

# Council Assessment Panel Agenda & Reports

**21 October 2024**

## **Our Vision**

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

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

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City of  
Norwood  
Payneham  
& St Peters

16 October 2024

### To all Members of the Council Assessment Panel:

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

### NOTICE OF MEETING

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

**Monday 21 October 2024 commencing at 7.00pm.**

Please advise Tala Aslat on 8366 4530 or email [taslat@npsp.sa.gov.au](mailto:taslat@npsp.sa.gov.au) if you are unable to attend this meeting or will be late.

Yours faithfully



Geoff Parsons  
**ASSESSMENT MANAGER**

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City of  
Norwood  
Payneham  
& St Peters



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**VENUE** Council Chambers, Norwood Town Hall

**HOUR** 7:00pm

**PRESENT**

**Panel Members**

**Staff**

**APOLOGIES**

**ABSENT**

1. **COMMENCEMENT AND WELCOME**
2. **APOLOGIES**
3. **CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT  
PANEL HELD ON 16 SEPTEMBER 2024**
4. **DECLARATION OF INTERESTS**

**5. DEVELOPMENT APPLICATIONS – PDI ACT**

**5.1 DEVELOPMENT NUMBER 24020493 – JONATHON FRASER & ERIN FRASER  
- 51 QUEEN ST NORWOOD**

<b>DEVELOPMENT NO.:</b>	24020493
<b>APPLICANT:</b>	Jonathon Fraser and Erin Fraser
<b>ADDRESS:</b>	51 QUEEN ST NORWOOD SA 5067
<b>NATURE OF DEVELOPMENT:</b>	Two-storey detached dwelling, swimming pool, garage, outbuilding, tennis court with associated fencing and lighting, masonry fencing, and the removal of two (2) significant trees
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Hazards (Flooding - General)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Traffic Generating Development</li> <li>• Urban Tree Canopy</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m)</li> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>
<b>LODGEMENT DATE:</b>	24 Jul 2024
<b>RELEVANT AUTHORITY:</b>	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) Version 2024.13 18/7/2024
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Kieran Fairbrother - Senior Urban Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	External Hydrological Engineer (Tonkin) City Arborist (Internal)

**CONTENTS:**

<b>APPENDIX 1:</b>	<b>Relevant P&amp;D Code Policies</b>	<b>ATTACHMENT 4:</b>	<b>Representations</b>
<b>ATTACHMENT 1:</b>	<b>Application Documents</b>	<b>ATTACHMENT 5:</b>	<b>Response to Representations</b>
<b>ATTACHMENT 2:</b>	<b>Subject Land Map</b>	<b>ATTACHMENT 6:</b>	<b>Internal Referral Advice</b>
<b>ATTACHMENT 3:</b>	<b>Zoning Map</b>		

## DETAILED DESCRIPTION OF PROPOSAL:

This proposal involves the following elements that require development approval:

- The removal of two (2) significant palm trees, located in the rear yard of the existing dwelling site;
- The construction of a two-storey detached dwelling constructed from brick, rendered masonry and stained hardwood cladding;
- Face brick walls along the southern side boundary, varying in heights of 2.4m and 4m;
- A freestanding brick garage in the southwest corner of the site, accessed via Hardy Lane over which the subject land has a right of way;
- A swimming pool;
- A tennis court in the northwest corner of the site, along with associated 3.6m chain mesh fencing across its northern and western sides and four (4) light poles with associated lighting;
- A 2.4m tall, rendered masonry wall along the west rear boundary; and
- A masonry and metal infill front fence along the east front boundary of the site.

## BACKGROUND:

The Panel should note the following in the context of the representations that have been submitted.

The subject land is not located within an Historic Area Overlay and the dwelling is not a Local or State Heritage Place. Therefore, pursuant to Clause 10(1) of the *Planning, Development and Infrastructure (General) Regulations 2017* (SA), no approval is required to demolish this dwelling.

Hardy Lane, which abuts the southern boundary of the subject land, is a privately-owned laneway and is not under the care and control of the Council. The subject land has rights of way over this lane up to the western end at which point it aligns with the rear boundary of the subject land. The existing dwelling uses this lane for vehicle movements and the subject application seeks to do the same.

## SUBJECT LAND & LOCALITY:

### Site Description:

**Location reference:** 51 QUEEN ST NORWOOD SA 5067

**Title ref.:** CT  
6272/436

**Plan Parcel:** F139284  
AL4

**Council:** THE CITY OF NORWOOD PAYNEHAM AND  
ST PETERS

Shape: regular

Frontage Width: 24.61 metres

Area: approximately 1117m<sup>2</sup>

Topography: relatively flat

Existing structures: a bluestone villa constructed circa 1900 and a freestanding garage

Existing vegetation: heavily vegetated with two (2) significant palm trees and various non-regulated trees, shrubs, hedges and groundcovers.

## Locality

The locality is considered to be the section of Queen Street that extends south to the Parade and north to Wall Street, including a couple of properties on Wall Street to the north, Henry Street to the east, and those fronting The Parade to the south, as depicted in **Attachment 2**.

This locality is largely characterised by the residential land uses that are contained to Queen Street, Wall Street and Henry Street, which is comprised of a number of single- and two-storey dwellings on allotments of varying sizes. At the southern end of this locality are several commercial properties all of which, bar two, have frontages to The Parade. This locality enjoys a high level of amenity despite being so close to an arterial road in The Parade.

## CONSENT TYPE REQUIRED:

Planning Consent

## CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  - Tree-damaging activity: Code Assessed - Performance Assessed
  - Other - Residential - Tennis Court Lighting: Code Assessed - Performance Assessed
  - Outbuilding: Code Assessed - Performance Assessed
  - Fences and walls
  - Outbuilding (Carport or garage): Code Assessed - Performance Assessed
  - Detached dwelling: Code Assessed - Performance Assessed
  - Fence: Code Assessed - Performance Assessed
  - Swimming pool or spa pool and associated swimming pool safety features: Accepted
  - Carport or garage
  - New housing
- **OVERALL APPLICATION CATEGORY:**
  - Code Assessed - Performance Assessed
- **REASON**
  - P&D Code

## PUBLIC NOTIFICATION

- **REASON**
  - Southern side boundary wall exceeds 8m in length and abuts a private laneway – not a public road – and is therefore not exempt from notification.
  - Tennis court lighting is not exempt from public notification per Table 5 of the Zone.
- **LIST OF REPRESENTATIONS**

Given Name	Family Name	Address	Position	Wishes to be heard?
John	Lombardi	247 The Parade, Beulah Park	Opposed	No
St Peters Residents Ass. Inc		12 St Peters St, St Peters	Opposed	Yes
Norwood Resident Association		N/A, SA 5067 (Norwood)	Opposed	Yes
Nas	Elisa	N/A, SA 5251 (Mount Barker)	Opposed	No

- **SUMMARY**

No Representation Map has been provided because all representors are outside of the map range.

One representor raised concerns about the safety of Hardy Lane, which this development seeks to utilise for vehicle movements.

The other three representors were opposed to the demolition of the existing dwelling on this site, a villa constructed circa 1900. The same representors also expressed concerns about the removal of the two significant palm trees and the absence of similar quality landscaping in the new proposal by virtue of the tennis court.

## INTERNAL REFERRALS

- Hydrological engineer, External (Tonkin)

Council's external hydrological engineer has doubts regarding the capacity of the sump and pump to manage discharge from the site and has recommended that a Stormwater Management Plan be provided for the development, the requirements of which are reflected in the recommended Reserved Matter.

- City Arborist, Internal

Council's City Arborist was asked to provide advice on a suspected regulated tree on neighbouring property; advising that the tree of concern is not regulated as it is an exempt species. Council's Arborist was not asked to comment on the proposed removal of the two (2) palm trees on the subject land.

## PLANNING ASSESSMENT

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

### Building Height

Performance Outcome 4.1 of the Established Neighbourhood Zone states:

*"Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings."*

The corresponding Designated Performance Feature has a Technical and Numeric Variation (TNV) of 2 building levels.

The proposed dwelling is two-storeys in height, consistent with the TNV for the Zone. Moreover, the building will be of a similar height than other two storey dwellings nearby such as 47 Queen Street, 47A Queen Street, 45 Queen Street and 52 Queen Street; thereby complementing the height of nearby buildings in accordance with PO 4.1 above.

### Design & Appearance (Streetscape Character)

Performance Outcome 10.2 of the Established Neighbourhood Zone states:

*"The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality."*

In the context of this Performance Outcome, 'sympathetic' is read as meaning development that can exist in harmony with, and corresponds to, the surrounding built form. The rectilinear, flat-roofed design employed by this proposal does not correspond to the wall heights, roof forms and roof pitches of the predominant housing stock in this locality, which are houses with pitched roofs and consequently lower wall heights. Consequently, the proposal is at odds with this Performance Outcome.

Nevertheless, the overall height of the dwelling is not dissimilar to the height of other two-storey dwellings as highlighted above, all of which fall within the chosen locality and influence this streetscape. Accordingly, the failure to satisfy this Performance Outcome is not considered fatal to this proposal.

Performance Outcome 20.2 of the Design in Urban Areas module states:

*“Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.”*

Performance Outcome 20.3 of the Design in Urban Areas module states:

*“The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.”*

Performance Outcome 17.1 of the Design in Urban Areas module states:

*“Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.”*

Performance Outcome 17.2 of the Design in Urban Areas module states:

*“Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.”*

The street-facing elevation of the dwelling is constructed primarily of light grey painted bagged brick walls with several sections of stained hardwood cladding to avoid a complete monotony of material and colour. To add some visual interest to this somewhat monotonous façade and to reduce the visual mass of the building, genuine modulation has been incorporated into the ground level design of the dwelling. A tall, rendered open verandah/canopy extends across the façade of the building, providing further visual interest through articulation and shadowing. This canopy centres on the entry door to the dwelling where shade and shelter is provided with a solid roof overhead. A good level of fenestration exists at both building levels to both break up the façade and encourage passive surveillance. Accordingly, the development is considered to sufficiently satisfy the above Performance Outcomes and will make a positive contribution to the streetscape.

Performance Outcome 10.1 of the Established Neighbourhood Zone states:

*“Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.”*

The garage is positioned at the rear of the site and therefore will not affect the appearance of this development from the primary street in accordance with this Performance Outcome.

Performance Outcome 9.1 of the Design in Urban Areas module states:

*“Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land’s access to sunlight or the amenity of public places.”*

This application proposes a 2.1 masonry and metal infill fence along the front boundary of the site that has a solid-to-void ratio of 2:1. Generally speaking, fences with a lower solid-to-void ratio provide better streetscape outcomes and encourage passive surveillance. In this case, however, adjoining dwellings on the western side of Queen Street similarly have tall fences (either brush or masonry) and therefore, in this context, the proposed fence will not unreasonably impact visual amenity or the streetscape and is consistent with the above Performance Outcome. Notably, because the proposed dwelling will sit 400mm higher than the footpath level, the fence will not unreasonably impede views of the dwelling which is positive.

Performance Outcome 2.2 of the Transport, Access and Parking module states:

*“Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.”*

Hardy Lane is not strictly a public road, despite acting like one, and therefore the subject land is not a ‘corner site’ as anticipated by this Performance Outcome (when read down from the *Planning, Development and Infrastructure Act 2016*). However, it is obvious that the proposed fence will restrict adequate sightlines for

vehicles exiting Hardy Lane – just as the current fencing and hedging on the site do. It may therefore be considered that the masonry fence is adjacent a 'driveway' to some extent by virtue of the way in which Hardy Lane operates and services vehicle traffic. Interpreted in this way, the masonry fence is at odds with this Performance Outcome.

However, the landowner could erect a 2.1m lightweight fence (e.g. sheet metal) around this southeast corner without needing any approval, because the site is not a corner site by definition, thereby resulting in the same sightline concerns. In this context, the masonry fence proposed, despite being regrettable from a traffic safety perspective, is considered acceptable and will provide a better streetscape outcome than a sheet metal fence.

### **Setbacks and Visual Impact**

Performance Outcome 5.1 of the Established Neighbourhood Zone states:

*"Buildings are set back from primary street boundaries consistent with the existing streetscape."*

The corresponding Designated Performance Feature suggests that the proposed dwelling should match the setback of the adjoining dwelling at 49 Queen Street.

The front setback proposed varies between 5.24 metres and 6.8 metres. The dwelling at 49 Queen Street has a front setback of approximately 8 metres. The street involves varying setbacks between 0 metres (57 Queen Street) and 8 metres (49 Queen Street), with several dwelling setbacks between 5 metres and 7 metres. Although the setback proposed will position this dwelling forward of the adjoining dwelling at 49 Queen Street, the setback is not completely at odds with the general setback pattern in the street and is therefore considered acceptable.

Performance Outcome 7.1 of the Established Neighbourhood Zone states:

*"Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties."*

This application proposes a boundary wall along the entire length of the southern boundary, except where entry to the garage is required, and masonry walling along the entire rear boundary. These walls both abut inherently public spaces – the side boundary wall abuts Hardy Lane, which provides a thoroughfare for vehicle traffic, and the rear boundary wall abuts a car parking area associated with the commercial premises on The Parade. Neither of these walls will create visual or overshadowing impacts to neighbouring properties and are therefore acceptable per the above Performance Outcome.

Performance Outcome 8.1 of the Established Neighbourhood Zone states:

*"Buildings are set back from side boundaries to provide:*

- (a) Separation between buildings in a way that complements the established character of the locality*
- (b) Access to natural light and ventilation for neighbours"*

Performance Outcome 9.1 of the Established Neighbourhood Zone states:

*"Buildings are set back from rear boundaries to provide:*

- (a) Separation between buildings in a way that complements the established character of the locality*
- (b) Access to natural light and ventilation for neighbours*
- (c) Private open space*
- (d) Space for landscaping and vegetation"*

The dwelling has been sited and designed to be contained to the southeast corner of the site to accommodate the tennis court, which in turn reduces the opportunities for visual or overshadowing impacts to neighbours.

At ground level, the dwelling is set back 900mm from the northern side boundary and 16m from the rear boundary. The upper level is set back 2.4m from the southern side boundary at its closest point, 4.3m from



the northern side boundary and 28.4m from the rear boundary. The rear setback is obviously sufficient to accord with Performance Outcome 9.1 of the Zone (above).

Hardy Lane provides sufficient separation between the subject land and the dwelling to the south to mitigate any visual or overshadowing impacts of this development, notwithstanding the setbacks to the southern side boundary are considered sufficient. Similarly, the setback provided to the northern side boundary, and the siting of the dwelling to be in line with the northern dwelling's carport, results in a built form outcome that is not considered to create any visual impact concerns for this neighbour. Accordingly, the proposal is considered to satisfy Performance Outcome 8.1 of the Zone (above).

### Site Coverage and Soft Landscaping

Performance Outcome 3.1 of the Established Neighbourhood Zone states:

*"Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation."*

The corresponding Designated Performance Feature does not provide a specific TNV for site coverage and therefore suggests, by default, that 50% site coverage is generally acceptable.

The proposed dwelling, garage and various outbuildings along the southern boundary occupy approximately 33% of the site, which is well below the 50% considered generally acceptable by DPF 3.1. More importantly, this is a lower site coverage than the surrounding development pattern and is therefore considered to satisfy Performance Outcome 3.1 above.

Performance Outcome 22.1 of the Design in Urban Areas module states:

*"Soft landscaping is incorporated into development to:*  
*(a) Minimise heat absorption and reflection*  
*(b) Contribute shade and shelter*  
*(c) Provide for stormwater infiltration and biodiversity*  
*(d) Enhance the appearance of land and streetscapes."*

The corresponding Designated Performance Feature suggests that 25% of the subject site should be comprised of soft landscaping areas that have a minimum dimension of 700mm.

The application proposes the following areas of soft landscaping:

- Approximately 108m<sup>2</sup> of landscaped areas between the building line of the dwelling and the front boundary of the site, constituting approximately 75% of this area. Within this area there will be 11 tree plantings, lawned areas and mulched areas;
- Hedges planted around the perimeter of the tennis court and adjacent the alfresco area;
- A small 6m<sup>2</sup> garden bed adjacent the southern boundary; and
- A landscaped path between the garage and the dwelling.

The total area of soft landscaping is approximately 116m<sup>2</sup>, which equates to only 10% of the site. The tennis court occupies almost 40% of the entire site but is not permeable and will not contribute to the cooling of the site. Due to the siting of the buildings and the Applicant's desire for a tennis court, there is no opportunity for further planting than that beyond which has already been proposed; noting that the proposed site coverage is well below the 50% that might be considered acceptable.

A positive aspect of this proposal is that the site can accommodate all of the six (6) replacement tree plantings required in lieu of the two (2) significant trees proposed for removal as well as the four (4) small trees required by DPF 1.1 of the Urban Tree Canopy Overlay per *Practice Direction 12*, which states:

*"Tree planting is provided in accordance with the following... [for a site >800m<sup>2</sup> in area, 1 large tree or 2 medium trees or 4 small trees]."*

Thus, when assessed against Performance Outcome 22.1 (above), the development does provide soft

landscaping that will contribute to shade and shelter through the number of tree plantings, but this is concentrated in the front setback area of the property leaving the vast area of the rear yard unshaded and without canopy cover, thus contributing to urban heating. Similarly, the soft landscaped areas account for only 10% of the site, meaning only 10% of the site is pervious to stormwater infiltration.

No planting schedule has been provided for the development and so it is unclear whether the proposed soft landscaping will provide for biodiversity in accordance with criterion (c) of Performance Outcome 22.1 above. Notwithstanding, the extent of soft landscaping in the front setback area will undoubtedly enhance the appearance of the development in the streetscape in accordance with criterion (d) of Performance Outcome 22.1.

The application proposes a significant shortfall in soft landscaped areas, when measured against the generally anticipated outcome expressed in DPF 22.1 (25%), and a highly impervious site that will fail to adequately contribute to urban cooling and stormwater infiltration. Despite this variance, this is not considered sufficient reason to refuse the proposal. Instead, two Reserved Matters have been recommended which, when satisfied, will help mitigate peak stormwater flows from the site and ensure sufficient biodiversity is implemented and maintained on the site, to help offset the shortfall in soft landscaped areas provided onsite.

### **Private Open Space & Overlooking**

Performance Outcome 21.1 of the Design in Urban Areas module states:

*“Dwellings are provided with suitable sized areas of usable private open space to meet the needs of the occupants.”*

Performance Outcome 21.2 of the Design in Urban Areas module states:

*“Private open space is positioned to provide convenient access from internal living areas.”*

The development provides approximately 630m<sup>2</sup> of private open space that is directly accessible from the internal living areas of the dwelling, therefore satisfying the above Performance Outcomes.

Performance Outcome 10.1 of the Design in Urban Areas module states:

*“Development mitigates direct overlooking from upper-level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.”*

The Planning & Design Code defines “direct overlooking” as being:

*“Limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than [a] 45-degree angle from the plane of that wall containing the overlooking window.”*

The only habitable room window that has an opportunity for “direct overlooking” is the rear-facing window of Bedroom 2, which is located 9.8m from the north side boundary (when measured at a 45-degree angle). All other upper-level windows are located more than 15m from a side or rear boundary with the exception of the south-facing window to the staircase. Views from the staircase window will be transient as this area will not be permanently frequented at any time. Accordingly, there is not considered to be a reason for this window to be obscured.

With respect to the window of Bedroom 2, the Applicant has added a 570mm deep steel shroud around this window with L-shaped aluminium battens inside that will mitigate views into 49 Queen Street while allowing views into the rear yard areas of the subject land. This adequately maintains the neighbour’s privacy in accordance with Performance Outcome 10.1 (above).

