



# MASTER PLANNING PROPOSAL FOR IQRA COLLEGE

5 MAJOR'S ROAD O'HALLORAN HILL SA



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PREPARED BY JAGAN SINGARAM ARCHITECTS



FEBRUARY 2019

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FIRST FLOOR PLAN, EXISTING BUILDING H – FUTURE TOILET EXPANSION

AERIAL VIEW – PROPOSED DEVELOPMENT





## INTRODUCTION

### Background

Currently, there are about three Islamic schools established and operating in South Australia.

With the growth of the Muslim population in South Australia, it was strongly felt that another Islamic educational institution be established with its own ethos and objectives. Unlike the other institutions, the new institution will be South Australian owned and governed, closely involving parents and the community.

The aim was to purchase an existing school property that became available, with the assurance from the local council that the property will remain zoned as such for as long as the property is used primarily as an educational institution.

The former TAFE SA O'Halloran Hill Campus was offered for sale by Expression of Interest on 27 August 2015. IICSA Property Pty Ltd purchased the property in 2015, with the purpose of establishing the new educational institution. IQRA College of South Australia was formed in 2016 as a private co-education Islamic school offering primary and secondary education, largely based on the ethos of an Islamic environment to meet the curricular as prescribed by the SA Government Registration Board, and Non-Government Schools Registration conditions.

Before the opening of IQRA College in 2017 for the first intake of 50 students, a portion of the two storey building 'H', the administration wing 'C', auditorium 'B', canteen 'D', and toilets were thoroughly cleaned and repaired as necessary. External hard play/soft play areas were also considered and implemented, for a basic functional school.

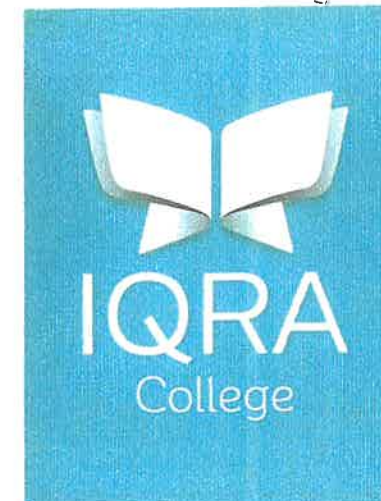
At the end of 2017, student numbers grew to 109. From the beginning of 2018, student numbers had increased to 140, and by the end of 2018, had reached 225.

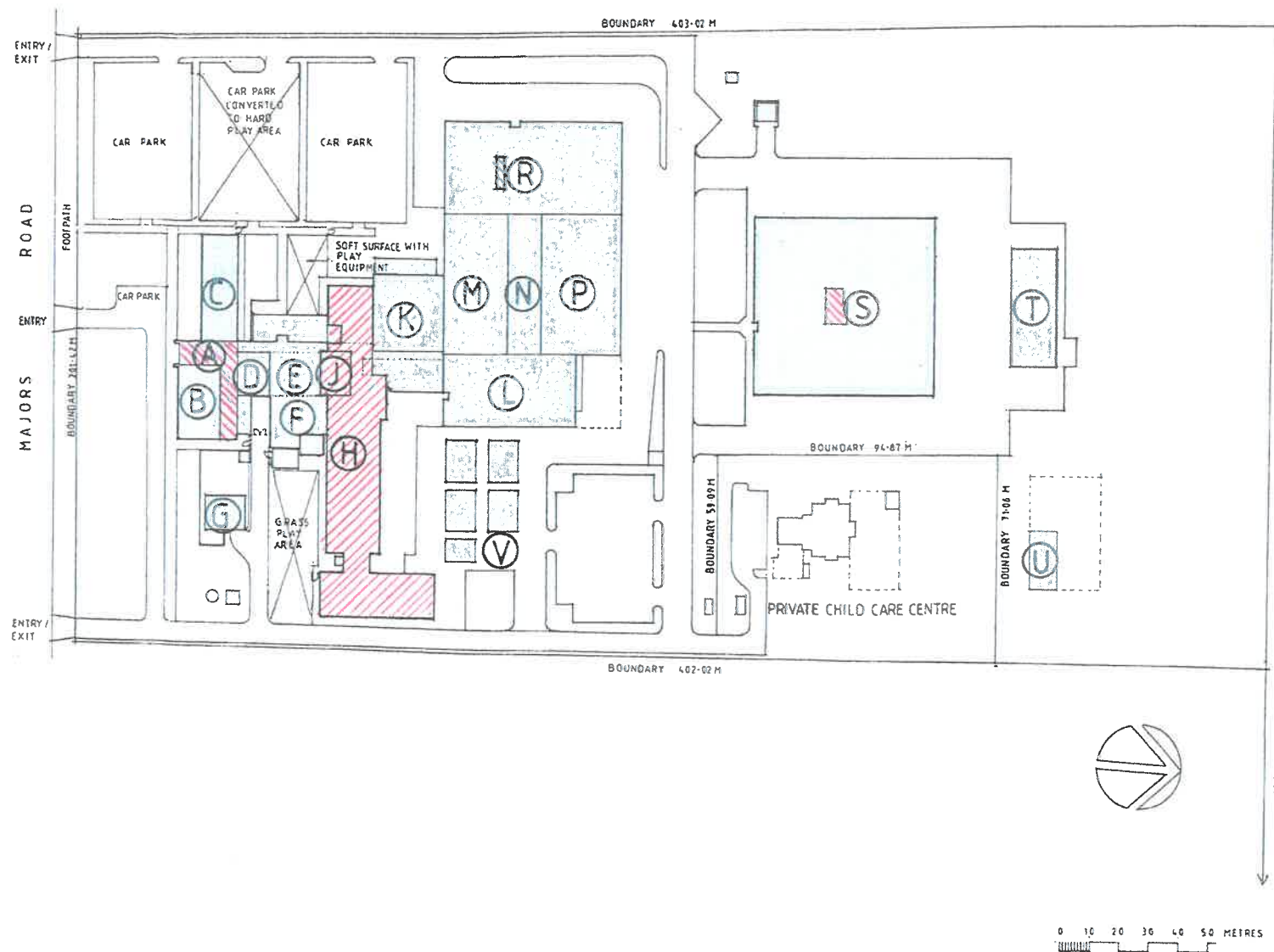
Following the steady increase in student and staff numbers in the second year, surplus spaces in the two storey building were gradually refurbished for use. The remaining surplus spaces now exist only within the buildings marked 'K', 'L', 'M', 'N', 'P', 'R', 'S', 'T', and 'U'.

(Refer to 'Key Legend' of existing buildings as shown in drawing MP/IQRA/01).



The school is located approximately 14 kilometres from the Adelaide CBD, approximately 8 kilometres from Glenelg Beach, and approximately 4 kilometres from Westfield Marion Centre.

The location of the school in O'Halloran Hill would also cater for Muslims from the suburb of Marion and surrounds.





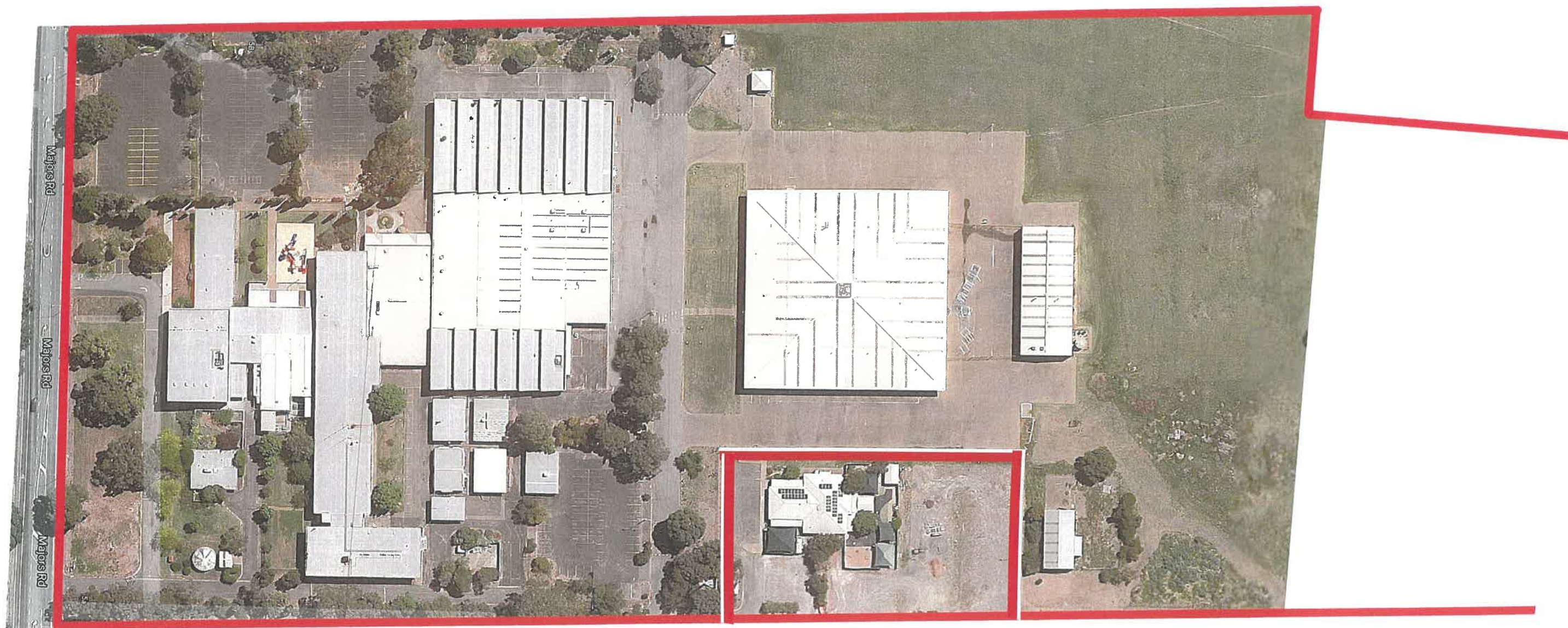
# KEY - EXTG BLDGS / SPACES / FUNCTIONS

-  TWO STOREY BLDG
-  MEZZANINE FLR, PLATFORM ETC
- (A) ENTRY / FOYER / RECEPTION
- (B) AUDITORIUM
- (C) ADMINISTRATION
- (D) KITCHEN / CANTEEN
- (E) DINING
- (F) SEMINAR / MEETINGS
- (G) CARETAKER'S RESIDENCE (UNUSED)
- (H) CLASS' RMS, ART RM, LABS, STUDENT TOILETS, LIBRARY ETC.
- (J) TIERED LECTURE THEATRE
- (K) UNUSED - FUTURE PRAYER AREA
- (L) UNUSED - CONVERT FOR FUTURE CLASSROOMS, STEM LABS ETC.
- (M) UNUSED - CONVERT TO INTERNAL COURTYARD WITH SKELETON ROOF
- (N) UNUSED - UPGRADE EXT'G TOILETS FOR STUDENTS & STAFF
- (P) UNUSED - CONVERT TO INTERNAL COURTYARD WITH FUTURE CLASS' RMS
- (R) UNUSED - CONVERT FOR FUTURE WORKSHOPS, MUSIC WITH COURTYARD
- (S) UNUSED - CONVERT FOR FUTURE INDOOR GAMES
- (T) UNUSED - CONVERT FOR FUTURE CHANGE RMS, TOILETS, PLANT, STORE
- (U) UNUSED - SHED
- (V) UNUSED - TRANSPORTABLE BLDGS

## MASTER PLANNING

AMENDMENTS			SCALE 1:1000		IQRA COLLEGE 5 MAJORS ROAD O'HALLORAN HILL SA		SHEET 1 OF 1	
NO.	DESCRIPTION	DATE	DESIGN	JMS	SITE PLAN		MP/IQRA/01	
			DRAWN	JMS				
			CHECKED		JAGAN SINGARAM ARCHITECTS		CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK ON THE SITE. DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION OR OTHER REFERENCES AS NOTED.	
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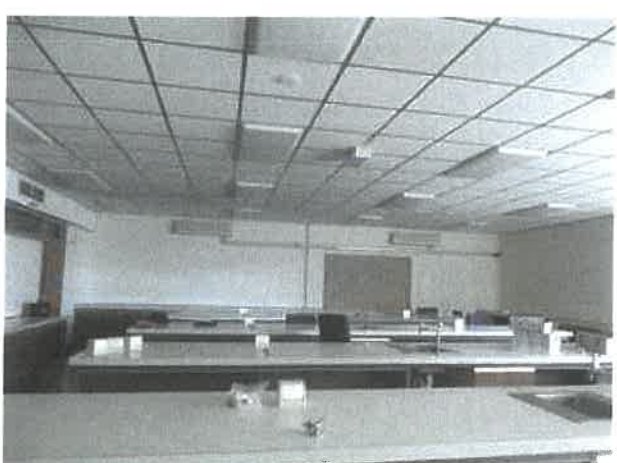
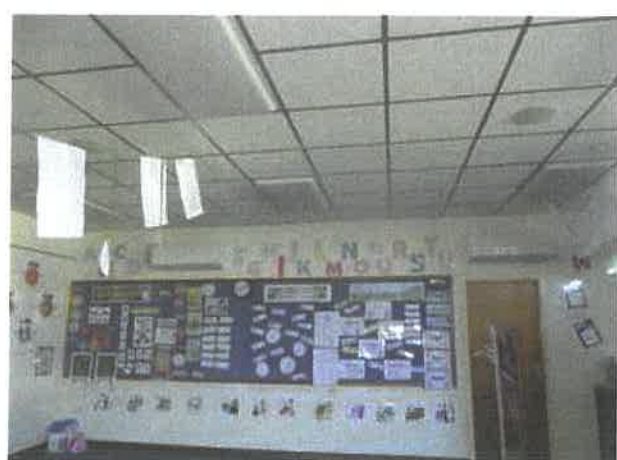
I Q R A   C O L L E G E   -   E X I S T I N G

M A S T E R   P L A N N I N G











## THE SITE

The site area of approximately 35.33 hectares is a large L shaped parcel of land with two street frontages.

