35 STUDENTS

1600L SEPTIC TANK SERVING NEW (STAGE 2) BUILDING. 100 STUDENTS

20000L SEPTIC TANK SERVING RECENTLY CONSTRUCTED BUILDING. 200 STUDENTS

BESTEC

ABN 43 909 272 047

Building Engineering
Services Technologies
Consulting Engineers

A. 144 Gawler Place
Adelaide SA 5000

GPO Box 818
Adelaide SA 5000

T. (08) 8232 4442
F. (08) 8232 4244

E. consulting@bestec.com.au
W. bestec.com.au

ADE:OZH
57886/6/1
21 August 2024

Hills Baptist Church
202 Old Mount Barker Road
ALDGATE SA 5154

Attention: Mr S Edmonds

Dear Sir

HILLS BAPTIST CHURCH
MUSIC NOISE ASSESSMENT
ACOUSTIC SERVICES

As requested, we enclose a copy of our environmental noise assessment report for the above project.

We trust that the report provides sufficient information for your immediate purpose, and we would be most pleased to further discuss any aspect upon your request.

Yours faithfully
BESTEC PTY LTD

AJAY DESHMUKH
ACOUSTIC SERVICES ENGINEER

Note – Changes are highlighted in red.

BESTEC®

BRINGING BUILDINGS TO LIFE

HILLSIDE BAPTIST CHURCH
MUSIC NOISE ASSESSMENT

ACOUSTIC SERVICES

DOCUMENT CONTROL

REVISION	DATE	REVISION DESCRIPTION
00	18.06.2024	Initial Issue
01	21.08.2024	Revised Issue

Contents

Introduction

BESTEC Pty Ltd has been engaged to assess the environmental noise emissions associated with the Hills Baptist Church worship services, which currently take place at the Hills Christian Community School gymnasium every Sunday between 8:30 and 10:30. The gymnasium is also used by the Church Youth Group on Friday nights between 17:30 and 19:30.

This document presents the environmental survey methodology and results, proposed acoustic assessment criteria, the results of our assessment and recommendations to achieve the selected design criteria.

Executive Summary

In summary:

- A continuous environmental noise survey was conducted at the boundary of the nearest noise sensitive receiver (refer Appendix A).
- An attended survey was conducted in the Hills Christian Community School gymnasium during a typical church worship service on 2 June 2024 between 8:00 and 11:00.
- Appropriate assessment criterion for music noise has been nominated in accordance with the SA Planning and Design Code and Environment Protection (Commercial and Industrial Noise) Policy 2023.
- Appropriate comments/revisions[1] has been made to this acoustic report as per the Request for Information document provided by Adelaide Hills Council, dated 11 July 2024.
- Our assessment revealed:
  - The music from the gymnasium was audible when the gymnasium was used by Hills Baptists Church on Friday night and Sunday morning;
  - The spectral content of the sound recorded at the noise logger location and in the gymnasium during the worship service on Sunday indicate sound from the drums (50Hz and 100Hz) as well as bass guitar (40Hz, 160Hz and 800Hz);
  - Speech and singing were present, although not dominating;
  - The highest $L_{10,15min}$ sound levels (dB re 20µPa) recorded at the noise logger position when the gymnasium was in use by Hills Baptist Church (Friday, 31 May from 17:30 – 19:30 and Sunday 2 June from 8:00 to 11:00) along with the selected criterion for music noise are presented below:

	Sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz							
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**
Measured $L_{10,15min}$ 31 May 2024 (17:30 – 19:30)	65	58	48	48	53	51	41	32
Measured $L_{10,15min}$ 2 June 2024 (8:00 – 11:00)	70	60	49	49	49	48	38	28
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**50**	**46**	**40**	**45**	**45**	**35**	**24**	**25**

- In order to achieve the selected music noise criterion at the nearest residential boundary, we recommend:
  - The sound level at 1m from each speaker be limited to the values nominated below.

	C-Weighted sound pressure level (dBC re 20µPa) at Octave Band Centre Frequency, Hz							
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**
Maximum sound pressure level at 1m from each speaker	**93**	**90**	**84**	**89**	**89**	**79**	**70**	**69**

The predicted noise levels (after the use of noise limiters) to the nearest noise sensitive receivers would be as follows:

[1] *As requested, RFI number 8 and 9 has been addressed in this acoustic report.*

	Sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz							
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**
18 Onkaparinga Valley Rd	47	41	31	31	26	17	5	6
20 Onkaparinga Valley Rd	48	43	32	33	28	19	6	7
22 Onkaparinga Valley Rd	48	43	32	33	28	19	6	7
26 Onkaparinga Valley Rd	44	38	28	28	23	14	1	2
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**50**	**46**	**40**	**45**	**45**	**35**	**24**	**25**

Based on the predicted noise levels, we note that the music noise criteria at each residential boundary will be achieved.

- Please note when the worship services take place in the gymnasium area and music is played, all doors and windows should be kept closed.
- Once the speakers' volume is adjusted, the sound level at the residential boundary should be measured with the band playing and the sound system settings adjusted if required to ensure the sound levels at the residential boundary is below the music noise criterion nominated above.

References

The following documents have been referenced within the preparation of this acoustic report:

[1] SA Planning and Design Code 2022.

[2] AS 1055-1997 “Acoustics – Description and measurement of environmental noise”.

[3] Environment Protection (Commercial and Industrial Noise) Policy 2023.

[4] Music Noise from Indoor Venues and the South Australian Planning System, EPA Guideline, July 2015.

[5] AS 2822-1985 “Acoustics – Methods of assessing and predicting speech privacy and speech intelligibility.

[6] Request For Information document (Title Ref.: 5593/376) by Adelaide Hills Council provided by Hillside Baptist Church, dated 11 July 2024.

Background Information

The Hills Baptist Church is in the process of building a new church in Mount Barker and currently use the Hills Christian Community School gymnasium to hold worship services temporarily while the new church is completed. The regular services take place between 9:00 and 11:00 as follows:

- 7:30 – band arrives and begins rehearsing with only acoustic sound and line check (no drums, speakers off);
- 8:30 - drums sound check, speakers off;
- 9:00 – speakers are turned on and sound technician checks the mix;
- 9:15 – band rehearsal finishes, and house music is put on at moderate sound level;
- 9:30 – worship service begins.

The gymnasium is also used by the Church Youth Group on Friday nights between 17:30 and 19:30 with band playing and speakers on. We understand that the relief air ducts in the gymnasium are covered with gymnasium matts when Hills Baptist Church uses the gymnasium in an attempt to reduce the sound propagating outside the gymnasium.

Please note following residential receivers are identified surrounding the gymnasium:

- 18 Onkaparinga Valley Rd (Approximately 45m on northern side)
- 20 Onkaparinga Valley Rd (Approximately 40m on northern side)
- 22 Onkaparinga Valley Rd (Approximately 39m on northern side)
- 26 Onkaparinga Road, Verdun, at approximately 73m[2] north-east from the Hills Christian Community School gymnasium. The residents have lodged complaints in regards to elevated noise resulting from the use of the gymnasium by Hills Baptist Church.

Existing Acoustic Environment

An unattended noise survey was conducted at the north-eastern boundary of the school between 30 May and 6 June 2024 using a NORSONIC NOR139 automatic noise logger, SN 1392782, due for calibration 28 March 2025. The logger was installed at 45m from the façade of the Hills Chrisitan Community School gymnasium along the lane separating the Hills Christian Community School grounds from the property on 26 Onkaparinga Valley Road at location L1 (indicated with yellow star in Figure 1 below and shown on Figure 2) and set to continuously measure and average A-weighted equivalent continuous noise levels ($L_{Aeq,15min}$), A-weighted maximum noise levels (L_{Amax}) and statistical noise descriptors (L_{A10}, L_{A90}) over 15-minute intervals using Fast time weighting. The calibration of the unit was checked before and after the survey and no drift was detected. The monitoring was conducted in accordance with AS1055-1997 [2]. Please refer to Appendix A for the detailed survey results.

Worship Service Sound Levels in the Gymnasium

An attended survey was conducted during a typical worship service in the Hills Christian Community School gymnasium on 2 June 2024 using a Bruel and Kjaer Hand-held Analyser Type 2270 Sound Level Meter (Serial Number: 3006966). A-weighted equivalent continuous sound pressure levels ($L_{Aeq,15min}$), A-weighted maximum noise levels (L_{Amax}) and A-weighted sound pressure level exceeded over 10% of the measurement period (L_{A10}) were recorded in 1/3-octave bands over 15-minute intervals and analysed in conjunction with the noise levels recorded by the logger. The sound levels in the gymnasium were measured at the last row

[2] Measured from Google Earth

of seats opposite the band (approximately in the middle of between the front speakers. The measured reverberant sound pressure levels are summarised below:

- A-weighted equivalent continuous sound pressure levels ($L_{Aeq,15min}$) – between 78dBA and 85dBA;
- A-weighted maximum noise levels (L_{Amax}) – between 96dBA and 109dBA;
- A-weighted sound pressure level exceeded over 10% of the measurement period (L_{A10}) – between 83dBA and 89dBA.

Figure 1: Automatic logger location (L1) with respect to the nearest residential property

Figure 2: Automatic logger location (L1)

SA Planning and Design Code

The SA Planning and Design Code [1] sets the Desired Outcome (DO) for developments, which might affect sensitive receivers in adjacent areas as follows:

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

The following requirements (performance outcomes) of the SA Planning and Design Code are relevant to the design and siting of the proposed developments (Section Interface Between Land Uses):

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

PO 2.1 Non-residential development does not unreasonably impact on 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 land.

A non-residential development is deemed to satisfy the above requirement if the noise emissions that affect the noise sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria (DTS/DPF 4.1).

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 work spaces (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.

PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).

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.

A development incorporating music should include noise attenuation measures that will achieve less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($L_{OCT10,15min} < L_{OCT90,\ 15min} + 8dB$) externally at the nearest existing or envisaged noise sensitive location (DTS/DPF 4.6).

Design Criteria

The Environment Protection (Commercial and Industrial Noise) Policy 2023 excludes noise that might be subject to proceedings under the Liquor Licensing Act 1997 and therefore, the assessment of music noise emissions is to be conducted against the criteria set by the EPA Guidelines for Development Proposal Assessment for venues where music may be played [4] and the SA Planning and Design Code [1].

EPA provides guidelines for assessment of music emissions from entertainment venues [4], which is used for acoustic assessment for development approval purposes as well as for acoustic design of residential developments in the vicinity of entertainment venues. The criterion is set as follows:

"The music noise ($L_{10,15min}$) from an entertainment venue when assessed at the nearest noise sensitive location should be:

- *less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum, and*
- *less than 5 dB(A) above the level of background noise ($L_{A90,15min}$) for the overall (sum of all octave bands) A-weighted levels."*

In addition, the SA Planning and Design Code states that a development incorporating music should include noise attenuation measures that will achieve less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($L_{OCT10,15min} < L_{OCT90,15min} + 8dB$) externally at the nearest existing or envisaged noise sensitive location (DTS/DPF 4.6).

Based on the EPA SA Guideline for Development Proposal Assessment for venues where music may be played [4] and Principle of Development Control 10, the music noise levels at the nearest residence should not exceed the maximum allowable values in Table 1 when music is played in the school gymnasium during worship services. We derived the music noise criterion based on the lowest background noise levels (L_{90}) measured between 30 May and 6 June 2024 during the hours when Hills Baptist Church uses the gymnasium (indicated with red rectangles in the survey results in Appendix A), but excluding 31 May (when the Church Youth Group was using the gymnasium) and 2 June (when a worship service took place) and detailed in Table 1 along with the music noise criterion calculated in accordance with EPA Guideline for Development Proposal Assessment for venues where music may be played.

	Sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz							
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**
Background noise level $L_{90,15min}$	42	38	32	37	37	27	16	17
Maximum allowable exceedance	8	8	8	8	8	8	8	8
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**50**	**46**	**40**	**45**	**45**	**35**	**24**	**25**

Table 1: Proposed music noise criteria for the nearest noise sensitive receiver

Assessment and Recommendations

The analysis of the sound pressure levels recorded at the noise logger's location and in the gymnasium revealed:

- The music from the gymnasium was audible when the gymnasium was used by Hills Baptists Church on Friday night and Sunday morning;
- The spectral content of the sound recorded at the noise logger location and in the gymnasium during the worship service on Sunday indicate sound from the drums (50Hz and 100Hz) as well as bass guitar (40Hz, 160Hz and 800Hz);
- Speech and singing were present, although not dominating;
- The highest $L_{10,15min}$ sound levels (dB re 20µPa) recorded at the noise logger position when the gymnasium was in use by Hills Baptist Church (Friday, 31 May from 17:30 – 19:30 and Sunday 2 June from 8:00 to 11:00) along with the selected criterion for music noise are presented in Table 2 below:

	Sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz							
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**
Measured $L_{10,15min}$ 31 May 2024 (17:30 – 19:30)	65	58	48	48	53	51	41	32
Measured $L_{10,15min}$ 2 June 2024 (8:00 – 11:00)	70	60	49	49	49	48	38	28
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**50**	**46**	**40**	**45**	**45**	**35**	**24**	**25**

Table 2: Highest $L_{10,15min}$ sound levels measured at noise logger's location

In order to achieve the selected music noise criterion at the nearest residential boundary, we recommend:

- The sound level at 1m from each speaker be limited to the values nominated in Table 3 below.

	C-Weighted sound pressure level (dBC re 20µPa) at Octave Band Centre Frequency, Hz							
	63	125	250	500	1000	2000	4000	8000
Maximum sound pressure level at 1m from each speaker	**93**	**90**	**84**	**89**	**89**	**79**	**70**	**69**

Table 3: Maximum allowable C-weighted sound pressure levels at 1m from the speakers

The predicted noise levels (after the use of noise limiters) to the nearest noise sensitive receivers would be as follows:

	Sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz							
	63	125	250	500	1000	2000	4000	8000
18 Onkaparinga Valley Rd	47	41	31	31	26	17	5	6
20 Onkaparinga Valley Rd	48	43	32	33	28	19	6	7
22 Onkaparinga Valley Rd	48	43	32	33	28	19	6	7
26 Onkaparinga Valley Rd	44	38	28	28	23	14	1	2
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**50**	**46**	**40**	**45**	**45**	**35**	**24**	**25**

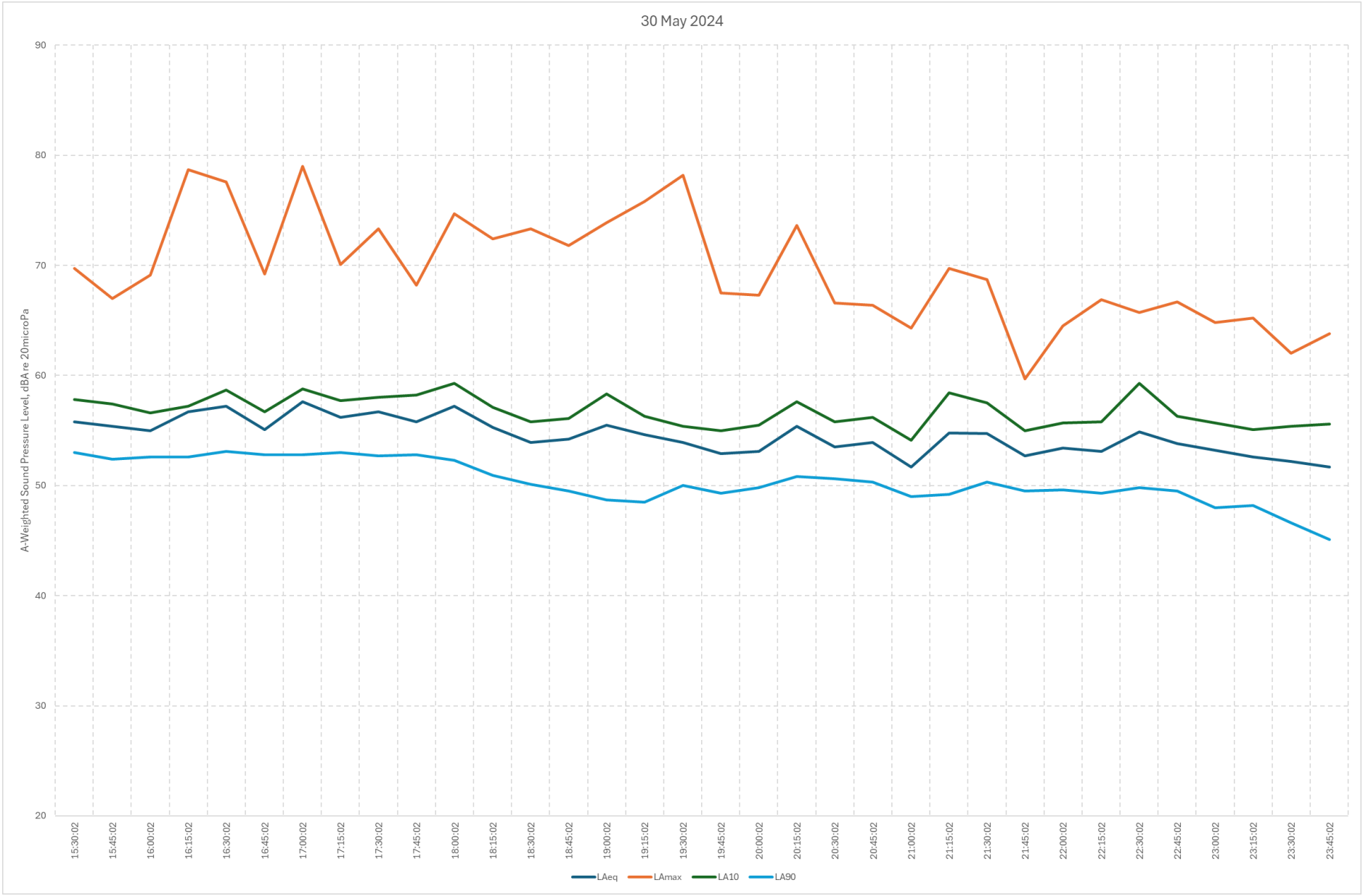
Table 4 Predicted Noise levels at the nearest residential boundary