### **Significant Tree Removal**

This application seeks the removal of two (2) palm trees. Both trees have a trunk circumference that exceeds 2 metres and both trees are more than 3 metres away from the existing dwelling, and therefore constitute significant trees.

Performance Outcome 1.2 of the Regulated and Significant Tree Overlay states:

*“Significant trees are retained where they:*

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

These trees are not indigenous to the area nor are they part of a wildlife corridor of a remnant area of native vegetation, and therefore do not satisfy criteria (b) or (d) above. Both trees are shrouded by other vegetation on the site as well as the existing dwelling. Although they are visible from Hardy Lane and the commercial car park behind, the trees do not stand out in the Queen Street streetscape and therefore do not form a notable visual element to the landscape of the local area per criterion (f) above.

Therefore, the trees’ retention value will be determined by reference to their importance to either: the character or amenity of the area, habitat value for native fauna, or the maintenance of biodiversity in the local environment.

In *Savoy Development Pty Ltd v Town of Gawler* [2013] SAERDC 32, at [83], Commissioner Nolan expressed her view on how the word ‘important’ should be interpreted:

In my view, for habitat to be raised to the level of ‘important’, ... it must be beyond that likely to be expected in any mature tree of indigenous origins – that is, it is beyond the normal level that might be expected or that it is so unique or special that it may be considered important.

Palm trees do not provide a level of habitat value that is considered so unique or special that it may be considered important in this context. Similarly, as discussed above, the trees do not make an important contribution to the character or amenity of the local area, being obscured by other vegetation and buildings. The trees are not considered to be important to the maintenance of the biodiversity in the local environment either because they are not the only palm trees within the local environment and are therefore not so unique or special as to be considered necessary to retain.

Neither of the two (2) significant palm trees are considered to meet the retention criteria set out in Performance Outcome 1.2 of the Regulated and Significant Tree Overlay and their removal is therefore supported in the circumstances.

Pursuant to *Practice Direction 12*, replacement trees must be planted in lieu of the two (2) significant trees to be removed. Recommended Condition No. 3 reflects this requirement. The Applicant has demonstrated the ability to plant the required number of trees (six) on the land in accordance with this Condition (see the “Tree Planting & Site Plan” in **Attachment 1**).

## **Access and Parking**

Performance Outcome 23.3 of the Design in Urban Areas module states:

*“Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.”*

Performance Outcome 23.4 of the Design in Urban Areas module states:

*“Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.”*

Vehicle access is obtained via Hardy Lane, over which the subject land has rights of way, consistent with

existing arrangements for this site. This arrangement prevents the creation of a new crossover on Queen Street, which would require the removal of at least one (1) on-street car parking space in an area that is in high demand for on-street parking due to its proximity to The Parade. The retention of on-street parking on Queen Street is preferred and since the land has rights of access over Hardy Lane it is pleasing to see the Applicant use this for vehicle access.

In an earlier iteration of this proposal, the garage was located too close to the southern boundary and vehicles could not enter and exit the garage in a 3-point turn manoeuvre. Accordingly, the Applicant was asked to increase the set back. As demonstrated by the swept path diagrams in **Attachment 1**, a B85 vehicle will be able to enter and exit both parking spaces within the garage in no less than a 3-point turn manoeuvre and using only the portion of Hardy Lane over which the subject land has rights of way. Accordingly, the proposal satisfies the abovementioned Performance Outcomes.

Performance Outcome 5.1 of the Transport, Access and Parking module states:

*“Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development...”*

The corresponding Designated Performance Feature suggests that meeting the minimum parking requirements listed in Table 1 of this module will generally satisfy this Performance Outcome, which is also the generally accepted assessment practice.

In this respect, Table 1 states that a detached dwelling with two or more bedrooms should provide two (2) off-street car parking spaces, at least one (1) of which should be covered. The proposed development achieves this by providing two (2) spaces in the double garage.

### **Tennis Court Lighting**

Performance Outcome 6.1 of the Interface Between Land Uses module states:

*“External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers.”*

*Australian Standard 4282-1997: The Control of the Obtrusive Effects of Lighting* sets a standard for maximum lux levels recommended in residential settings. It is considered appropriate to assess the Performance Outcome 6.1 above by reference to this Australian Standard.

To this end, AS4282-1997 prescribes the following maximum lux levels, when measured at the boundary of adjoining residential properties in the vertical plane:

- During “pre-curfew hours” (i.e. 6am to 11pm), a maximum of 10 lux; and
- During “curfew hours” (i.e. 11pm to 6am), a maximum of 2 lux.

As demonstrated by the ‘Tennis Court Light Spill Diagrams’ Plan in **Attachment 1**, the tennis court lights achieve the relevant “pre-curfew hours” maximum but fail the “curfew hours” maximum. Consequently, the lights are considered to satisfy Performance Outcome 6.1 (above) providing the lights are not permitted to be used between the hours of 11pm and 6am. Although the tennis court is unlikely to be used during these hours, Condition No. 6 has been recommended to ensure the continued compliance with AS4282-1997 and Performance Outcome 6.1.

### **Finished Floor Levels, Stormwater and Flood Risk**

Performance Outcome 1.1 of the Stormwater Management Overlay states:

*“Residential development is designed to capture and re-use stormwater to:*

- (a) Maximise conservation of water resources*
- (b) Manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded*
- (c) Manage stormwater runoff quality.”*

The corresponding Designated Performance Feature prescribes minimum rainwater tank volumes and connection types which are considered to generally satisfy this Performance Outcome. Such rainwater tank(s) must be installed per *Practice Direction 12*, which is reflected in Condition No. 7.

Council's external hydrological engineer has expressed concern regarding the ability of the currently proposed stormwater plan to adequately mitigate and manage peak stormwater runoff flows from the site in accordance with this Performance Outcome. Accordingly, due to the large increase in impervious area on the site, Reserved Matter No. 1 seeks to address this.

Performance Outcome 2.1 of the Hazards (Flooding – General) Overlay states:

*“Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.”*

The corresponding Designated Performance Feature suggests that a finished floor level of at least 300mm above the height of a 1% AEP flood event is sufficient to meet this Performance Outcome.

Advice was sought from the Council's external hydrological engineer in this respect. They have advised that the finished floor level of the dwelling provides adequate protection from inundation in a 1% AEP flood event. Contrarily, the garage level needs raising to 64.24 mAHD to provide the same. Condition No. 4 requires the garage level to be raised accordingly and for this finished floor level to be shown on the plans provided for Building Consent as well as the Stormwater Management Plan required by Reserved Matter No. 1.

### **Question of Seriously at Variance**

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2024.13, dated 18/07/2024), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- The residential land use remains unchanged and is anticipated in the Established Neighbourhood Zone;
- The development does not exceed the maximum building height TNV for this part of the Established Neighbourhood Zone;
- The design and siting of the development generally accords with the anticipated outcomes expressed in the Planning & Design Code;
- Tennis courts and swimming pools are ancillary to the residential use of the land and are a feature not uncommon to this neighbourhood; and
- The Code envisages scenarios in which significant trees may be removed.

### **CONCLUSION**

This development involves the construction of a two-storey dwelling, a swimming pool, garage, tennis court and masonry fencing; all of which are reasonably anticipated within the Established Neighbourhood Zone. The dwelling has been sited slightly forward of the adjoining dwelling at 49 Queen Street, but the setback is not wholly inconsistent with the setback pattern in the street. The dwelling has a somewhat monochromatic façade, but this is broken up using different textures and modulation and articulation throughout, which will provide visual interest and positively contribute to the streetscape despite its rectilinear form being a new introduction to this street. The dwelling will sit comfortably in its environs and the setbacks provided at both levels are considered sufficient to mitigate visual and massing impacts on neighbours and public spaces.

The removal of the two significant trees is justified when assessed against the provisions of the Regulated and Significant Tree Overlay and it is pleasing that six replacement trees can be accommodated on the land in lieu of these trees. Unfortunately though, all the replacement tree plantings will be contained to the front yard of the dwelling, leaving the majority of the site without shade and shelter or permeable areas. The large reduction in landscaping on the site and pervious areas is a negative consequence of the proposal.

Access for the dwelling will remain via rights of way over Hardy Lane and vehicles have been demonstrated to be able to access the garage safely and conveniently. Sufficient private open space is provided for the occupants of the dwelling. The tennis court lighting does not produce an unreasonable impact on neighbours

providing they are not used between 11pm and 6am, as conditioned. Similarly, treatments to the window of Bedroom 2 mitigate opportunities for direct overlooking thereby maintaining privacy to neighbours.

When assessed as a whole against the relevant provisions of the Planning & Design Code, this proposal has both positive and negative outcomes. Those negatives are not considered to vastly outweigh the positives such that this development is considered at variance with the Planning & Design Code and accordingly, on balance, the proposal is considered to warrant consent.

## RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 24020493, by Jonathon Fraser and Erin Fraser is granted Planning Consent subject to the following conditions and reserved matter:

## RESERVED MATTERS PLANNING CONSENT

Pursuant to section 102 (3) of the Planning, Development and Infrastructure Act of 2016, the following matter(s) shall be reserved for further assessment by the Assessment Manager prior to the granting of Development Approval:

1. A Stormwater Management Plan shall be provided for the development that conforms to the Council's requirements, prior to the granting of Development Approval.

Calculations are required to demonstrate detention storage meets the minimum requirements of Council. The detention requirements for the site are to detain the post-development 1 in 100 year ARI storm event, with discharge being at the pre-development 1 in 5 year ARI rate.

*Note: Further conditions may be imposed on the Planning Consent following satisfaction of the above matter. Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter(s) above is delegated to the Assessment Manager.*

2. A detailed landscaping plan showing a suitable mix and density of trees, shrubs and groundcovers, and providing details for the ongoing maintenance of the landscaping, shall be provided to the reasonable satisfaction of the Assessment Manager prior to Development Approval being granted.

*Note: Further conditions may be imposed on the Planning Consent following satisfaction of the above matter. Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter(s) above is delegated to the Assessment Manager.*

## CONDITIONS PLANNING CONSENT

### Condition 1

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

### Condition 2

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 3

Six (6) replacement tree(s) shall be planted on the subject land as soon as is practical within 12 months of the date of this Approval. The replacement tree shall not be planted within 3 metres of a dwelling or in-ground swimming pool and cannot be of a species identified in Regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Condition 4

The Finished Floor Level (FFL) of the garage shall be raised to 64.240 RL. This FFL shall be reflected on the plans submitted for Building Consent and the Stormwater Management Plan required by Reserved Matter No. 1.

Any change in levels required to accommodate this increased FFL shall be accommodated entirely within the boundaries of the subject land.

*Reason: to prevent stormwater ingress in a 1% AEP flood event.*

Condition 5

All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

Please note that disposal of the stormwater to Hardy Lane is not permitted and compliance with this condition will only be achieved with all stormwater being directed to the primary street kerb and water table or associated underground pipe drainage system.

Condition 6

The tennis court lights are not permitted to be used between 11:00pm and 6:00am the following day.

Condition 7

The approved development must include rainwater tank storage which is:

1. connected to at least 60% of the roof area;
2. connected to one toilet and either the laundry cold water outlets or hot water service;
3. with a minimum retention capacity of 4000 litres;
4. if the site perviousness is less than 35%, with a minimum detention capacity of 1000 litres; and
5. where detention is required, includes a 20-25 mm diameter slow-release orifice at the bottom of the detention component of the tank

within 12 months of occupation of the dwelling(s).

## **ADVISORY NOTES PLANNING CONSENT**

Advisory Note 1

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

Advisory Note 2

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

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

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

**Advisory Note 3**

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

**Advisory Note 4**

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

**Advisory Note 5**

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

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

**Advisory Note 6**

The Applicant is advised that construction noise is not allowed:

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

**Advisory Note 7**

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

**Advisory Note 8**

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

**Advisory Note 9**

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

**Advisory Note 10**

To assist in the interpretation of the Urban Tree Canopy condition noted above, tree(s) must be planted in accordance with the requirements set out below. Further guidance and information can be obtained by visiting the Landscaping and Development webpage on the Council's website ([https://www.npsp.sa.gov.au/planning\\_and\\_development/landscaping-and-development](https://www.npsp.sa.gov.au/planning_and_development/landscaping-and-development)) or contacting the Council's Planning Department on (08) 8366 4555.



**Lot Size Per Dwelling (m2) // Tree Size and Number Required**

<450 // 1 small tree

450-800 // 1 medium tree or 2 small trees

>800 // 1 large tree or 2 medium trees or 4 small trees

**Tree Size // Mature Height (minimum) // Mature Spread (minimum) // Soil Area Around Tree Within Development Site (minimum)**

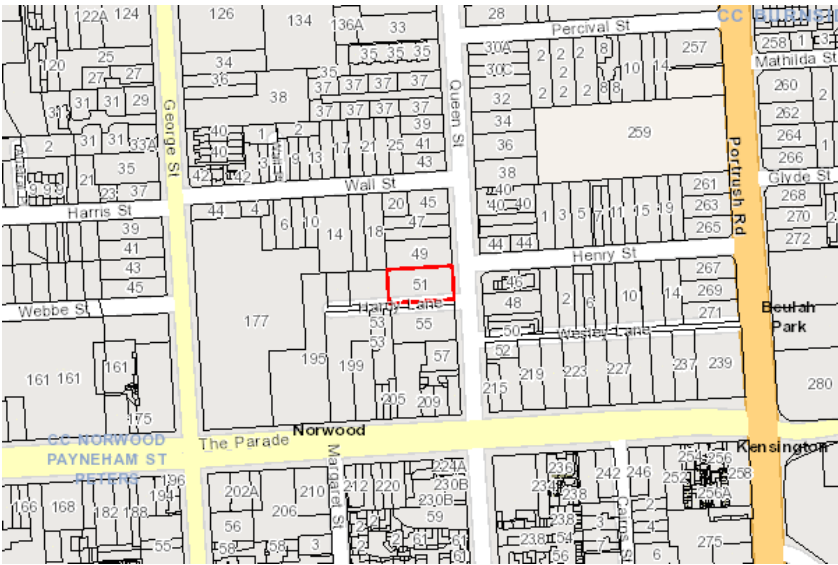
Small // 4m // 2m // 10m<sup>2</sup> and min. dimension of 1.5m

Medium // 6m // 4m // 30m<sup>2</sup> and min. dimension of 2m

Large // 12m // 8m // 60m<sup>2</sup> and min. dimension of 4m

Address: 51 QUEEN ST NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (*All structures over 45 metres*)
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Frontage (*Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m*)
- Minimum Site Area (*Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm*)
- Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Selected Development(s)

Detached dwelling

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Land Use and Intensity			
PO 1.1  Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	DTS/DPF 1.1  Development comprises one or more of the following:  (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.		
Site Dimensions and Land Division			
PO 2.1  Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1  Development will not result in more than 1 dwelling on an existing allotment  or  Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road  or  Allotments/sites for residential purposes accord with the following:  (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): <table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm</td></tr></table>	Minimum Site Area	Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm
Minimum Site Area			
Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm			

	<p>and</p> <p>(b) site frontages (or allotment frontages in the case of land division) are not less than:</p> <table><tr><th>Minimum Frontage</th></tr><tr><td>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m</td></tr></table> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Minimum Frontage	Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m
Minimum Frontage			
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m			
<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay</p> <p>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:</p> <p>(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p>		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <p>In instances where:</p> <p>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</p> <p>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p>		

Building Height									
PO 4.1  Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	<div>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:  (a) the following: <table><tr><th colspan="2">Maximum Building Height (Levels)</th></tr><tr><td colspan="2">Maximum building height is 2 levels</td></tr></table> (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.  In relation to DTS/DPF 4.1, in instances where:  (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development.  (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</div>	Maximum Building Height (Levels)		Maximum building height is 2 levels					
Maximum Building Height (Levels)									
Maximum building height is 2 levels									
Primary Street Setback									
PO 5.1  Buildings are set back from primary street boundaries consistent with the existing streetscape.	<div>DTS/DPF 5.1 Buildings setback from the primary street boundary in accordance with the following table: <table><tr><th>Development Context</th><th>Minimum setback</th></tr><tr><td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr><tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr><tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td>(a) Where the existing building shares the same primary street frontage - the setback of the existing building  (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable</td></tr></table></div>	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage - the setback of the existing building  (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable
Development Context	Minimum setback								
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.								
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.								
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage - the setback of the existing building  (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable								

	<div>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</div> <div>No DTS/DPF is applicable.</div>
	<div>For the purposes of <b>DTS/DPF 5.1</b>:</div> <div><div>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</div><div>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</div></div>
Secondary Street Setback	
<div>PO 6.1</div> <div>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</div>	<div>DTS/DPF 6.1</div> <div>Building walls are set back from the secondary street boundary (other than a rear laneway):</div> <div><div>(a) no less than:</div><div>or</div><div>(b) 900mm, whichever is greater</div><div>or</div><div>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.</div></div> <div>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</div>
Boundary Walls	
<div>PO 7.1</div> <div>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</div>	<div>DTS/DPF 7.1</div> <div>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</div> <div><div>(a)</div><div>or</div><div>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:<div><div>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</div><div>(ii) side boundary walls do not:</div></div></div></div>

	<ul style="list-style-type: none"> <li>A. exceed 3.2m in wall height from the lower of the natural or finished ground level</li> <li>B. exceed 8m in length</li> <li>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</li> <li>D. encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul>
Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between buildings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <ul style="list-style-type: none"> <li>(a) no less than:</li> <li>(b) in all other cases (i.e., there is a blank field), then: <ul style="list-style-type: none"> <li>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm</li> <li>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level</li> <li>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.</li> </ul> </li> </ul>
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between buildings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> <li>(a) 4m for the first building level</li> <li>(b) 6m for any second building level.</li> </ul>
Appearance	
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <ul style="list-style-type: none"> <li>(a) are set back at least 0.5m behind the building line of the associated dwelling</li> </ul>

	<p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.</p>
<p>PO 10.2</p> <p>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

#### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
3. Any development involving any of the following (or of any combination of any of the following):	Except development that:



<ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	<ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> </ul>	<p>None specified.</p>

<ul style="list-style-type: none"> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.