The site has a southerly aspect to Majors Road, and an easterly aspect to Main South Road. The frontage to Majors Road is approximately 201.40 metres. The frontage to Main South Road is approximately 442.70 metres.

The northern and western boundaries are fenced off. A private vacant land is located at the corner of Majors Road and Main South Road.

The site has a fall from north to south.

The entire site area has reactive soil condition with a marked variability in the foundation materials, and most likely, the recommended footing systems would range from reinforced concrete rafts to more substantial piled footings.

## EXISTING FACILITIES

The site comprises multiple buildings when construction first commenced about 1970. The initial construction included a two storey classroom/auditorium education building, and subsequently, several large warehouse and workshop buildings followed, including a Child Care Centre, which was excluded from the property sale. Improvements to the site progressively continued until 1991.

The buildings provide a total of approximately 18,650 square metres of gross building area.

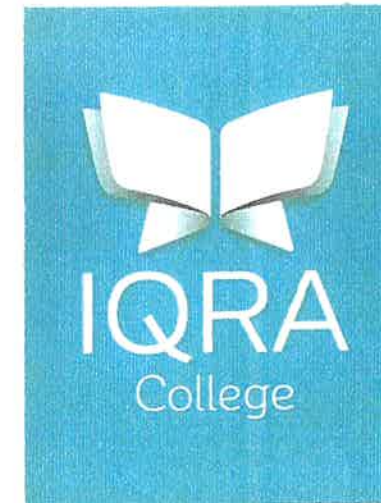
The remainder of the site features bitumen, block- paved and gravel surfaced parking and vehicle circulation areas around the buildings, and a portion of undisturbed grass covered land to the north.

Landscaping comprises of native eucalypts, shrubs, ground cover, lawn, and paved areas around some buildings.

The general conditions of the buildings are structurally sound and generally in good condition, internally and externally, although lack of maintenance and vandalism over the years require replacement of all existing air conditioners, and repairs to windows and sunscreens etc. Foundation movement damage is evident in one building which can be repaired and made good.

A lift installed to serve the two storey building has been decommissioned as a result of adverse foundation movement, and possibly poor design consideration to combat such movement.

Five existing unused transportable buildings marked 'V' will need to be removed from the site due to evidence of asbestos materials.





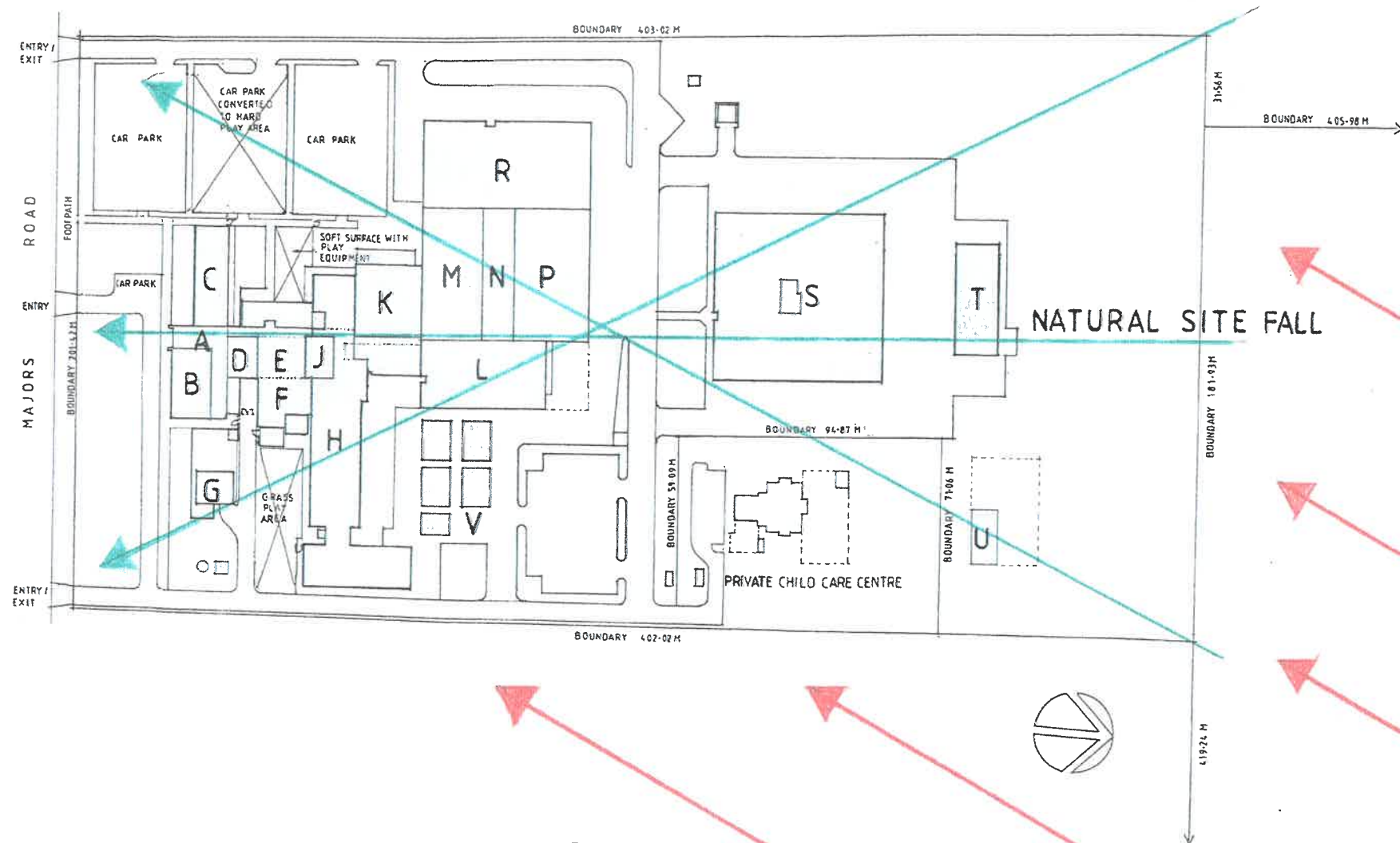
MAIN  
ACCESS  
ROAD



COLD WESTERLY WINDS  
(WINTER)

open area

PREVAILING WEATHER PATTERN,  
TOPOGRAPHY, TRANSPORT



open area

HOT NORTHERLY WINDS  
(SUMMER)

open area

MASTER PLANNING

AMENDMENTS		SCALE: 1:1000	IQRA COLLEGE 5 MAJORS ROAD O'HALLORAN HILL SA		SYMC	MECH	ELEC	ENV	SAFETY
NO.	DESCRIPTION	DATE	DESIGN: MS	SITE PLAN	SHEETS IN SET				
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			CHECKED:						
			DATE: FEB 2019		MP/IQRA/ 02				
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			171 GOVER STREET NORTH ADELAIDE SA 5006		TEL: (08) 8267 1956 FAX: (08) 8267 1956 MOB: 0419 833 230				

## **ZONING**

(Refer to zoning extracts Annexure C in Appendix)

### **GENERAL**

Generally, investment in school infrastructure has been delivered in response to short term needs e.g. provision of facilities that respond to unplanned changes in enrolment, lack of facilities, site conditions, curriculum and evolving methodologies in education.

School master planning process, however, provides direction for a school to benefit from:

- Confidence when making grant / planning applications based on well-founded and sustainable documents
- Orderly progression of sustainable development of facilities and services based on environmental policy e.g. reduce the school's impact on the environment, promote energy efficiency, to reduce water consumption etc.
- Confidence of staff / community to a well researched long term plan
- Strategic planning review of school's vision, educational and business plans

### **MATTERS RELEVANT TO IQRA COLLEGE**

- The school has inherited a site with many buildings originally designed for a technical college, and not as a purpose designed school
- The original two storey building (building 'H') designed as classrooms, lecture theatre, laboratories, offices, toilets, plant rooms etc. currently has become the 'school hub' focus
- With the steady increase in enrolments, including secondary students, nearly all of the spaces on ground and first floors of building 'H' are now occupied
- All other remaining buildings on site are large warehouse / workshop buildings which are vacant and unused
- Five transportable classroom buildings on site are vacant and unused and will need to be removed from site eventually
- There is no existing public transport to the site (Hills Face Zoning condition). As a result, reliance is on private transport. The school also provides partial bus transport service

### **FACILITIES MASTER PLAN FOR IQRA COLLEGE**

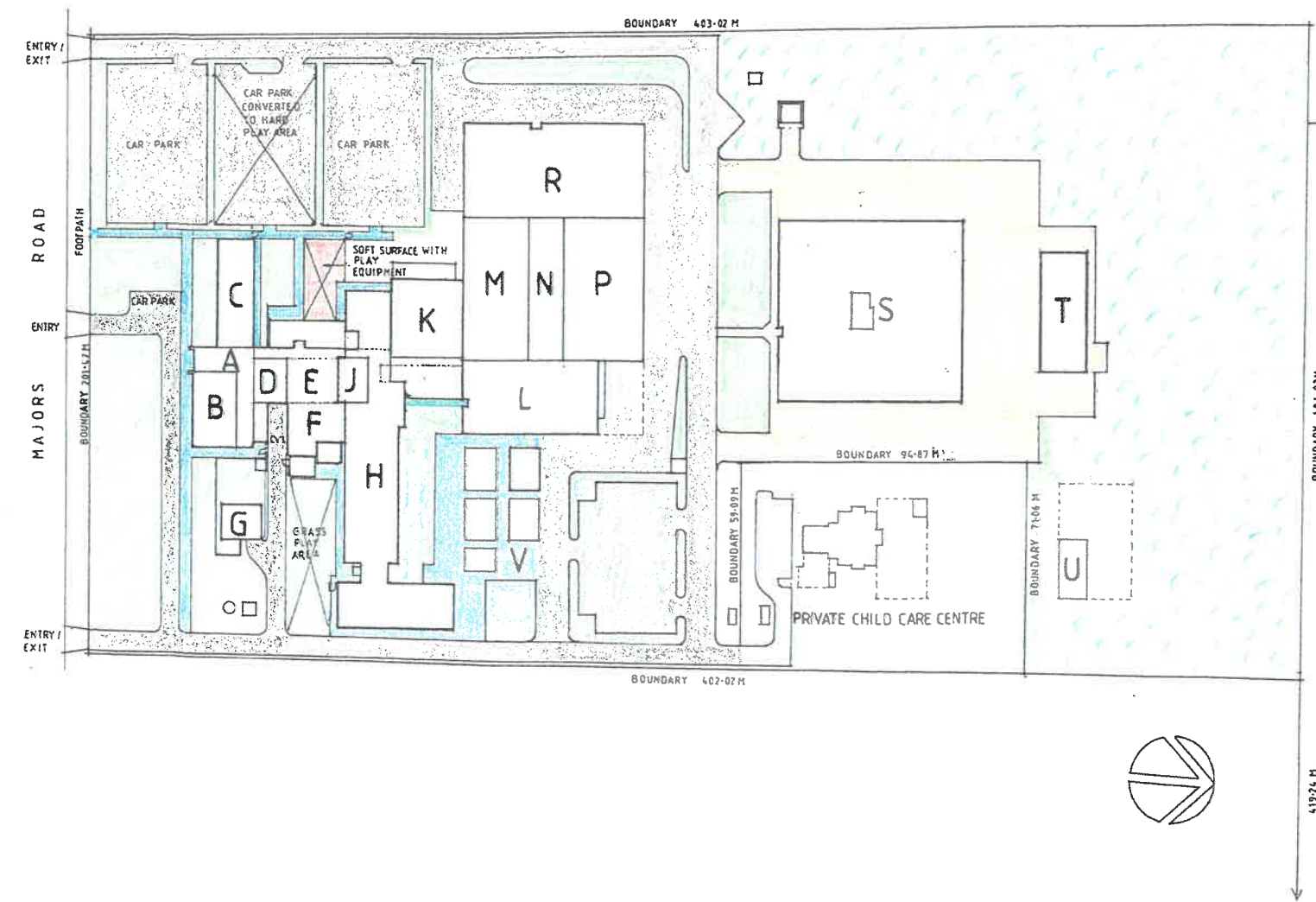
A Facilities Master Plan will have different considerations for a new site, compared with one that contains existing buildings.