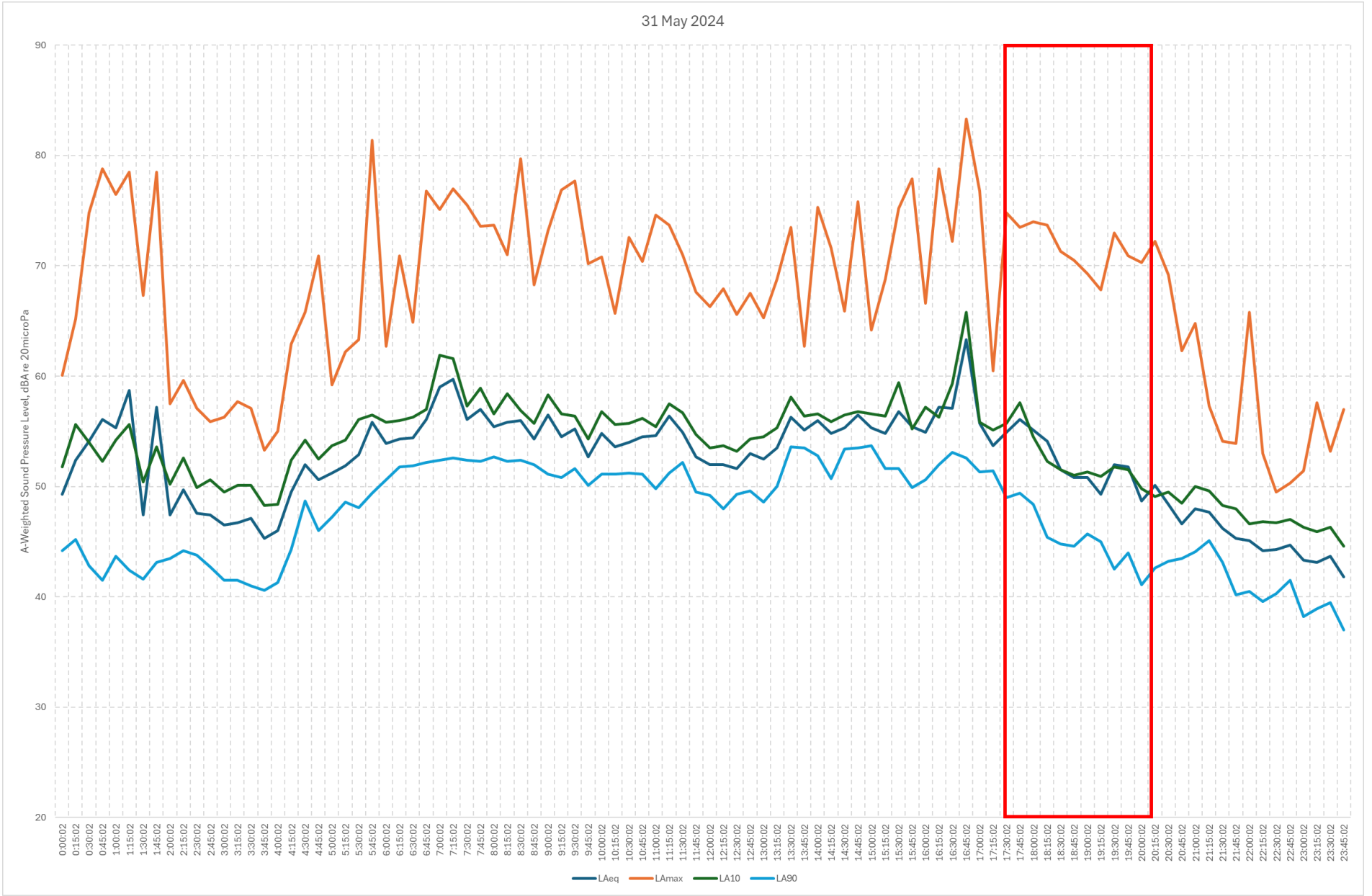
Based on the predicted noise levels, we note that the music noise criteria at each residential boundary will be achieved.

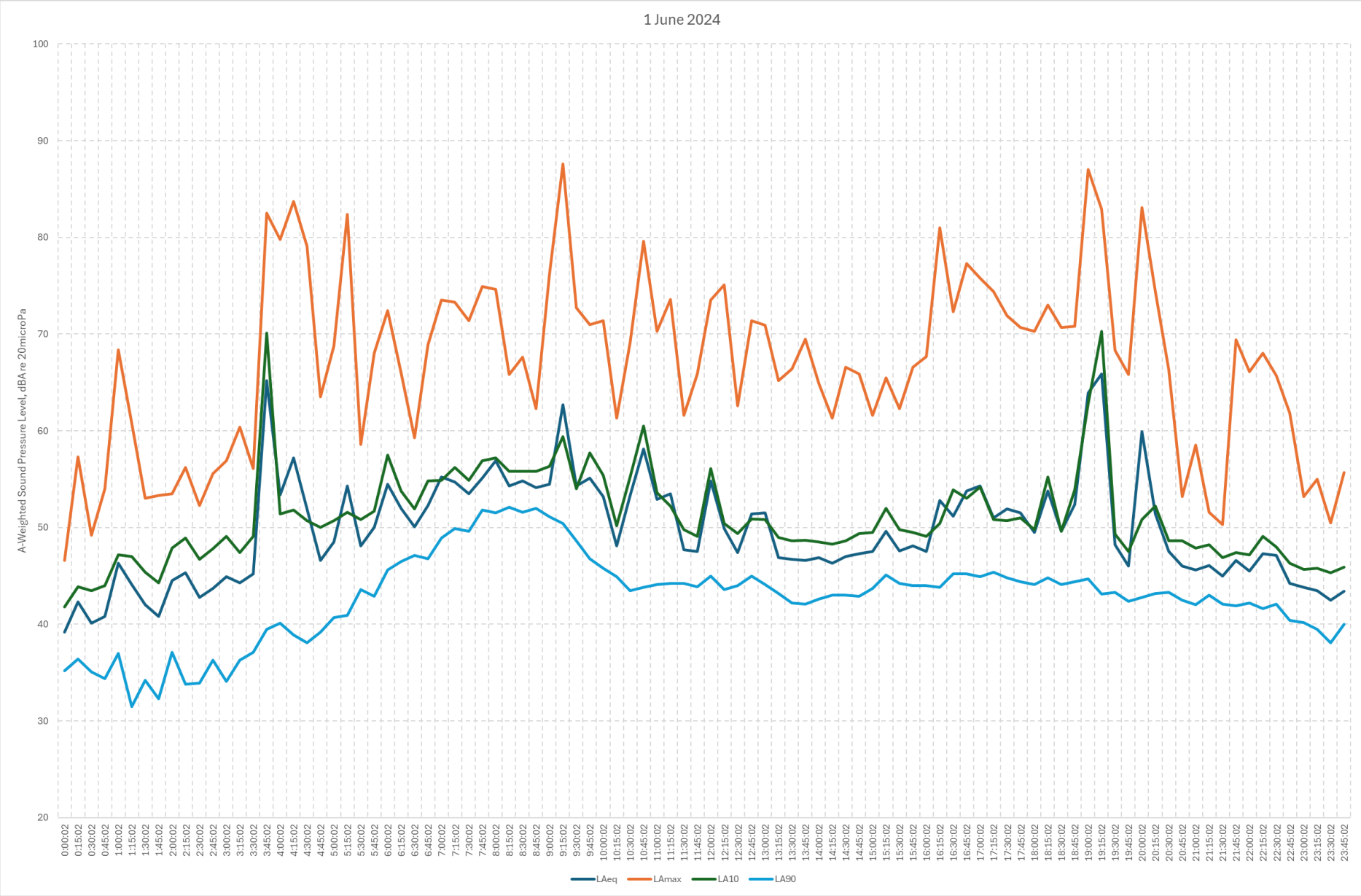
- Please note when the worship services take place in the gymnasium area and music is played, all doors and windows should be kept closed.
- Once the speakers' volume is adjusted, the sound level at the residential boundary should be measured with the band playing and the sound system settings adjusted if required to ensure the sound levels at the residential boundary is below the music noise criterion nominated above.

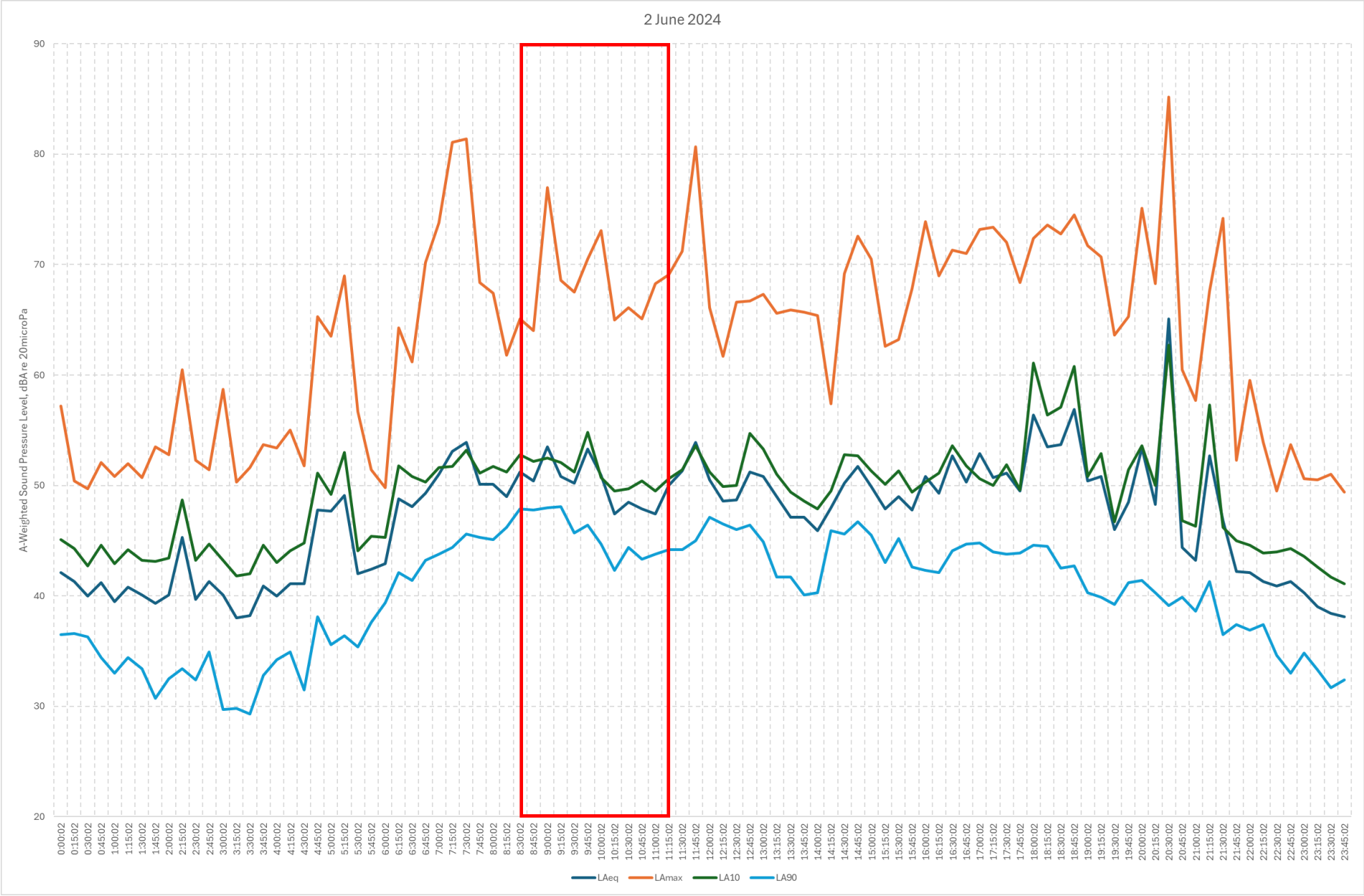
APPENDIX A:

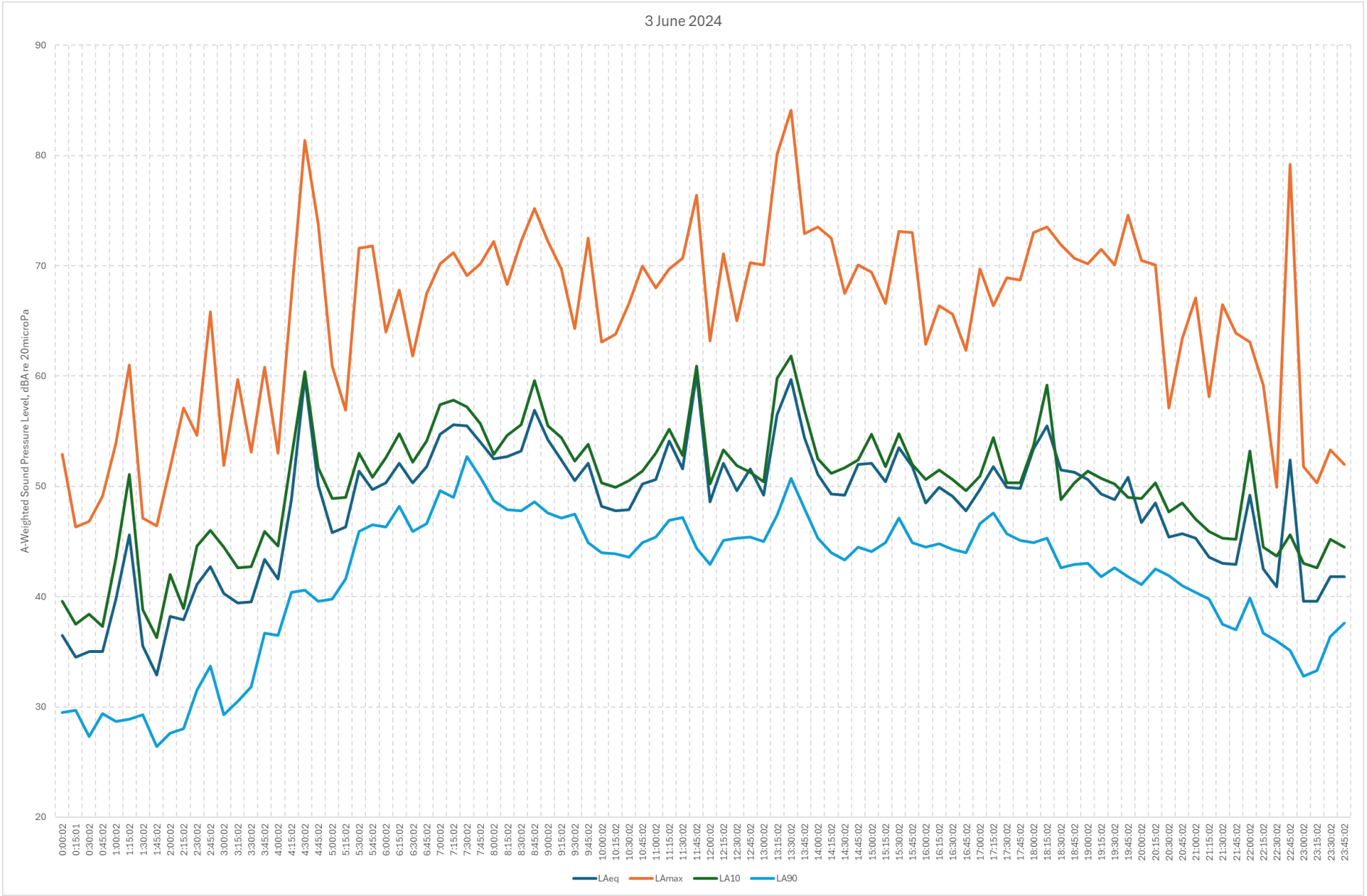
Continuous Noise Survey Results

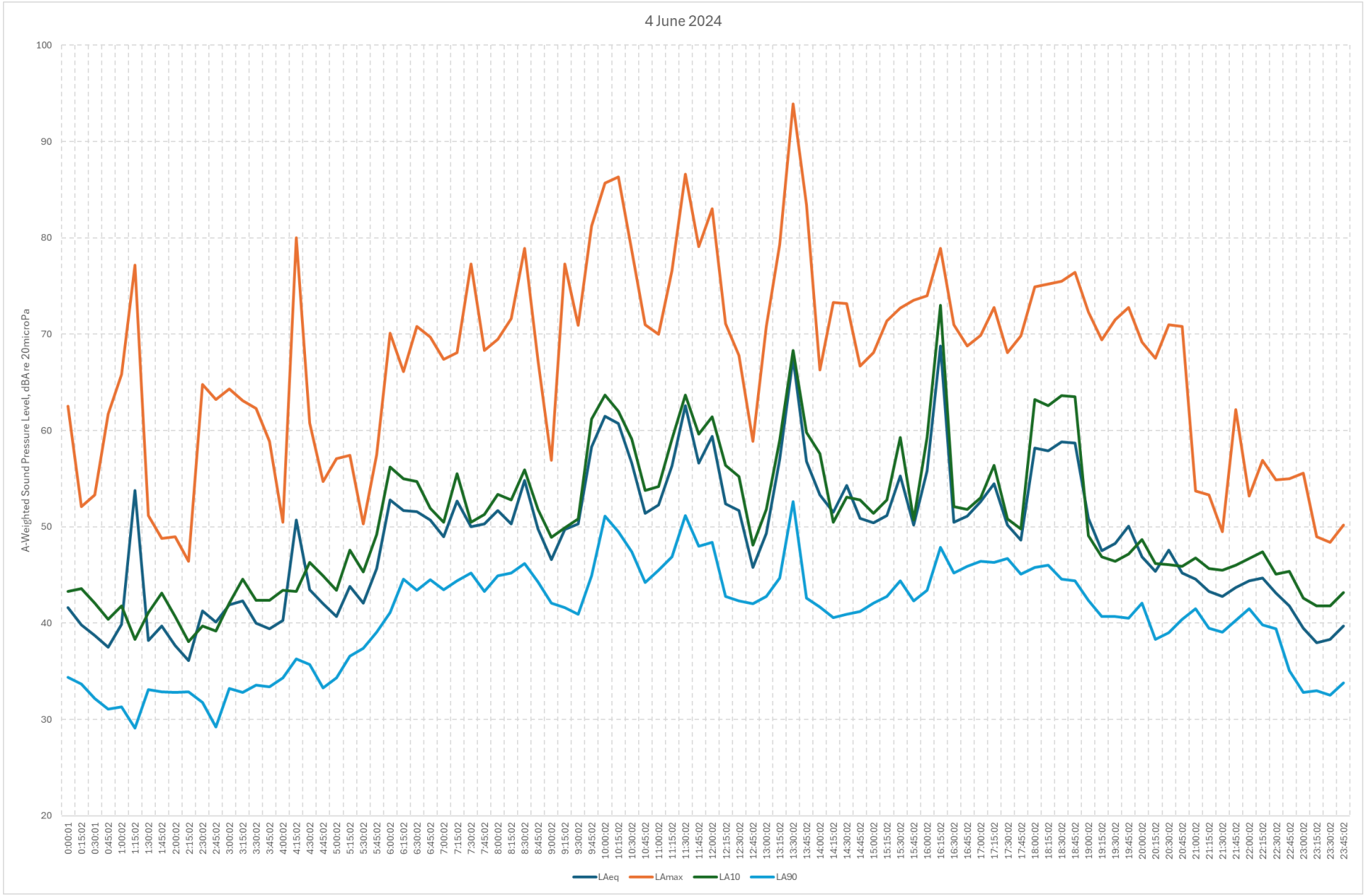

30 May 2024
A-Weighted Sound Pressure Level, dBA re 20microPa
90
80
70
60
50
40
30
20
15:30:02
15:45:02
16:00:02
16:15:02
16:30:02
16:45:02
17:00:02
17:15:02
17:30:02
17:45:02
18:00:02
18:15:02
18:30:02
18:45:02
19:00:02
19:15:02
19:30:02
19:45:02
20:00:02
20:15:02
20:30:02
20:45:02
21:00:02
21:15:02
21:30:02
21:45:02
22:00:02
22:15:02
22:30:02
22:45:02
23:00:02
23:15:02
23:30:02
23:45:02
LAeq
LAmax
LA10
LA90