In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:  (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i>  (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Hazards (Flooding – General) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 2.1  Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1  Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than:  In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Stormwater Management Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature			
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"><li>(a) maximise conservation of water resources</li><li>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</li><li>(c) manage stormwater runoff quality.</li></ul>	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"><li>(a) includes rainwater tank storage:<ul style="list-style-type: none"><li>(i) connected to at least:<ul style="list-style-type: none"><li>A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area</li><li>B. in all other cases, 80% of the roof area</li></ul></li><li>(ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m<sup>2</sup></li><li>(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m<sup>2</sup> or greater</li><li>(iv) with a minimum total capacity in accordance with Table 1</li><li>(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank</li></ul></li><li>(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area</li></ul> <p>Table 1: Rainwater Tank</p> <table><tr><th>Site size</th><th>Minimum retention</th><th>Minimum detention</th></tr></table>	Site size	Minimum retention	Minimum detention
Site size	Minimum retention	Minimum detention		

	(m <sup>2</sup> )	volume (Litres)	volume (Litres)
	<200	1000	1000
	200-400	2000	Site perviousness <30%: 1000  Site perviousness ≥30%: N/A
	>401	4000	Site perviousness <35%: 1000  Site perviousness ≥35%: N/A

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Traffic Generating Development Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
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) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development:  (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments

	<ul style="list-style-type: none"> <li>(c) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(d) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(f) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(g) educational facilities with a capacity of 250 students or more.</li> </ul>
<p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) building, or buildings, containing in excess of 50 dwellings</li> <li>(b) land division creating 50 or more additional allotments</li> <li>(c) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(d) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(f) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(g) educational facilities with a capacity of 250 students or more.</li> </ul>
<p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p>	<p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) building, or buildings, containing in excess of 50 dwellings</li> <li>(b) land division creating 50 or more additional allotments</li> <li>(c) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(d) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(f) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(g) educational facilities with a capacity of 250 students or more.</li> </ul>

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient	Development of a class to which Schedule 9

<p>(a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings</p> <p>(b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments</p> <p>(c) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</p> <p>(d) retail development with a gross floor area of 2,000m<sup>2</sup> or more</p> <p>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</p> <p>(f) industry with a gross floor area of 20,000m<sup>2</sup> or more</p> <p>(g) educational facilities with a capacity of 250 students or more.</p>		operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
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## Urban Tree Canopy Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature			
PO 1.1  Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1			
	Tree planting is provided in accordance with the following:			
	Site size per dwelling (m <sup>2</sup> )		Tree size* and number required per dwelling	
	<450		1 small tree	
	450-800		1 medium tree or 2 small trees	
	>800		1 large tree or 2 medium trees or 4 small trees	
	*refer Table 1 Tree Size			
Table 1 Tree Size				
	Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site

			(minimum)
Small	4 m	2m	10m <sup>2</sup> and min. dimension of 1.5m
Medium	6 m	4 m	30m <sup>2</sup> and min. dimension of 2m
Large	12 m	8m	60m <sup>2</sup> and min. dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m <sup>2</sup> and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m <sup>2</sup> and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m <sup>2</sup> and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

## Procedural Matters (PM) - Referrals

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



Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> <li>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</li> </ul>

### Design in Urban Areas

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> </ul>

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

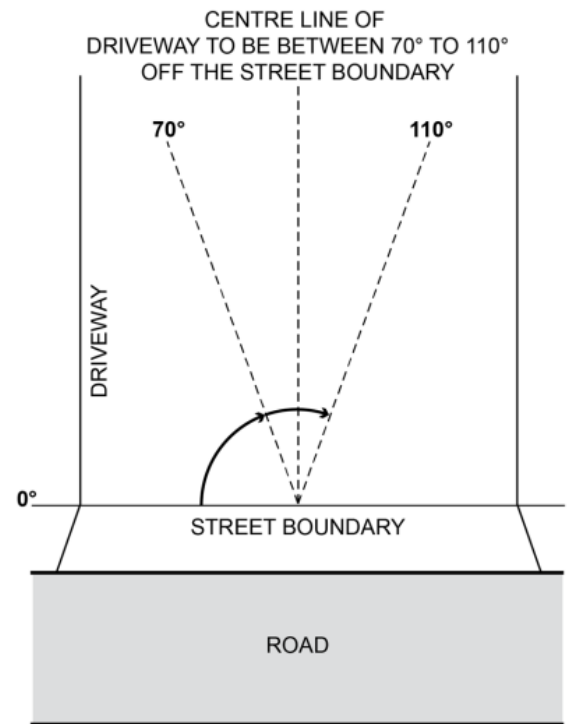
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> <li>(a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(b) use an area also used as a driveway</li> <li>(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</li> </ul>
Car parking appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> <li>(a) limiting protrusion above finished ground level</li> <li>(b) screening through appropriate planting, fencing and mounding</li> <li>(c) limiting the width of openings and integrating them into the building structure.</li> </ul>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Overlooking / Visual Privacy (low rise buildings)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> <li>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</li> </ul>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p>

to encourage passive surveillance and make a positive contribution to the streetscape.	<ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building wall</li> <li>(c) a balcony projects from the building wall</li> <li>(d) a verandah projects at least 1m from the building wall</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</li> <li>(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.</li> </ul>
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable	DTS/DPF 21.1 Private open space is provided in accordance with Design in

private open space to meet the needs of occupants.	Urban Areas Table 1 - Private Open Space.										
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.										
Landscaping											
PO 22.1 Soft landscaping is incorporated into development to: <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) contribute shade and shelter</li> <li>(c) provide for stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): <ul style="list-style-type: none"> <li>(a) a total area for the entire development site, including any common property, as determined by the following table:               <table border="1"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td>&lt;150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>&gt;200-450</td><td>20%</td></tr> <tr> <td>&gt;450</td><td>25%</td></tr> </tbody> </table> </li> <li>(b) at least 30% of any land between the primary street boundary and the primary building line.</li> </ul>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
Car parking, access and manoeuvrability											
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): <ul style="list-style-type: none"> <li>(a) single width car parking spaces:               <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side):               <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>										
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>										

<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site</li> <li>(b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.</li> </ul> </li> </ul>
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</li> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</li> <li>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</li> </ul>



- (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.

PO 23.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.

DTS/DPF 23.6

Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:

- (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)
- (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
- (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

#### Waste storage

PO 24.1

Provision is made for the convenient storage of waste bins in a location screened from public view.

DTS/DPF 24.1

Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:

- (a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and
- (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

#### Design of Transportable Buildings

PO 25.1

The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.

DTS/DPF 25.1

Buildings satisfy (a) or (b):

- (a) are not transportable

	(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): <ul style="list-style-type: none"> <li>(a) are constructed of a minimum of 50% permeable or porous material</li> <li>(b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).</li> </ul>
Laneway Development	



## Infrastructure and Access

<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> <li>(a) existing utility infrastructure and services are capable of accommodating the development</li> <li>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)</li> <li>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)</li> <li>(d) safety of pedestrians or vehicle movement is maintained</li> <li>(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.</li> </ul>	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>
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Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <ul style="list-style-type: none"> <li>(a) Site area &lt;301m<sup>2</sup>: 24m<sup>2</sup> located behind the building line.</li> <li>(b) Site area ≥ 301m<sup>2</sup>: 60m<sup>2</sup> located behind the building line.</li> </ul> <p>Minimum directly accessible from a living room: 16m<sup>2</sup> / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m <sup>2</sup> , which may be used as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> <li>(a) exclusively for domestic use</li> <li>(b) connected to the roof drainage system of the dwelling.</li> </ul>
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) it is wholly located and contained within the allotment of the development it will service</li> <li>(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources</li> <li>(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</li> </ul>	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) the system is wholly located and contained within the allotment of development it will service; and</li> <li>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</li> </ul>
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

## Interface between Land Uses

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m<sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Light Spill	
PO 6.1	DTS/DPF 6.1

External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure:  (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:  (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day

## Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a more sensitive use</li> <li>(c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)</li> <li>(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> <li>(i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> <li>A. site contamination does not exist (or no longer exists) at the land</li> <li>or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</li> <li>or</li> <li>C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</li> </ul> </li> <li>and</li> <li>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</li> </ul> </li> </ul>

## Transport, Access and Parking

## Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

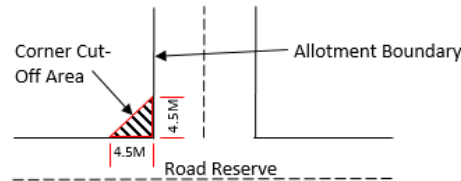
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> <li>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area</li> <li>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</li> <li>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</li> </ul>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.

Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.

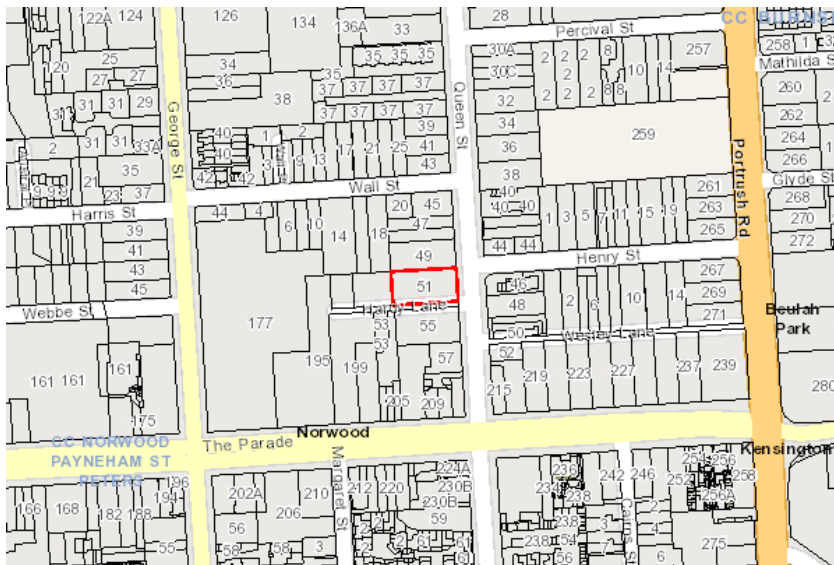
Table 2 - Off-Street Car Parking Requirements in Designated Areas

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



**Address:** 51 QUEEN ST NORWOOD SA 5067

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



### Property Zoning Details

#### Zone

Established Neighbourhood

#### Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)  
 Hazards (Flooding - General)  
 Prescribed Wells Area  
 Regulated and Significant Tree  
 Stormwater Management  
 Traffic Generating Development  
 Urban Tree Canopy

#### Local Variation (TNV)

Minimum Frontage (*Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m*)  
 Minimum Site Area (*Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm*)  
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

#### Selected Development(s)

Fence

**This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development**

**Fence - Code Assessed - Performance Assessed**

## Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

#### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>

<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> </ul>	<p>None specified.</p>

<ul style="list-style-type: none"> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.

In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:  (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i>  (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.

## Transport, Access and Parking

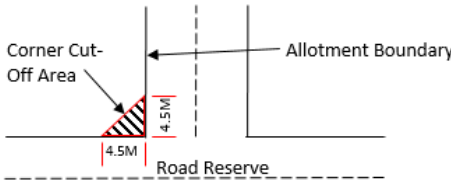
### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

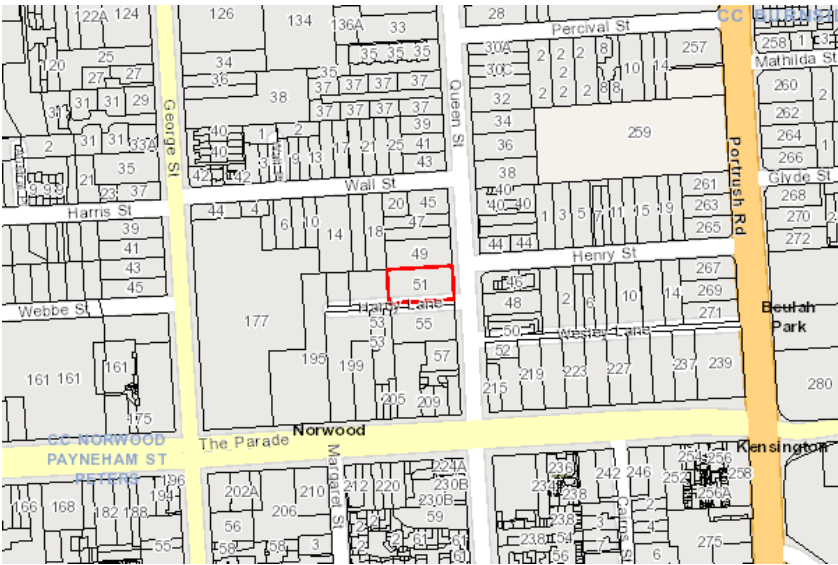
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Sightlines	
PO 2.2	DTS/DPF 2.2

Policy24		P&D Code (in effect) Version 2024.13 18/7/2024	
Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.		None are applicable.	
Corner Cut-Offs			
PO 10.1	Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1	Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:
			

Address: 51 QUEEN ST NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (All structures over 45 metres)
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m)
- Minimum Site Area (Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)

Selected Development(s)

Outbuilding

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Outbuilding - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones



## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Site coverage	
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <p>In instances where:</p> <ul style="list-style-type: none"> <li>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</li> <li>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</li> </ul>
Ancillary buildings and structures	
<p>PO 11.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 11.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are constructed, added to or altered so that they are situated at least <ul style="list-style-type: none"> <li>(i) 500mm behind the building line of the dwelling to which they are ancillary</li> <li>or</li> <li>(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street</li> </ul> </li> </ul>

	<p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:</p> <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="917 1176 1519 1572"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td>&lt;150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>&gt;450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 11.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 11.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</li> </ul>										

<p>PO 11.3</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p>	<p>DTS/DPF 11.3</p> <p>Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are ancillary and subordinate to an existing non-residential use on the same site</li> <li>(b) have a floor area not exceeding the following: <table border="1" data-bbox="917 315 1252 421"> <tr> <th>Allotment size</th><th>Floor area</th></tr> <tr> <td>≤500m<sup>2</sup></td><td>60m<sup>2</sup></td></tr> <tr> <td>&gt;500m<sup>2</sup></td><td>80m<sup>2</sup></td></tr> </table> </li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the main building to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> <li>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> </li> <li>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</li> <li>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</li> <li>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</li> </ul>	Allotment size	Floor area	≤500m <sup>2</sup>	60m <sup>2</sup>	>500m <sup>2</sup>	80m <sup>2</sup>
Allotment size	Floor area						
≤500m <sup>2</sup>	60m <sup>2</sup>						
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## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
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4. Any development involving any of the following (or of any combination of any of the following):	Except development that:

<ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
<p>7. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.  In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

#### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:	The airport-operator	To provide expert	Development of a class

<p>(a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.</p>	<p>DTS/DPF 1.1</p> <p>One of the following is satisfied:</p> <p>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p>

### Design in Urban Areas

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is:

	<ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>
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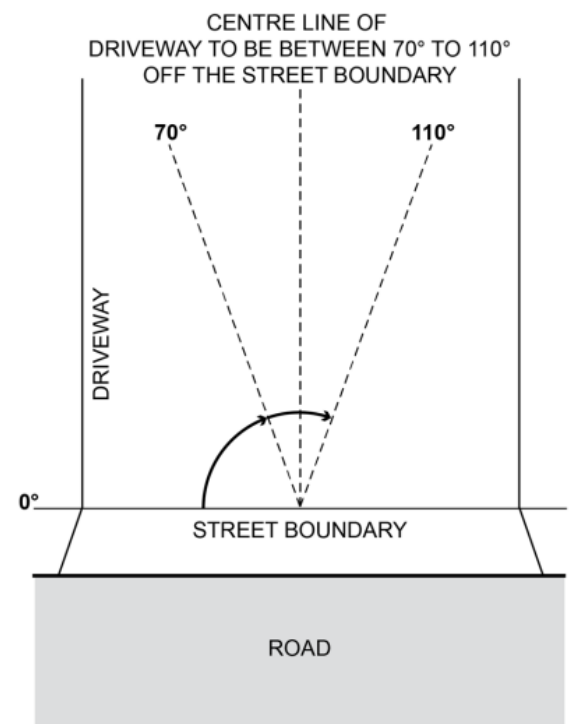
## Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
Residential Development - Low Rise	
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):



	<ul style="list-style-type: none"> <li>(a) single width car parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site</li> <li>(b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.</li> </ul> </li> </ul>
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</li> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</li> </ul>

- (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:



- (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

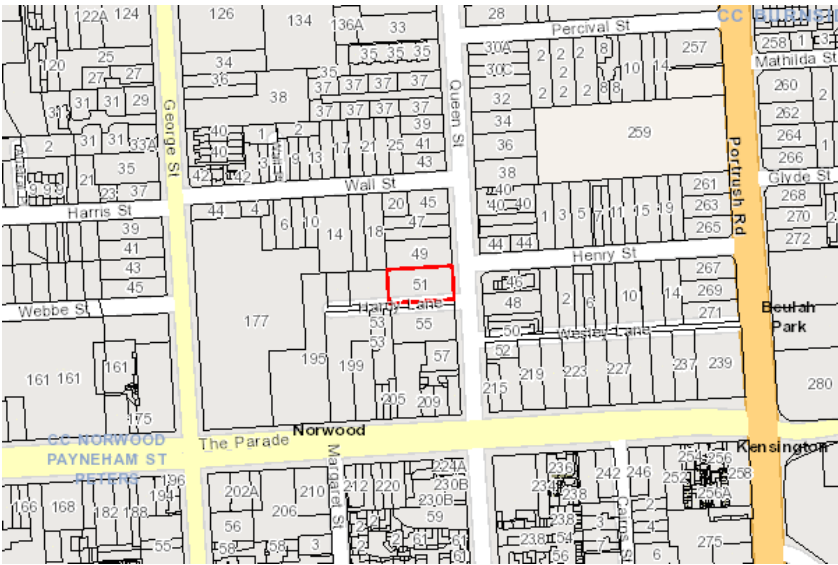
Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Address: 51 QUEEN ST NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (*All structures over 45 metres*)
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Frontage (*Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m*)
- Minimum Site Area (*Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm*)
- Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Selected Development(s)

Tree-damaging activity

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Tree-damaging activity - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

#### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>

<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> </ul>	<p>None specified.</p>

<ul style="list-style-type: none"> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Regulated and Significant Tree Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> <li>(a) make an important visual contribution to local character and amenity</li> </ul>	DTS/DPF 1.1 None are applicable.

<p>(b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or</p> <p>(c) provide an important habitat for native fauna.</p>	
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <p>(a) make an important contribution to the character or amenity of the local area</p> <p>(b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species</p> <p>(c) represent an important habitat for native fauna</p> <p>(d) are part of a wildlife corridor of a remnant area of native vegetation</p> <p>(e) are important to the maintenance of biodiversity in the local environment and / or</p> <p>(f) form a notable visual element to the landscape of the local area.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <p>(a) tree damaging activity is only undertaken to:</p> <p>(i) remove a diseased tree where its life expectancy is short</p> <p>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</p> <p>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:</p> <p>A. a Local Heritage Place</p> <p>B. a State Heritage Place</p> <p>C. a substantial building of value</p> <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <p>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</p> <p>(v) treat disease or otherwise in the general interests of the health of the tree and / or</p> <p>(vi) maintain the aesthetic appearance and structural integrity of the tree</p> <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

<p>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</p> <p>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</p>	
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> <li>(a) there are no regulated or significant trees located within or adjacent to the plan of division</li> <li>or</li> <li>(b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.</li> </ul>

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None



## Interface between Land Uses

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature									
General Land Use Compatibility											
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.		DTS/DPF 1.1 None are applicable.									
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.		DTS/DPF 1.2 None are applicable.									
Hours of Operation											
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:  (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.		DTS/DPF 2.1 Development operating within the following hours:									
		<table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following: (a) restaurant</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr></table>		Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: (a) restaurant	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
		Class of Development	Hours of operation								
		Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
		Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following: (a) restaurant	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday										

	(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	
Overshadowing		
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in:  a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.	
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:  a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:  a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.	
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:  (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.	
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.	
Activities Generating Noise or Vibration		
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.	
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	DTS/DPF 4.2 None are applicable.	

<p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</p>					
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <p>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>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).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>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.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1162 1489 1375"> <thead> <tr> <th>Assessment location</th><th>Music noise level</th></tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise (L<sub>90,15min</sub>) in any octave band of the sound spectrum (LOCT<sub>10,15</sub> &lt; LOCT<sub>90,15</sub> + 8dB)</td></tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <p>(a) incorporating appropriate treatment technology before exhaust emissions are released</p> <p>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
Light Spill					
<p>PO 6.1</p>	<p>DTS/DPF 6.1</p>				

External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.

Williams Burton  
Leopardi —



Design narrative —	3
Demolition plan —	4
Site Setout & Levels plan —	5
Tree Plantng & Site Plan —	6
Ground floor plan —	7
Upper floor & Wine Room plan —	8
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Tennis Court Fence & Light Details	18
Tennis Court Light Spill Diagrams	19
Swept Path Plans	20/21





Bathed in Light

Calming spaces filled with natural light & interconnected with gardens



Order and Calm

Spaces that are calm and ordered, bringing a sense of ease to your daily flow and interactions.