**Key site planning points as applicable to IQRA College:**

- Existing buildings and their suitability for inclusion in current and future development



# EXISTING ROADS, CAR PARKING SPACES, LANDSCAPING, & FOOTPATHS



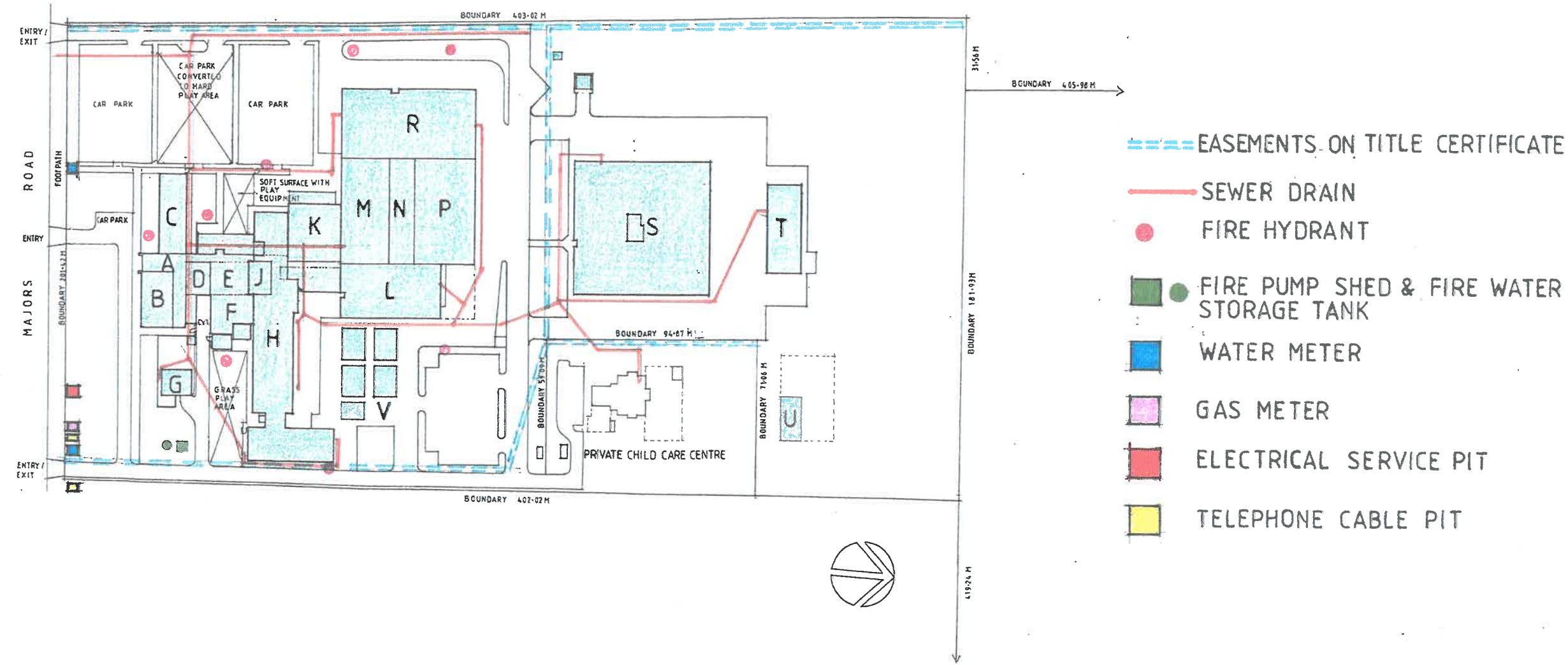
- ROADS, BITUMEN SURFACED
- ROADS, CONCRETE BLOCK PAVED
- LAWN, SHRUB, TREES
- PLAY EQUIPMENT OUTDOOR
- FOOTPATHS IN CONCRETE & CONCRETE BLOCK PAVING
- OPEN GRASSED AREA

## MASTER PLANNING

<b>AMENDMENTS</b> NO. DESCRIPTION DATE		SCALE: 1:1000 DESIGN: JMS DRAWN: JMS CHECKED: DATE: FEB 2019	IQRA COLLEGE 5 MAJORS ROAD O'HALLORAN HILL SA SITE PLAN	SYMB MECH ELEC CIVIL SURV SHEETS IN SET MP/IQRA/ 03
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EXISTING EASEMENTS  
& SERVICES









MASTER PLANNING


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				MOB. 0419 833 230	
				171 GOVER STREET NORTH ADELAIDE SA 5006	

← LEARNING ZONE X PHYSICAL ACTIVITY ZONE →



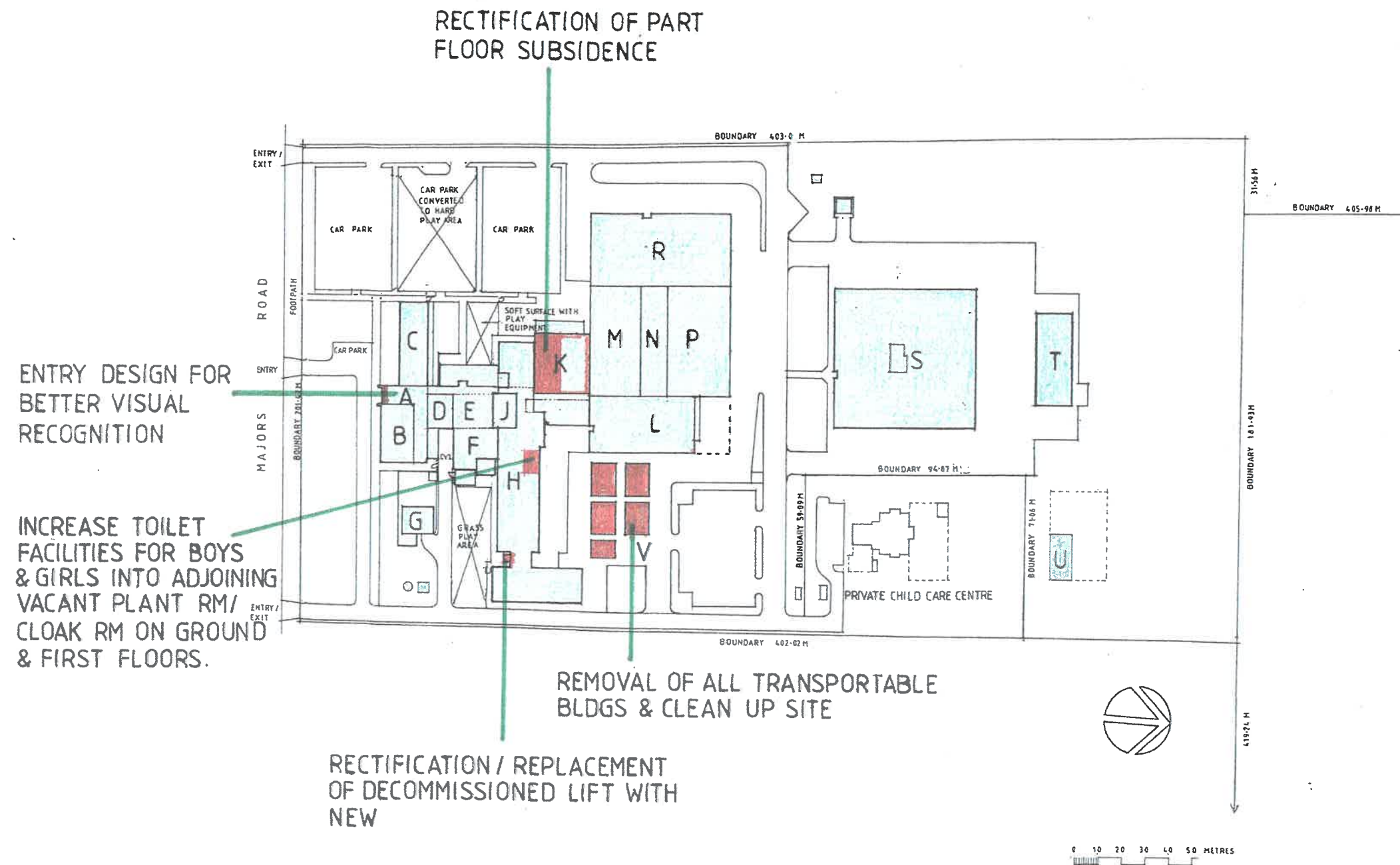
-  INTERNAL SPACES FOR PRIMARY & SECONDARY NEARLY FULLY UTILIZED THROUGH REFURBISHMENT WORKS
-  INTERNAL SPACE FOR MULTI PURPOSE AREA TO BE USED AFTER FLOOR RECTIFICATION & PROVISION OF ABLUTION FACILITIES ETC.
-  INTERNAL SPACES FOR PRIMARY TO BE USED AFTER REFURBISHMENT WORKS FOR HOME ECONOMICS, CLASS' RMS, STAFF FACILITIES, & TOILETS UPGRADE
-  INTERNAL SPACES FOR PRIMARY & SECONDARY FOR FUTURE TECH STUDIES, MUSIC, STEM LABS, CLASS' RMS ETC. AFTER REFURBISHMENT
-  INTERNAL SPACES FOR INDOOR GAMES AFTER REFURBISHMENT
-  INTERNAL SPACES REFURBISHED FOR FUTURE CHANGE RMS, TOILETS, STORES, PLANT ETC.

MASTER PLANNING

AMENDMENTS			SCALE: 1:1000	 <b>JAGAN SINGARAM ARCHITECTS</b> 171 GOVER STREET NORTH ADELAIDE SA 5006	IQRA COLLEGE 5 MAJORS ROAD D'HALLORAN HILL SA		TIME MON TUE WED THU FRI SAT SUN						
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## REVIEW OF EXISTING ELEMENTS / SPACES TO ENHANCE LONG TERM BENEFITS



MASTER PLANNING

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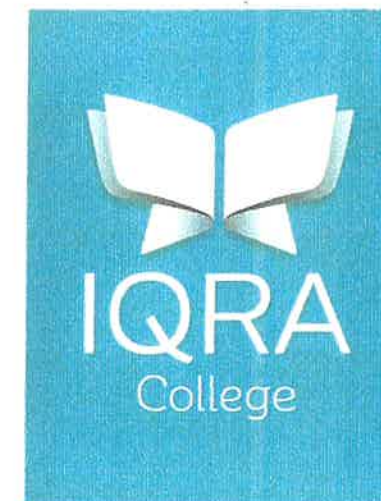
- Other existing site infrastructure
- Water, sewer, stormwater, electricity and gas services at the site boundaries – their locations and capacities to meet future development needs on the site
- IT services – copper cabling, optical fibre cabling, wireless coverage
- Public entrance locations and the image to be created for the school
- Local Government Development Plan requirements and constraints
- Preferred building locations, including room for expansion with permanent and temporary buildings
- Locations of formal and informal playing areas (grassed and paved), including their desirable orientations (north – south preferred)
- Locations of and relationships between general learning, specialist learning, administration and recreation buildings
- Disability access requirements around the site and to buildings
- Play grounds, seating/eating areas
- Desirable views from buildings
- Site security and any fencing requirements
- Summer and winter winds (take advantage of desirable ones and protect from undesirable ones)
- Promote energy efficiency and reduce running costs i.e. use of solar panels and battery storage
- Reduce school impact on the environment

**Key building planning points as applicable:**

- Single and multi-storey options and implications (refer zoning constraints)
- Building orientations and proportions for desirable natural passive environmental design provisions
- Locations of building entrances
- Relationship between buildings
- Relationships between buildings and outdoor areas
- Assessment of existing buildings for suitability for redevelopment or demolition
- Security and safety issues
- Compliance with SAIS – BGA building standards, local Government Plan requirements, building regulations and safety standards equated to best practice and procurement standards of labour, whether Government funded or privately funded
- Understanding the difference between building design trends and fads

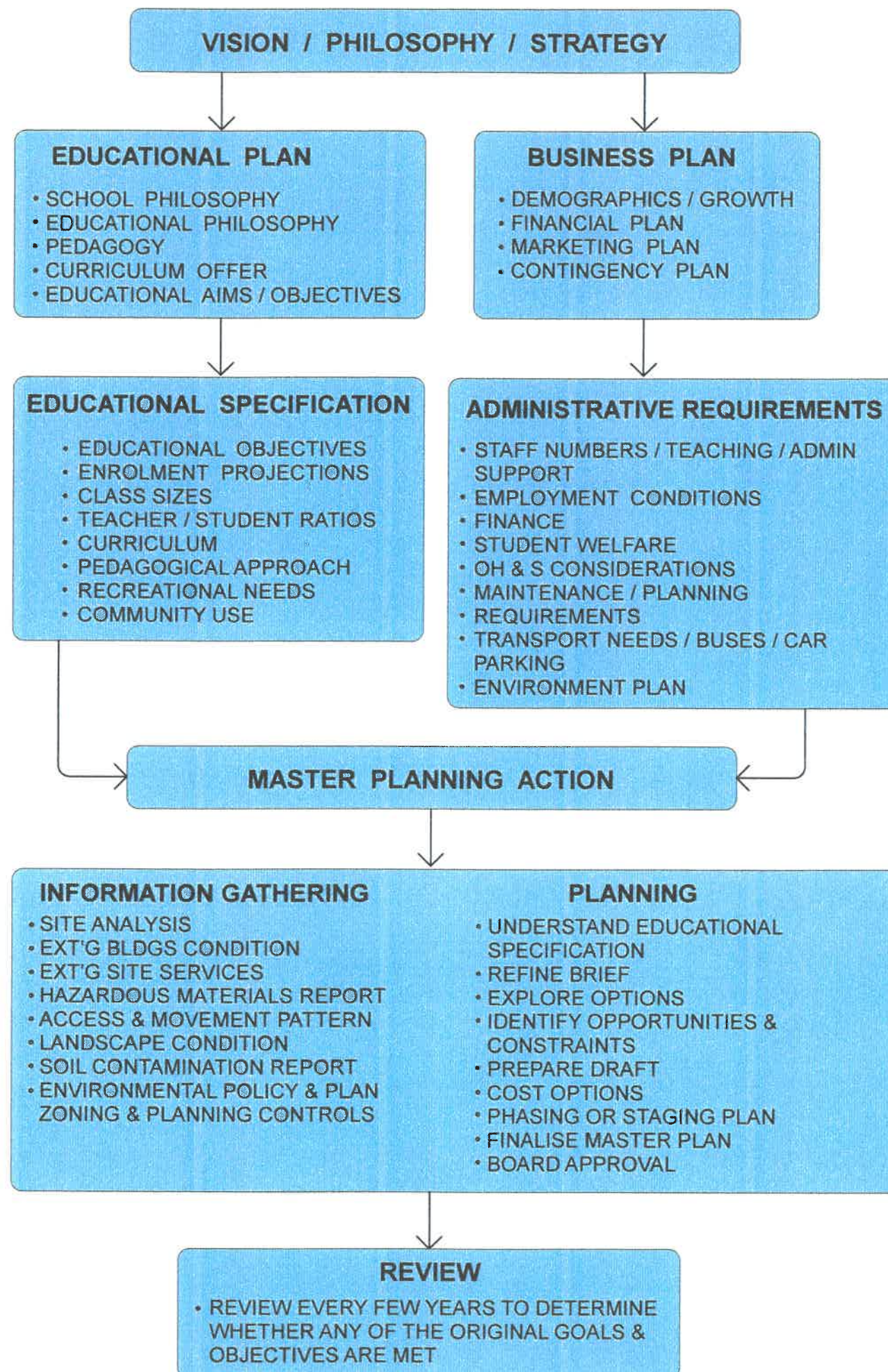
**Review Of Existing Elements / Spaces To Enhance Long Term Benefits**