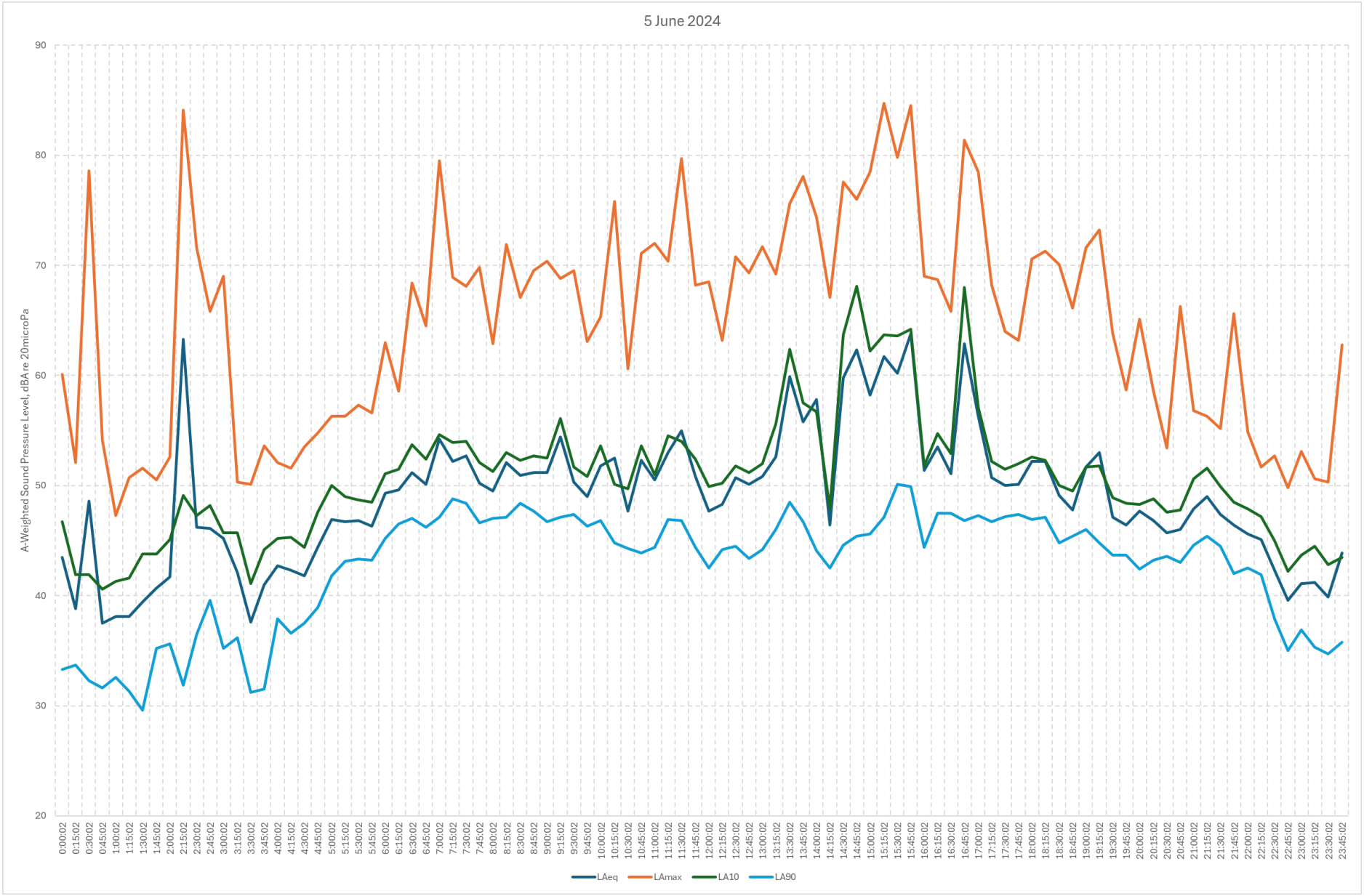

31 May 2024
A-Weighted Sound Pressure Level, dBA re 20microPa
90
80
70
60
50
40
30
20
LAeq
LAmax
LA10
LA90

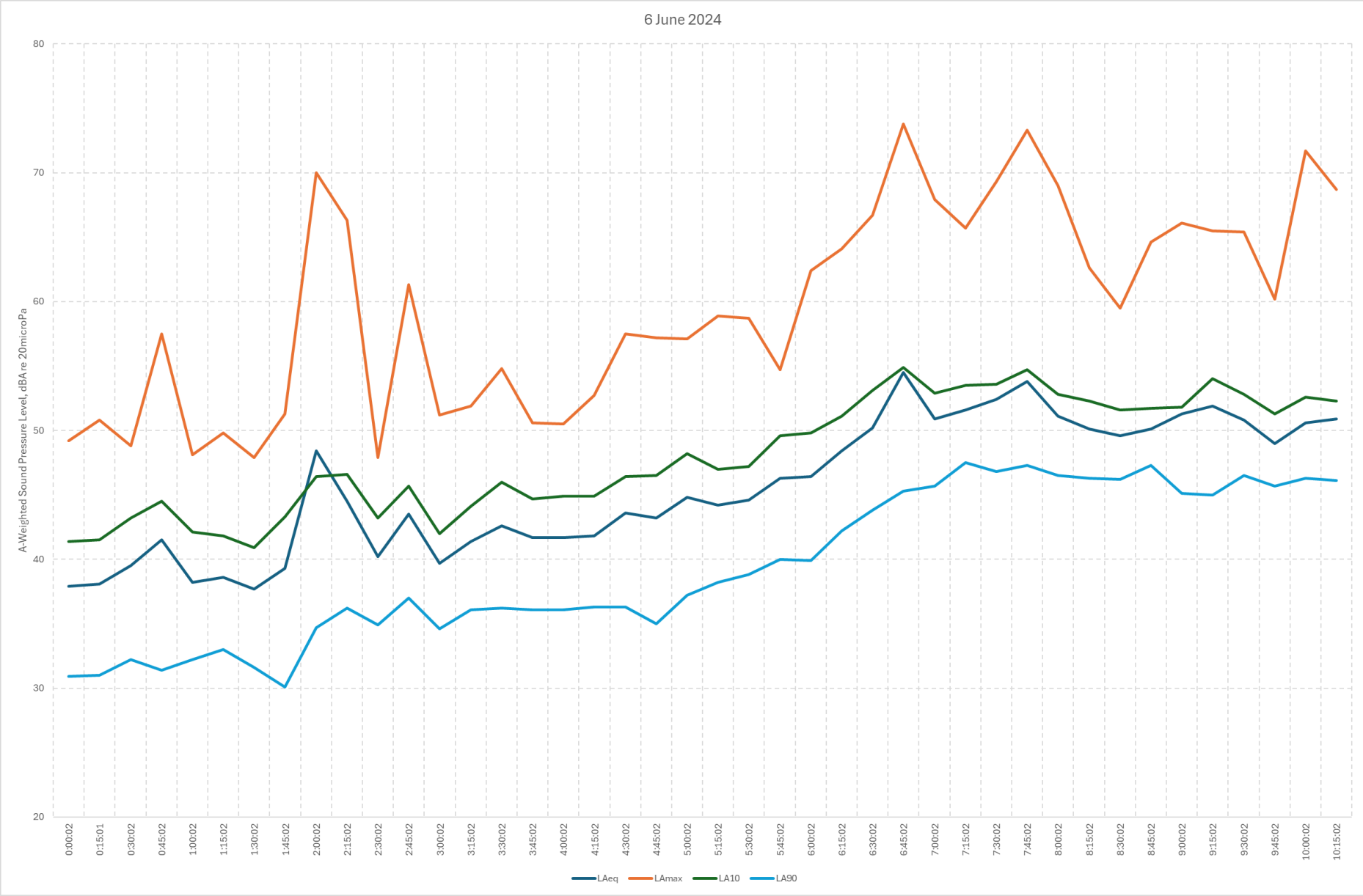

1 June 2024
A-Weighted Sound Pressure Level, dBA re 20microPa
100
90
80
70
60
50
40
30
20
LAeq
LAmax
LA10
LA90


2 June 2024
A-Weighted Sound Pressure Level, dBA re 20microPa
90
80
70
60
50
40
30
20
LAeq
LAmax
LA10
LA90


3 June 2024
A-Weighted Sound Pressure Level, dBA re 20microPa
90
80
70
60
50
40
30
20
LAeq
LAmax
LA10
LA90


4 June 2024
A-Weighted Sound Pressure Level, dBA re 20microPa
100
90
80
70
60
50
40
30
20
LAeq
LAmax
LA10
LA90


5 June 2024
A-Weighted Sound Pressure Level, dBA re 20microPa
90
80
70
60
50
40
30
20
0:00:02
0:15:02
0:30:02
0:45:02
1:00:02
1:15:02
1:30:02
1:45:02
2:00:02
2:15:02
2:30:02
2:45:02
3:00:02
3:15:02
3:30:02
3:45:02
4:00:02
4:15:02
4:30:02
4:45:02
5:00:02
5:15:02
5:30:02
5:45:02
6:00:02
6:15:02
6:30:02
6:45:02
7:00:02
7:15:02
7:30:02
7:45:02
8:00:02
8:15:02
8:30:02
8:45:02
9:00:02
9:15:02
9:30:02
9:45:02
10:00:02
10:15:02
10:30:02
10:45:02
11:00:02
11:15:02
11:30:02
11:45:02
12:00:02
12:15:02
12:30:02
12:45:02
13:00:02
13:15:02
13:30:02
13:45:02
14:00:02
14:15:02
14:30:02
14:45:02
15:00:02
15:15:02
15:30:02
15:45:02
16:00:02
16:15:02
16:30:02
16:45:02
17:00:02
17:15:02
17:30:02
17:45:02
18:00:02
18:15:02
18:30:02
18:45:02
19:00:02
19:15:02
19:30:02
19:45:02
20:00:02
20:15:02
20:30:02
20:45:02
21:00:02
21:15:02
21:30:02
21:45:02
22:00:02
22:15:02
22:30:02
22:45:02
23:00:02
23:15:02
23:30:02
23:45:02
LAeq
LAmax
LA10
LA90


6 June 2024
A-Weighted Sound Pressure Level, dBA re 20microPa
80
70
60
50
40
30
20
0:00:02
0:15:01
0:30:02
0:45:02
1:00:02
1:15:02
1:30:02
1:45:02
2:00:02
2:15:02
2:30:02
2:45:02
3:00:02
3:15:02
3:30:02
3:45:02
4:00:02
4:15:02
4:30:02
4:45:02
5:00:02
5:15:02
5:30:02
5:45:02
6:00:02
6:15:02
6:30:02
6:45:02
7:00:02
7:15:02
7:30:02
7:45:02
8:00:02
8:15:02
8:30:02
8:45:02
9:00:02
9:15:02
9:30:02
9:45:02
10:00:02
10:15:02
LAeq
LAmax
LA10
LA90

APPENDIX B:

Glossary of Acoustic Terminology

dB(A) Also referred to as dBA. A unit of measurement, decibels(A), of sound pressure level which has its frequency characteristics modified by a filter ("A-weighted") so as to more closely approximate human ear response at a loudness level of 40 phons. The table below outlines the subjective rating of different sound pressure levels.

Noise Level (dBA)	Subjective Rating
25-30	Barely audible and very unobtrusive.
30-35	Audible but very unobtrusive.
35-40	Audible but unobtrusive.
40-45	Moderate but unobtrusive.
45-50	Unobtrusive with low levels of surrounding activity.
50-55	Unobtrusive with high levels of surrounding activity.

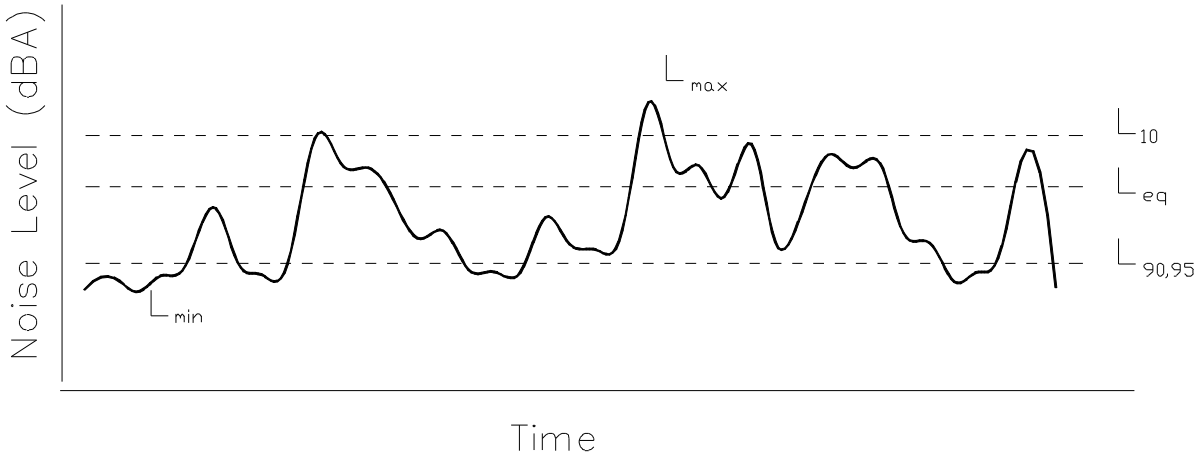
L_1 The noise level which is equalled or exceeded for 1% of the measurement period. L_1 is an indicator of the impulse noise level and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{10} The noise level which is equalled or exceeded for 10% of the measurement period. L_{10} is an indicator of the mean maximum noise level and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{90}, L_{95} The noise level which is equalled or exceeded for 90% of the measurement period. L_{90} or L95 is an indicator of the mean minimum noise level and is used in Australia as the descriptor for background or ambient noise (usually in dBA).

L_{eq} The equivalent continuous noise level for the measurement period. L_{eq} is an indicator of the average noise level (usually in dBA).

L_{max} The maximum noise level for the measurement period (usually in dBA).



Note: The subjective reaction or response to changes in noise levels can be summarised as follows: A 3dBA increase in sound pressure level is required for the average human ear to notice a change; a 5dBA increase is quite noticeable and a 10dBA increase is typically perceived as a doubling in loudness.

STC/R_W

Sound Transmission Class or Weighted Sound Reduction Index. Provides a single number rating (from the sound transmission loss or sound reduction index for each frequency band) of the sound insulation performance of a partition. The higher the value, the better the performance of the partition. The subjective impression of different ratings is shown in the table below.

Type of noise source	STC/Rw Rating				
	40	45	50	55	60
Normal Speech	Audible	Just Audible	Not Audible		
Raised speech	Clearly Audible	Audible	Just Audible	Not Audible	
Shouting	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Small television/small entertainment system	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Large television/large hi-fi music system	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Just Audible
DVD with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible
Digital television with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible

FSTC/R_W'

The equivalent of STC/R_W, unit for sound insulation performance of a building element measured in the field.

C_I, C_{tr}

The ratings (R_W, D_{nTw}, L_{nTw}) are weighted in accordance to a spectrum suited to speech. This term modifies the overall rating to account for noise with different spectra, such as traffic (C_{tr}) or footfalls (C_I). The ratings may be written as R_W+C_{tr}, or $D_{nTw}/L_{nTw}+C_I$.

NNIC/D_{nTw}

Normalised Noise Isolation Class, or Weighted Standardised Sound Level Difference. Provides a single number rating of the sound level difference between two spaces and incorporates the effects of flanking noise between two spaces. This rating is generally accepted to be about 5 points less than the STC/R_W rating.

IIC/L_{nw}

Impact Insulation Class, or Weighted Normalised Impact Sound Level. L_{nw}=110-IIC. The higher the IIC rating, or the lower the L_{nw} rating the better the performance of the building element at insulating impact noise. The table below gives the subjective impression of different ratings:

IIC	Lnw	Subjective Rating
40	70	Clearly Audible
45	65	Clearly Audible
50	60	Audible
55	55	Audible
60	50	Just Audible
65	45	Inaudible

FIIC/L_{nTw}'

The equivalent of IIC/L_{nw}, but the performance is for the building element measured in the field.

To:
Hills Baptist Church
202 Old Mount Barker Road
Aldgate SA 5154

Att: S Edmonds,

This document reports the measured SPL (Sound Pressure Level) at the Hills Baptist Church Verdun Campus. This SPL data is subsequent to BESTEC's June 2024 noise measurement and assessment. This report compares BESTEC's SPL recommendations to the SPL that was measured at Hills Baptist Verdun on 22nd September, 2024.

Regards,

Christopher Prendergast
Audio Engineer and Consultant
ABN: 20 679 105 988

30/09/2024

BESTEC's recommended maximum SPL for Hills Baptist Verdun is 93dB C-Weighted at 1 metre from each speaker. On Sunday 22nd September, 2024, during their 9:30am service the SPL measured at Hills Baptist Church Verdun Campus did not exceed 93dB C-Weighted.

Venue: Hills Christian Community School – Gymnasium.
Address: 14-16 Onkaparinga Valley Rd, Verdun SA 5245.
Event: Hills Baptist Church's 9:30am service.
Date of Measurement: Sunday 22nd September, 2024.
Time of Logged Measurement: 8:52am to 11:22am.