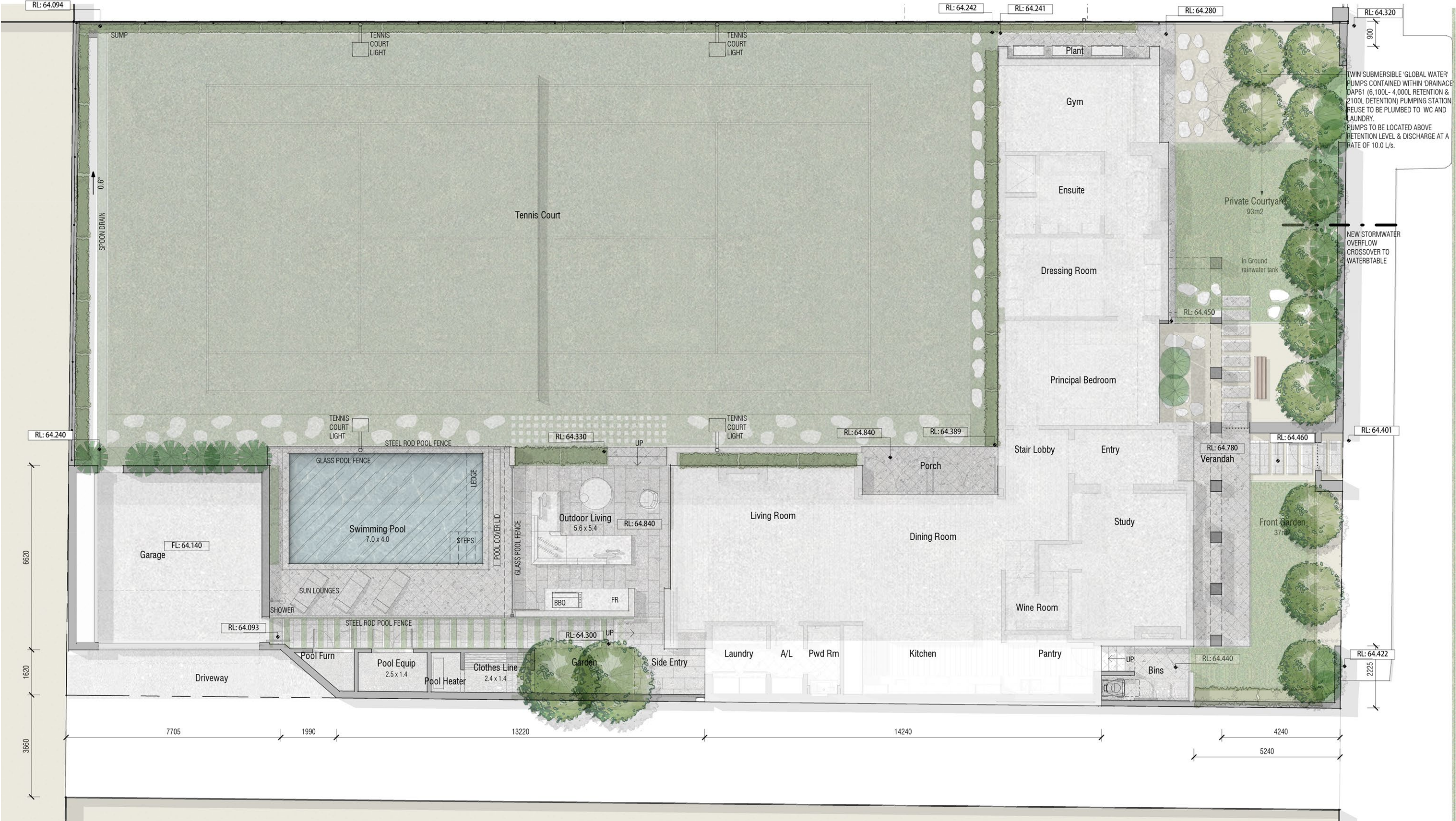


Everyday Delight

Moments of joy found in detail, connection & material.







Site & Building Areas

New			
Ground	236sqm	External covered	External uncovered impermeable
Garage	49sqm	outdoor: 44sqm	pool area: 46sqm
First	105sqm	pool equip/service: 14sqm	paved areas: 24sqm
total:	388sqm	verandah: 18sqm	bins: 6sqm
		Total: 76sqm	Total: 76sqm

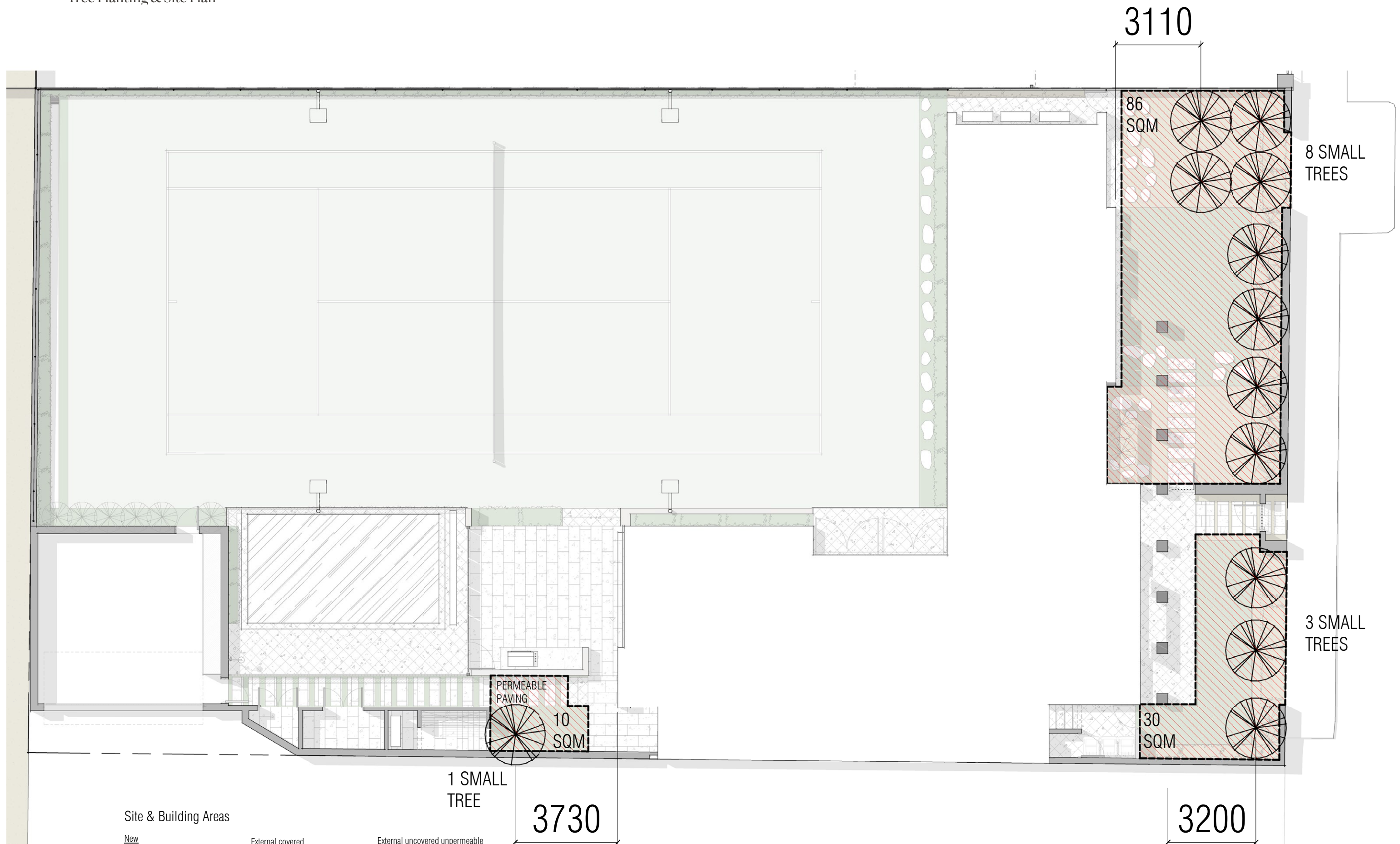
External permeable surfaces: 678sqm

Site: 1115sqm



North





### Site & Building Areas

New  
Ground 236sqm  
Garage 49sqm  
First 105sqm  
total: 388sqm

External covered  
outdoor: 44sqm  
pool equip/service: 14sqm  
verandah: 18sqm  
Total: 76sqm

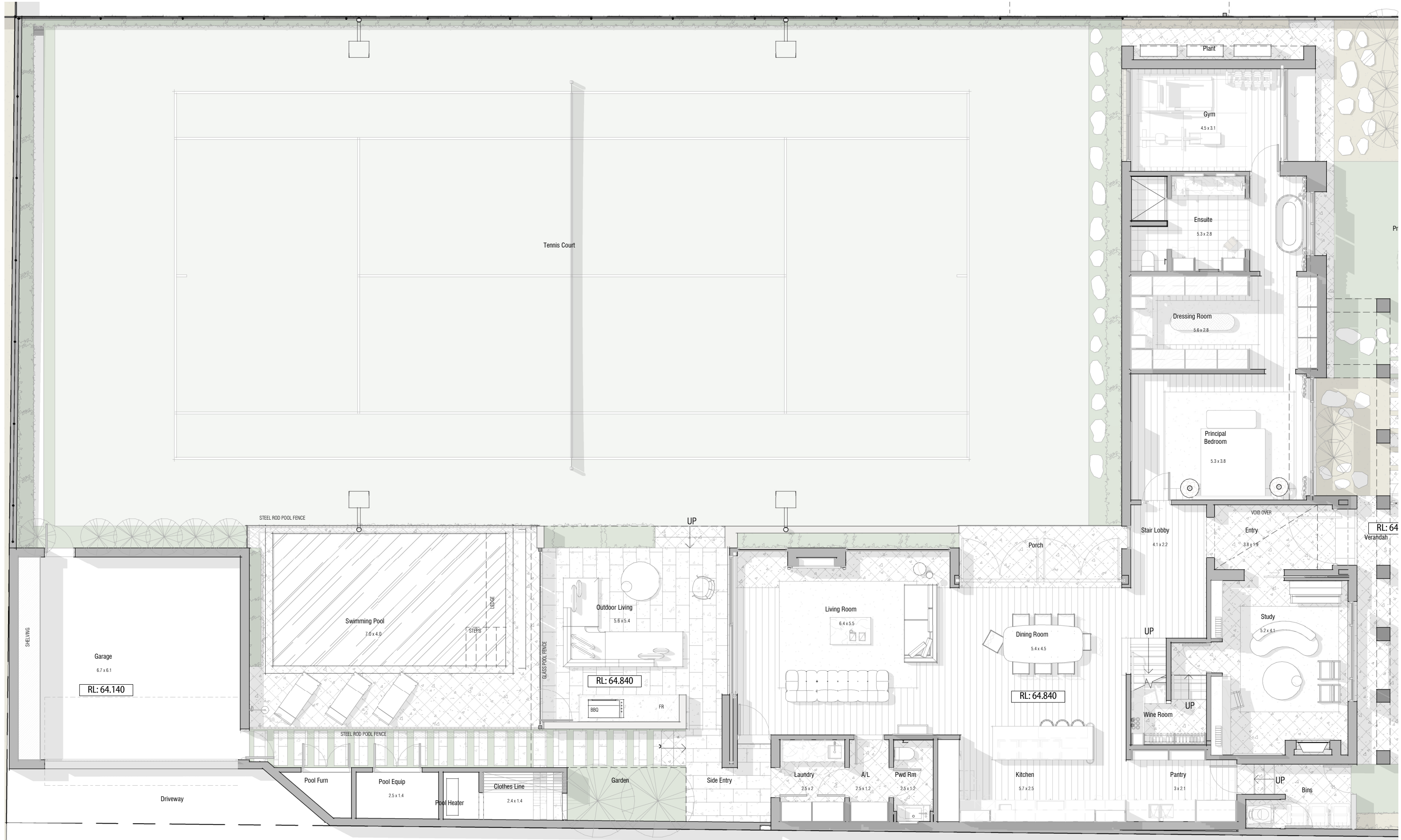
External uncovered impermeable  
pool area: 46sqm  
paved areas: 24sqm  
bins: 6sqm  
Total: 76sqm