- Removal of all transportable classroom buildings, ramps, steps etc. to make way for a grassed play area when needed
- Increased sanitary provisions for boys and girls in building 'H' by re-using spaces in adjacent vacant plant room on ground floor, and adjacent vacant cloak room on first floor when needed.
- Rectify part floor subsidence in space 'K' for future multi- purpose use





# SCHOOL MASTER PLANNING OVERVIEW





# REVIEW OF EXISTING FACILITIES / SITES FOR DEVELOPMENT OPPORTUNITIES/RETROFITTING

UPGRADE VACANT SPACE FOR  
FUTURE MULTI PURPOSE AREA WITH  
ABLUTIONS

CREATE OPEN LANDSCAPED COURTYARDS BY  
RETAINING ROOF SKELETON STRUCTURE AND RETROFITTING  
REMAINING AREAS FOR CLASSRMS, TECH. WORK SHPS, MUSIC, STEM LABS,  
HOME ECONOMICS ETC. UPGRADE EXTG SPACE / ABOLITION

UPGRADE EXT'G SPACE / ABLUTION  
FOR INDOOR GAMES

INITIATE TREE PLANTING AS  
WIND BREAK

LOCATION FOR FUTURE TENNIS  
COURTS & HARD PLAY AREA

EXTEND ROAD FOR  
ADDITIONAL FUTURE PARKING

FUTURE OVAL

UPGRADE / RETROFIT EXT<sup>1</sup>  
BLDG FOR FUTURE PLANT,  
CHANGE RMS / TOILETS, SPORTS STORE ETC.

FUTURE SWIMMING POOL  
WITH POLYCARBONATE ROOF  
& WALL ENCLOSURE

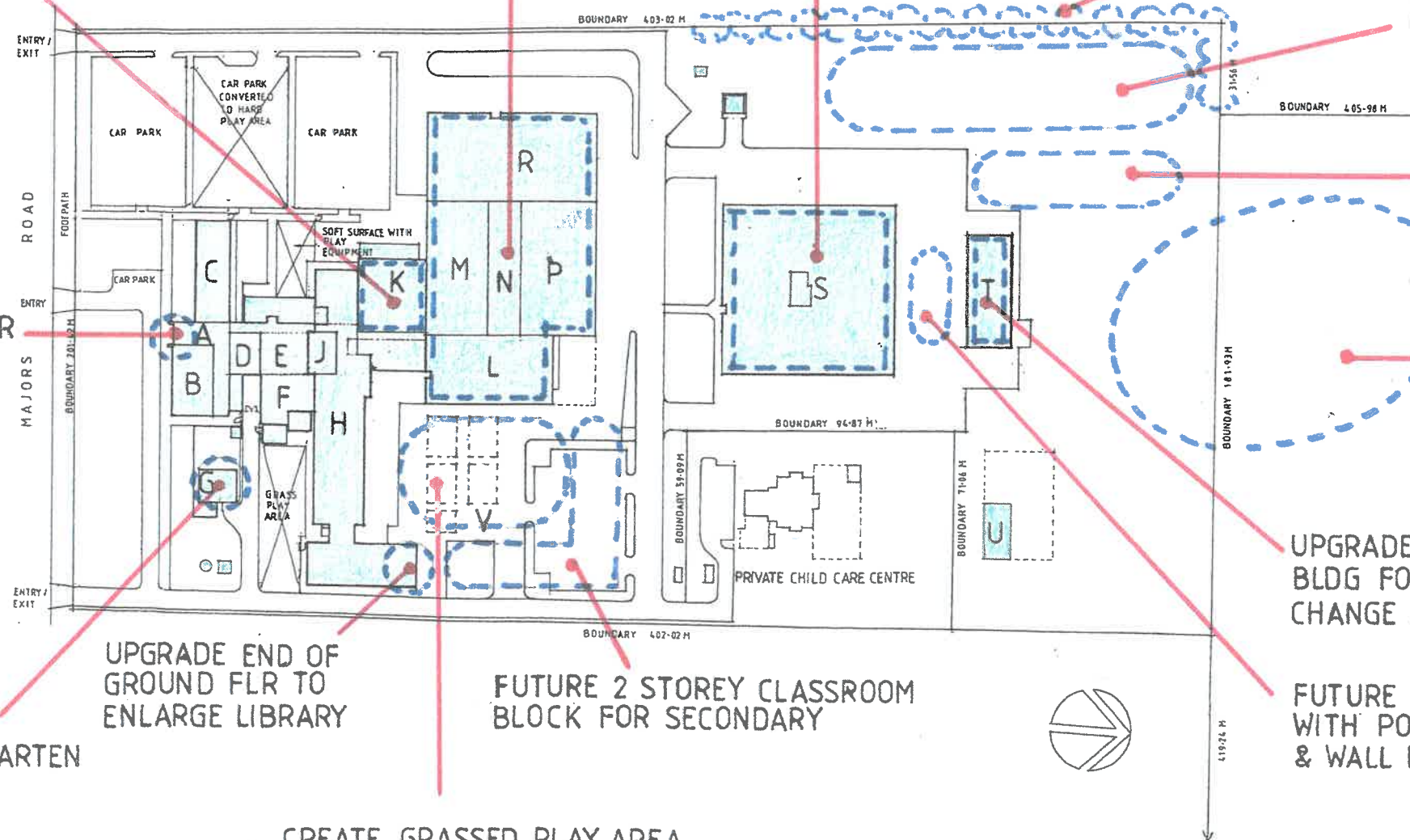
# ENTRY DESIGN FOR BETTER VISUAL RECOGNITION


UPGRADE EXT'G  
BLDG & SITE FOR  
FUTURE KINDERGARTEN

UPGRADE END OF  
GROUND FLR TO  
ENLARGE LIBRARY

FUTURE 2 STOREY CLASSROOM  
BLOCK FOR SECONDARY

CREATE GRASSED PLAY AREA  
& SEATING FOR PRIMARY  
& SECONDARY



AMENDMENTS			SCALE: 1:1000	IQRA COLLEGE 5 MAJORS ROAD O'HALLORAN HILL SA		1				
NO.	DESCRIPTION	DATE	DESIGN: JMS			REC'D	ENG	CHA	SVNY	
			DRAWN: JMS	SITE PLAN		SHEETS IN SET				
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			DATE: FEB 2019	 JAGAN SINGARAM ARCHITECTS 171 GOVER STREET NORTH ADELAIDE SA 5006		CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB & BEFORE COMMENCING ANY WORK OR MAKING QUOTATIONS. DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION OR OTHER REFERENCES AS NOTED.				
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MASTER PLANNING



- Rectify or replace with new, decommissioned lift
- Undertake main entry design for better visual recognition
- Initiate tree planting as wind break along western and part northern boundaries

**Review Of Existing Facilities / Retrofitting / Sites For Development Opportunities :**

- Create open landscaped courtyards within building spaces 'M' & 'P' by retaining skeleton roof structure and covered over by creepers to provide greenery. Existing concrete floor slabs to be cut at random for trees and shrubs to be planted. Stormwater drainage to be provided and connected to existing to drain away water in courtyards. Courtyards to provide outdoor play areas, and landscaped natural ventilated spaces for additional accommodation when needed
- Provision of Home Economics classroom to benefit from open courtyard in space 'M'
- Upgrade existing toilets in building 'N' for boys, girls, and staff, including staff facilities
- Create classrooms, STEM hubs etc., by retrofitting building 'L' to benefit from south facing skylights, and provision of new windows to external walls
- Create a large open courtyard in space 'P' by retaining skeleton roof structure and retrofit additional classrooms, other facilities etc. with natural ventilation from landscaped courtyard
- Create multi-purpose area with ablutions in vacant space 'K' after rectification works to part sunken floor
- Upgrade existing spaces in building 'S', including existing ablution areas, for use as indoor games. Existing columns where shown in drawing, shall be removed through structural engineering consultation
- Create a grassed play area with landscaping and seating within area previously occupied by transportable classrooms
- Create open landscaped courtyards by retaining skeleton roof structure in building 'R', and retrofitting remaining areas for future classrooms, technical workshops, laboratories, music learning / practice areas etc
- Upgrade end of ground floor of building 'H' by removing existing stores and planter boxes to enlarge existing library space
- In meeting future enrolment increase in secondary students, construct new two – storey classroom block to continue from existing two storey building 'H'
- Construct future new swimming pool measuring 13metres wide x 34metres long to be located between buildings 'S' and 'T'. Pool shall be enclosed with polycarbonate roof and wall structure to prevent dirt and leaf debris blown into pool
- Upgrade and retrofit building 'T' for plant and chemical storage associated with pool, change rooms, toilets and stores associated with future outdoor sports activities
- Provide future tennis courts and hard play areas to location shown
- Extend existing road northwards for future additional parking space
- Provide future grassed oval to location shown
- Upgrade existing caretaker residence for future kindergarten



## CONCLUSION AND RECOMMENDATION

Although the above action listings have identified items of priority and potential development opportunities over an unspecified time period, ultimately the decision rests with the College Board to identify and select items for action and execution based on the progressive growth of the college, and availability of funds.

The Master Planning Overview Chart is a detailed check list guide for the college to adhere and update its needs every few years. Each school's needs are different, and therefore implementation of needs will vary from school to school.

Costs have not been taken into consideration for reasons of unknown specific brief details for any item in the action listings. Once a particular item is identified for action, only then a detailed brief can be undertaken and costed for that item on a needs basis.

Costs can vary greatly between retrofitting an existing space within an existing building, and a totally new purpose designed building from scratch.

However, the benefits of this study take into consideration the number of existing buildings having spaces which are unused, once paid for by taxpayers, and are in good condition. They can be converted and re-used, facades and interior spaces remodelled with updated materials, technology and services, to breathe new life and vigour in meeting the college's needs for the present and future.

## ACKNOWLEDGEMENTS

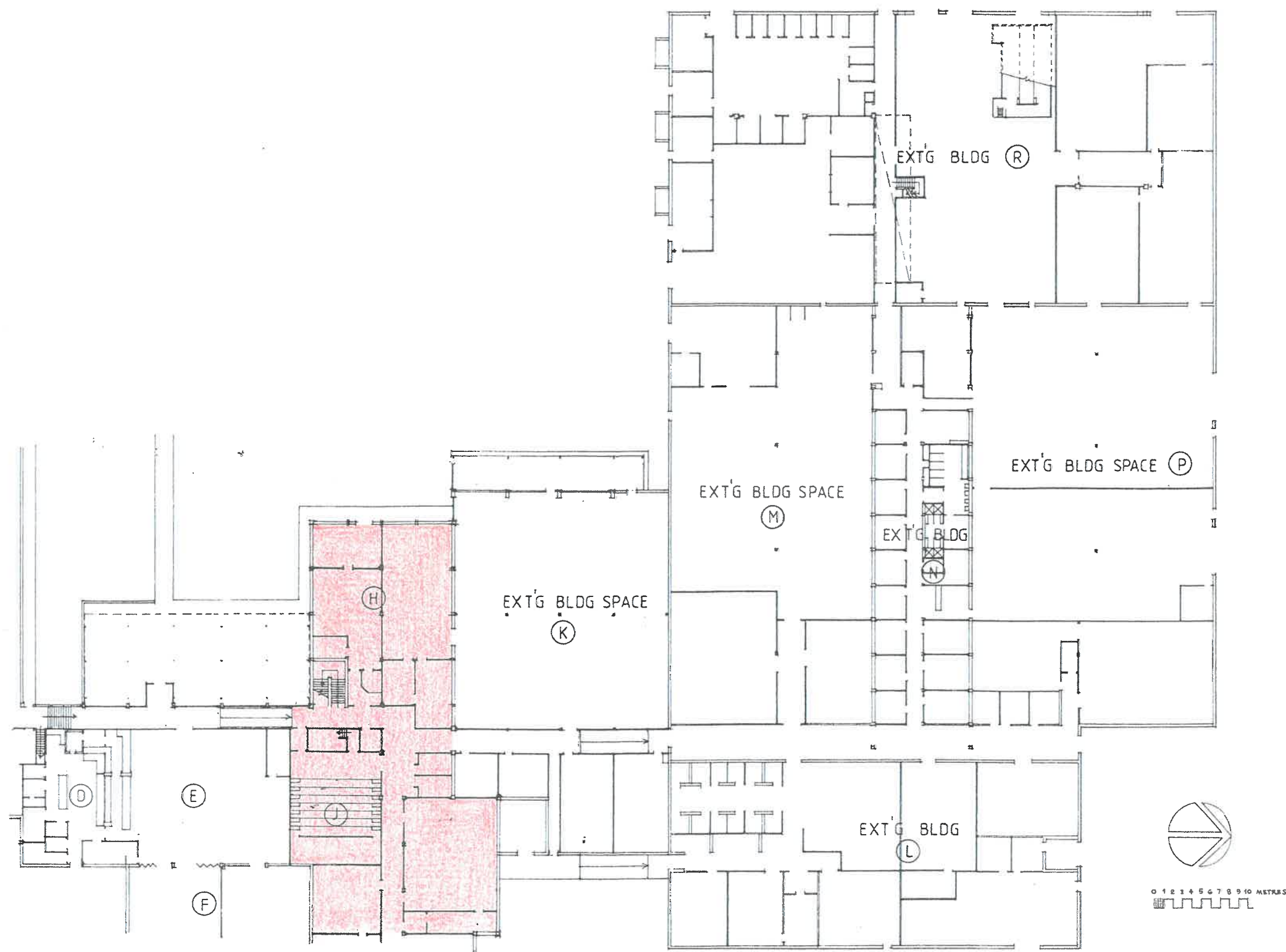
Whilst it was not possible to engage with teachers, parents, or even students, the author wishes to express appreciation to the following individuals for their assistance in preparing this report:

Mr Mogamat Madinie Abrahams  
Mr Khaled Dahak  
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Mr Shaheem Doutie  
Mr Khaleed Keswani  
Mr Shahyan Shabbir  
Dr Ahmed Abdalla

Executive Director / Chair  
Executive Director  
Executive Director  
Principal  
Executive Director  
Executive Director  
Non Executive  
Non Executive  
Non Executive  
Religious Advisor






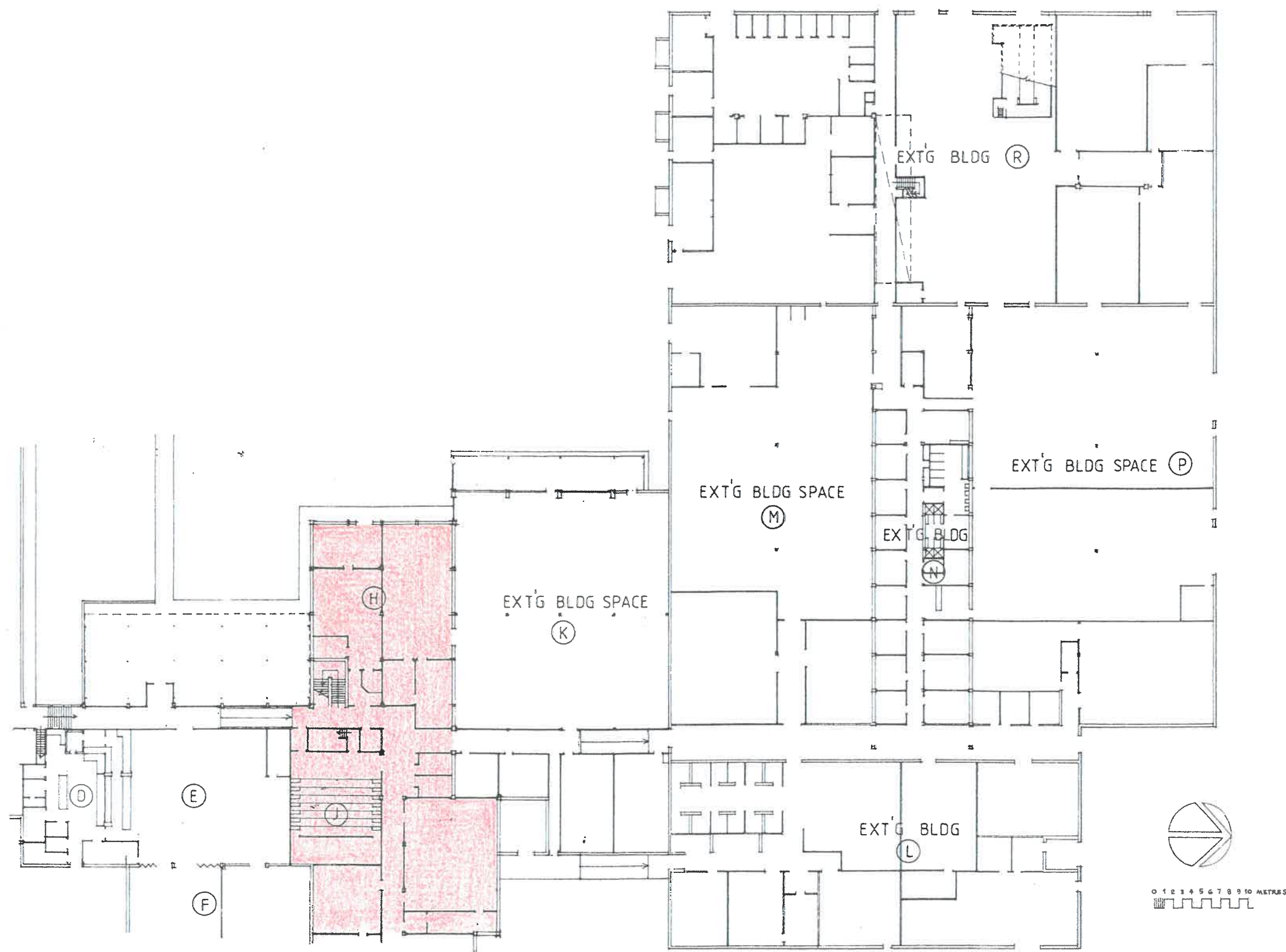


 GF EXT'G 2-STOREY BLDG (H)

# MASTER PLANNING

AMENDMENTS			SCALE: 1:250	IQRA COLLEGE 5 MAJORS ROAD OHALLORAN HILL SA		STRUC MECH ELEC CIVIL SURV	
NO.	DESCRIPTION	DATE	DESIGN: JMS	 JAGAN SINGARAM ARCHITECTS 171 GOVER STREET NORTH ADELAIDE SA 5006 TEL. (08) 8267 1958 FAX. (08) 8267 1958 MOB. 0419 833 230	SHEETS IN SET		
			DRAWN: JMS				
			CHECKED:		MP/IQRA/08		
			DATE: FEB 2019				
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 GF EXT'G 2-STOREY BLDG (H)

# MASTER PLANNING

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		DATE: FEB 2019
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IQRA COLLEGE 5 MAJORS ROAD OHALLORAN HILL SA

PLAN - EXT'G FLOOR LAYOUT OF UNUSED SPACES (K)(L)(M)(N)(P)(R)(H) WITHIN EXT'G BLDGS

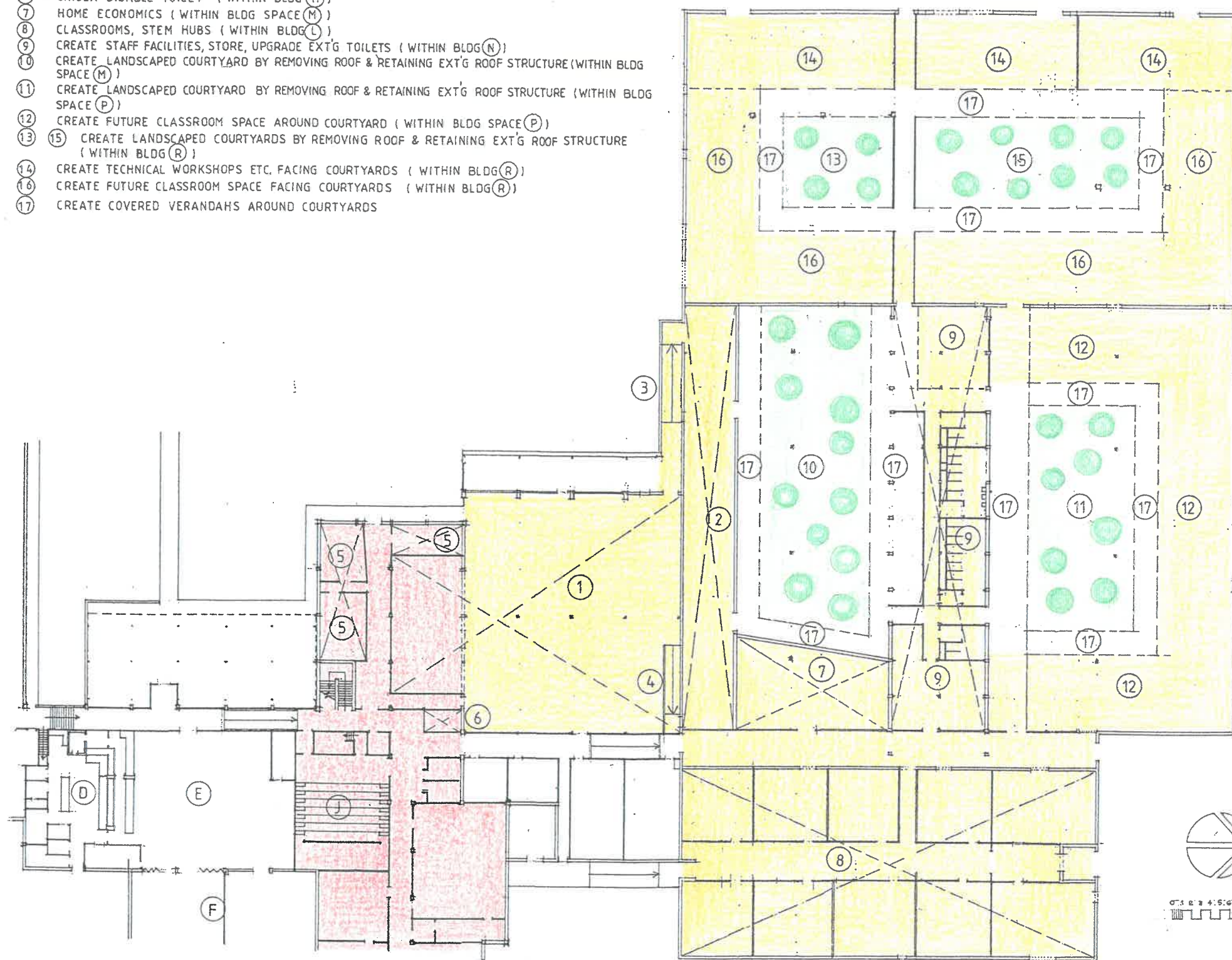


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STRUC	MECH	ELEC	CIVIL	SURV
SHEETS IN SET				
MP/IQRA/08				
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NOTED				

REFER TO DRAWING MP/IQRA/08 FOR BUILDING & BUILDING SPACES IDENTIFICATION

- ① MULTI PURPOSE AREA (WITHIN BLDG SPACE (K) & PART BLDG (H))
- ② MALE WC'S, ABLUTIONS / STORE (WITHIN BLDG SPACE (M))
- ③ RAMP EXTERNAL
- ④ RAMP INTERNAL
- ⑤ FEMALE WC'S, ABLUTIONS (WITHIN BLDG (H))
- ⑥ UNISEX DISABLE TOILET (WITHIN BLDG (H))
- ⑦ HOME ECONOMICS (WITHIN BLDG SPACE (M))
- ⑧ CLASSROOMS, STEM HUBS (WITHIN BLDG (L))
- ⑨ CREATE STAFF FACILITIES, STORE, UPGRADE EXT'G TOILETS (WITHIN BLDG (N))
- ⑩ CREATE LANDSCAPED COURTYARD BY REMOVING ROOF & RETAINING EXT'G ROOF STRUCTURE (WITHIN BLDG SPACE (M))
- ⑪ CREATE LANDSCAPED COURTYARD BY REMOVING ROOF & RETAINING EXT'G ROOF STRUCTURE (WITHIN BLDG SPACE (P))
- ⑫ CREATE FUTURE CLASSROOM SPACE AROUND COURTYARD (WITHIN BLDG SPACE (P))
- ⑬ ⑮ CREATE LANDSCAPED COURTYARDS BY REMOVING ROOF & RETAINING EXT'G ROOF STRUCTURE (WITHIN BLDG (R))
- ⑭ CREATE TECHNICAL WORKSHOPS ETC. FACING COURTYARDS (WITHIN BLDG (R))
- ⑯ CREATE FUTURE CLASSROOM SPACE FACING COURTYARDS (WITHIN BLDG (R))
- ⑰ CREATE COVERED VERANDAH'S AROUND COURTYARDS



GF EXT'G 2-STOREY BLDG (H)