Measurement System:
Transducer: Audix TM1
Position of Transducer: 1 metre distance from Front of House PA Left.
Audio Interface/Mic Preamp: Scarlett Solo.
Transducer Calibrator: Standard SC-05.
Transducer calibrated to 94dB and subsequent calibration check at 114dB.
Time of Calibration: 8:59am
Software: SMAART v8.5.2.1 on Lenovo ThinkPad X13.
Technician/Operator: Christopher Prendergast.

Figure 1, below, originates from Page 2 of BESTEC's June 2024 Assessment. BESTEC's recommendation to Hills Baptist Church Verdun is to not exceed a sound level of 93dB C-Weighted at a position of 1 metre from a speaker.

In order to achieve the selected music noise criterion at the nearest residential boundary, we recommend:

- The sound level at 1m from each speaker be limited to the values nominated in Table 3 below.

	C-Weighted sound pressure level (dBC re 20µPa) at Octave Band Centre Frequency, Hz							
	63	125	250	500	1000	2000	4000	8000
Maximum sound pressure level at 1m from each speaker	93	90	84	89	89	79	70	69

Table 3: Maximum allowable C-weighted sound pressure levels at 1m from the speakers

Figure 1 – Maximum SPL recommendations from Page 2 of BESTEC's June 2024 Assessment.

Figure 2, below, reveals the microphone position which is distanced at 1 metre from the Front of House PA Left speaker. The PA is inside the gymnasium and Front of House mix position is ~12 metres in front of the PA.

Figure 2 – TM1 position at 1 metre from PA Left (speaker).

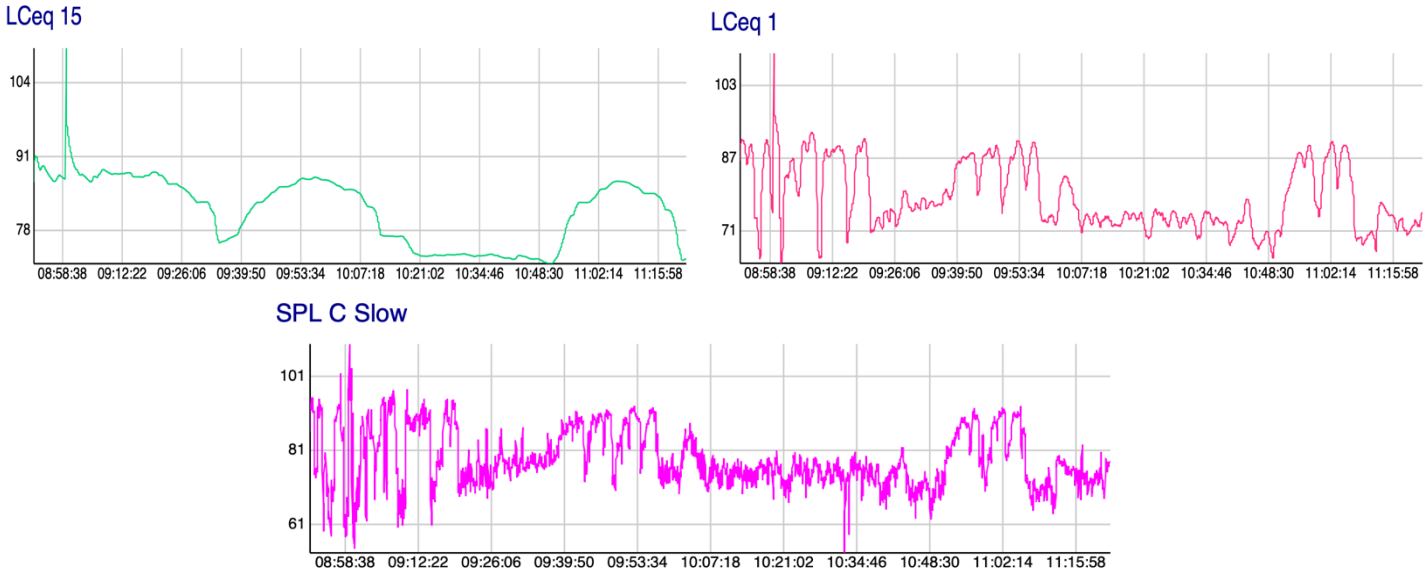


Figure 3 - Time-Averaged C-Weighted SPL. X-axis: Time (HH:MM:SS). Y-axis: dB SPL

Figure 3, above, shows the C-weighted SPL levels at the transducer position shown in Figure 2. The LCeq15 graph does not exceed 91dB. The LCeq1 graph sits slightly above 87dB and the SPL C Slow graph peaks at ~91dB. The 'tall spike' in each of Figure 3's graphs are the localised transducer calibration. Calibration was at 8:59am. The spike is extraneous and appropriate measurement settings prevent data skewing.

Lastly, Figure 4, below, are the L10 calculations derived from SMAART.

PARAMETER	L10
SPL C Slow	90.29dB
LCeq1	89.05dB
LCeq15	87.93dB

Figure 4 – SMAART's L10 Calculations

The L10 readings further support Hills Baptist Church SPL not exceeding BESTEC's recommendation of 93dB C-Weighted.

In conclusion, Figures 3 and 4 demonstrate that Hills Baptist Church did successfully not exceed BESTEC's recommended maximum SPL C-Weighting of 93dB on Sunday 22nd September, 2024 during their 9:30am service.

FRANK SIOW & ASSOCIATES

Traffic and Parking Consultants

P.O. Box 253
Kensington Park SA 5068
franksiow.com.au

29 June 2022

Ms Julie Lewis
URPS
Suite 12/154 Fullarton Road
ROSE PARK SA 5067

Dear Ms Lewis,

HILLS CHRISTIAN COMMUNITY SCHOOL
VARIATION OF CONDITION 18 - DA 19/245/473
TRAFFIC AND PARKING ASSESSMENT

On 12/6/2019 Council granted Development Plan Consent to Hills Christian Community School for Stage 1 (associated with the construction of secondary school buildings to relocate the senior school campus from Oakbank to the site) and Stage 2 (associated with the extension of Sandow Lane, internal ring road driveway) of the school development (DA 19/245/473).

One of the conditions of the above approval relates to a cap on student numbers (see below).

(18) Student numbers Cap for the Whole of the Educational Establishment

Following the completion of the development (both stages) the educational establishment shall have an overall maximum of 606 students and each tier shall limited (sic) to the following:

Early learning centre – 30 students (Development Authorisation 472/734/08)
Primary school 434 students
Secondary School 142 students

REASON: To ensure the capacity of the carpark, septic tank and Council infrastructure is not exceeded by incremental expansion of the educational establishment and to minimise vehicle queuing and traffic congestion issues on Onkaparinga Valley Road and surrounding road. "

The Stages 1 & 2 of the school development have been completed. We make the following observations with respect to the traffic and parking related aspects of the above development:

1. The completed one-way Ring Road now provides 150m of parallel parking space (equivalent to 25 parallel spaces) for short-term kiss and drop parking, in addition to the 18 right angled parking spaces at the western end of the roadway.

   Prior to this, we understand that Sandow Lane only provided approximately 8 kiss and drop parking spaces for the school. The development has therefore increased the on-site kiss and drop parking from 8 spaces to 33 spaces, ie more than 4 times greater than the situation prior to the development.

Image 1 – New kiss and drop parking bay

Image 2 – New car park and separate left turn and right turn exit lanes to the main road

2. Previously Sandow Lane provided the only access for the school to and from Onkaparinga Valley Road, which created significant traffic and parking congestion issues for the school at the time. The completion of the Ring Road has enabled the traffic congestion issue at the junction of Sandow Lane/Onkaparinga Valley Road to be significantly addressed.

3. The completed on-site car parking upgrade for the school includes the formalisation of the parking arrangement in front of the Administration building, with 13 right angled parking spaces provided (previously ad-hoc parking arrangement).

4. A new bus parking bay (approximately 30m long) was also provided opposite the Administration building. Previously bus parking was provided on Sandow Lane. The new bus parking bay has enabled Council to remove the previous bus parking zone in Sandow Lane, which has allowed increased kiss and drop parking spaces to be provided on Sandow Lane.

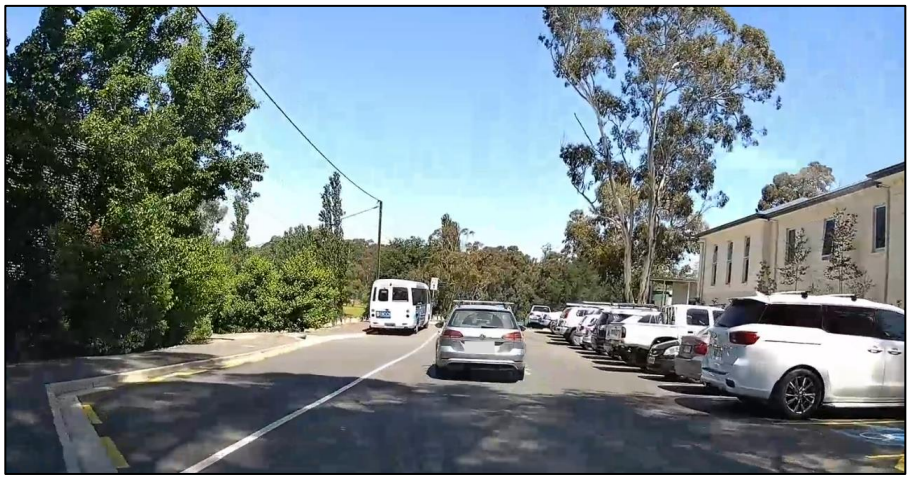


Image 3 – New bus parking bay (left hand side) on the School land completed in Stage 1

Image 4 – Sandow Lane On-street Parking

5. The school provides bus transport for students. Concurrent with the Stage 1 development, the school purchased and began operating 1 additional 21-seat bus during 2020. At the time, 2 buses were available with 45 seats available. The school has recently contracted a 3rd bus (57-seat capacity) which has also begun transporting students. We understand that typically 80-90 students utilise the school buses for transport. These 3 school buses provide an alternative mode of transport for students, in lieu of parents driving children to and from school, which has the potential to significantly reduce short-term parking demands and congestion at the school.

6. In addition to the school bus transport, we understand that students also use the public bus transport on Onkaparinga Valley Road (school estimate of 20 students using this service) with bus stops conveniently located outside Verdun Hall (from the freeway direction) and adjacent to the ELC play space area (to the freeway direction).

7. We understand that as part of the construction management plan for the construction of the Ring Road, Council had required the school to secure a lease arrangement for the formal use of the Verdun Hall car park, notwithstanding that this area has been informally used for school parking for many years. This was required by Council in order to manage peak movements during the construction period and until such time the Ring Road was completed and operational. The lease secured by the school at the time was for a period of 5 + 5 years up to 2029.

Technically the Council requirement for the lease of the Verdun Hall car park is no longer required, as the Ring Road has been completed and operational. Notwithstanding that, we understand that in early 2022 the school has negotiated a further 5-year lease extension to continue to formally use the Verdun Hall car park up to 2034. We note that the main school usage of the Verdun Hall car park is for short-term parent drop-off and pick-up parking, which peaks for approximately 20 minutes in the morning and 20 minutes in the afternoon of the school day. Outside of these periods, there is minimal parking generated by the school using the Verdun Hall car park.

1.0 PROPOSED VARIATION TO CONDITION 18

There are several reasons that the school wishes to seek a variation to Condition 18.

The way Condition 18 is drafted currently poses a significant constraint for the school. Based on the school's recent projections, it will need to offer more flexibility and accommodate forecast enrolment projections and account in general terms for the move of Year 7s to the secondary campus.

- The ELC is a standalone development with its own car parking requirement and its own conditions of approval. The ELC should not be included as part of the overall school student cap.

- Year 7 students are now recognised as part of the secondary school curriculum (similar to public secondary schools), hence the original Condition 18 cap on the primary school is no longer relevant.

- The school enrolments will fluctuate periodically between different age cohorts. To date the growth in secondary school numbers is generally attributed to more primary school students staying on to Year 12 compared to previous years and some additional interest from outside for families wanting a true R-12 education for their children on the one campus.

- Primary school enrolments are consistent with the Condition 18 cap as the maximum 2 streams is already offered and there are maximum class sizes that cannot be exceeded. There is no projected enrolment growth at the primary school level. However, the school anticipates that enrolments can be less than projections forecast over time.

Based on the typical fluctuation in projections across the primary and secondary school campus (and also within the junior secondary and senior secondary campus), the school's preference is for there to be no cap assigned to the two individual but otherwise connected campuses.

The school considers that one practical way to achieve this is to vary Condition 18 by assigning an overall cap for the school. The school's sustainable combined total number of students across the site is 700 enrolments.

2.0 FORECAST ENROLMENT OF THE SCHOOL

The enrolment projections to Year 2029 provided by the school are summarised in the Table 1 below.

Table 1: Future enrolment forecast

Year	Primary	Secondary	Total	Staff (FTE)
Condition 18 cap	434	142	576	
2023	380*	220	600	71
2026	380*	260	640	73
2029 (maximum)	380*	320	700	80

* Year 7 becomes secondary schooling in the SA curriculum

The maximum cap (primary and secondary school campus) of 700 would enable the school to more appropriately manage the enrolment across the overall campus, noting that the primary school campus would have future enrolments of 380 (which would not be exceeded due to maximum streams already being offered), which is 54 less than that listed in Condition 18.

3.0 CURRENT TRAFFIC AND PARKING CONDITIONS

As part of our assessment, we undertook site inspections at the school on 3 occasions towards the end of 2021:

- Thursday 11/11/2021 – to observe traffic and parking conditions between 8am and 9am (school start time) and between 3pm and 3.45pm (dismissal time). The dismissal time was significantly affected by inclement weather (heavy rain) which resulted in unusual traffic conditions and congestion at the Sandow Lane/Onkaparinga Valley Road junction (refer to further discussions below).

- Thursday 2/12/2021 - to repeat our observations of Sandow Lane/Onkaparinga Valley Road junction between 3pm and 3.45pm period (dismissal time) during fine weather.

- Wednesday 8/12/2021 - to repeat our observations of Sandow Lane/Onkaparinga Valley Road junction during the 3pm and 3.45pm period (dismissal time) – prior to the end of school year.

Apart from the use of Sandow Lane, the school's car parks and kiss and drop bay, we also noted that currently parent parking occurs at two other main locations:

1. Both sides of the verges on Onkaparinga Valley Road south of the Koala Crossing – approximately 20 parked vehicles were observed on these verges at dismissal time.

Image 5 – Verge parking on the main road – approach to Koala Crossing

2. The Verdun Hall car park was used extensively by parents. Parents who park here are able to walk safely along the footpath on the western side of the main road to the Koala Crossing provided to cross the main road safely. The unsealed car park has an informal parking arrangement. There are also some informal parking spaces around the sides of the hall building. We observed up to 84 parked vehicles at the Verdun Hall car park on Thursday 2/12/2021 at 3pm before dismissal time. On that day, we noted that there was a year-end activity at the primary school in which many parents were present for the activity. We understand that this was an infrequent activity of the school.

Image 6 – Parking at the unsealed area of the hall

We recorded the parking demands at the school on Thursday 11/11/2021 during the morning starting period (8am to 9am) and afternoon dismissal period (3pm to 3.45pm). Table 2 below summarises the parking demands recorded for various parts of the school.

Table 2: Parking survey (Thursday 11/11/2021)

		New kiss n	Exit point	Onkaparinga Valley	Onkaparinga Valley	Staff car park	Sandow Lane	Sandow Lane	Administration	SURPLUS	SURPLUS
		drop bay	car park	Rd verge (west)	Rd verge (east)	Sandow Lane	West side	East side	car park	Staff car parks	Kiss n drop
Time	Capacity	25	18			14	10	3	13		
800		1	9	2	0	6	5	0	7	23	32
815		0	8	6	1	13	8	1	9	15	29
825		1	14	7	1	14	10	2	9	8	25
835		0	17	10	2	14	7	2	8	6	29
845		0	17	11	3	14	10	3	9	5	25
900		0	16	13	3	14	9	3	9	6	26
1500		1	15	8	2	13	10	3	7	10	24
1515		10	14	13	4	13	10	3	8	10	15
1525		12	13	15	4	Inclement weather - congested pick up conditions in Sandow Lane up to start of new kiss n drop bay					
1535		4	10	9	1	Inclement weather - congested pick up conditions in Sandow Lane up to start of new kiss n drop bay					
1545		0	10	7	0	8	7	2	8	19	29

Our observations of the traffic and parking conditions are summarised below:

- There was no significant congestion observed on 11/11/2021 during the morning drop-off period of the school.

- There was significant congestion observed on 11/11/2021 during the dismissal time, due to inclement weather (heavy rain) on that afternoon. It is not uncommon in these situations for parents to prefer to pick-up at the school, rather than park at the Verdun Hall car park and walk to the pick-up area. As a consequence, the queuing for the pick-up activity was observed to extend from Sandow Lane back onto Onkaparinga Valley Road. This resulted in significant congestion and delays, particularly to the eastbound traffic flow on the main road, albeit only for a short period of around 15 to 20 minutes.

- Our follow-up observations on 2/12/2021 and 8/12/2021 (fine weather) of Sandow Lane during dismissal showed that the pick-up queueing was contained fully within Sandow Lane and did not extend and impact on the traffic flow on the main road.

- As is typical of schools, the congestion was observed to be of short duration (dismissal time 3.25pm). By 3.45pm the traffic conditions were cleared and returned to normal.

- There were no congestion issues observed at the exit point of the Ring Road. Separate left turn and right turn lanes are provided. Two thirds of the exit movements in the morning and dismissal periods were left turns out. Exit movements to the main road were observed to have minor delays. Occasionally, the queue on the main road, caused by pedestrians using the Koala Crossing, would extend past the exit roadway, however, we observed that main road drivers would frequently leave gaps (as courtesy) to allow parents to turn right out to join this queue.

- The school actively manages the flow of traffic and parent parking (not uncommon to many schools) to make set down and pick-up activity as efficiently and as safe as possible. We noted that the recently constructed kiss and drop parking bay was not being utilised to the maximum potential, probably because it is a new facility that parents are not accustomed to yet. As part of the school's active management of the issue, future opportunities would be explored to maximise the usage of this parking facility, which would have beneficial effects on traffic flows.

4.0 PARKING ASSESSMENT

Table 1 – General Off-Street Car Parking Requirements would be relevant to the parking assessment for the subject site. The relevant parking rates are:

Educational establishment	For a primary school – 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school – 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

The Condition 18 cap on student numbers are:

- Primary school 434 students
- Secondary school 142 students

Based on the maximum cap of 700 students sought by the school, ie 380 primary school students and 320 secondary school students, Table 3 below lists the calculations in relation to the parking impacts.