External permeable surfaces: 678sqm

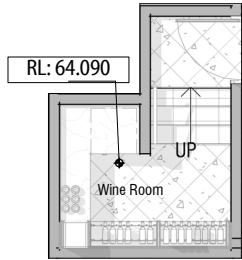
Site: 1115sqm



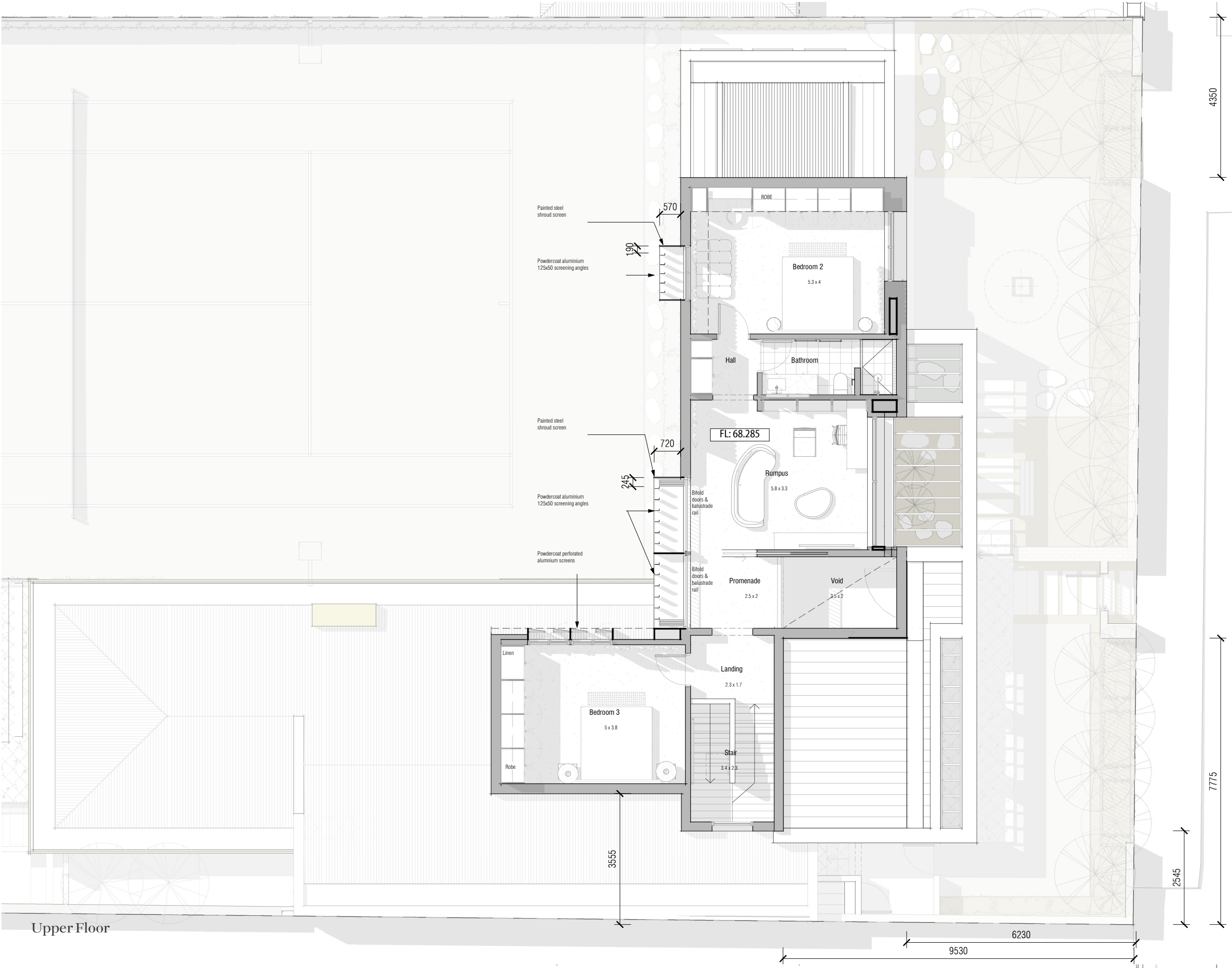
North







Wine Room











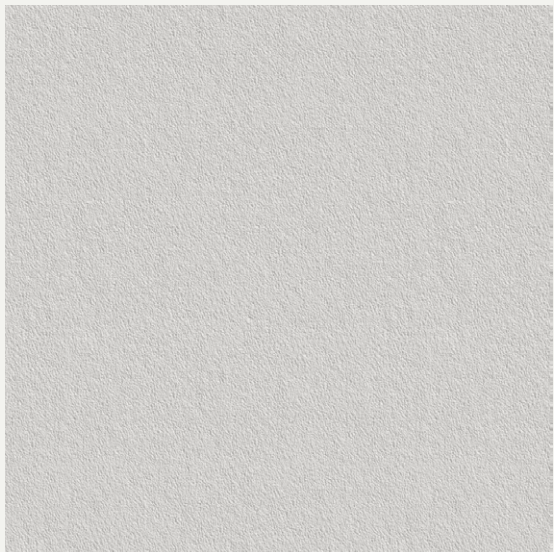


Court View



Upper Level Window Screen Detail View

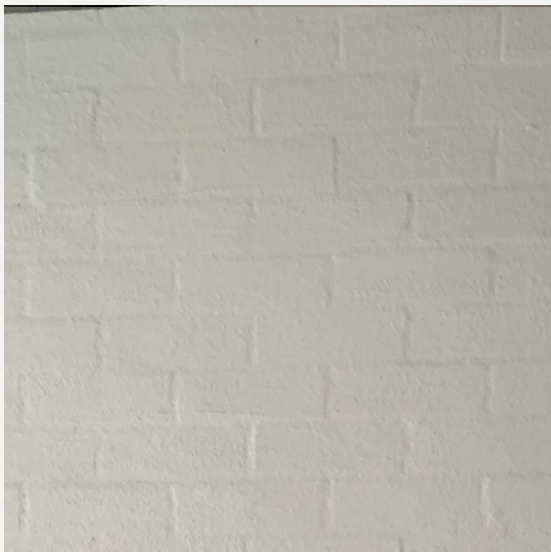




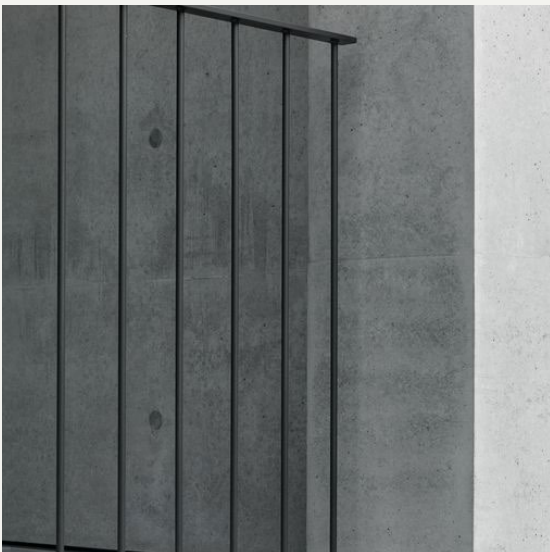
01 / LIGHT GREY PAINTED RENDERED WALLS



02 / DARK GREY PAINTED STEEL WINDOWS



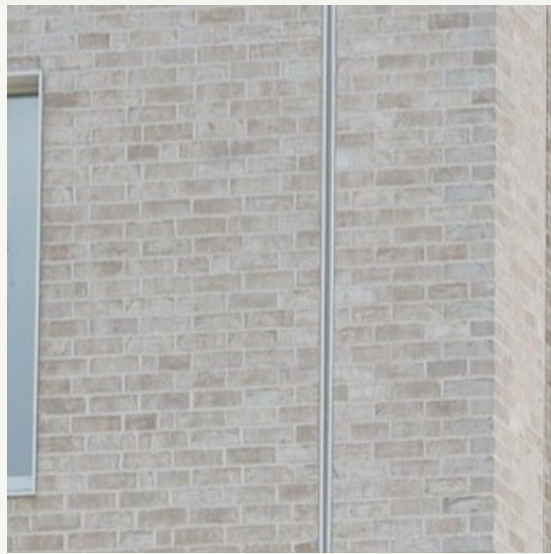
03 / LIGHT GREY PAINTED BAGGED BRICK  
WALLS



04 / DARK GREY PAINTED STEEL FENCING



05 / RAW HARDWOOD CLADDING



06 / FACE BRICK TO LANEWAY

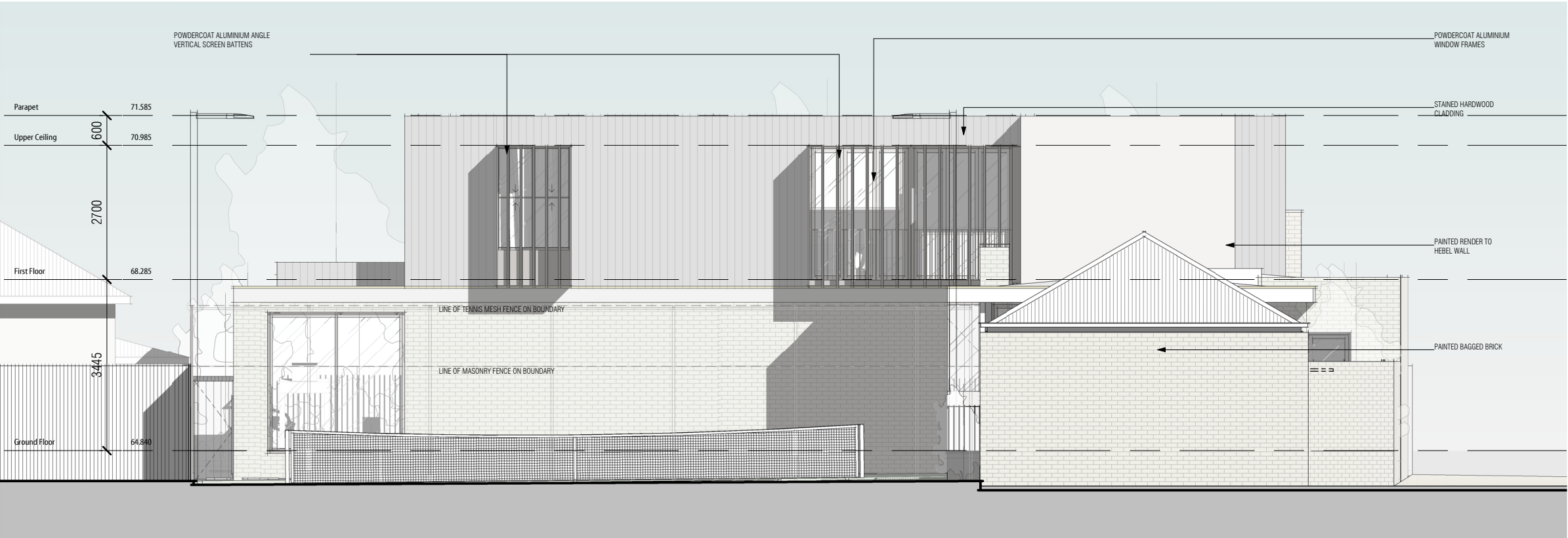


07 / LIGHT GREY PAINT TO FASCIA & POSTS



08 / COLORBOND SHALE GREY ROOF DECKING

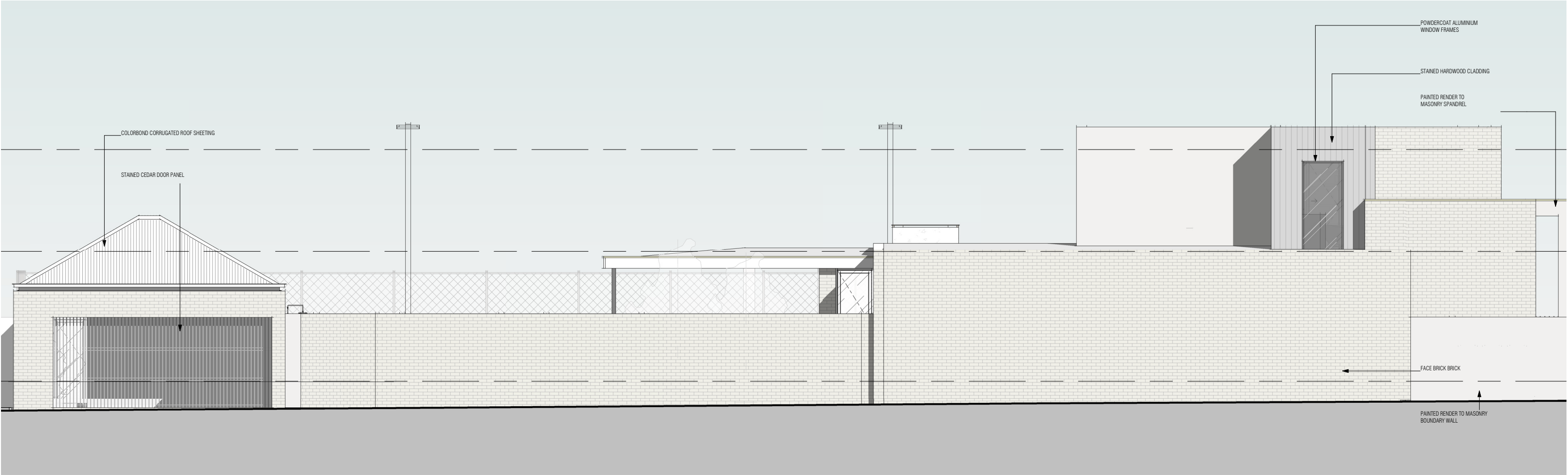




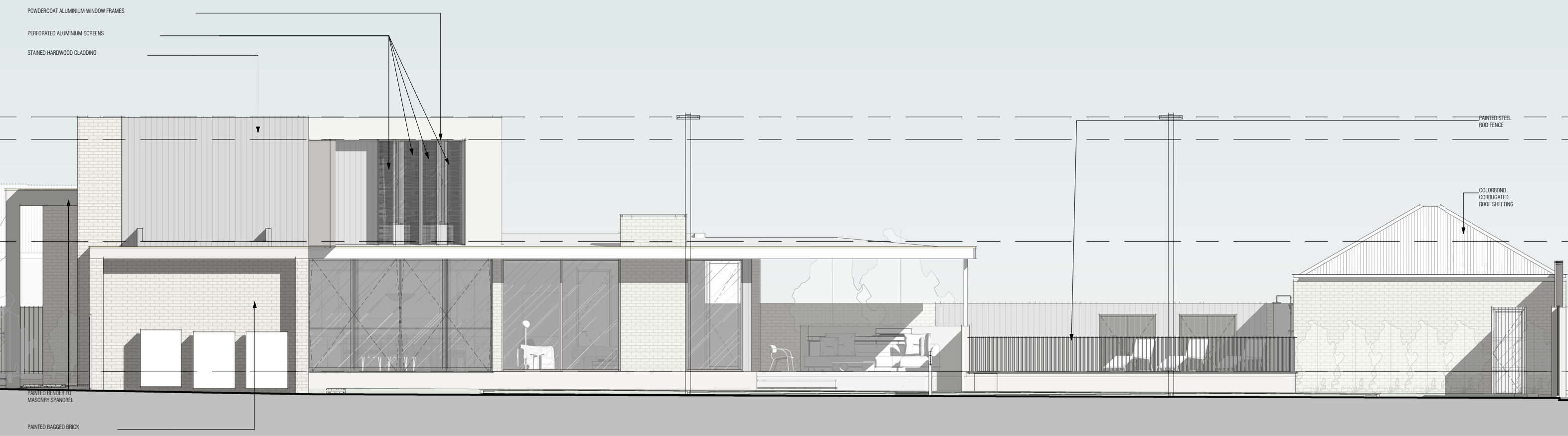
West Elevation



East Elevation



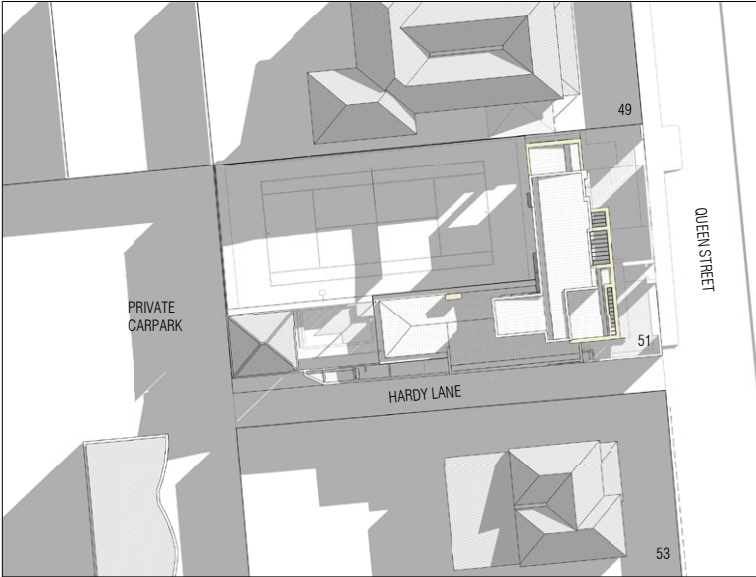
South Elevation



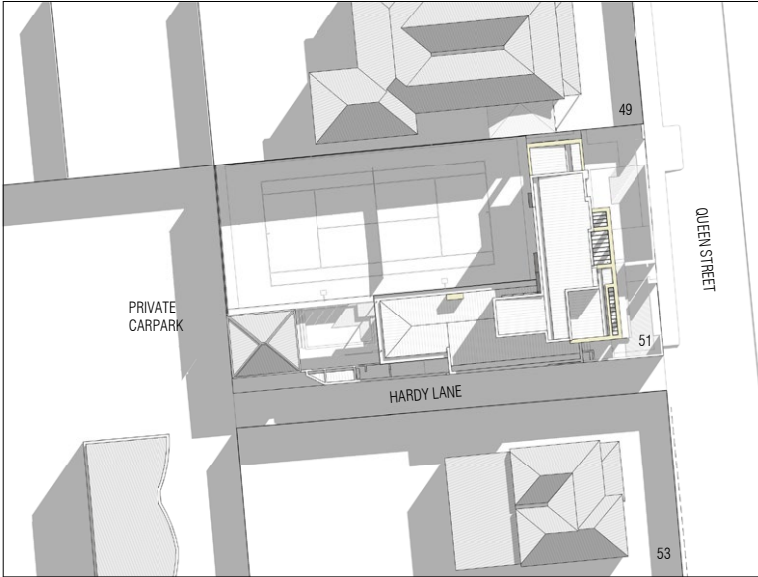
North Elevation



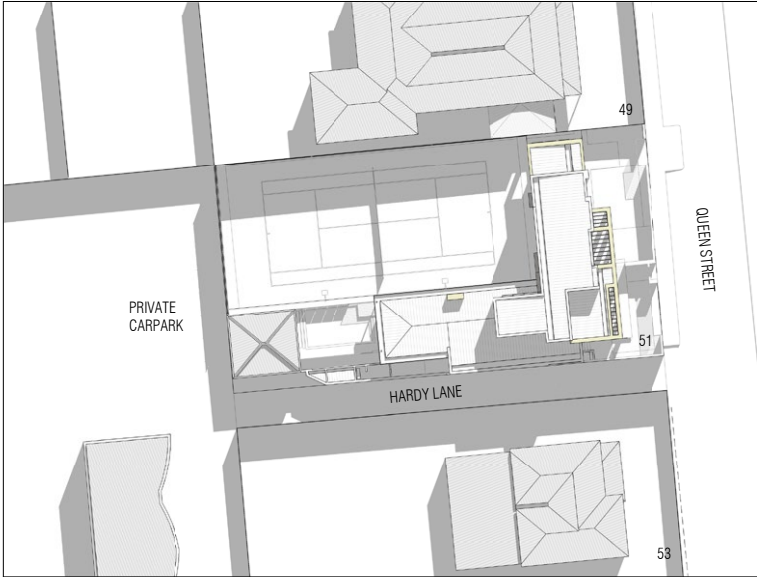




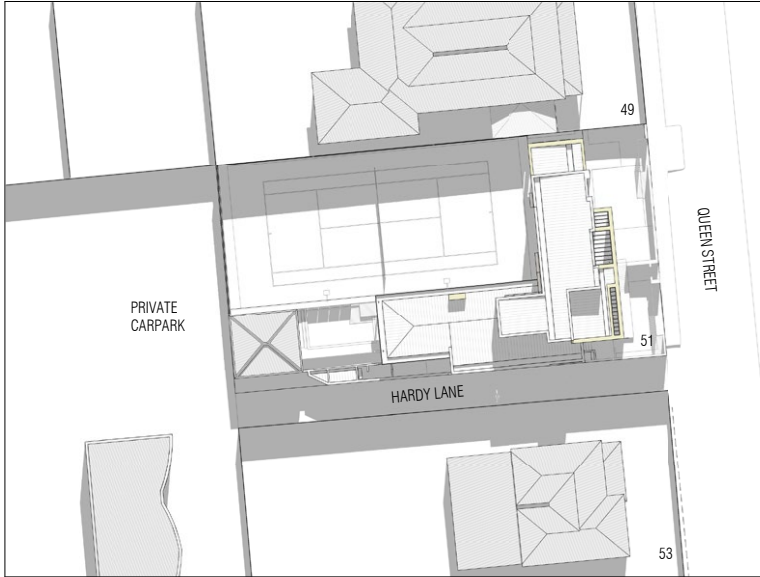
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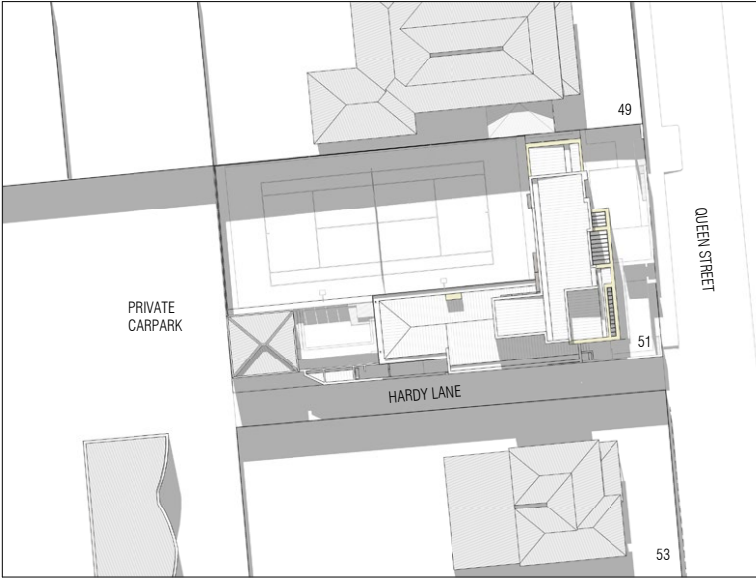
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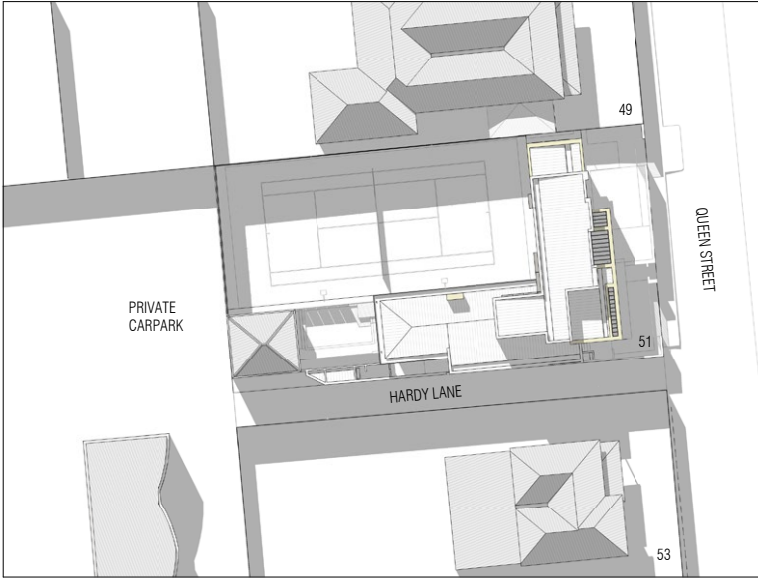
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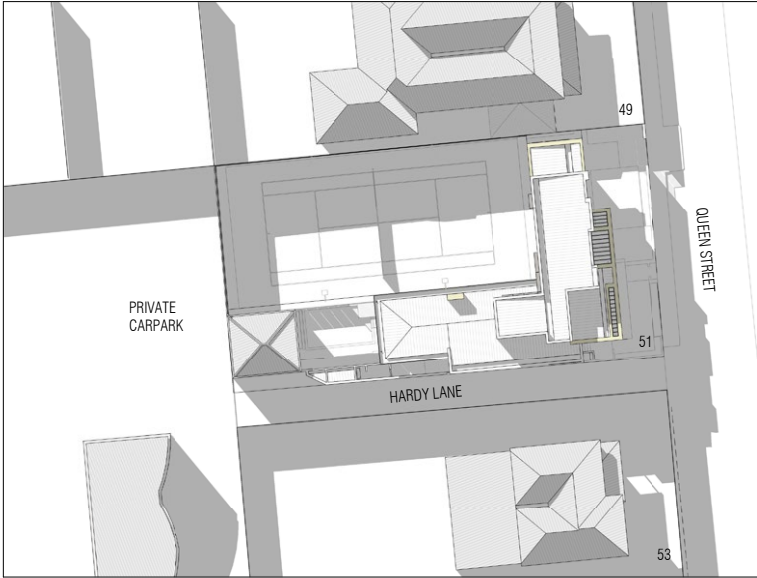
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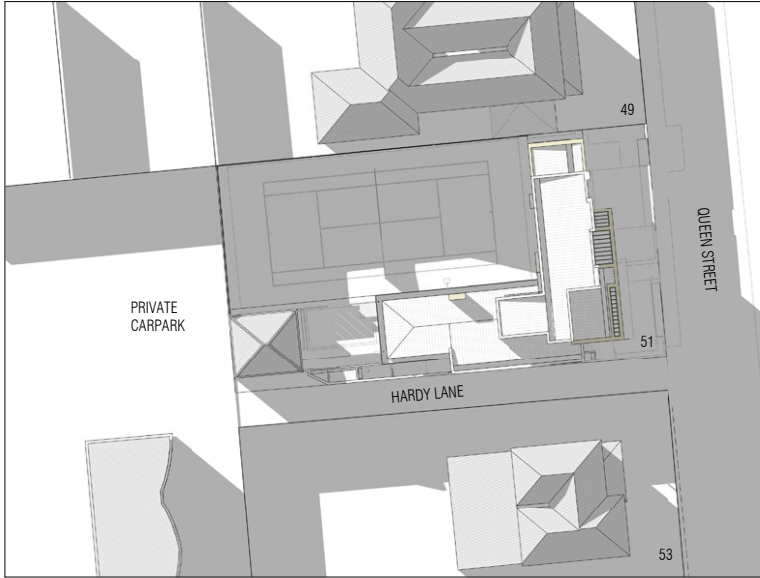
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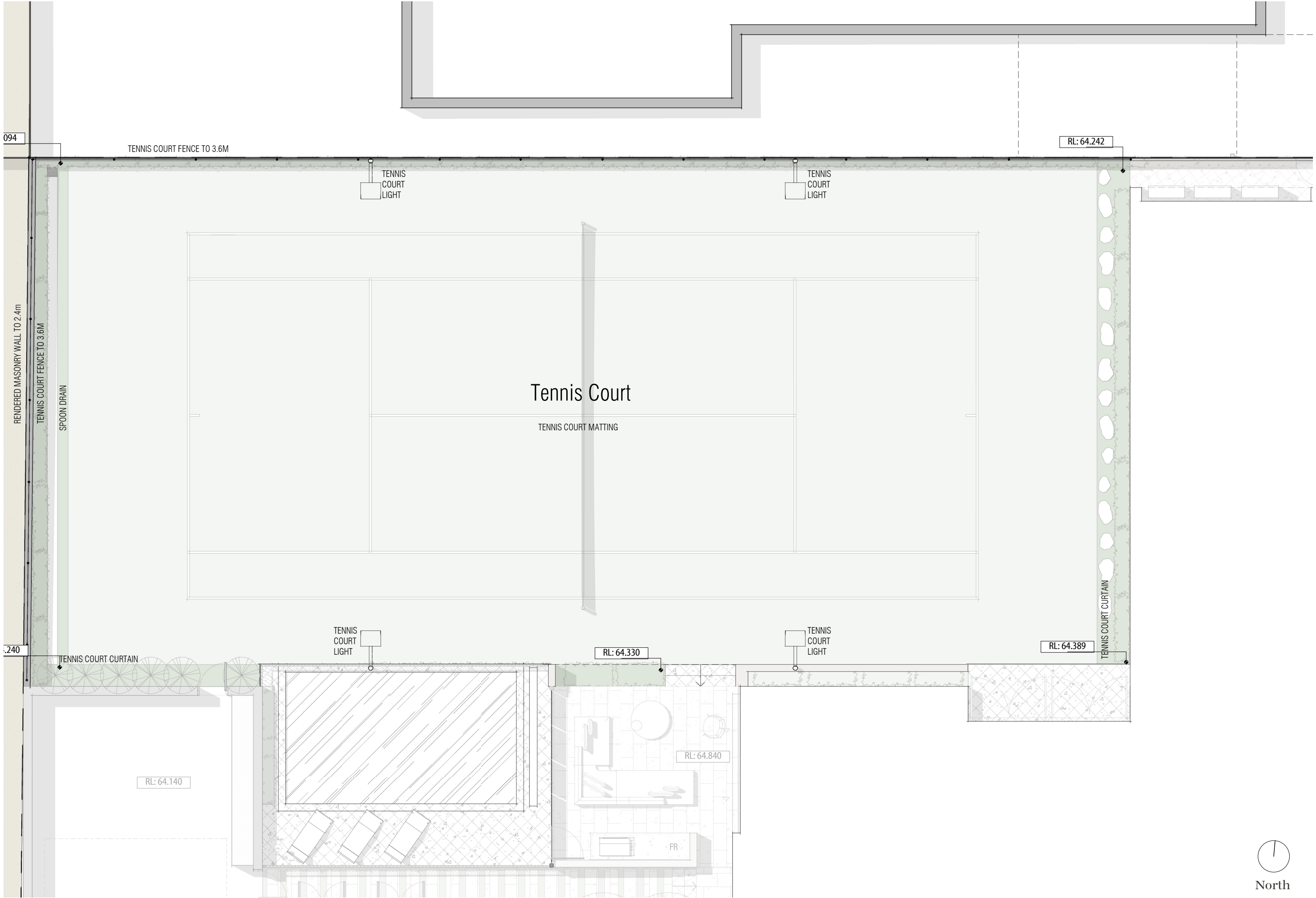
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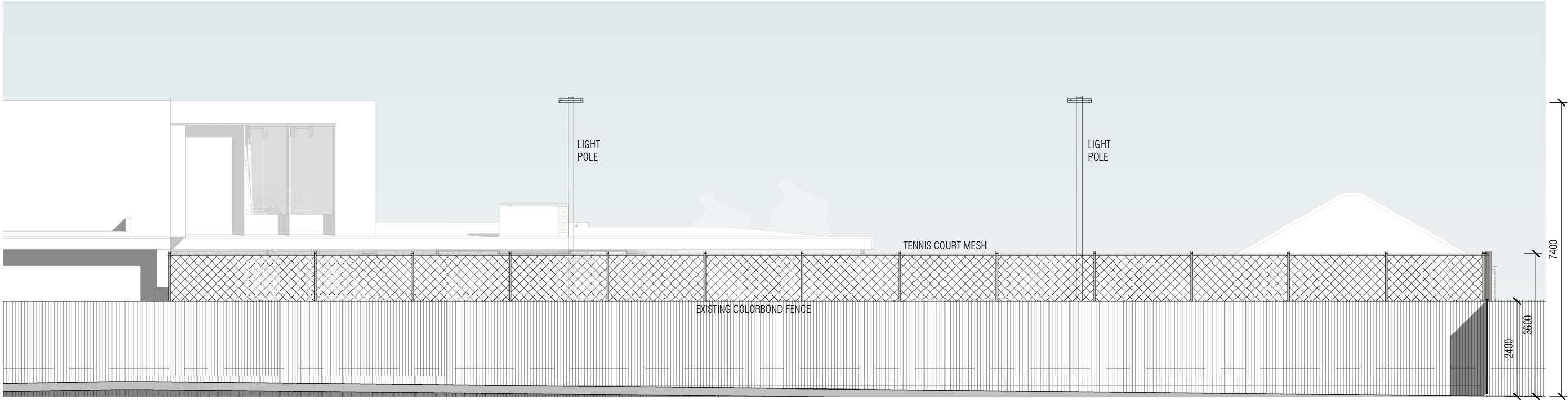