MASTER PLANNING

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DATE: 2019

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IQRA COLLEGE 5 MAJORS ROAD OHALLORAN HILL SA

PLAN - PROPOSED USE OF SPACES (K)(L)(M)(N)(P)(R) WITHIN EXISTING BUILDINGS

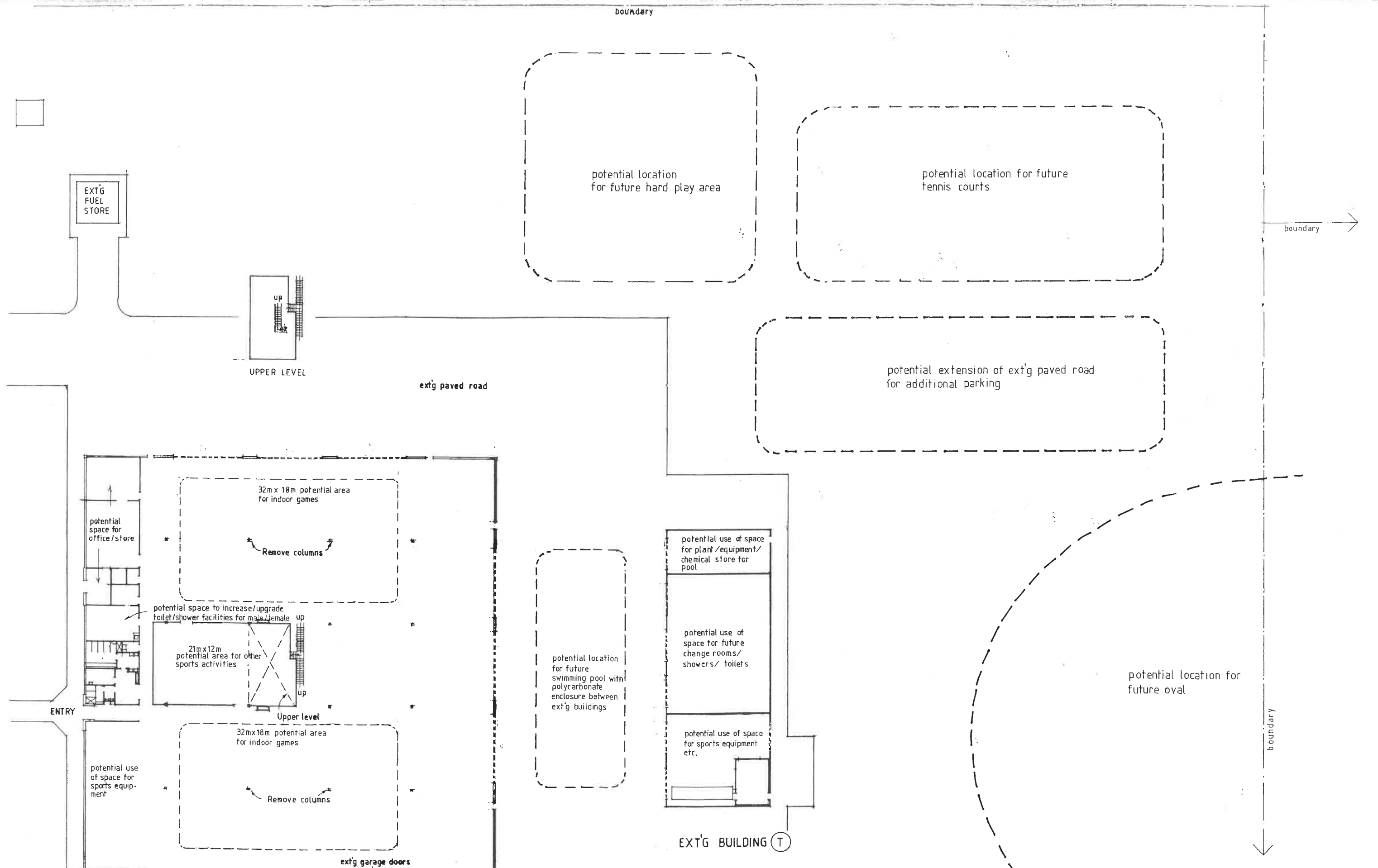


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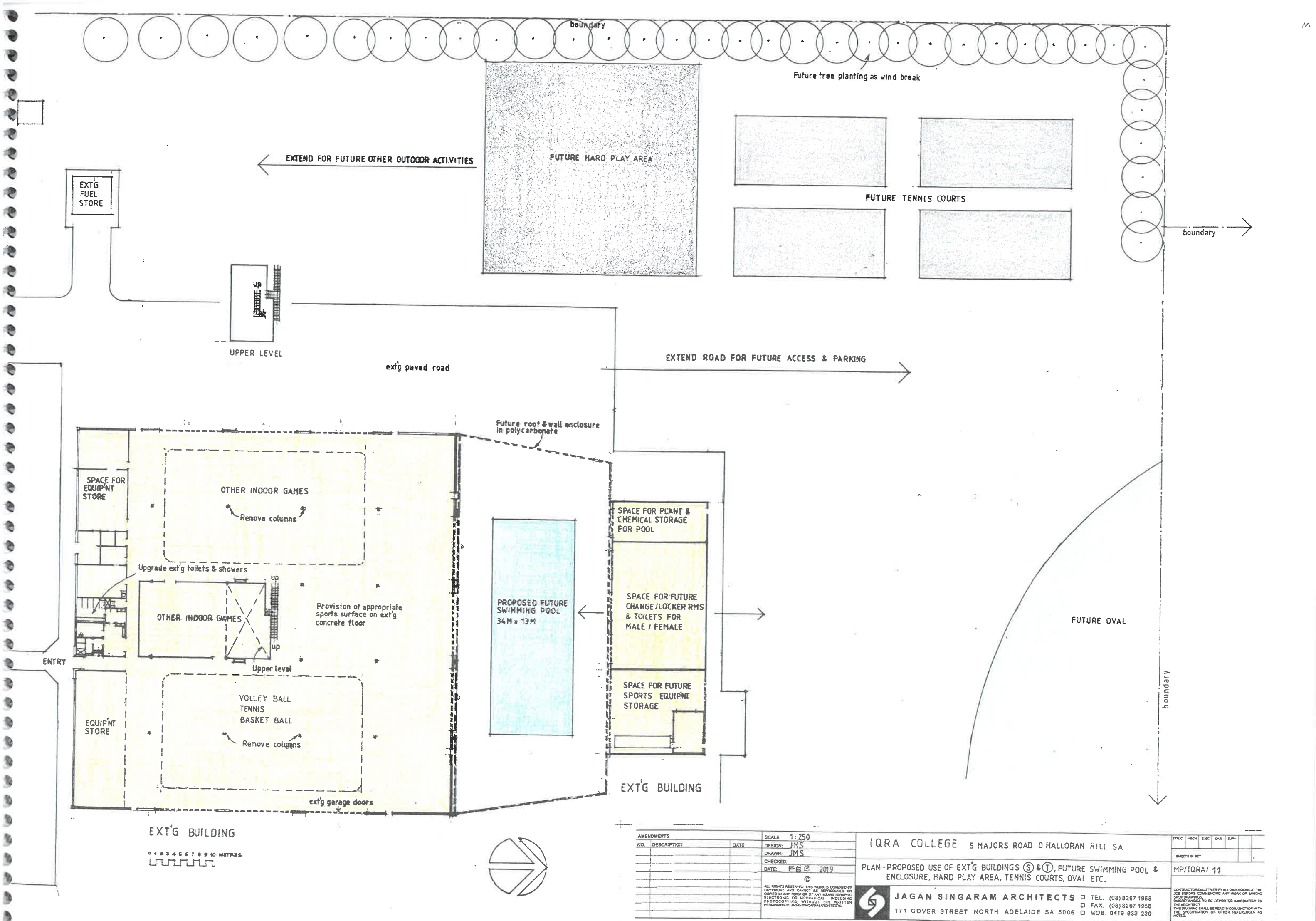
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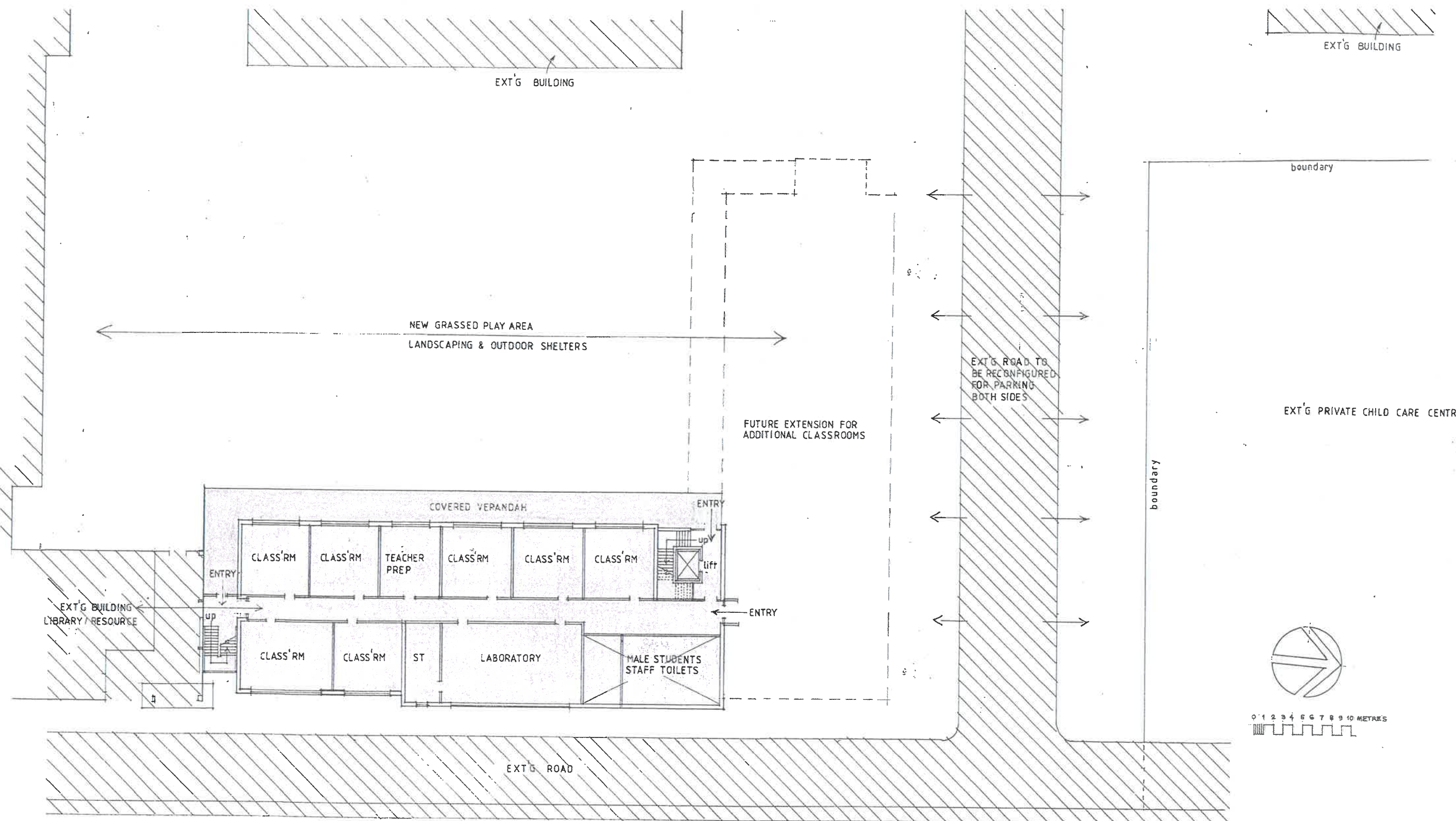


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	DATE: FEB 2019
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IQRA COLLEGE 5 MAJORS ROAD O'HALLORAN HILL SA	STRUC MECH ELEC CIVIL SURV
PLAN - POTENTIAL USE OF BUILDINGS (S) & (T) FOR FUTURE INDOOR/OUTDOOR SPORTS ACTIVITIES	SHEETS IN SET 1
JAGAN SINGARAM ARCHITECTS	MP/IQRA/ 10
171 GOVER STREET NORTH ADELAIDE SA 5006	CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION OR OTHER REFERENCES AS NOTED.
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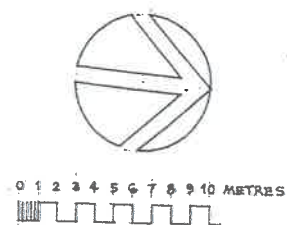
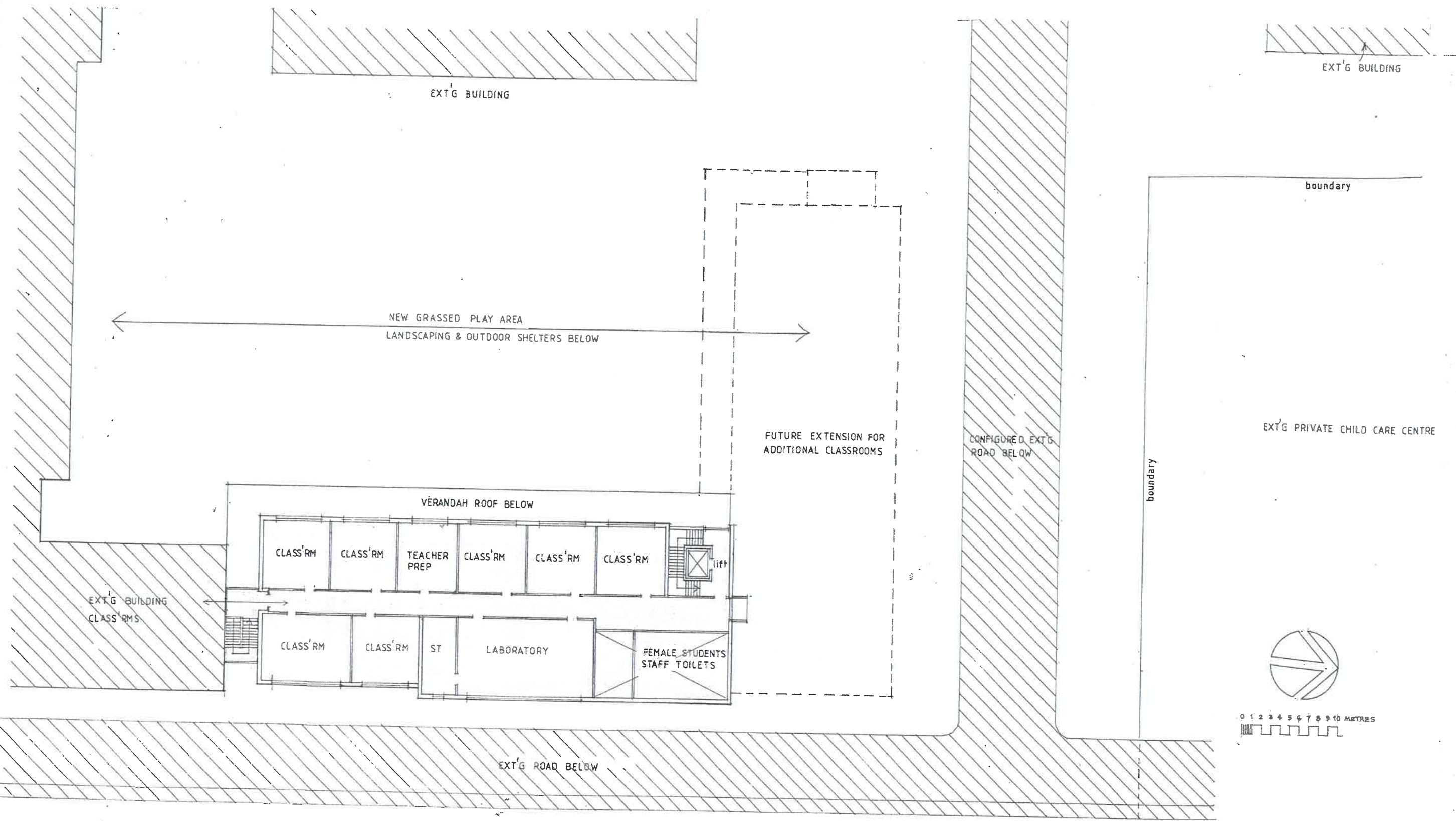