Table 3: Parking impact assessment

	No.	Impact	Parking impact
1. Current primary school cap	434		
2. Maximum future primary school cap	380	Less 54 students	-13.5 spaces
3. Current secondary school cap	142		
4. Maximum future secondary school cap	320	Additional 178 students	+17.8 spaces
5. Net increase in parent parking demand			+4.3 spaces
6. Current staff FTE	70		
7. Maximum staff FTE	80	Additional 10 FTE	+11 staff spaces

Table 3 above shows that, if assessed against the Condition 18 cap, the parking impact of a 700 student cap would be 5 additional parking spaces (rounded up) required for the increase in short-term parent parking demand and 11 additional parking spaces for the increase in staff and visitor parking demand. We understand that the additional parking for staff would likely be less than the 11 parking spaces estimated above since, in reality, some of the staff demand for the additional stream would be met by those teachers who are already teaching the same subjects on campus.

As shown in the parking surveys in Table 2, there would be a minimum of 5 surplus parking spaces and 15 kiss and drop spaces available on the school site that could accommodate the forecast increase in parking demands arising.

Unlike Hills Christian Community School, it should be noted that many public Government schools generally do not provide any on-site parking for parents (short-term parking). Indeed, Table 1 of the Planning and Design Code refers to short-term parent parking being accommodated on the public realm ie adjacent streets or public car parks within 300m of the school. Nevertheless, the school provides a significant kiss and drop facility on the school site to reduce the reliance on on-street parking in the nearby street to minimise the impact in the adjacent areas.

As indicated earlier, following the completion of the Stages 1 & 2 development and the Ring Road becoming operational, there is no requirement for the school to continue with the lease of the Verdun Hall car park. Notwithstanding that, the school has continued with the formal lease agreement to secure the Verdun Hall car park for its use. This lease arrangement, at the school's expense, continues to make the Verdun Hall car park available for this use up to Year 2034. The school has undertaken this measure to minimise the impact of the school parking in the adjacent areas.

5.0 ACTIVE MANAGEMENT OF TRAFFIC AND PARKING BY THE SCHOOL

Traffic and parking congestion typically occur at schools due to the short-term nature of arrival and departure traffic. Peak parking demands typically occur during the dismissal period when parents tend to arrive before dismissal and therefore need to find a parking space. In the morning period, children are typically dropped off without much delay. The congestion generally would be over within 20 minutes.

Hills Christian Community School constantly monitors and actively manages the traffic and parking conditions. For instance, during dismissal time, we observed that there were many staff present on the Ring Road directing parents to vacant parking spaces and to pick up children with as little delay as possible.

It is in the school's interest to ensure that traffic flows as efficiently and as safely as possible during these peak periods, with one of the aims being to ensure that queuing from the drop-off or pick-up activities do not extend back into Onkaparinga Valley Road and affect the main road traffic flows.

In this regard, there are several opportunities that the school has considered that could, when warranted, improve the short-term traffic and parking conditions further, as follows:

1. Utilisation of the new kiss and drop parking bay was observed to be very low at the time of our parking surveys (less than 50% capacity), as shown in Table 2, even during inclement weather on 11/11/2021 when the on-site parking demand was unusually high. It was observed that, due to inclement weather, parents' vehicles were concentrated at the pick-up point (with shelter) adjacent to the Administration building. As a consequence, the new kiss and drop parking bay was generally unused. The reasons for the underutilisation of the new kiss and drop parking bay may be that, at the time of our survey, there were no shelter protection offered at the new facility and parents not familiar with the kiss and drop facility. The provision of additional shelters has since been implemented by the School (see comments below).

   There are several options available to the school to continue to increase the usage of the kiss and drop facility:

   a. Publicise information through the school's newsletter to encourage parents to use the facility provided.

b. Additional shelter provision - we understand that since our parking surveys, the School has installed 4 shelters (1 medium size and 3 small shelters) along the kiss and drop facility. This has encouraged parents to drive further into the school site for the pick-up, rather than concentrate around the Administration building area, which was one of the reasons the queuing sometimes extended back to Onkaparinga Valley Road. Since the installation of these shelters, the School has advised that traffic congestion has eased considerably with rare occurrences of cars queuing back to the main road.

c. Staff carrying out their dismissal duties should direct parents to continue moving forward to the new kiss and drop facility for the pick-up.

d. In conjunction with the above, the school may consider requiring say all secondary students to be picked up from the new shelter location further west of the Ring Road. This would split the pick-up between 2 areas, rather than being concentrated around the Administration building area.

2. Notwithstanding that the school is not required under the previous approval to continue with the lease of the Verdun Hall car park, the school has extended the lease agreement for a further 5 years (up to Year 2034). The current car park is unsealed and parking is in an ad-hoc manner. There would be opportunity to increase parking and improve circulation by better delineation of the parking rows, for example using tactile delineators such as road marking coloured dots nailed into the unsealed surface or permapine logs to define the edges of parking rows. While at this stage it is not proposed to undertake works within this car park, this opportunity would be available if required in the future.

3. The school would be amenable to trialing a staggered finishing time so that the primary school and secondary school finishes at different times. This is not an uncommon approach for schools to spread the traffic flow and parking demands over a longer time period, for example primary school finishing at 3.15pm and secondary school finishing at 3.25pm. It has the potential to reduce the traffic flow and parking demands significantly. This would be an option that could be considered in the long-term, if necessary, and which would require consultation between the schools and parents and adjustments to class schedules.

4. While our parking surveys have shown that there is current spare capacity within the school to accommodate the increase in parking for staff, visitors and parents when the student cap is increased to 700, we note that there is opportunity to provide additional school parking by extending the current 14-space staff car park in Sandow Lane further to the east.

In summary, there are a number of measures that the school could consider, as part of its active management process to improve conditions and safety for the school and to minimise the impacts in the adjacent areas.

It is not intended that these measures be proposed as part of the variation to Condition 18. Rather, they demonstrate to Council that if additional measures are necessary, there are a number of opportunities that the school could consider to improve the conditions further, in particular the ability for the school to manage the usage of the kiss and drop facility and the staggering of finishing times.

6.0 TRAFFIC ASSESSMENT FOR THE INCREASE IN STUDENT CAP TO 700

The Condition 18 cap on student numbers are:

- Primary school 434 students
- Secondary school 142 students

The school proposes an overall cap of 700 enrolments:

- Primary school 380 students
- Secondary school 320 students

The difference between the two scenarios is mainly the increase in secondary school students from 142 to 320, ie an increase of 178.

We have recently undertaken work at the St Columba College secondary school in Andrews Farm. Our traffic surveys during the peak morning period and peak dismissal period of the school showed the trip generation rates to be equivalent to 0.47 trips per student and 0.19 trips per student respectively.

Typically for schools, the traffic impact is greater for the morning period, which coincides with the peak commuting traffic flows on the main road. Based on the increase of 178 secondary school students and applying the rate of 0.47 trips per student, this would be equivalent to an increase of 84 vehicles, ie 42 vehicles entering and 42 vehicles exiting the school. Assuming that 10% of the new trips generated would be by bus transport, the number of new trips generated would be say 38 vehicles entering and 38 vehicles exiting.

The additional staff vehicles generated (say 10 vehicles) would result in an additional traffic volume of say 48 vehicles entering and 38 vehicles exiting during the peak morning period.

We have collected traffic flow data as part of our surveys of the school site on 11/11/2021. We have undertaken SIDRA traffic modelling to estimate the traffic impact of the current condition and future condition based on a student cap at 700.

Figure 1: Existing site condition – Sandow Lane/Onkaparinga Valley Road/Grivell Road - AM peak

MOVEMENT SUMMARY

▽ Site: 101 [Sandow Ln Onkaparinga Valley Rd Existing AM Peak (Site Folder: Hills Christian Community School)]

Existing AM peak
Thursday 11/11/2021
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Onkaparinga Valley Rd E														
4	L2	95	0.0	95	0.0	0.259	5.8	LOS A	0.3	2.1	0.07	0.14	0.07	56.8
5	T1	357	7.5	357	7.5	0.259	0.1	LOS A	0.3	2.1	0.07	0.14	0.07	58.3
6	R2	23	0.0	23	0.0	0.259	6.6	LOS A	0.3	2.1	0.07	0.14	0.07	56.3
Approach		475	5.6	475	5.6	0.259	1.6	NA	0.3	2.1	0.07	0.14	0.07	57.9
North: Grivell Rd														
7	L2	10	0.0	10	0.0	0.044	6.4	LOS A	0.1	1.0	0.46	0.69	0.46	50.9
8	T1	1	0.0	1	0.0	0.044	9.3	LOS A	0.1	1.0	0.46	0.69	0.46	51.1
9	R2	16	0.0	16	0.0	0.044	10.8	LOS B	0.1	1.0	0.46	0.69	0.46	50.6
Approach		27	0.0	27	0.0	0.044	9.1	LOS A	0.1	1.0	0.46	0.69	0.46	50.7
West: Onkaparinga Valley Rd W														
10	L2	1	0.0	1	0.0	0.210	7.7	LOS A	0.8	5.7	0.30	0.17	0.30	56.0
11	T1	263	0.0	263	0.0	0.210	0.9	LOS A	0.8	5.7	0.30	0.17	0.30	57.5
12	R2	82	0.0	82	0.0	0.210	7.8	LOS A	0.8	5.7	0.30	0.17	0.30	55.2
Approach		346	0.0	346	0.0	0.210	2.5	NA	0.8	5.7	0.30	0.17	0.30	56.9
All Vehicles		848	3.2	848	3.2	0.259	2.2	NA	0.8	5.7	0.18	0.17	0.18	57.2

Figure 2: FUTURE site condition – Sandow Lane/Onkaparinga Valley Road/Grivell Road - AM peak

MOVEMENT SUMMARY

▽ Site: 101 [Sandow Ln Onkaparinga Valley Rd Future AM Peak (Site Folder: Hills Christian Community School)]

Future AM peak

Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Onkaparinga Valley Rd E														
4	L2	119	0.0	119	0.0	0.272	5.8	LOS A	0.3	2.1	0.07	0.16	0.07	56.6
5	T1	357	7.5	357	7.5	0.272	0.1	LOS A	0.3	2.1	0.07	0.16	0.07	58.1
6	R2	23	0.0	23	0.0	0.272	6.7	LOS A	0.3	2.1	0.07	0.16	0.07	56.1
Approach		499	5.4	499	5.4	0.272	1.7	NA	0.3	2.1	0.07	0.16	0.07	57.7
North: Grivell Rd														
7	L2	10	0.0	10	0.0	0.045	6.4	LOS A	0.1	1.0	0.47	0.70	0.47	50.8
8	T1	1	0.0	1	0.0	0.045	9.9	LOS A	0.1	1.0	0.47	0.70	0.47	50.9
9	R2	16	0.0	16	0.0	0.045	11.1	LOS B	0.1	1.0	0.47	0.70	0.47	50.4
Approach		27	0.0	27	0.0	0.045	9.3	LOS A	0.1	1.0	0.47	0.70	0.47	50.6
West: Onkaparinga Valley Rd W														
10	L2	1	0.0	1	0.0	0.234	7.9	LOS A	1.1	7.4	0.37	0.21	0.37	55.5
11	T1	263	0.0	263	0.0	0.234	1.2	LOS A	1.1	7.4	0.37	0.21	0.37	56.9
12	R2	106	0.0	106	0.0	0.234	8.0	LOS A	1.1	7.4	0.37	0.21	0.37	54.8
Approach		370	0.0	370	0.0	0.234	3.2	NA	1.1	7.4	0.37	0.21	0.37	56.3
All Vehicles		896	3.0	896	3.0	0.272	2.6	NA	1.1	7.4	0.20	0.20	0.20	56.9

Figure 3: Existing site condition – School Ring Road exit/Onkaparinga Valley Road - AM peak

MOVEMENT SUMMARY

▽ Site: 101 [Ring Road Exit Onkaparinga Valley Rd Existing AM Peak (Site Folder: Ring Road exit)]

Existing AM Peak
Thursday 11/11/2021
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Onkaparinga Valley Road S														
2	T1	335	0.0	335	0.0	0.172	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		335	0.0	335	0.0	0.172	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
East: Ring Road exit														
4	L2	103	0.0	103	0.0	0.086	6.7	LOS A	0.3	2.4	0.39	0.62	0.39	49.8
6	R2	40	0.0	40	0.0	0.060	8.9	LOS A	0.2	1.3	0.50	0.78	0.50	47.2
Approach		143	0.0	143	0.0	0.086	7.3	LOS A	0.3	2.4	0.42	0.67	0.42	49.0
North: Onkaparinga Valley Rd N														
8	T1	337	0.0	337	0.0	0.173	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		337	0.0	337	0.0	0.173	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
All Vehicles		815	0.0	815	0.0	0.173	1.3	NA	0.3	2.4	0.07	0.12	0.07	58.2

Figure 4: FUTURE site condition – School Ring Road exit/Onkaparinga Valley Road - AM peak

MOVEMENT SUMMARY

▽ **Site: 101 [Ring Road Exit Onkaparinga Valley Rd Existing Future AM Peak (Site Folder: Ring Road exit)]**

Existing AM Peak
Thursday 11/11/2021
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Onkaparinga Valley Road S														
2	T1	335	0.0	335	0.0	0.172	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		335	0.0	335	0.0	0.172	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
East: Ring Road exit														
4	L2	129	0.0	129	0.0	0.107	6.8	LOS A	0.4	3.0	0.40	0.63	0.40	49.7
6	R2	52	0.0	52	0.0	0.078	9.0	LOS A	0.2	1.7	0.51	0.79	0.51	47.1
Approach		181	0.0	181	0.0	0.107	7.4	LOS A	0.4	3.0	0.43	0.68	0.43	49.0
North: Onkaparinga Valley Rd N														
8	T1	337	0.0	337	0.0	0.173	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		337	0.0	337	0.0	0.173	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
All Vehicles		853	0.0	853	0.0	0.173	1.6	NA	0.4	3.0	0.09	0.14	0.09	57.8

The above SIDRA modelling analysis shows that the degree of saturation for the future scenario (student capacity of 700) would result in minimal change to the existing conditions. The junctions of Sandow Lane/Onkaparinga Valley Road and the Ring Road exit/Onkaparinga Valley Road would continue to operate at low degrees of saturation of 0.173 to 0.272 (congested conditions typically occur when the degree of saturation is 0.85 to 0.9).

Therefore, from a traffic impact perspective, the proposed increase in student cap to 700 (primarily associated with an increase in secondary school student numbers) should result in minimal traffic impact arising in the adjacent road network.

7.0 CONCLUSIONS

Hills Christian Community School proposes to vary Condition 18 (DA 19/245/473) with respect to student cap numbers. The school proposes an overall student cap of 700 (primary and secondary school campus) which would enable the school to more appropriately manage the enrolment across the overall campus and provide 2 stream classes in each year level.

An assessment of the current traffic and parking conditions at the school was undertaken, including surveys of parking demands within the school and external to the school. The surveys identified that there are current surplus parking available that would be able to meet the increase in parking demands that would be generated when the student cap is increased to 700 in the future.

A traffic assessment was also undertaken to estimate the traffic impact of the proposal to increase the student cap to 700. Based on current traffic flow data at the existing junctions of Sandow Lane/Onkaparinga Valley Road and the Ring Road exit/Onkaparinga Valley Road, the SIDRA modelling demonstrates that during the peak period, the operating conditions at both junctions would continue to operate at low degrees of saturation in the future.

As part of the school's active management approach and continuous school monitoring of the traffic and parking conditions, the school has identified a number of measures that could be considered in the future, should the need arises, to further improve the traffic and parking conditions. They include better utilisation of the new kiss and drop facility, management of dismissal times of the primary and secondary campus to spread the peak demands etc.

On the basis of the above assessment, we are of the opinion that the proposal by the school to vary Condition 18 of DA 19/245/473 and to replace it with an overall student cap of 700 (primary school and secondary school) would be supportable from a traffic and parking perspective.

Yours sincerely,

Frank Siow

FRANK SIOW
Principal Consultant

HBC—VERDUN—EMERGENCY EVACUATION PLAN—HCCS GYM.

Drawn: 29th August 2024

IF INSTRUCTED TO

“EVACUATE”

Vacate via the nearest safe **EXIT** to the **EMERGENCY ASSEMBY POINT.**

If this area is deemed unsafe,

the **FIRE WARDEN** will instruct you to assemble at a

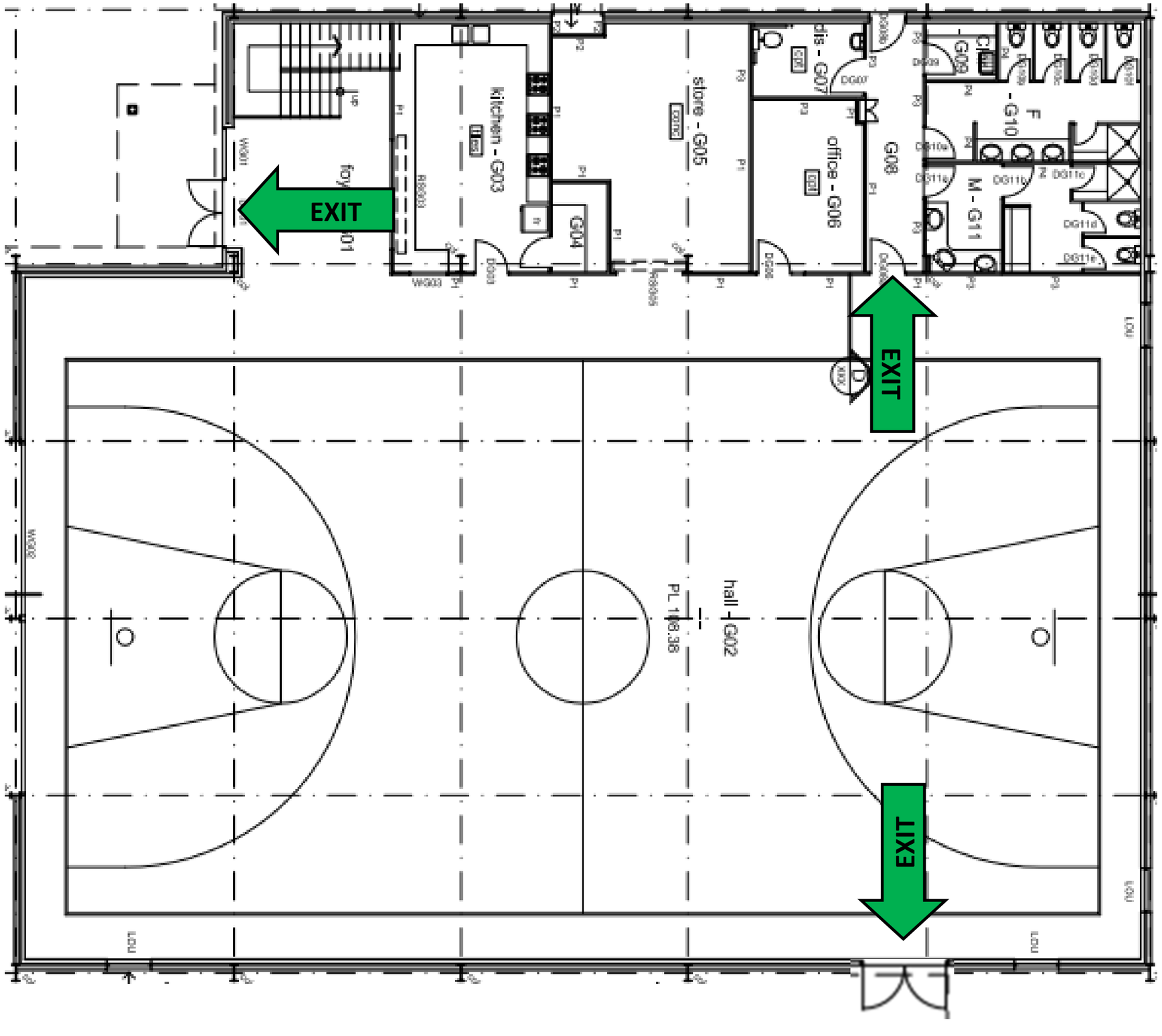
SECONDARY EVACUATION POINT.