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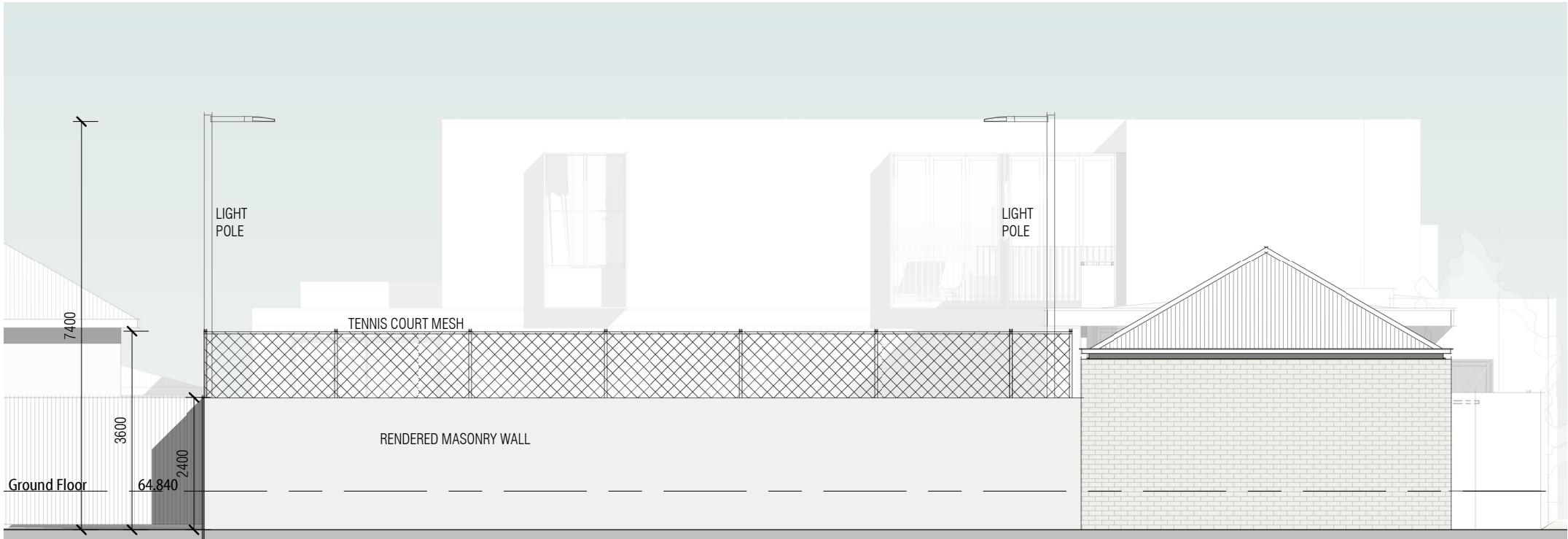


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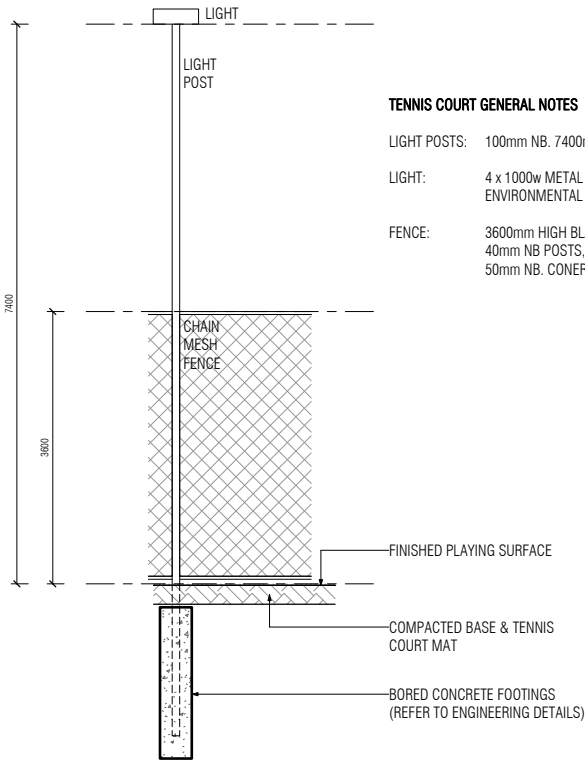




North Elevation



West Elevation

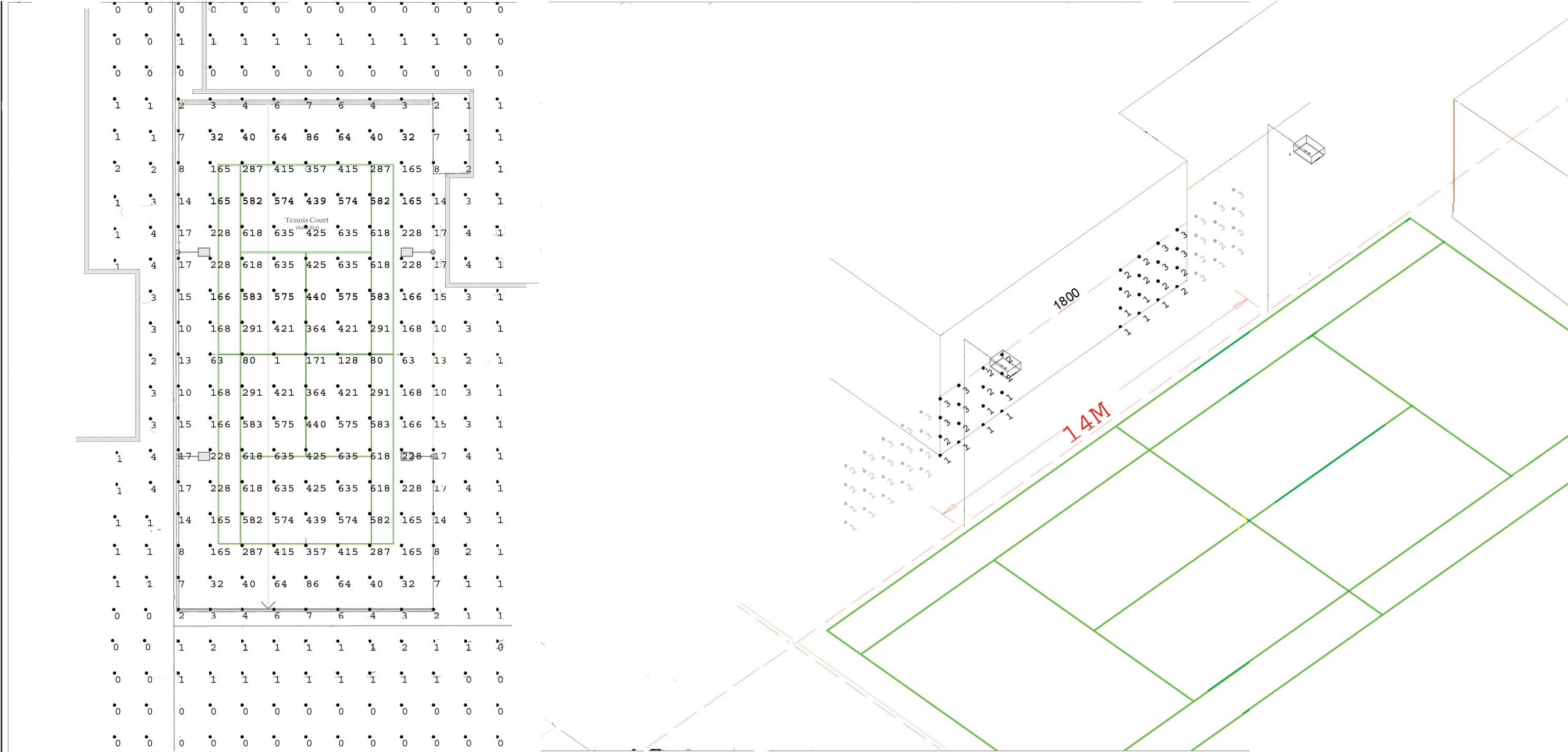



Light Post Section

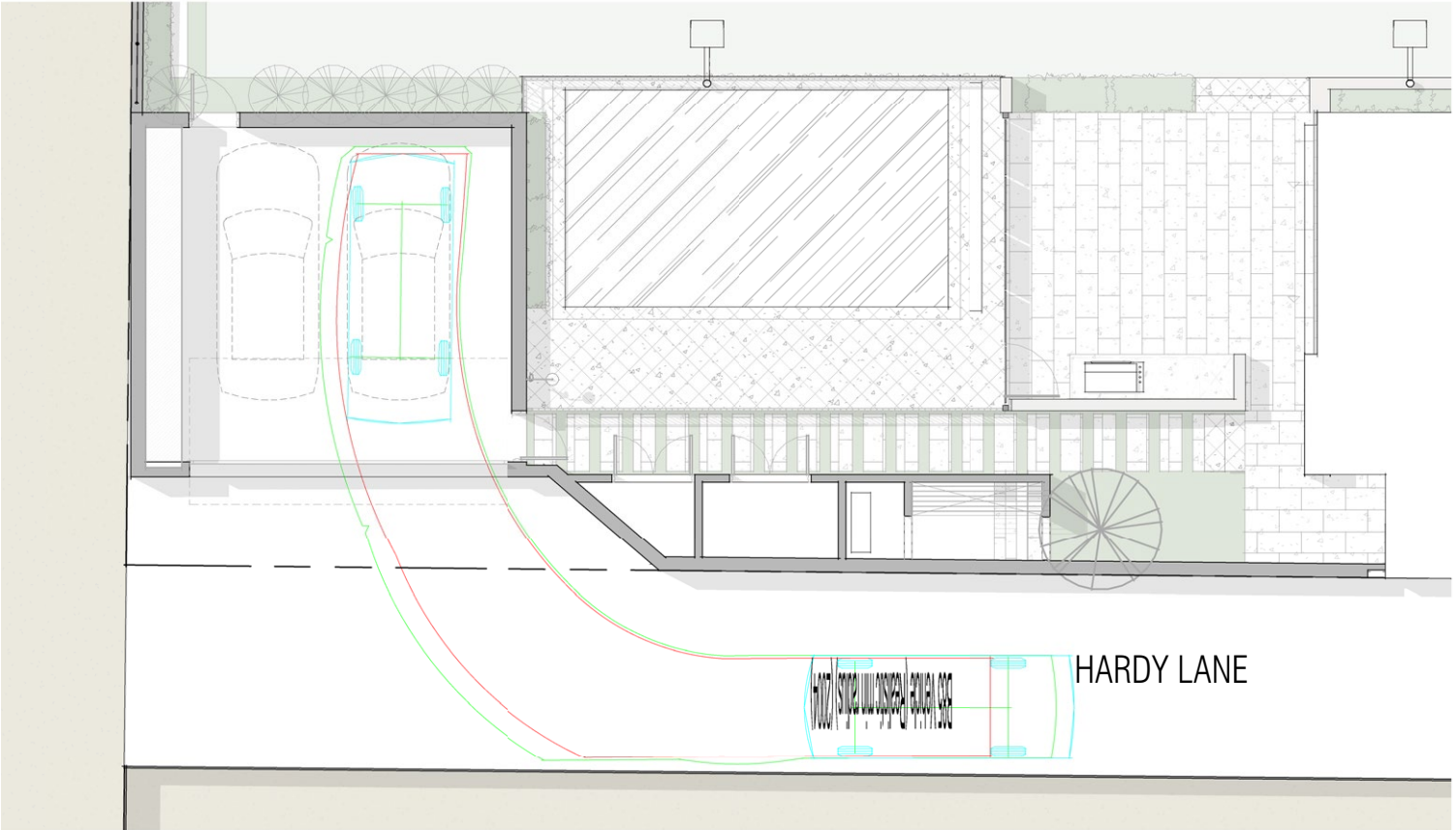


North

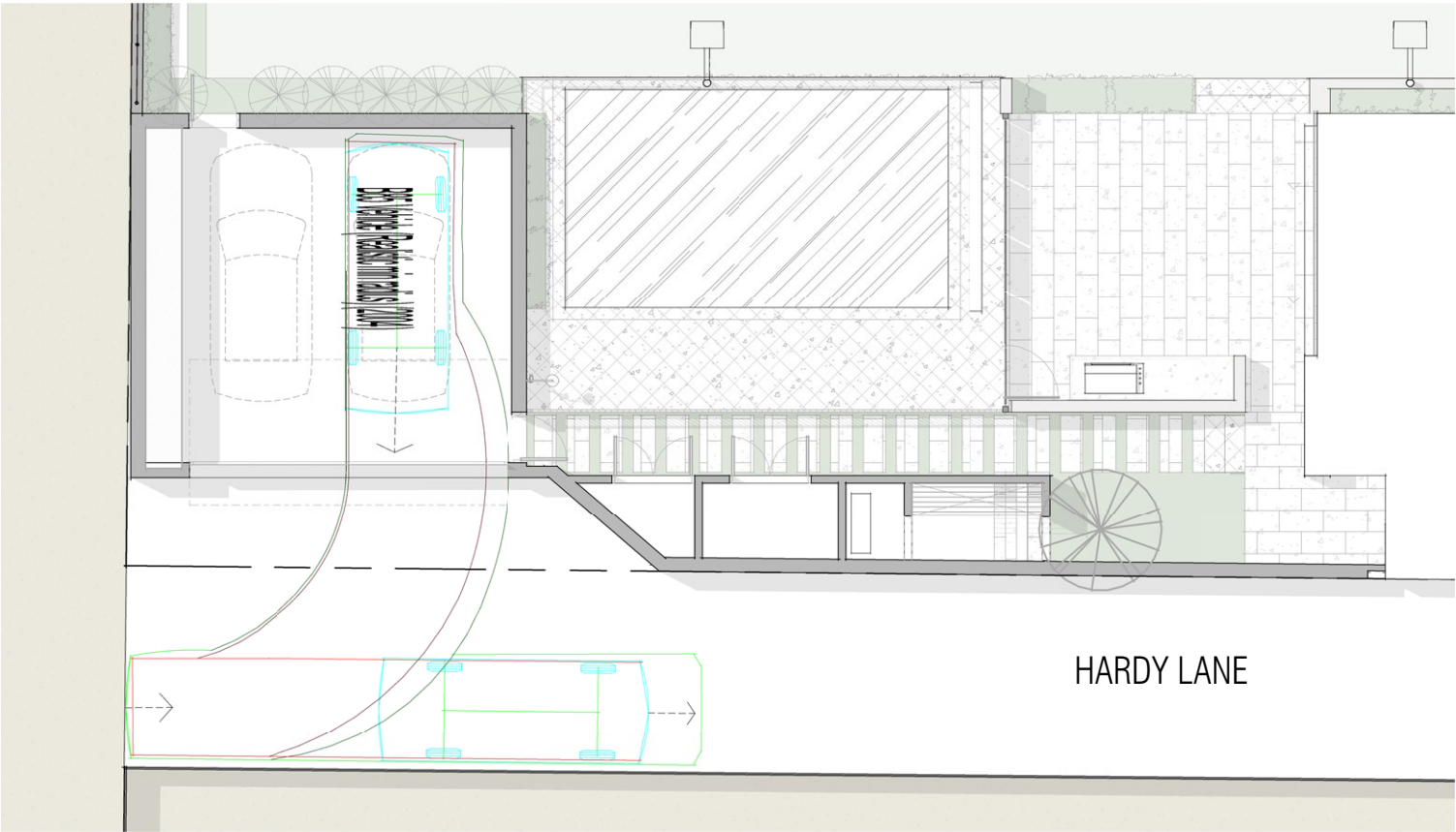




<b>Lighting System:</b> 4 x ELA Unilux Ultimate Cut Off v2 1000 Watt Metal Halide - U1000 7 metre mounting height with 750mm outreach		<b>Environmental Lighting Australia Pty Ltd</b> 3/24 The Concourse, Cowes Vic 3922 P: 03 5952 5587 F: 03 5952 3558 PO Box 8154, Croydon Vic 3136 E: enquiries@tennislights.com <a href="http://www.tennislights.com">www.tennislights.com</a>	
	Date: 11/01/2018		