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NO.	DESCRIPTION	DATE	DESIGN:	JMS	GROUND FLOOR PLAN - PROPOSED NEW SECONDARY STUDENTS CLASSROOM BLOCK				SHEETS IN SET				
			DRAWN:	JMS									
			CHECKED:										
			DATE:	2019									
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					FAX. (08) 8267 1958								
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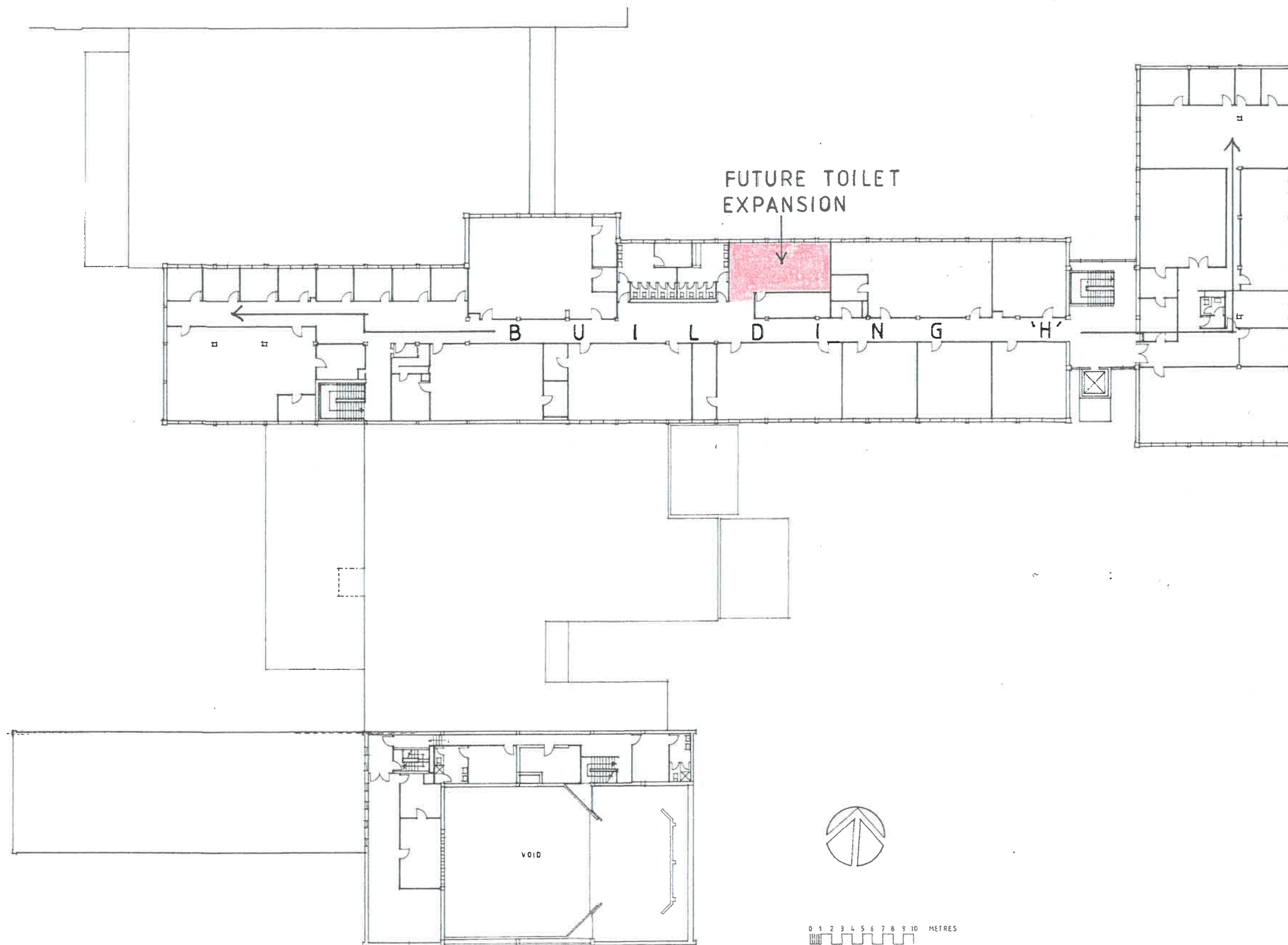





AMENDMENTS			SCALE: 1:200	IQRA COLLEGE 5 MAJORS ROAD OHALLORAN HILL SA		E/ARC MED ELEC CIV SURV	
NO.	DESCRIPTION	DATE	DESIGN: JMS	FIRST FLOOR PLAN - PROPOSED NEW SECONDARY STUDENTS CLASSROOM BLOCK		SHEETS IN SET	
			DRAWN: JMS				
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			DATE: FEB 2019				
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			171 GOVER STREET NORTH ADELAIDE SA 5006		MP/IQRA/ 13		CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECTS. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION OR OTHER REFERENCES AS NOTED.





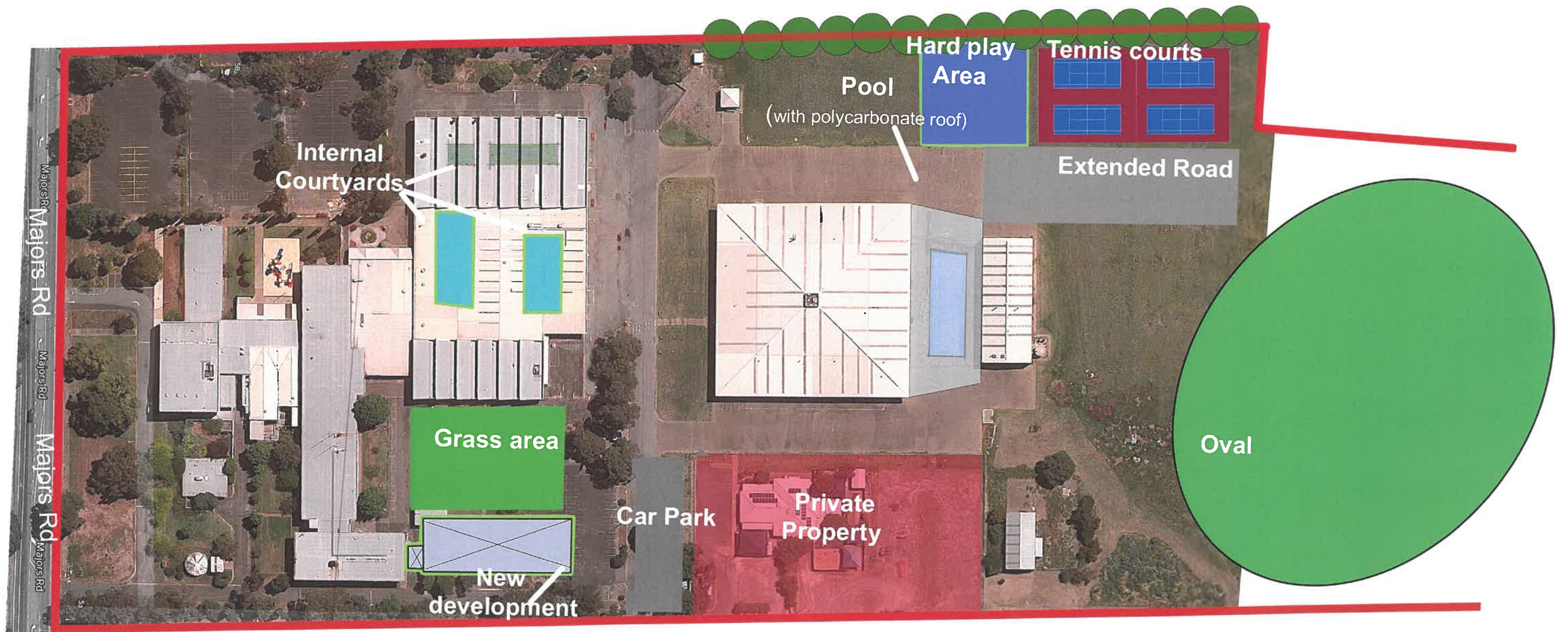


MASTER PLANNING

AMENDMENTS			SCALE: 1:200	IQRA COLLEGE CONSOLIDATION WITHIN FORMER TAFE SA O' HALLORAN HILL		TITLE: MED: ELEC: CIV: SURV:				
NO.	DESCRIPTION	DATE	DESIGN: JMS DRAWN: JMS CHECKED: DATE: FEB 2019	FIRST FLOOR PLAN BLDG H		SHEET: 15				
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I Q R A C O L L E G E - P R O P O S E D D E V E L O P M E N T

M A S T E R P L A N N I N G



## Annexure C – Zoning

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## Hills Face Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 A zone in which the natural character is preserved and enhanced or re-established in order to:
  - (a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area
  - (b) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide
  - (c) provide for passive recreation in an area of natural character close to the metropolitan area
  - (d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges
  - (e) ensure that the community is not required to bear the cost of providing services to and within the zone.
- 2 A zone accommodating low intensity agricultural activities and public/private open space and one where structures are sited and designed in such a way as to:
  - (a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone
  - (b) limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain
  - (c) not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community
  - (d) prevent the loss of life and property resulting from bushfires.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The western slopes of the south Mount Lofty Ranges in Metropolitan Adelaide are an important natural asset to both the population of the urban area and the tourism industry. Development which is undertaken in this zone should not only preserve but should also enhance the natural character of the zone or assist in the re-establishment of a natural character. The term 'natural character' refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.

In those parts of the zone where, prior to 1975, concentrations of smaller than average allotments were created, special attention needs to be paid to the scale, design and landscaping of development because there are fewer location options for development on these allotments.

The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures to minimize the fire risk. While vegetation management is an important part of minimizing the fire risk, the destruction of existing native vegetation and failure to provide landscaping as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.

The Hills Face Zone is not a residential zone and so services provided in an urban area will not be provided in this zone. Accordingly, development should not be undertaken if it is likely, in itself or in association with other development, to create a potential demand for such services. Activities and projects by State and local agencies which are considered necessary in this zone will be located, sited, constructed and maintained to promote the objectives for the zone and complement the principles of development control relating to this zone. Tourist facilities are appropriate provided they are of a low-scale and are sited unobtrusively.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Development should not be undertaken unless it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The excavation and/or filling of land outside townships and urban areas should:
  - (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
  - (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
  - (c) only be undertaken if the resultant slope can be stabilised to prevent erosion, and result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.
- 4 New mines and quarries should not be developed within the Hills Face Zone.
- 5 Extensions to existing mines and quarries should only be undertaken within the Hills Face Zone where:
  - (a) The overall benefit to the community from the minerals produced together with the planned after-use of the site outweighs any loss of amenity or other resources resulting from the extractive operations.
  - (b) The site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available.
  - (c) The proposed operation would maximize the utilisation of the resource but minimize the adverse impacts of extraction.
  - (d) The proposed workings cannot be seen from any part of the Adelaide Plain; from any arterial road, scenic road or other substantial traffic route.
  - (e) An effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation.
  - (f) The operation is to be conducted in accordance with a staged development and rehabilitation scheme which:
    - (i) ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them
    - (ii) provides for progressive rehabilitation of disturbed areas and for landscaping with locally indigenous plant species in order to produce a site which assists in the re-establishment of a natural character
    - (iii) provides for the removal of buildings, plant, equipment and rubbish when operations are completed



- (iv) provides scope for suitable after-uses.
- 6 Landfill operations may be appropriate outside the Mount Lofty Ranges Watershed, provided the site meets at least one of the following criteria:
  - (a) is a disused quarry
  - (b) has ground slopes no greater than 10 per cent and has adequate separation distances from any above ground or underground water resource or potentially incompatible land uses and activities.
- 7 Outside the Mount Lofty Ranges Watershed, small-scale transfer stations may be appropriate in unobtrusive locations.
- 8 Horticultural activities should:
  - (a) be located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
  - (b) be located no closer than 50 metres of a lake, watercourse or wetland.
- 9 Horticultural activities located within 300 metres of a dwelling, tourist accommodation facility or any other sensitive receptor should incorporate a suitably sized vegetated buffer area/strip to minimise any adverse impacts from the horticultural activity (including noise, chemical spray drift and run-off) on the sensitive receptor.

#### **Form and Character**

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Development should not be undertaken if it is likely to result in:
  - (a) pollution of underground or surface water resources
  - (b) over exploitation of underground or surface water resources
  - (c) adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment
  - (d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat
  - (e) denudation of pastures
  - (f) the introduction of or an increase in the number of pest plants or vermin
  - (g) adverse impacts from chemical spray drift, chemical runoff or chemical residue in soils
  - (h) the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone
  - (i) increased hazard to the locality from bushfires
  - (j) loss of amenity to adjoining land or surrounding localities from:
    - (i) the visual impact of buildings, structures or earthworks
    - (ii) the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery.