For life threatening emergencies

immediately dial **000** and request

Ambulance assistance.

EMERGENCY ASSEMBY POINT.



EMERGENCY PLANS FLIPCHART

Emergency Telephone Numbers

Emergency Services:
Fire, Police,
Ambulance.
Dial 000

State
Emergency
Services.
Dial 132 500

HBC

Facility: Verdun
Location: 14-16 Onkaparinga Valley Rd, Verdun SA 5245
Phone: 0488 791 650

Note:
- **Chief Warden** refers to the **Most Senior Staff Member** present.
- **Warden** refers to **Staff** who have completed **HBC Warden Training.**

FIRE & SMOKE

Remain calm. Do not panic.

The order in which these actions are performed will depend on the particular fire situation.

Remove people from immediate danger via the safest exit/s. (See Evacuation Chart on Welcome Desk)
Extinguish, using firefighting equipment if confident to do so.

Should an actual fire be detected, and the fire is small and easily contained, then extinguish it,
ONLY IF

- You are equipped to attack the fire (min 2 x fire extinguishers, and a backup warden to assist)
- There are at least two points of egress.
- There is minimal smoke.

Contain fire and smoke if safe, close doors and windows, turn power off, but leave lights on.
Alert, **Chief Warden (Most Senior Staff Member present)**, call 000, follow Chief Warden's instructions.

if required:
EVACUATION - **GREEN** tab in this chart.

Keep safe, stay low, keep below smoke level. If on fire, drop and roll.

Notify the Business Manager and complete the incident report form.
Book an appointment with HBC Care for Counselling Debrief.

FIRE & SMOKE

EXTERNAL THREAT

NATURAL DISASTERS, EARTHQUAKE, FLOOD, MAJOR ROAD ACCIDENTS,

AIRCRAFT CRASH, CIVIL DISTURBANCE

Do not panic, remain calm.

- Contact **Chief Warden (Most Senior Staff Member present)**.
- **Chief Warden** to contact Emergency Services. (000)
- **RESTRICT THE USE OF PHONES – WAIT TO BE CALLED.**
- **Chief Warden** will instruct based on advice from Emergency Services.
- Communicate instructions to congregation and others calmly.
- Respond and manage situation as advised by Emergency Services.

Notify the Business Manager and complete an incident report form.

Book an appointment with HBC Care for Counselling Debrief.

EXTERNAL THREAT

BOMB THREAT

- **Remain calm** - Treat the call as genuine and record exact information
- **Prolong conversation**, do not hang up
- **Attract attention** of second person to call 000, do not alert the caller to your actions
- **Be attentive** - Note background noises/music/conversations, voice characteristics
- **Use guide** of questions to ask **in back of flip chart**
- Does the caller indicate **knowledge of the building**?
- Once caller has hung up, keep phone off hook
- Record details immediately on the checklist **(last page on flip chart)**
- Chief Warden will advise next steps based on the advice from police

Notify your Business Manager and complete an incident report form.

Book an appointment with HBC Care for Counselling Debrief.

BOMB THREAT

PERSONAL THREAT

- **Remain calm** – avoid eye contact, do not make sudden movements.
- **Do not take risks**- Hand over anything that is requested, do not do anything that will antagonise the assailant.
- **Follow directions** - Do what you are being told to do without volunteering any additional information.
- **Be attentive** - Observe characteristics of offender/s, features, voice, clothing, tattoos, vehicle used, direction of travel if leaving the area.
- **Alert** others if safe to do so, dial 000 as soon as possible, evacuate area if safe to do so.
- **Record** - Write down as much as you can, as soon as you can.
- **Chief Warden (Most Senior Staff Member present)** will advise next steps based on advice from police.

Notify the Business Manager and complete an incident report.

Book an appointment with HBC Care for Counselling Debrief.

PERSONAL THREAT

INTERNAL EMERGENCY

E.G. EXPLOSION, SPILL, LEAK, ILLEGAL OCCUPANCY, SERVICE OUTAGE, STRUCTURAL FAILURE

Remain calm. Do not panic.

Alert your **Warden (Most Senior Staff Member present)**, dial 000 if required.

Restrict access to the affected area and remove people in immediate danger.

Prepare to follow the instructions of the **Warden**.

Do not take risks. Do not take action which puts your life in danger.

Notify the Business Manager and complete an incident report.

Book an appointment with HBC Care for Counselling Debrief.

INTERNAL EMERGENCY

MEDICAL EMERGENCY

E.G. CARDIAC ARREST OR OTHER NEED FOR EMERGENCY MEDICAL ASSISTANCE

Remain calm. Do not panic. Cease all activities. Access the patient. **Turn off the Live Stream**.

Ensure the area is safe to you, others and the patient.

Response & Consent - check by touch and talk

- Direct Consent: Patient asks for help, or answers yes to question "would you like some help?"
- Patient Under 10 years old - you need to obtain consent from a parent/guardian.
- Implied Consent: If a patient is unconscious or unable to verbalise consent, but is in clear need of assistance, consent is implied.

Send for help – if needed, request support

- Instruct **Pastor** to calm congregation and to clear the immediate area.
- **Warden (Most Senior Staff Member present)** to call 000 and manage ambulance access.
- **Warden** to evacuate the area if necessary.

Airway - ensure it is open and clear.

Breathing - look, listen and feel – if breathing normally, put in the recovery position

Compression - if not breathing, start CPR = 30 compressions: 2 breaths

Defibrillation - attach defibrillator and follow prompts.

CONTINUE CPR UNTIL RESPONSIVENESS OR NORMAL BREATHING RETURNS

- Stay with the patient, record patient's contact details where possible.
- Preserve scene if medical emergency is as a result of injury.

Notify the Business Manager and complete an incident report form.

MEDICAL EMERGENCY

EVACUATION

RAPID REMOVAL OF PEOPLE FROM IMMEDIATE OR
THREATENED DANGER IN A SAFE AND ORDERLY MANNER

- Get the Emergency Plan Flipchart and put on the **RED** Warden's cap.
- **Warden** to get **Evacuation First Aid Kit.**
- Ensure you have your mobile phone. **If required call Emergency Services (000)**
- **Warden** to make announcement to all staff and congregation to evacuate.
- **Host** to notify both Upper Primary and Junior Primary Pastors that we are evacuating.
- Inform staff and congregation of the exact location of the assembly point.
    - As per the **HBC—VERDUN — EMERGENCY EVACUATION PLAN**.

Upon Evacuation:

- Escort staff and congregation to the assembly point via the safest exit(s).
- Have family groups gather to confirm all people are accounted for.
- Record if any person is missing (Mr./Mrs./Child's name etc.) and last known location in preparation for arrival of Emergency Services.
- Ensure Emergency Services have been called (000)
- Ensure all persons remain clear of driveway to allow free access to Emergency Vehicles.

If safe to do so:

- **Warden** to remain at assembly point with congregation.
- **Host** to sweep entire building, ensure all areas, floors and spaces are clear and safe - report clearance of areas to **Warden**.
- **Report** any unaccounted persons to Emergency Services.
- Emergency Service to give "all clear" to return.

Notify the Business Manager and complete an incident report form.

EVACUATION

CATASTOPHIC EVENT

Remain calm. Do not panic.

During the Adelaide Hills Fire Season it is the responsibility of the Chief Warden to monitor, Fire Alert Apps, Radio, the CFS Website or, if needed, telephone 1300 362 361 to identify fire risk days. Based on this information it is then the responsibility of the Chief Warden (Most Senior Person on location) to act accordingly, following the below:

LEVEL 1—EXTREME FIRE/STORM RISK

Level 1 Incident - A simple and small incident. There is minimal threat to the community.

- Notify Staff and Congregation of the Level 1 notification.
- Review activities for that day to ensure they are suitable.
- Monitor Fire Alert Apps, Radio and the CFS Website.

LEVEL 2—BUSHFIRE IN AREA

Level 2 Incident - More complex in size, resources or risk.
There may be a threat to the community at a local or regional level.

- Contact the CFS on 08 8391 1866 (Mt Barker) to ascertain the risk to **Hills Christian Community School**.
- Ensure all Staff and the Congregation remain the Gymnasium.
- Junior and Upper Primary Staff and Congregation to move into the Gymnasium.
- Monitor Fire Alert Apps, Radio and the CFS Website.
- Close all windows and outside doors.
- Bring all bags, door mats, outside furniture and any other flammable and/or combustible materials inside the building and place them in a store or other suitable facility.
- Collect hoses and ladders and place inside the facility.
- Ensure adequate buckets, hoses, tap/hose fittings, ladders & any fire fighting equipment is available.

LEVEL 3—BUSHFIRE IMMINENT

Level 3 Incident - More complex in size, resources or risk.
This may need the establishment of divisions for effective management of the situation.
There will be a significant threat to the community at a local, regional or state level.

- Notify Fire Service on “000” that a bushfire is imminent and what action we are taking.
- Notify all staff and the congregation that we have gone to level 3.
- Chief Warden to determine a safe “invacuation” area to move all occupants to for shelter.
- Switch off all air conditioners.
- Move all staff and congregation to the nominated safe area. (Main Auditorium)
- Allocate some staff to be observers and position them in appropriate locations.
- Fill buckets with water and place next to each exit.
- Ensure adequate hoses, tap/hose fittings, ladders & any fire fighting equipment is available and placed in easily accessible areas.
- Ask for suitable volunteers to patrol outside of the building to extinguish fires.

CATASTOPHIC EVENT

EARTHQUAKE

In the unlikely event of an earthquake:

The Pastor / Warden (Most Senior Staff Member present) is to advise members present:

- To stay where they are until the shaking stops.
- Stay away from glass, windows, outside doors and walls, and anything that could fall, such as light fixtures or furniture.
- Do not run outside.
- Do not get in a doorway as this does not provide protection from falling or flying objects, and you may not be able to remain standing.
- Drop down onto your hands and knees so the earthquake doesn't knock you down.
- Cover your head and neck with your arms to protect yourself from falling debris
- After the earthquake, look for injured persons in your area and assist, provided it is safe to do so.
- Leave the building as soon as you are able to.
- Should damage to buildings be evident, the Warden is to isolate services such as gas and electric power supplies till such time that they can be confirmed as safe for use.

EARTHQUAKE

EMERGENCY TELEPHONE NUMBERS

REVIEW AND UPDATE REGULARLY

Emergency Services

Ambulance - 000

Police Emergency - 000

Police Attendance -
113 444

Fire Brigade - 000

State Emergency Services - 132 500

Medical Information

Poisons information Centre - 13 11 26

Hospital (Mt Barker) - (08) 8393 1777

Local Doctor - (08) 8339 2644

Utilities

SA Water - 1300 729 283

SA Power Networks - 13 13 66

Gas supply and emergency - 1800 427 532

Telstra - 132 999

Statutory Authorities

SafeWork SA - 1300 365 255

EPA SA - (08) 8204 2004

EMERGENCY TELEPHONE NUMBERS

PHONE THREAT CHECKLIST

(in accordance with Aust. Bomb Data Centre and AS3745)

Remember to stay calm: Don't Hang Up and try to Keep the Caller on the Line

Date & Time of Call:	Duration of Call:	Call Received on (number)

EXACT WORDING OF THREAT:

BOMB THREAT QUESTIONS TO ASK:	
What type of bomb is it?	
When is the bomb going to explode? Or when will the substance be released?	
Where did you put it?	
What does it look like/What is in it?	
When did you put it there?	
How will the bomb explode? Or how will the substance be released?	
Did you place the bomb?	
Why?	

CHEMICAL / BIOLOGICAL THREAT

What kind of substance is in it?

How much of the substance is there?

How will the substance be released

Is the substance a liquid, powder or gas?

Report call immediately to POLICE 000

Report call immediately to Chief Warden

IDENTIFYING/LOCATING THE CALLER (Tick appropriate boxes) CALLER'S VOICE

☐ Male	☐ Slow	☐ Well spoken	☐ Raspy	☐ Disguised
☐ Female	☐ Rapid	☐ Foul	☐ Abusive	☐ Irrational
☐ Old	☐ Soft	☐ Slurred	☐ Incoherent	☐ Familiar
☐ Young	☐ Loud	☐ Nasal	☐ Clear	☐ Inconsistent
☐ Estimated Age	☐ Laughing	☐ Stuttering	☐ Deep breathing	☐ Recorded
☐ Accent (specify)	☐ Emotional	☐ Lisping	☐ Cracking voice	☐ Message red by caller

BACKGROUND NOISES

☐ Street noises	☐ Music	☐ Factory Machinery	☐ Muffled	☐ STD
☐ Voices	☐ Animal noises	☐ Office Machinery	☐ Static	☐ Mobile
☐ Crockery	☐ House noises	☐ Aircraft	☐ Fading	☐ Long Distance
☐ PA System	☐ Motor/Engine	☐ Clear	☐ Local Call	☐ Other

RECIPIENT:	Name:		Signature:	
	Phone:	0000 000 000	Area of Work:	

PHONE THREAT CHECKLIST

SCHOOL MAP

FRONT OFFICES

- Primary Office & First Aid
- Secondary Office & First Aid
- Toilets

A Administration Building

ELC & OSHC

E01 Early Learning Centre
E02 Kitchen
E03 OSHC Room
E04 OSHC Room
E05 OSHC Room
E06 OSHC Room

PRIMARY SCHOOL

P01 Year 1 Classroom
P02 Year 1 Classroom
P03 Year 2 Classroom
P04 Year 2 Classroom
P05 Extended Education
P06 Classroom
P07 Year 3 Classroom
P08 Year 3 Classroom
P09 Beaumont Shared Space
P10 Year 4 Classroom (Upstairs)
P11 Year 4 Classroom (Upstairs)
P13 Counsellor's Office
P14 Reception Classroom
P15 Reception Classroom
P16 Reception Classroom
P17 Mid Year Reception Classroom
P18 Resource Centre
P19 Learning Enrichment Classroom
P20 Year 5 Classroom
P21 Year 5 Classroom
P22 Year 6 Classroom
P23 Year 6 Classroom
P24 Languages Classroom
P25 Tuition Room
P26 Tuition Room
P27 Tuition Room

SECONDARY SCHOOL

S01 Classroom
S02 Classroom
S03 Staff Workroom
S04 Classroom
S05 Classroom
S06 Break Out Space

S07 ICT Room
S08a Counsellor's Office
S08b Meeting Room
S09 Classroom
S10 Tutorial Room
S11 Food Technologies
S12 Break Out Space
S13 Science Room
S14 Staff Workroom
S15 Lab Prep
S16 Head of Secondary
S17 Art Room