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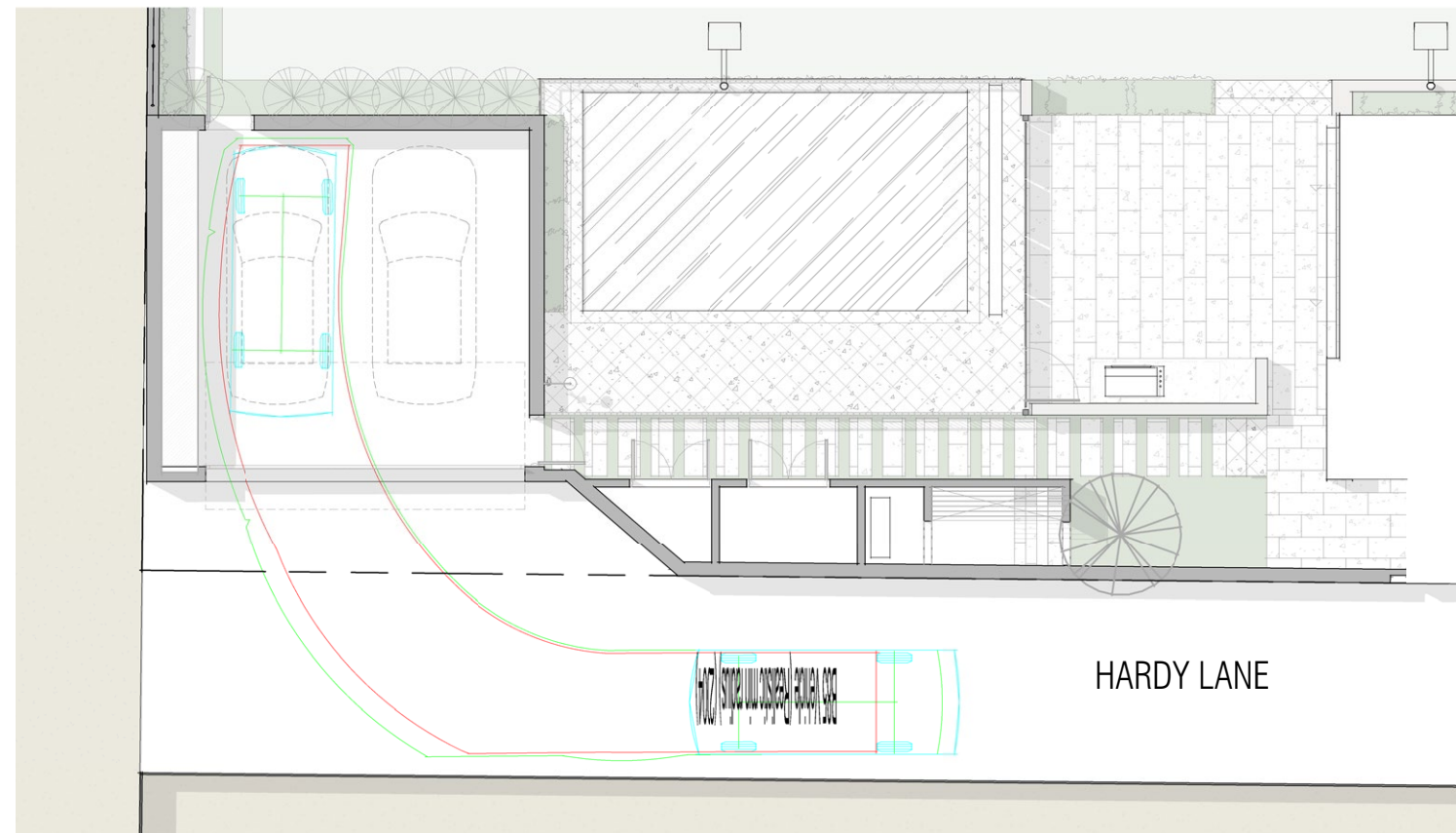


Space 1 Exit

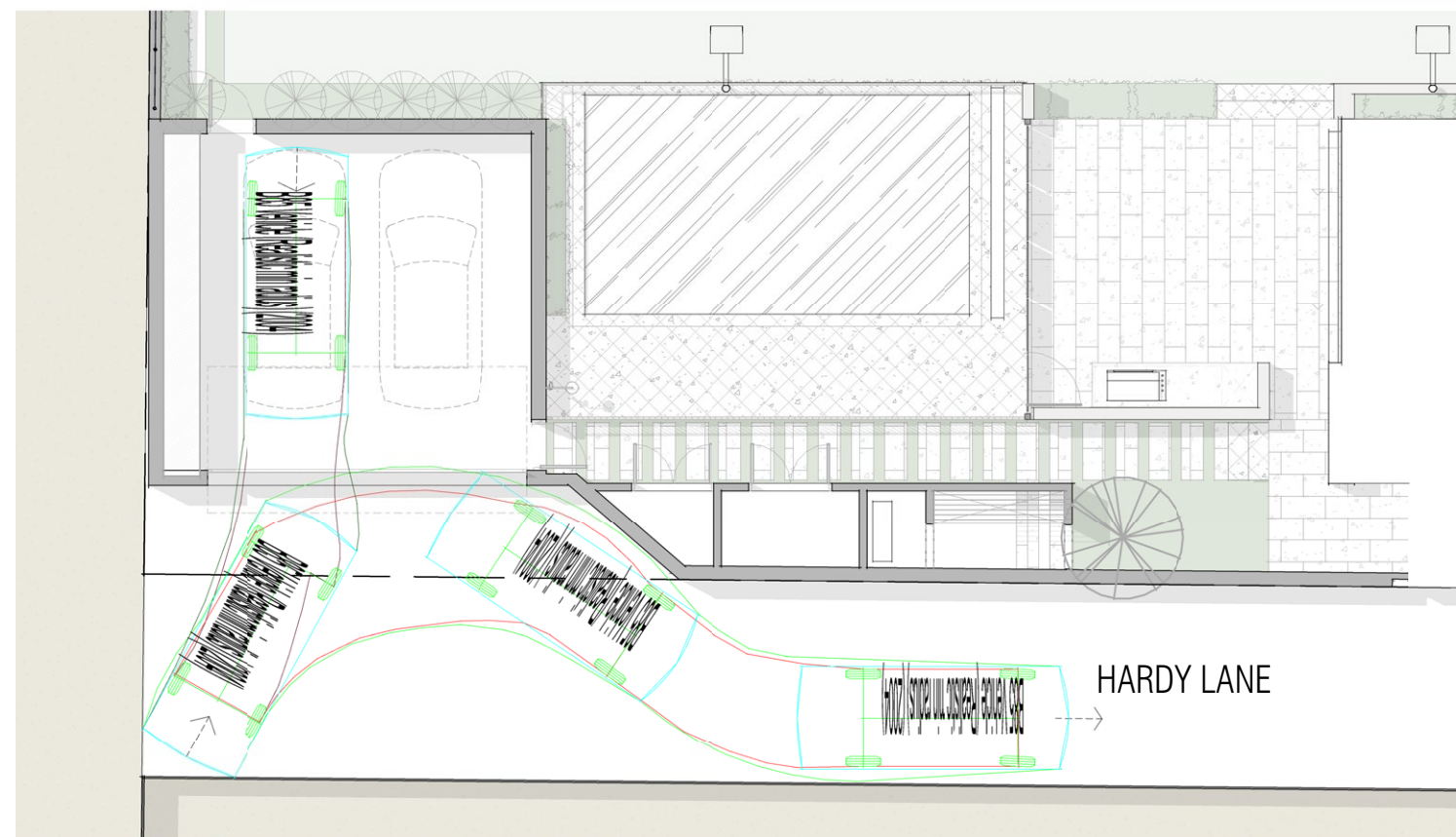


North





Space 2 Entry



Space 2 Exit



North



PROPOSED DWELLING - CIVIL DRAWINGS

51 QUEEN STREET, NORWOOD SA 5067

REF	DRAWING TITLE	CURRENT ISSUE
C1.0	DRAWING LIST, GENERAL NOTES & LOCALITY PLAN	A
C2.0	CIVIL PLAN	A
C3.0	SURVEY	A

GENERAL

- G1

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS, THE SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO CSC BEFORE PROCEEDING WITH THE WORK.
- G2

THESE DRAWINGS SHALL NOT BE SCALED. DIMENSION AND SETOUT SHALL BE STRICTLY IN ACCORDANCE WITH THE ARCHITECTURAL DOCUMENTS. DRAWINGS ISSUED IN ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS AND LEVELS IN METERS UNLESS NOTED OTHERWISE (U.N.O.).
- G3

ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE CURRENT AND RELEVANT AUSTRALIAN CODES, STANDARDS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES UNLESS VARIED BY THE PROJECT SPECIFICATION.
- G4

DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVER STRESSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN THE SERVICES OF AN INDEPENDENT ENGINEER, WHERE REQUIRED, FOR A COMPREHENSIVE SAFE ERECTION PROCEDURE, THAT WILL AT ALL TIMES ENSURE THE STABILITY OF THE WORKS. SAFETY OF ALL PERSONNEL AND PROTECTION OF SURROUNDING PROPERTY INCLUDING THE DESIGN, CERTIFICATION AND PROVISION OF ALL NECESSARY TEMPORARY BRACING AND SUPPORT.
- G5

REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING MEMBRANES, CONTRACTION JOINT FILLING MATERIALS, BRICK AND BLOCK WALL THICKNESSES, FALLS IN SLABS, EXTRA PACKING, DRIP GROOVES AND ALL OTHER ARCHITECTURAL FEATURES WHERE NOT NOTED ON THESE DRAWINGS.
- G6

REFER TO ARCHITECTURAL DRAWINGS FOR ALL ADDITIONAL PLATES, ANGLES AND THE LIKE REQUIRED ON STRUCTURAL STEELWORK FOR FIXINGS TO INTERNAL PARTITIONS, OPERABLE WALL BEAMS, BLOCKING, WINDOW FRAMES, FLASHING, CAPPING, ETC.
- G7

ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND WHERE REQUIRED STRUCTURAL CERTIFICATION SHALL BE PROVIDED BY THE BUILDER PRIOR TO INSTALLATION.
- G8

ALL SUBSTITUTIONS MUST BE APPROVED BY THE SUPERINTENDENT IN WRITING PRIOR TO USE OR INSTALLATION.
- G9

CONSTRUCTION SHALL NOT COMMENCE UNTIL BUILDING APPROVAL HAS BEEN RECEIVED FROM THE RELEVANT AUTHORITIES.
- G10

WHERE EXCAVATION WORK IS TO BE UNDERTAKEN ADJACENT TO EXISTING FOOTINGS, THE LEVEL OF THE UNDERSIDE OF THE FOOTINGS SHALL BE OBTAINED PRIOR TO EXCAVATION AND REPORTED TO CSC TO DETERMINE IF UNDERPINNING OR SHORING OF THE STRUCTURE IS REQUIRED. THE EXISTING STRUCTURE SHALL BE MAINTAINED IN A STABLE AND UNDAMAGED CONDITION.
- G11

NON-LOAD BEARING WALLS SHALL BE 20mm CLEAR OF THE U/S OF STRUCTURAL BEAMS AND SLABS ABOVE U.N.O.

FOUNDATIONS

- F1

THESE DRAWINGS AND NOTES ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT.
- F2

FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 150 kPa. FOUNDING MATERIAL SHALL BE APPROVED BY A CERTIFIED GEOTECHNICAL ENGINEER FOR THIS BEARING CAPACITY PRIOR TO CONSTRUCTION.
- F3

EXCAVATIONS FOR FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.
- F4

EXCAVATIONS TO BE BLINDED WITH A MINIMUM OF 50mm OF CONCRETE WITHIN 48 HOURS OF EXCAVATION WHEN IT IS INTENDED TO POUR FOOTINGS MORE THAN 48 HOURS AFTER EXCAVATION. CONCRETE SHALL NOT BE PLACED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY CSC IF THIS IS NOT ADHERED TO.
- F5

FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.
- F6

THE DEPTHS TO UNDERSIDE OF ALL FOOTINGS ARE PROVISIONAL ONLY. AFTER EXCAVATION, APPROVAL SHALL BE OBTAINED FROM CSC FOR THE FOUNDING LEVELS, WHICH MAY BE VARIED IF NECESSARY PRIOR TO FURTHER WORK.
- F7

THE FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF WATER AT ALL TIMES BY BAILING AND PUMPING IF NECESSARY.
- F8

ALL CONCRETE SLABS AND FOOTINGS IN CONTACT WITH THE GROUND ARE TO BE POURED ON 0.2mm DAMP PROOF MEMBRANE U.N.O.
- F9

FOOTINGS TO BE FOUNDED 200 MINIMUM INTO NATURAL GROUND OR ALTERNATIVELY LEVEL 1 CERTIFIED CONTROLLED FILL. COMPACTION CERTIFICATION TO BE PROVIDED TO CSC FOR REVIEW PRIOR TO PLACING OF MEMBRANE, REINFORCEMENT OR CONCRETE.
- F10

RETAINING WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETE, WITH THE EXEMPTION OF CANTILEVERED WALLS. ENSURE FREE DRAINING BACKFILL AND DRAINAGE IS IN PLACE.
- F11

ANY OVER EXCAVATION SHALL BE FILLED WITH N10 LEAN MIX CONCRETE.
- F12

OWNER TO REFER TO CSIRO PAMPHLET 10-91 "GUIDE TO HOME OWNERS FOUNDATION, MAINTENANCE & FOOTING PERFORMANCE" FOR BEST PRACTICE RECOMMENDATIONS.

SITE PREPARATION

- SP1

ALL EARTHWORKS, SITE PREPARATION AND MATERIALS TO BE IN ACCORDANCE WITH AS3798 AND THE GEOTECHNICAL REPORT U.N.O.
- SP2

EROSION AND SEDIMENT CONTROL MEASURES AS DOCUMENTED MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- SP3

SITE PREPARATION SHALL BE RESTRICTED TO THE MINIMUM AREA PRACTICABLE FOR CONSTRUCTION OF THE WORKS.
- SP4

CLEARING AND GRUBBING SHALL CONSIST OF THE REMOVAL OF ALL VEGETATION, LOOSE MATERIAL, AND RUBBISH BUT EXCLUDES TOPSOIL STRIPPING. STRIPPING OF TOPSOIL SHALL NOT TAKE PLACE MORE THAN 28 DAYS PRIOR TO EARTHWORKS COMMENCING. THE CONTRACTOR SHALL STRIP ANY TOPSOIL PRESENT WITHIN THE AREA FOR SITE PREPARATION. THE DEPTH OF STRIPPING SHALL BE AT LEAST 100mm U.N.O.
- SP5

ALL BOULDERS, STUMPS, ROOTS AND OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 300mm BELOW THE STRIPPED SURFACE. GRUBBED HOLES (AND ANY AREA REQUIRING FILLING DUE TO THE REMOVAL OF A STRUCTURE) SHALL BE BACKFILLED IN ACCORDANCE WITH SP10.
- SP6

SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
- SP7

SUBGRADE CUT/FILL SURFACE SHALL BE PROOF ROLLED TO ENSURE THE GROUND IS AT A SUITABLE DENSITY AND MOISTURE CONTENT PRIOR TO CONSTRUCTION OF THE SUB-BASE OR SLAB.