- 12 Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.
- 13 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:
  - (a) be located not to be visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
  - (b) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road
  - (c) be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
  - (d) be located well below the ridge line
  - (e) be located within valleys or behind spurs
  - (f) be set well back from public roads, particularly when the allotment is on the high side of the road
  - (g) be sited on excavated rather than a filled site in order to reduce the vertical profile of the building
  - (h) not be sited on landfill which would interfere with the flow of flood waters
  - (i) not have a septic tank drainage field located in such a way as to pollute watercourses
  - (j) be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.
- 14 Buildings, including structures should be unobtrusive and not detract from the desired natural character of the zone and, in particular:
  - (a) buildings should be of a single storey
  - (b) the mass of buildings should be minimized by having separate vehicle storage areas.
- 15 Buildings should have a:
  - (a) year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health
  - (b) safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.
- 16 Driveways and access tracks should follow contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials.
- 17 Development should not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.
- 18 Additions to buildings should maintain the single storey profile of the building and be sited on the side of the dwelling which minimises the obtrusiveness of the completed building.
- 19 Buildings should be grouped together.
- 20 Retaining walls should be constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping using locally indigenous plant species where possible.



- 21 Fences, if required, should be sited to minimize their visual impact and should be of post and wire or other materials which can be seen through. Obtrusive gateways, particularly of brick or masonry, should not be constructed.
- 22 When solid fences are essential, particularly rear and side fences in closely divided areas within the zone, they should be of materials which are of a low light reflective nature and of dark natural colours to blend with the natural landscape and minimize any visual intrusion. Such fences should not increase the fire risk near buildings.
- 23 Communication towers and masts should be sited and designed to minimize their visual impact. The number of masts should be contained by shared use of facilities.
- 24 Telephone lines and electricity mains and services of less than 33 kV should be located underground. All new lines, mains and services should be located and designed in such a way as to minimize their visual intrusion and any adverse effect on the desired natural character of the zone.
- 25 Development should only be undertaken if it can be located and designed to maximize the retention of existing native vegetation and, where possible, increase the extent of locally indigenous plant species.
- 26 Locally indigenous plant species should be established to screen development, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying:

- farming, but not where it requires or involves any of the following:
  - (a) excavation or filling of land
  - (b) the construction of roads, tracks and thoroughfares
  - (c) the erection, construction or alteration of, or addition to, any building or structure.

### Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Abattoir	
Advertisement and/or advertising hoarding	<p>Except where the advertisement and/or advertising hoarding achieves any one of the following, it is:</p> <ol style="list-style-type: none"> <li>(a) attached to a building or structure where the height of the advertisement does not exceed the height of the roof of the walls or parapet of the building or structure by more than 2 metres</li> <li>(b) freestanding and has a height not exceeding 4.5 metres</li> <li>(c) located on a side or rear wall facing and not within 50 metres of an abutting residential zone.</li> </ol>
Amusement machine centre	

Form of Development	Exceptions
Auction room	
Builders yard	
Bus depot	
Bus station	
Caravan park	
Community centre	
Consulting room	
Crematorium	
Dwelling	<p>Except where it achieves all of the following criteria:</p> <ul style="list-style-type: none"> <li>(a) it will not result in more than one dwelling on an allotment and: <ul style="list-style-type: none"> <li>(i) no other dwelling exists on the allotment</li> <li>(ii) no valid development authorisation to erect a dwelling on that allotment exists</li> <li>(iii) no other development application has been made for a dwelling on that allotment and has yet to be determined.</li> </ul> </li> <li>(b) the scale and design is such that: <ul style="list-style-type: none"> <li>(i) the vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall is less than three metres, other than gable ends of the dwelling where the distance is less than five metres.</li> <li>(ii) there is no floor level directly above another floor level, except where the upper floor level is located wholly at or below finished ground level.</li> <li>(iii) the depth of excavation and/or height of filling of land is less than 1.5 metres.</li> <li>(iv) access to a new dwelling is provided by a private vehicular access track that is less than 30 metres in length and which has a gradient of less than 16 degrees (1-in-3.5) at any point.</li> <li>(v) it does not involve the clearance of native vegetation comprising trees and/or shrubs.</li> </ul> </li> </ul>
Educational establishment	
Electricity generating station	
Excavation	<p>Except where one or more of the following applies:</p> <ul style="list-style-type: none"> <li>(a) the depth of the excavation is less than two metres below natural ground level.</li> <li>(b) the excavation is directly required for the portion of a building that is fully underground, an underground home; pool, underground tank, cellar, pipeline or waste disposal and treatment system.</li> </ul>
Filling	<p>Except where one or more of the following applies:</p> <ul style="list-style-type: none"> <li>(a) the height of filling is less than one metre above natural ground level.</li> <li>(b) the filling is directly required for an underground home, underground tank, or cellar.</li> </ul>
Fuel depot	



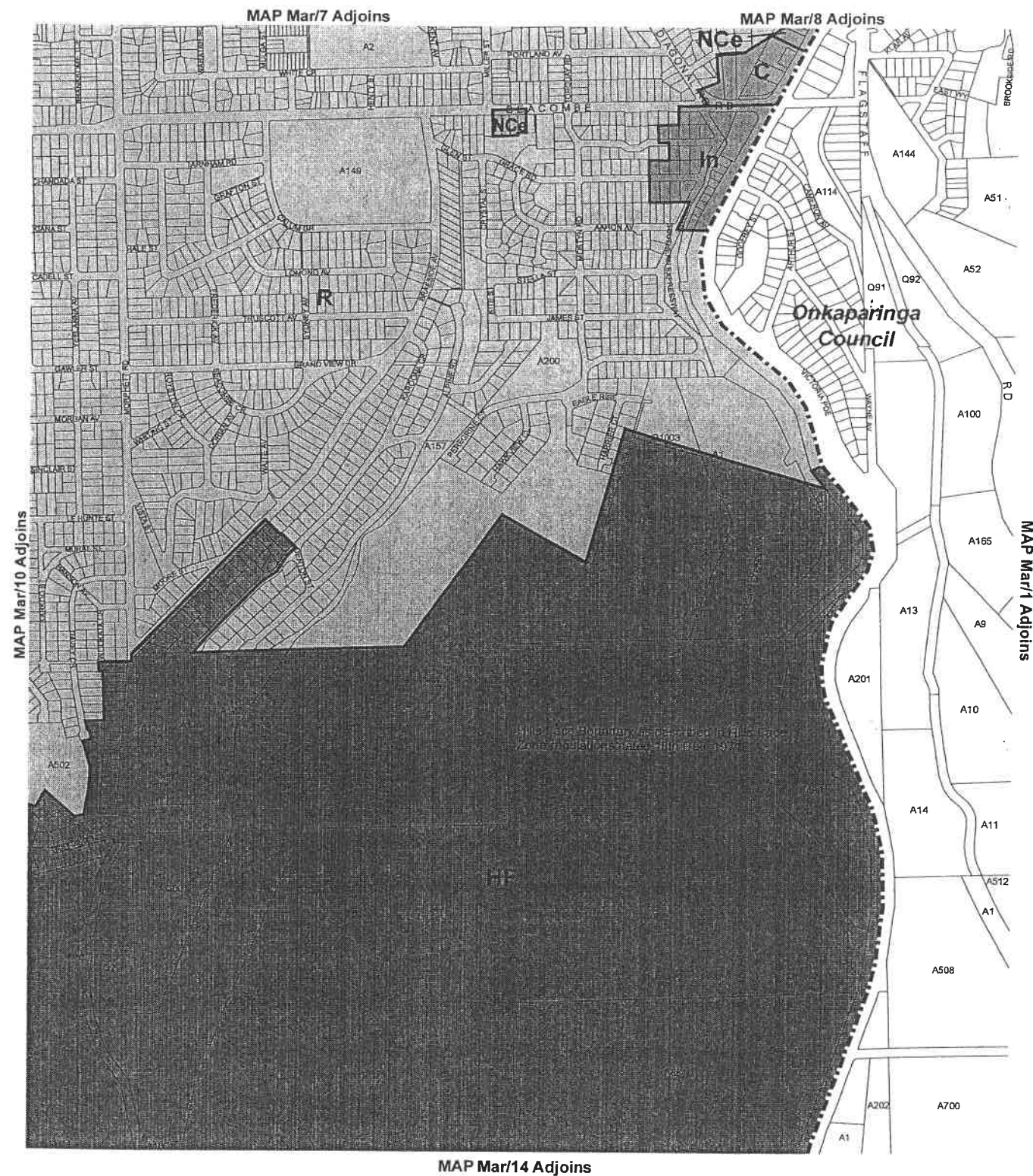
Form of Development	Exceptions
Gas holder	
Horticulture	<p>Except where one of the following applies:</p> <ul style="list-style-type: none"> <li>(a) a change of use from one form of horticulture to another, except where the change in use is for the purpose of an olive orchard</li> <li>(b) the expansion of horticultural activities, excluding an olive orchard, on an allotment where horticulture currently takes place provided it does not involve the clearance of native vegetation comprising trees and/or shrubs.</li> </ul>
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993	<p>Except where:</p> <ul style="list-style-type: none"> <li>(a) the proposed landfill operation is located on a site outside the Mount Lofty Ranges Watershed.</li> <li>(b) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 per cent.</li> <li>(c) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site.</li> <li>(d) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft.</li> <li>(e) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100 year average return interval flood event.</li> <li>(f) the interface between any engineered landfill liner and the natural soil achieves one of the following: <ul style="list-style-type: none"> <li>(i) is greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts</li> <li>(ii) is greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts</li> <li>(iii) is greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.</li> </ul> </li> </ul>
Land division	
Motel	
Motor race track	
Motor repair station	
Office	

Form of Development	Exceptions
Petrol filling station	
Place of worship	
Permanent sewerage treatment plant	
Post office	
Pre-school	
Prescribed mining operations	
Primary school	
Major public service depot	
Radio or TV station	
Refuse destructor	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Showground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Transmitting station	
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

#### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.





Lamberts Conformal Conic Projection, GDA94

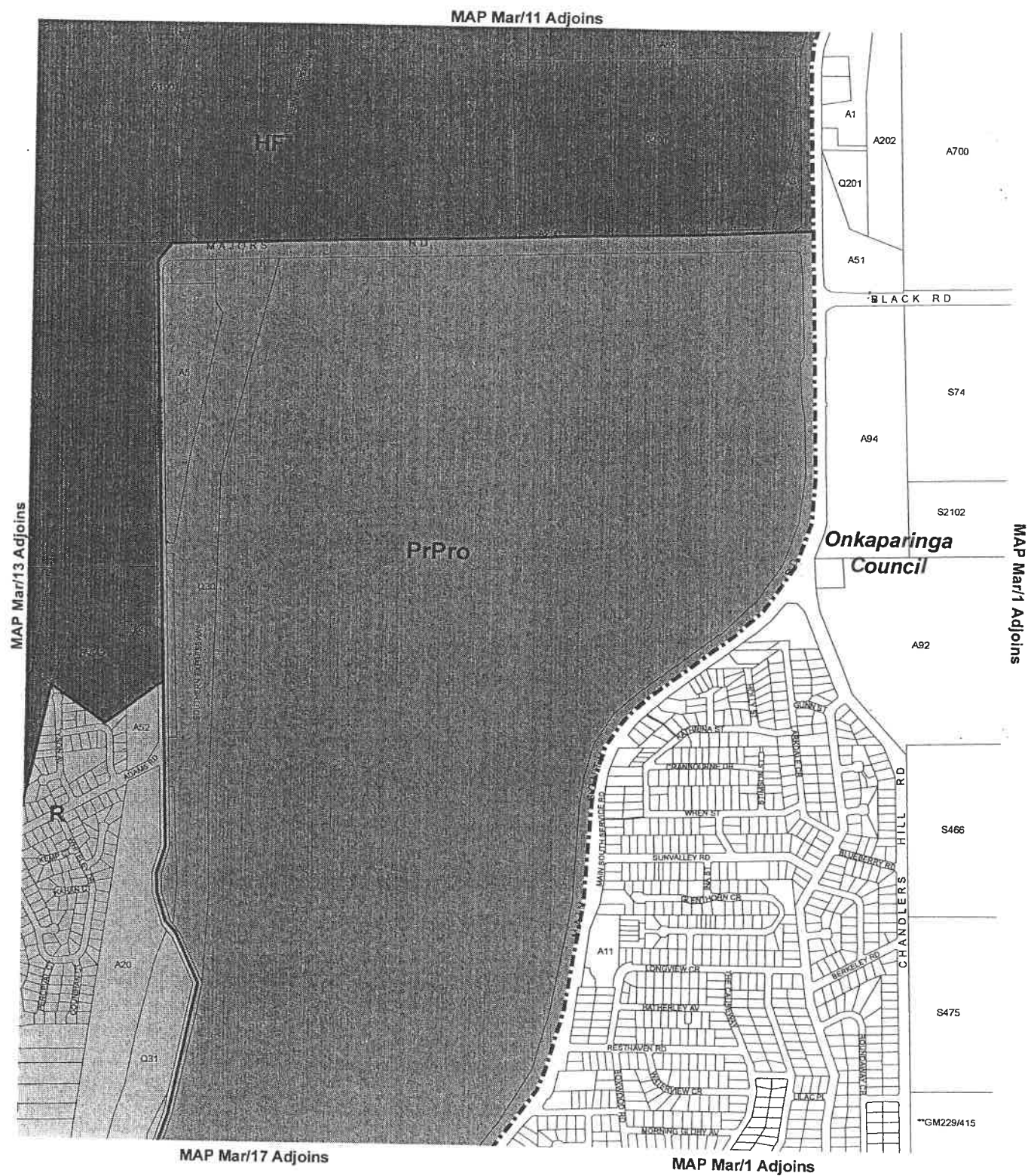


- Zones**
- Commercial
  - Hills Face
  - Industry
  - Neighbourhood Centre
  - Residential
  - Zone Boundary
  - Development Plan Boundary

## Zone Map Mar/11

MARION COUNCIL

Consolidated - 19 January 2012



Lamberts Conformal Conic Projection, GDA94

- Zones**
- Hills Face
  - Primary Production
  - Residential
  - Zone Boundary
  - Development Plan Boundary

## Zone Map Mar/14

MARION COUNCIL  
Consolidated - 19 January 2012