OTHER BUILDINGS

G Gymansium
R Science & Digital Technologies
T Technology Shed

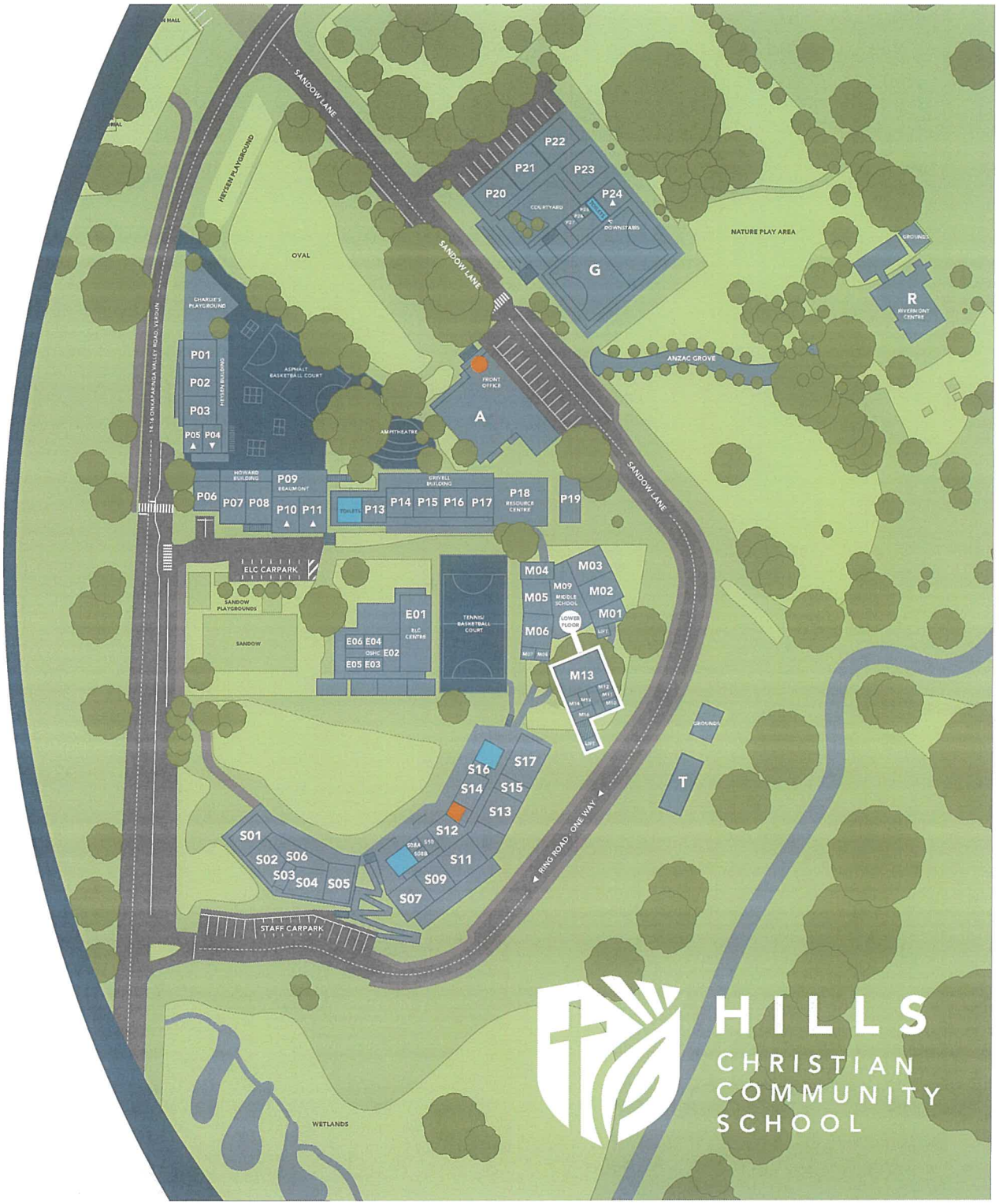
MIDDLE SCHOOL & MUSIC CENTRE

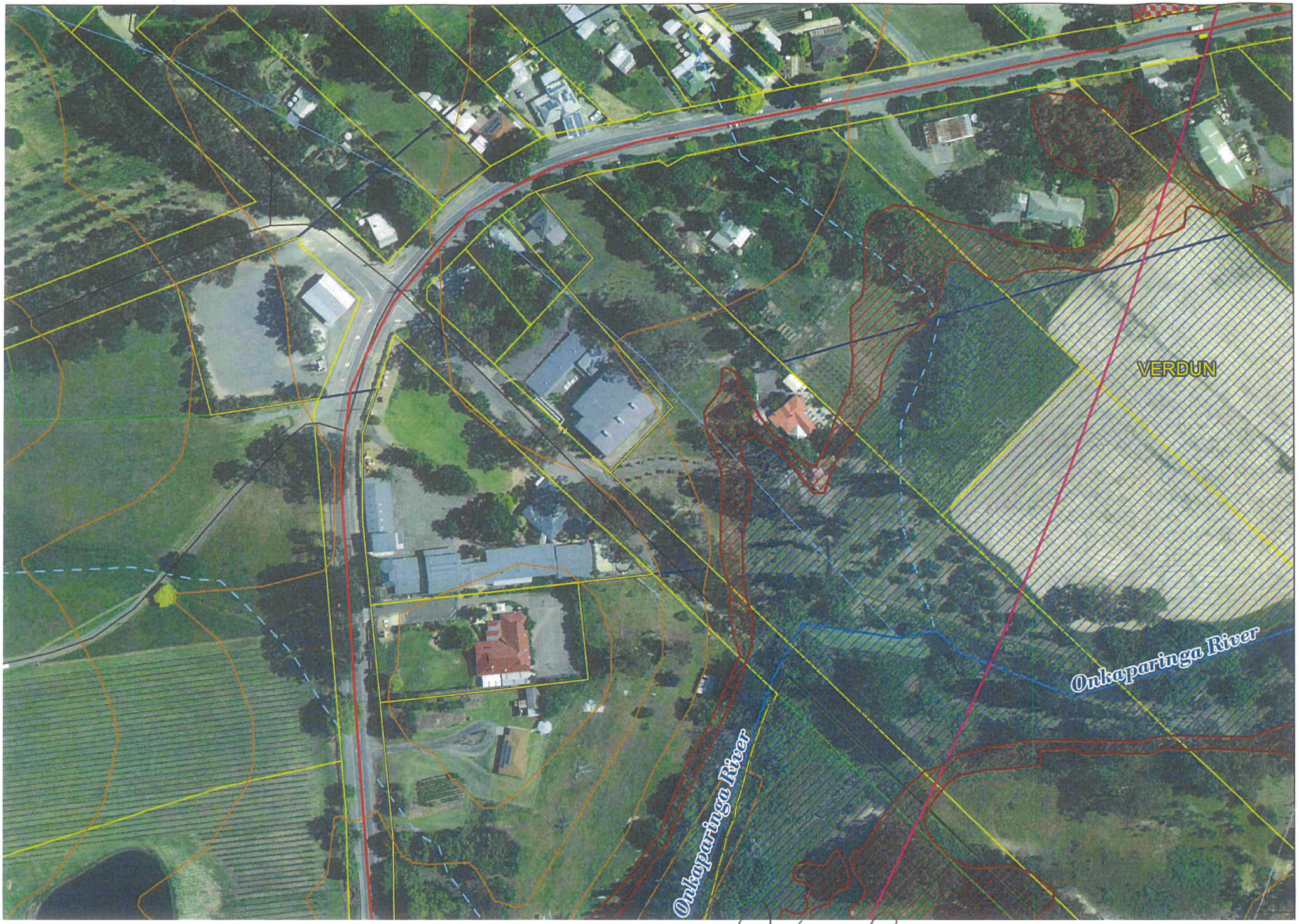
MIDDLE SCHOOL BUIDLING (UPPER FLOOR)

M01 Board Room
M02 Classroom
M03 Classroom
M04 Staff Workroom
M05 Classroom
M06 Classroom
M07 Meeting Room
M08 Meeting Room
M09 Breakout Space

MUSIC CENTRE (LOWER FLOOR)

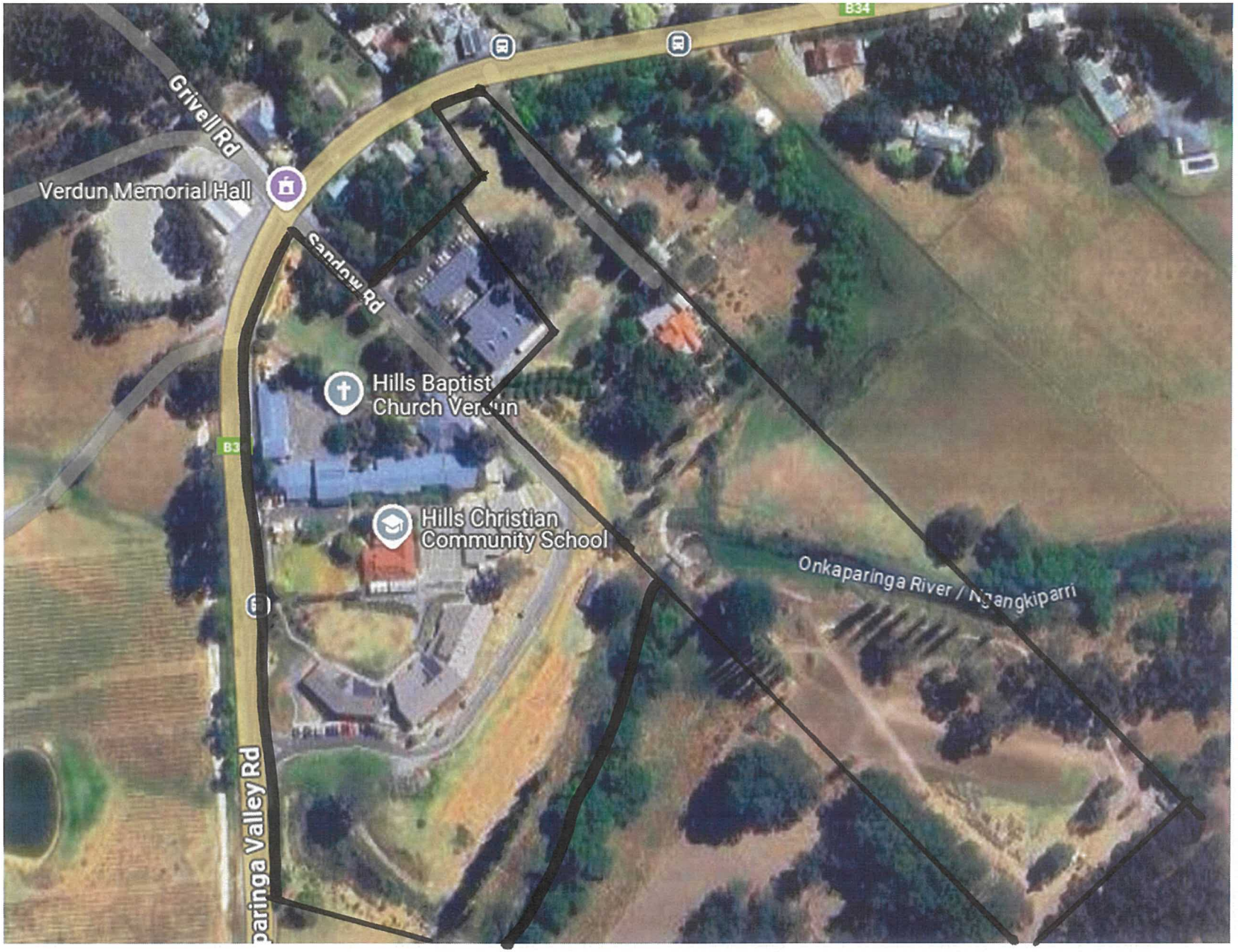
M10 Instrumental Tuition Room
M11 Instrumental Tuition Room
M12 Instrumental Tuition Room
M13 Music Room
M14 Music Store Room
M15 Staff Workroom
M16 Practice Room





Cadastre & Property Boundaries

1b. Overall School Site



15. Positioning of Building

15.8.1

ADELAIDE HILLS COUNCIL
RECEIVED 26 August 2021

Adelaide Hills COUNCIL

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21024747
DATE: 7 September 2021

Adelaide Hills COUNCIL

DEVELOPMENT APPROVAL
CONDITIONS & NOTES APPLY
DA: 21024747
DATE: 05/10/2021

SCALE 1 : 600 (when plotted at A3 size)

REVISION NOTES

DETAIL & BOUNDARY MODEL SURVEY
VERDUN
HILLS CHRISTIAN COMMUNITY SCHOOL
ONKAPARINGA VALLEY ROAD
HUNDRED OF ONKAPARINGA

DRAWING NUMBER 17781-01
SHEET SIZE A1
REVISION 1

1.9.

15,000L SEPTIC TANK SERVING ADJACENT BUILDING. 150 STUDENTS

15,000L SEPTIC TANK SERVING BUILDINGS AS INDICATED BY ARROWS. 250 STUDENTS

3,000L SEPTIC TANK SERVING ADMIN BUILDING. 50 STAFF

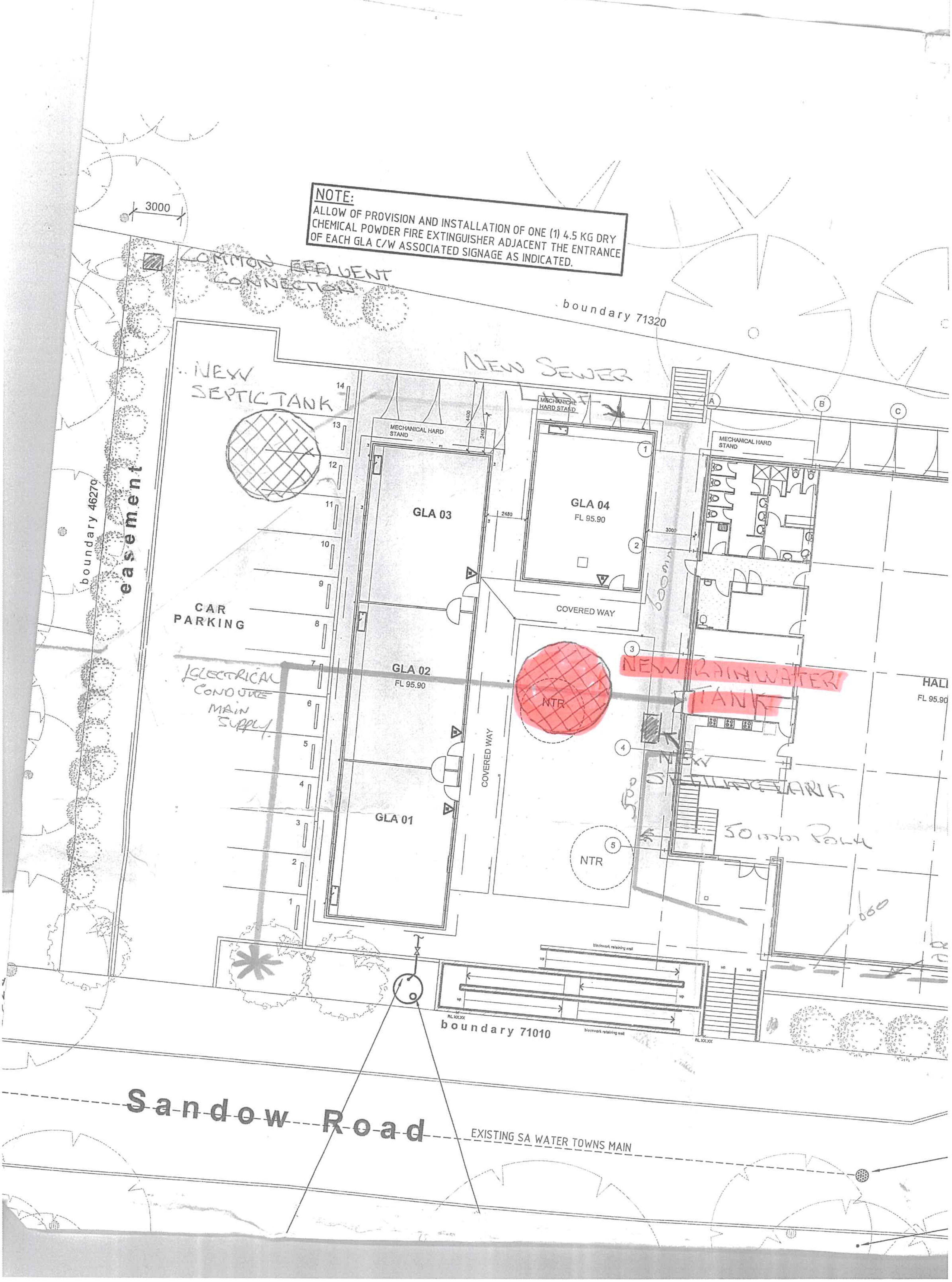
Rivermont building

3000L SEPTIC TANK SERVING SANDOW HOUSE. 35 STUDENTS

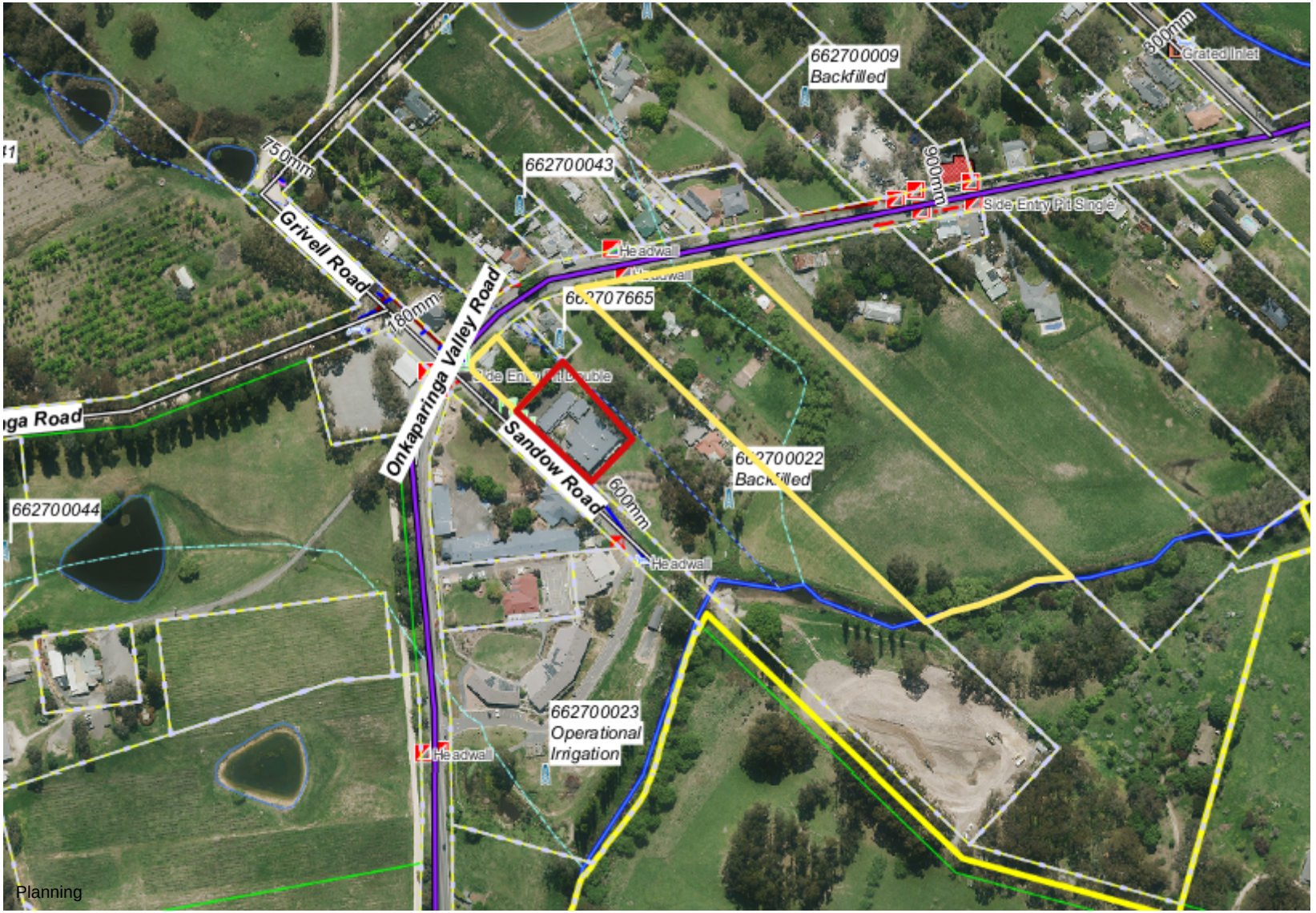
1600L SEPTIC TANK SERVING NEW (STAGE 2) BUILDING. 100 STUDENTS

20000L SEPTIC TANK SERVING RECENTLY CONSTRUCTED BUILDING. 200 STUDENTS

1.L.


NOTE:
ALLOW OF PROVISION AND INSTALLATION OF ONE (1) 4.5 KG DRY CHEMICAL POWDER FIRE EXTINGUISHER ADJACENT THE ENTRANCE OF EACH GLA C/W ASSOCIATED SIGNAGE AS INDICATED.
3000
COMMON EFFLUENT CONNECTION
boundary 71320
NEW SEPTIC TANK
NEW SEWER
MECHANICAL HARD STAND
GLA 03
GLA 04
FL 95.90
COVERED WAY
GLA 02
FL 95.90
GLA 01
NTR
NEW RAINWATER TANK
HALL
FL 95.90
50mm Poly
CAR PARKING
ELECTRICAL CONDUIT MAIN SUPPLY
easement
boundary 46270
boundary 71010
Sandow Road
EXISTING SA WATER TOWNS MAIN

19-May-2025



Adelaide Hills Council

N

Annotations

- Subject Land
- Representors Land 2
- Representors Land 1

Scale = 1:4135.320

100 m

Details of Representations

Application Summary

Application ID	24015639
Proposal	Change in use to include place of worship on a temporary basis
Location	LOT 4 SANDOW RD VERDUN SA 5245

Representations

Representor 1 - Mark Baryczka

Name	Mark Baryczka
Address	PO Box 345 ALDGATE SA, 5154 Australia
Submission Date	04/03/2025 08:02 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

Reasons

We live at 18 Onkaparinga Valley Rd, Verdun and have had issues with the church and their noise over the years. We have complained to the church as well as Hills Christian Community School. We were initially told by the school the church lease would be up by the end of 2024 as they had bought their own land, we have since heard from the school it is likely to be a couple of years until their lease is up. We have known for a long time that the noise levels are above the legal limit and the sound testing shows we were right. Sunday morning noise often starts well before 8am and continues through till 12/12:30 often which we find frustrating, if we're outside, half of our Sunday is dominated by music coming from the hall. Friday night are very difficult too at times as the music can be incredibly loud on some night (a lot louder than on a Sunday) and the noise of people coming and leaving can go very late, sometimes till 9:30 or 10 and we have had many nights trying to get small children to bed and struggling with teenagers screaming and yelling as they are leaving the church. We know there are measures to be put in place to minimise the noise however we feel like the church is unlikely to abide by these and who is going to monitor that they continue to stick to the rules? We feel like we're stuck with two more years of disruption to our weekend which is incredibly frustrating. We feel like we are left with no option but to put some sort of sound proof fencing in which we would struggle to be able to afford. We knew when buying our house that we would experience a lot of school noise which we have no issue with but the fact that after a whole week of school noise we then have to have our Friday nights and Sundays impacted seems unfair. We would prefer if the hall stopped being leased to the church and the change of use was not granted.

Attached Documents

Representations

Representor 2 - Daniel Edwards

Name	Daniel Edwards
Address	26 Onkaparinga Valley Rd VERDUN SA, 5245 Australia
Submission Date	06/03/2025 08:15 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 Refer to attachment	

Attached Documents

HCCS-HCB-Application-Response-DE-1479796.pdf

Response to Proposed Development (Application 24015639) - Change in use to include place of worship on a temporary basis

I am writing to formally object to the proposed development for the change in land use to include a place of worship on a temporary basis. I have serious concerns regarding the impact this change will have on the surrounding community, particularly in relation to noise pollution, which has been an ongoing issue for several years.

Noise Concerns

My primary concern is the significant noise generated by the Hills Baptist Church (HBC), which has used the gymnasium for several years. On Friday evenings and Sunday mornings, loud music, including electric guitars and drums amplified through a PA system, is played. The gymnasium is not acoustically designed for such activities, resulting in a large, echoey, and noisy environment. This space is immediately adjacent to residential properties in a small rural town, where during the times HBC uses the facility, there are no competing sources of noise.

Over the years, I have raised my concerns, along with those of other nearby residents, directly with the Hills Christian Community School (HCCS) and HBC in an attempt to resolve the noise issues. Despite assurances that the community's interests would be taken into account, little to no improvement has been made, except for recent actions prompted by this development application.

The noise levels are unacceptable, as confirmed by the results of the music noise assessment. Even though the tests were conducted when HBC was aware of the testing, the levels still significantly exceeded the maximum allowable noise level at all frequencies. The noise from HBC has often been louder than during the testing periods.

Noise Assessment and Control Measures

The music noise assessment report predicts that, with the use of noise limiters, noise levels would (marginally) be below the maximum allowable music noise levels at the nearest sensitive receivers. However, the report does not confirm the noise levels at the boundaries of the neighbouring properties. The tests conducted on September 22, 2024, were performed at 1 metaer from the Front of House PA, but there seems to have been no further testing at the neighbouring property boundaries.

The report specifically recommends that "once the speakers' volume has been adjusted, the sound level at the residential boundary should be measured with the band playing, and the sound system settings adjusted if required to ensure the sound levels at the residential boundary are below the music noise criterion."

Given this, I believe it is critical that enforceable controls be put in place to ensure that the maximum allowable noise levels are not exceeded. Even if the recommendations from the music noise assessment are implemented, there needs to be a mechanism to

prevent future increases in volume beyond acceptable levels. Additionally, clear and enforceable regulations are necessary to monitor and control sound levels continuously.

Operational Hours and Space Usage

The supplied correspondence between HBC and HCCS confirms that the hours of operation will be between 7:30 am and 11:00 am on Sundays, and between 5:30 pm and 7:30 pm on Fridays. However, these hours are frequently exceeded. Furthermore, HBC has used the HCCS land next to the gymnasium (24 Onkaparinga Valley Road), which is immediately adjacent to the neighbouring properties. For instance, on Sunday, March 2, 2025, baptisms took place from approximately 11:00 am until 12:30 pm, during which significant cheering, clapping, and loud celebrations were heard from what appeared to be most of the congregation.

Temporary Basis and Duration

The proposal refers to a "temporary" change of use. However, the duration of this temporary period is unclear, and there is no specified end date for this change. Given the ongoing noise issues and potential disruption to the local community, it is important to clarify the exact timeframe for this temporary arrangement.

Conclusion and Recommendations

In summary, if the proposed development is approved, I believe it is reasonable to request that enforceable controls be put in place to address the following concerns:

1. Ensuring that the maximum allowable noise levels are not exceeded.
2. Restricting the hours during which HBC can conduct services.
3. Limiting the areas where HBC can conduct services to prevent encroachment on surrounding properties.
4. Implementing a maximum occupancy limit for services.
5. Defining an end date for the temporary change in land use.

These measures are necessary to ensure that the proposed change of use does not negatively impact the neighbouring residents and the broader community.

Thank you for your consideration of my concerns. I trust that these issues will be taken into account in the decision-making process.

HILLS
CHRISTIAN
COMMUNITY
SCHOOL
CHRIST | NATURE | NURTURE

14-16 Onkaparinga Valley Rd
(PO Box 120)
VERDUN SA 5245

24th March 2024

Senior Pastor,
Mr. David Shepherd
202 Old Mount Barker Rd
ALDGATE SA 5154

Dear Dave,

Re: Use of School Facilities by the Youth Group

With our Plan SA application (no. 24015639) before the Adelaide Hills Council, we recently received feedback from the consultation process from our community. This feedback is attached for your perusal.

We are concerned with the damage to our reputation within our local community and have looked at various ways to minimise this. In reviewing this we need to take into consideration our long-term reputation with our community.

We acknowledge that your Sunday Church Services is the priority, until such time as you relocate to Mt Barker.

Therefore, we regretfully ask that your Youth Group no longer use our facilities on a Friday evening, with the last evening being available on Friday 11th April 2025.

We feel this strategy will also go a long way in trying to appease our neighbour's and finalise the approval of the application before Plan SA.

Should you have questions regarding this matter please do not hesitate to contact our Business Manager, Mr. Chris Taylor, or myself.

Yours Sincerely,

Tony Fielke
Principal

Details of Representations

Application Summary

Application ID	24015639
Proposal	Change in use to include place of worship on a temporary basis
Location	LOT 4 SANDOW RD VERDUN SA 5245

Representations

Representor 1 - Mark Baryczka

Name	Mark Baryczka
Address	PO Box 345 ALDGATE SA, 5154 Australia
Submission Date	04/03/2025 08:02 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

Reasons

We live at 18 Onkaparinga Valley Rd, Verdun and have had issues with the church and their noise over the years. We have complained to the church as well as Hills Christian Community School. We were initially told by the school the church lease would be up by the end of 2024 as they had bought their own land, we have since heard from the school it is likely to be a couple of years until their lease is up. We have known for a long time that the noise levels are above the legal limit and the sound testing shows we were right. Sunday morning noise often starts well before 8am and continues through till 12/12:30 often which we find frustrating, if we're outside, half of our Sunday is dominated by music coming from the hall. Friday night are very difficult too at times as the music can be incredibly loud on some night (a lot louder than on a Sunday) and the noise of people coming and leaving can go very late, sometimes till 9:30 or 10 and we have had many nights trying to get small children to bed and struggling with teenagers screaming and yelling as they are leaving the church. We know there are measures to be put in place to minimise the noise however we feel like the church is unlikely to abide by these and who is going to monitor that they continue to stick to the rules? We feel like we're stuck with two more years of disruption to our weekend which is incredibly frustrating. We feel like we are left with no option but to put some sort of sound proof fencing in which we would struggle to be able to afford. We knew when buying our house that we would experience a lot of school noise which we have no issue with but the fact that after a whole week of school noise we then have to have our Friday nights and Sundays impacted seems unfair. We would prefer if the hall stopped being leased to the church and the change of use was not granted.

Attached Documents

Representations

Representor 2 - Daniel Edwards

Name	Daniel Edwards
Address	26 Onkaparinga Valley Rd VERDUN SA, 5245 Australia
Submission Date	06/03/2025 08:15 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 Refer to attachment	

Attached Documents

HCCS-HCB-Application-Response-DE-1479796.pdf

prevent future increases in volume beyond acceptable levels. Additionally, clear and enforceable regulations are necessary to monitor and control sound levels continuously.

Operational Hours and Space Usage

The supplied correspondence between HBC and HCCS confirms that the hours of operation will be between 7:30 am and 11:00 am on Sundays, and between 5:30 pm and 7:30 pm on Fridays. However, these hours are frequently exceeded. Furthermore, HBC has used the HCCS land next to the gymnasium (24 Onkaparinga Valley Road), which is immediately adjacent to the neighbouring properties. For instance, on Sunday, March 2, 2025, baptisms took place from approximately 11:00 am until 12:30 pm, during which significant cheering, clapping, and loud celebrations were heard from what appeared to be most of the congregation.

Temporary Basis and Duration

The proposal refers to a "temporary" change of use. However, the duration of this temporary period is unclear, and there is no specified end date for this change. Given the ongoing noise issues and potential disruption to the local community, it is important to clarify the exact timeframe for this temporary arrangement.

Conclusion and Recommendations

In summary, if the proposed development is approved, I believe it is reasonable to request that enforceable controls be put in place to address the following concerns:

1. Ensuring that the maximum allowable noise levels are not exceeded.
2. Restricting the hours during which HBC can conduct services.
3. Limiting the areas where HBC can conduct services to prevent encroachment on surrounding properties.
4. Implementing a maximum occupancy limit for services.
5. Defining an end date for the temporary change in land use.

These measures are necessary to ensure that the proposed change of use does not negatively impact the neighbouring residents and the broader community.

Thank you for your consideration of my concerns. I trust that these issues will be taken into account in the decision-making process.

Response to Proposed Development (Application 24015639) - Change in use to include place of worship on a temporary basis

I am writing to formally object to the proposed development for the change in land use to include a place of worship on a temporary basis. I have serious concerns regarding the impact this change will have on the surrounding community, particularly in relation to noise pollution, which has been an ongoing issue for several years.

Noise Concerns

My primary concern is the significant noise generated by the Hills Baptist Church (HBC), which has used the gymnasium for several years. On Friday evenings and Sunday mornings, loud music, including electric guitars and drums amplified through a PA system, is played. The gymnasium is not acoustically designed for such activities, resulting in a large, echoey, and noisy environment. This space is immediately adjacent to residential properties in a small rural town, where during the times HBC uses the facility, there are no competing sources of noise.

Over the years, I have raised my concerns, along with those of other nearby residents, directly with the Hills Christian Community School (HCCS) and HBC in an attempt to resolve the noise issues. Despite assurances that the community's interests would be taken into account, little to no improvement has been made, except for recent actions prompted by this development application.

The noise levels are unacceptable, as confirmed by the results of the music noise assessment. Even though the tests were conducted when HBC was aware of the testing, the levels still significantly exceeded the maximum allowable noise level at all frequencies. The noise from HBC has often been louder than during the testing periods.

Noise Assessment and Control Measures

The music noise assessment report predicts that, with the use of noise limiters, noise levels would (marginally) be below the maximum allowable music noise levels at the nearest sensitive receivers. However, the report does not confirm the noise levels at the boundaries of the neighbouring properties. The tests conducted on September 22, 2024, were performed at 1 metaer from the Front of House PA, but there seems to have been no further testing at the neighbouring property boundaries.

The report specifically recommends that "once the speakers' volume has been adjusted, the sound level at the residential boundary should be measured with the band playing, and the sound system settings adjusted if required to ensure the sound levels at the residential boundary are below the music noise criterion."

Given this, I believe it is critical that enforceable controls be put in place to ensure that the maximum allowable noise levels are not exceeded. Even if the recommendations from the music noise assessment are implemented, there needs to be a mechanism to

Ref: 25ADL-0301

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

2 May 2025

Tim Mason
Statutory Planner
Adelaide Hills Council

Submitted via PlanSA portal

Dear Tim

Response to Representations – Application ID 24015639– Lot 4 Sandow Rd Verdun SA

Introduction

I write in response to the representations received with respect to the above Development Application.

The application seeks approval for HBC to temporarily occupy the site until 2027. This coincides with the planned completion of their new Church in Mount Barker.

Summary of Representations

Two representations were received during public notification:

No.	Representor	Representor's Address	Position	Wishes to be heard
1	Mark Baryczka	18 Onkaparinga Valley Rd	Opposes	No
2	Daniel Edwards	26 Onkaparinga Valley Rd	Opposes	Yes

This letter provides a response to the items raised in the representations.

The items raised relate to:

- Timeframe of operation
- Noise / Hours of operation

Amendment to the proposal

Hills Baptist Church has amended the days and hours of operation of the temporary use in response to the concerns raised. The Friday night use of the school is no longer proposed. This means the temporary operations will be limited to Sundays been 7:30am and 11:30am only.

Response to Representors

Temporary Land Use

Representors raised concerns with the temporary nature of the place of worship.

HBC is seeking approval to operate on a temporary basis until the end of 2027 or once the new church building is ready (which ever comes sooner). The church's preference is to cease operation before this time and to occupy their new facility.

The development application for the new facility in Mount Barker is planned to be lodged in the next month. Discussions have already commenced on the development with the Mount Barker District Council.

Noise / hours of operation

Representors raised concerns with noise impacts and hours of operation.

Noise on Friday nights was understood to be a key issue for neighbours. In response, the church has decided to reduce the hours of its operation by removing the Friday night use of the school.

The hours of operation will therefore be limited to between 7:30am and 11:30am on Sundays. This will assist in reducing any potential impacts on neighbours.

Notwithstanding this, BESTEC were previously engaged to consider the acoustic impact of the original proposal.

They prepared an environmental noise assessment to determine noise levels at the closest dwellings, based on measurements during a Sunday service. It compared these noise levels against standards established in accordance with the Planning and Design Code and the Environment Protection (Commercial and Industrial Noise) Policy 2023, to ensure the acoustic amenity of surrounding dwellings is not adversely impacted.

Their assessment confirms the place of worship satisfies Interface Between Land Uses PO 4.1 and 4.6. It will not unreasonably impact on the amenity of adjoining residences.

Conclusion

Thank you for the opportunity to address the concerns of the representors.

The proposal has been amended in response to these concerns. This ensures the development will have an acceptable impact for the duration of the temporary Sunday use.

I will attend the Council Assessment Panel meeting to respond to the representors requesting to be heard and answer any questions of CAP members.

I can be contacted on 8333 7999 if you have any questions.

Yours sincerely

Brigitte Williams
Senior Consultant

Ref: 25ADL-0301

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

2 May 2025

Tim Mason
Statutory Planner
Adelaide Hills Council

Submitted via PlanSA portal

Dear Tim

Response to RFI – Application ID 24015639– Lot 4 Sandow Rd Verdun SA

Introduction

URPS has been engaged to act on behalf of the applicant Hills Christian Community School, for the above Development Application.

The application seeks approval for HBC to temporarily occupy the site until 2027. This coincides with the planned completion of their new Church in Mount Barker.

This letter responds to your request for information (RFI) dated 31 March 2025.

You have requested additional information on traffic, parking and wastewater matters.

I respond to your request below.

Response

Traffic and Parking

You requested:

- An updated Traffic Management Report.
- Information on the arrangement with Verdun Hall to utilise the car park on weekends.

As confirmed with you and Council's traffic engineer over the phone, HBC has amended their proposal to remove any Friday night use of the hall.

This means HBC now only seek a temporary approval to operate from the land on Sundays. This is outside of peak hour times and the school's operation.

Given the above, I understand an updated traffic report is no longer required.

Relevant to car parking, HBC has an ongoing agreement with Verdun Hall for the use of the car park on Sundays from 7.30 am to 11:30 am. The Verdun Hall Committee invoices HBC monthly for the use of the car park.

Figure 1 illustrates that the car park land is contiguous to the site.

This car parking provision supplements the school's existing car parking availability on-site.

It ensures the development is serviced by sufficient car parking spaces consistent with Traffic, Access and Parking PO 5.1.

Wastewater

You have requested that a wastewater application be approved for this development application.

The council issued the approval for the wastewater system on 8 April. The approval documents are also uploaded to the Portal.

Conclusion

The additional information satisfies the items raised in your RFI.

I trust that the provided information enables you to recommence the assessment of this application.

Please call me on 8333 7999 if you have any questions.

Yours sincerely

Brigitte Williams
Senior Consultant