SITE PREPARATION (CONTINUED)

- SP8

ALL EXISTING FILL TO BE REMOVED U.N.O. REFER TO THE BOREHOLE LOGS FOR PREDICTED DEPTHS.
- SP9

PROOF ROLLING SHALL BE CARRIED OUT USING A 10t VIBRATING ROLLER (MINIMUM 8 PASSES). THE SUBGRADE SHALL BE PROOF ROLLED TO THE SATISFACTION OF THE SUPERINTENDENT. ANY SOFT, WET OR DISTURBED SPOTS SHALL BE REMOVED AND BACKFILLED IN ACCORDANCE WITH NOTE SP10.
- SP10

SUBGRADE AREAS REQUIRING FILL ARE TO BE PLACED IN HORIZONTAL LOOSE 200mm THICK LAYERS WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% OF THE MAXIMUM STANDARD DRY DENSITY (AS1289.5.1.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798. ALL FILL IS TO BE TESTED FOR COMPACTION BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH AS3798. ALL RESULTS SHALL BE SUBMITTED TO CSC FOR REVIEW PRIOR TO PLACEMENT OF VAPOUR BARRIER OR SLAB OVER.
- SP11

BASE MATERIAL USED FOR BACKFILL SHALL BE PM2/20CG OR SIMILAR APPROVED MATERIAL COMPACTED TO 95% OF THE MAXIMUM MODIFIED DRY DENSITY (AS1289.5.2.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798.
- SP12

WHERE THERE HAS BEEN AN EXTENDED DRY PERIOD, THE SUBGRADE MAY EXHIBIT CRACKING NEAR THE SURFACE DUE TO DRYING OUT. MOISTURE CONDITION THE UPPER 200mm OF THE SUBGRADE IN THIS SCENARIO AND COMPACT IN ACCORDANCE WITH NOTE SP10.
- SP13

RAFT FOUNDATIONS HAVE BEEN DESIGNED ASSUMING 'ROLLED FILL' IS CONSTRUCTED IN ACCORDANCE WITH AS2870. ROLLED FILL SHALL BE COMPACTED IN LAYERS BY REPEATEDLY ROLLING WITH AN EXCAVATOR OR SIMILAR. ROLLED FILL SHALL NOT EXCEED 400mm COMPACTED IN LAYERS OF 300mm FOR SAND MATERIAL OR 300mm COMPACTED IN LAYERS OF 150mm FOR OTHER MATERIAL. EXTENT OF FILL SHALL BE DETERMINED ON SITE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SP14

SERVICE TRENCHES AND THE LIKE SHALL BE FILLED OVER AND COMPACTED WITH HAND OPERATED PLATE COMPACTORS IN LAYERS OF 100mm LOOSE THICKNESS.
- SP15

BACKFILL SHALL NOT BE PLACED AGAINST CONCRETE WHICH IS LESS THAN 48 HOURS OLD.
- SP16

BACKFILL SHALL NOT BE PLACED AGAINST ABUTMENTS, WINGWALLS, PIERS OR RETAINING WALLS UNTIL ALL CAST IN PLACE CONCRETE HAS REACHED THE 28 DAY CHARACTERISTIC COMPRESSIVE STRENGTH AND IS AT LEAST 14 DAYS OLD.
- SP17

VIBRATING MACHINERY SHALL NOT BE USED WITHIN 8m OF RETAINING WALLS.
- SP18

EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SETOUT IN AS3798 AND AS2870.
- SP19

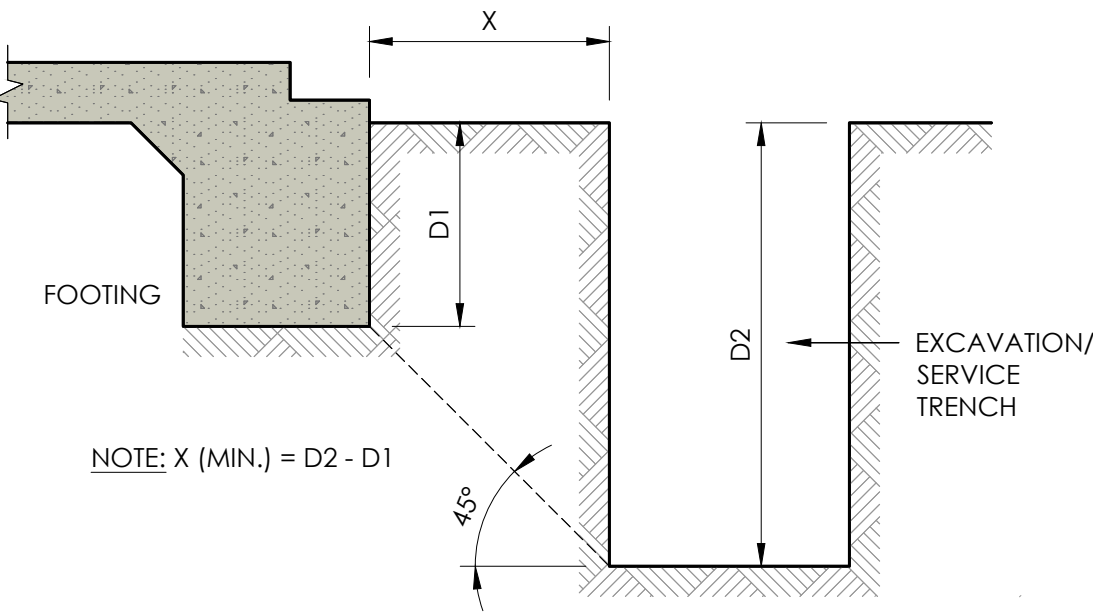
DO NOT TRENCH OR EXCAVATE WITHIN A ZONE CLOSER THAN 45° MEASURED FROM THE BASE OF FOUNDATIONS.
- SP20

BENCH LEVEL (DENOTED 'BL') REFERS TO THE SUB-GRADE PAD LEVEL. DEPTH TO BENCH LEVEL INCLUDES SLAB THICKNESS AND BASE COURSE. REFER TO STRUCTURAL DOCUMENTATION FOR DETAILS.



LOCALITY PLAN

NOT TO SCALE



SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3)

SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3)



DRAWINGS TO BE PRINTED IN COLOUR

ISSUE FOR PLANNING



ERIN & JONATHON FRASER | PROPOSED DWELLING  
51 QUEEN STREET,  
NORWOOD SA 5067

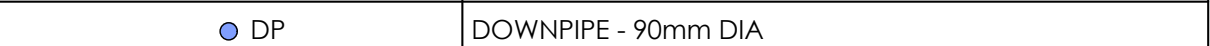
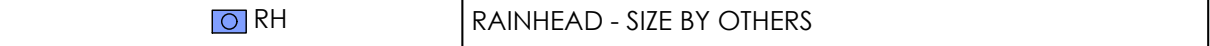
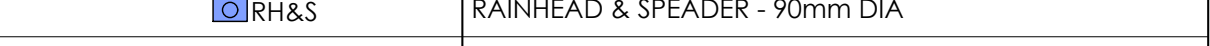
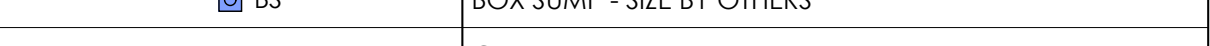
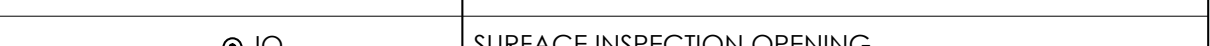
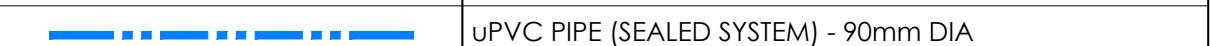
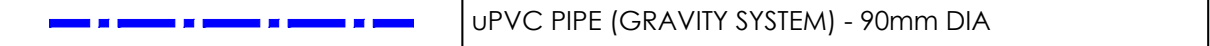



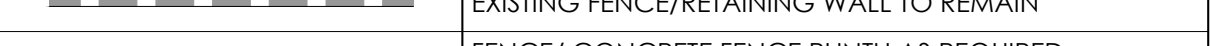




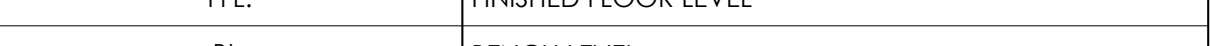
DRAWING LIST, GENERAL NOTES & LOCALITY PLAN

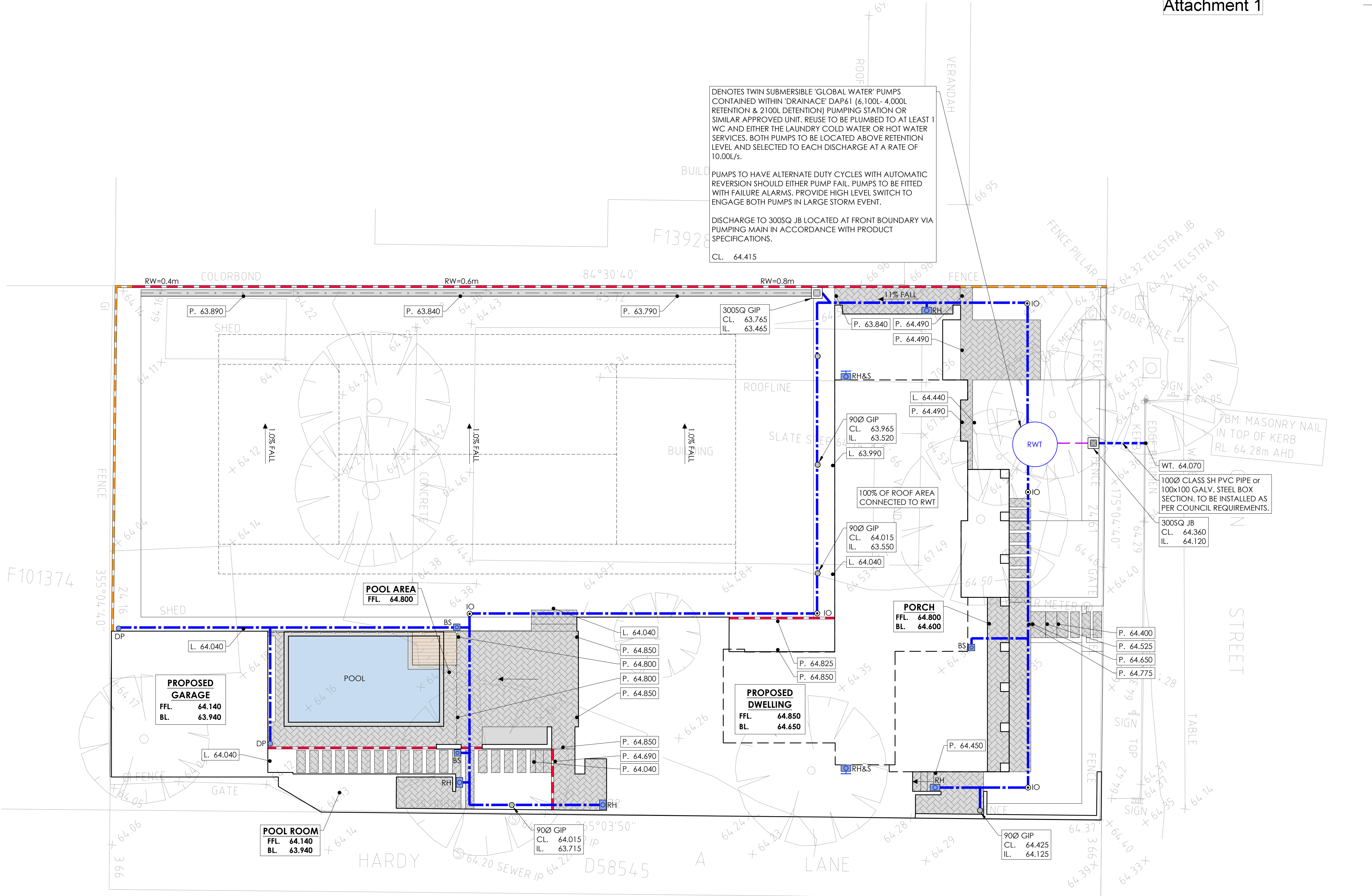
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ISSUE	DATE	DESCRIPTION	ENG.	DRAFT.	REV.
A	16.07.24	ISSUE FOR PLANNING	AI	AI	CS



NOTES:	
1.	ALL STORMWATER PIPES TO HAVE MINIMUM OF 0.5% GRADE. BUILDER TO CHECK AND CONFIRM ADEQUATE STORMWATER AND SEWER PIPE FALL PRIOR TO BENCHING.
2.	DOWNPIPE LOCATIONS AND RETENTION/DETENTION TANK LOCATIONS ARE SHOWN INDICATIVELY ONLY. ACTUAL LOCATIONS MAY VARY.
3.	DOWNPIPE AND PIPE DIAMETERS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION. SEALED PIPE SYSTEMS DISCHARGING STORMWATER FROM BOX GUTTERS TO BE SIZED TO CATER FOR THE 100 YEAR ARI 5 MINUTE STORM EVENT. SEALED PIPE SYSTEMS DISCHARGING STORMWATER FROM EAVES GUTTERS TO BE SIZED TO CATER FOR THE 20 YEAR ARI 5 MINUTE STORM EVENT.
4.	FLEXIBLE CONNECTIONS TO SEWER AND STORMWATER REQUIRED.
5.	RETAINING WALL HEIGHTS SHOWN "RW=X.Xm" REPRESENT THE 'RETAINED HEIGHT' (THE DIFFERENCE BETWEEN THE EXISTING LEVEL AND PROPOSED LEVEL). HEIGHTS ARE INDICATIVELY SHOWN TO A TOLERANCE OF 50mm & BASED ON THE SURVEY - SOME INTERPOLATION WILL BE REQUIRED BY THE CONTRACTOR. CONTRACTOR TO CONSIDER IF ADDITIONAL WALL HEIGHT IS REQUIRED BASED ON THE TYPE OF RETAINING WALL SELECTED.
6.	BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY. QUALIFIED CONSULTANT TO CONFIRM BOUNDARY LOCATION AND LENGTHS.
7.	PERIMETER PAVING IS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH AS3727.1 AS REQUIRED BY THE NCC.
8.	THE FINISH FLOOR LEVEL NOMINATED SHALL BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION TO ENSURE MINIMUM SEWER AND STORMWATER FALLS CAN BE ACHIEVED. CSC SHALL BE NOTIFIED IF ANY ADJUSTMENT OCCURS.
9.	PRE-WETTING OF SITE MANDATORY PRIOR TO CONSTRUCTION.
10.	CLIENT/BUILDER TO ENSURE ANY TREE REMOVAL IS IN STRICT ACCORDANCE WITH THE COUNCIL APPROVED DOCUMENTATION. CSC TAKES NO RESPONSIBILITY FOR ANY TREE REMOVAL.
11.	RAIN WATER TANK(S) SIZE AND LOCATION SHOWN INDICATIVELY. TANK VOLUME SPECIFIED MAY BE COMPRISED OF MULTIPLE SMALLER TANKS PENDING APPROVAL FROM CSC. REFER TO ARCHITECTS DRAWINGS FOR SPECIFICATION.
12.	CONTRACTOR TO TAKE CARE WHEN CONSTRUCTING AT OR NEAR A BOUNDARY. ANY CUTTING/ FILLING MUST NOT UNDERMINE/ EFFECT EXISTING STRUCTURES. CONTACT ENGINEER IF IN DOUBT.
13.	REFER TO SHEET C1.0 FOR ALL GENERAL NOTES.

LEGEND	
SYMBOL	DENOTES
	DOWNPIPE - 90mm DIA
	RAINHEAD - SIZE BY OTHERS
	RAINHEAD & SPREADER - 90mm DIA
	BOX SUMP - SIZE BY OTHERS
	GRATED INLET PIT
	SURFACE INSPECTION OPENING
	uPVC PIPE (SEALED SYSTEM) - 90mm DIA
	uPVC PIPE (GRAVITY SYSTEM) - 90mm DIA
	PUMPING MAIN (TO PUMP MANUFACTURER'S SPECIFICATIONS)
	300mm WIDE SPOON DRAIN
	RETAINING WALL (RW)
	EXISTING FENCE/RETAINING WALL TO REMAIN
	FENCE/ CONCRETE FENCE PLINTH AS REQUIRED (RETAINING MAX 0.2m)
	PEDESTRIAN PAVEMENT (TO ARCH SPECIFICATION)
	PAVERS / TILES (TO ARCH SPECIFICATION)
	300SQ GRATED INLET PIT (GIP) OR JUNCTION BOX (JB) (U.N.O.)
FFL.	FINISHED FLOOR LEVEL
BL.	BENCH LEVEL
CL.	COVER LEVEL
FL.	FINISHED LEVEL
P.	PAVEMENT LEVEL
WT.	WATER TABLE
IL.	INVERT LEVEL
EL.	EXISTING LEVEL
L.	LANDSCAPE LEVEL



CIVIL PLAN

SCALE 1:100 AT A1 & 1:200 AT A3

SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3)

SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3)



DRAWINGS TO BE PRINTED IN COLOUR

ISSUE FOR PLANNING

**CSC**  
CHRIS SCHMIDT CONSULTING

ERIN & JONATHON FRASER | PROPOSED DWELLING  
51 QUEEN STREET,  
NORWOOD SA 5067

CIVIL PLAN

JOB No: J2406-54 SHEET No: C2.0

ISSUE	DATE	DESCRIPTION	ENG.	DRAFT.	REV.
A	16.07.24	ISSUE FOR PLANNING	AI	AI	CS

## SURVEY

SCALE 1:100 AT A1 & 1:200 AT A3



DRAWINGS TO BE PRINTED IN COLOUR

## ISSUE FOR PLANNING



ERIN & JONATHON FRASER | PROPOSED DWELLING  
51 QUEEN STREET,  
NORWOOD SA 5067

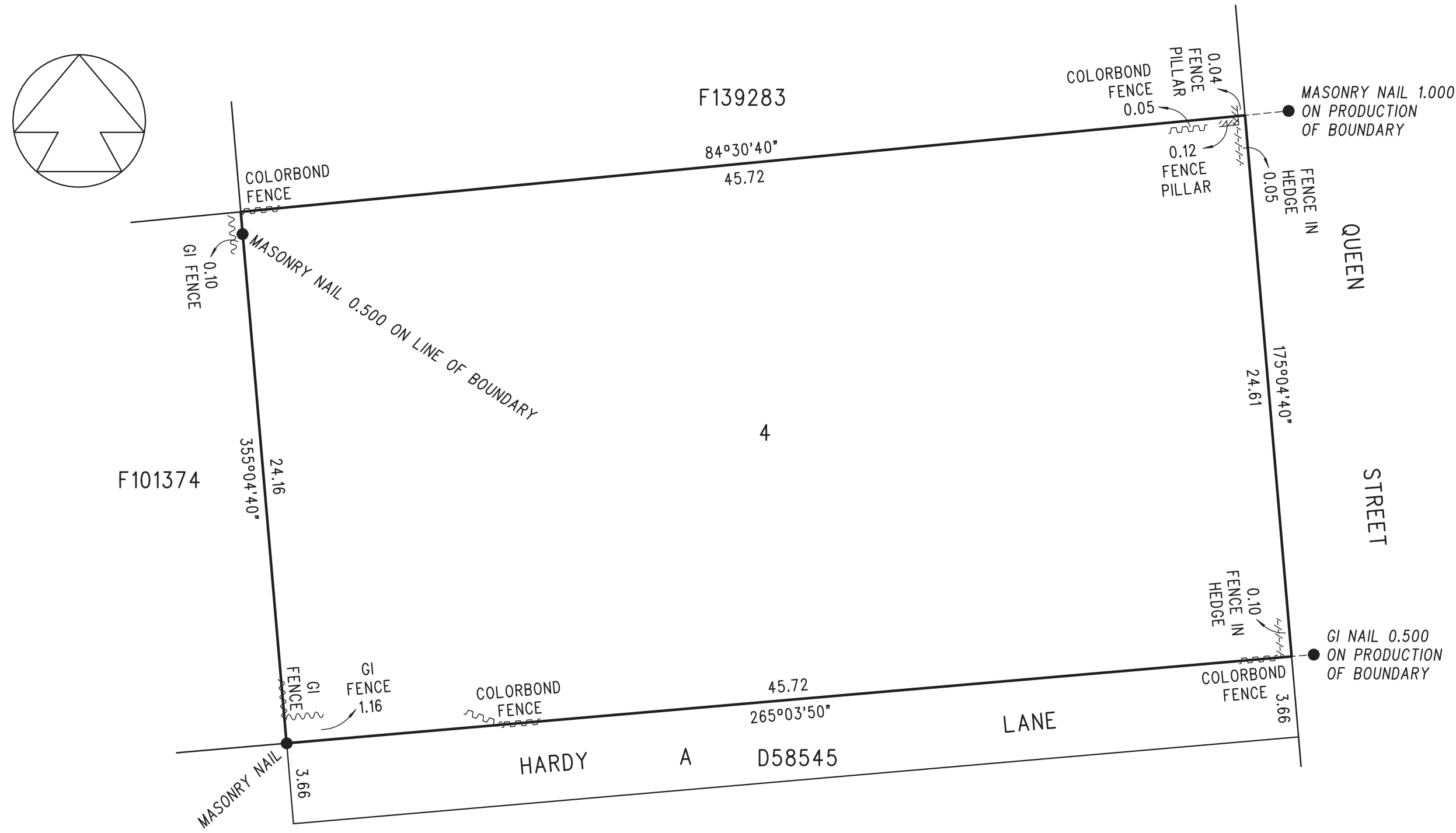
## SURVEY

JOB No: J2406-54 SHEET No: C3.0

ISSUE	DATE	DESCRIPTION	ENG.	DRAFT.	REV.
A	16.07.24	ISSUE FOR PLANNING	AI	AI	CS



BOUNDARY IDENTIFICATION SURVEY



NOTE:  
ALLOTMENT 4 IS TOGETHER WITH FREE AND UNRESTRICTED RIGHTS OF  
WAY OVER THE LAND MARKED A

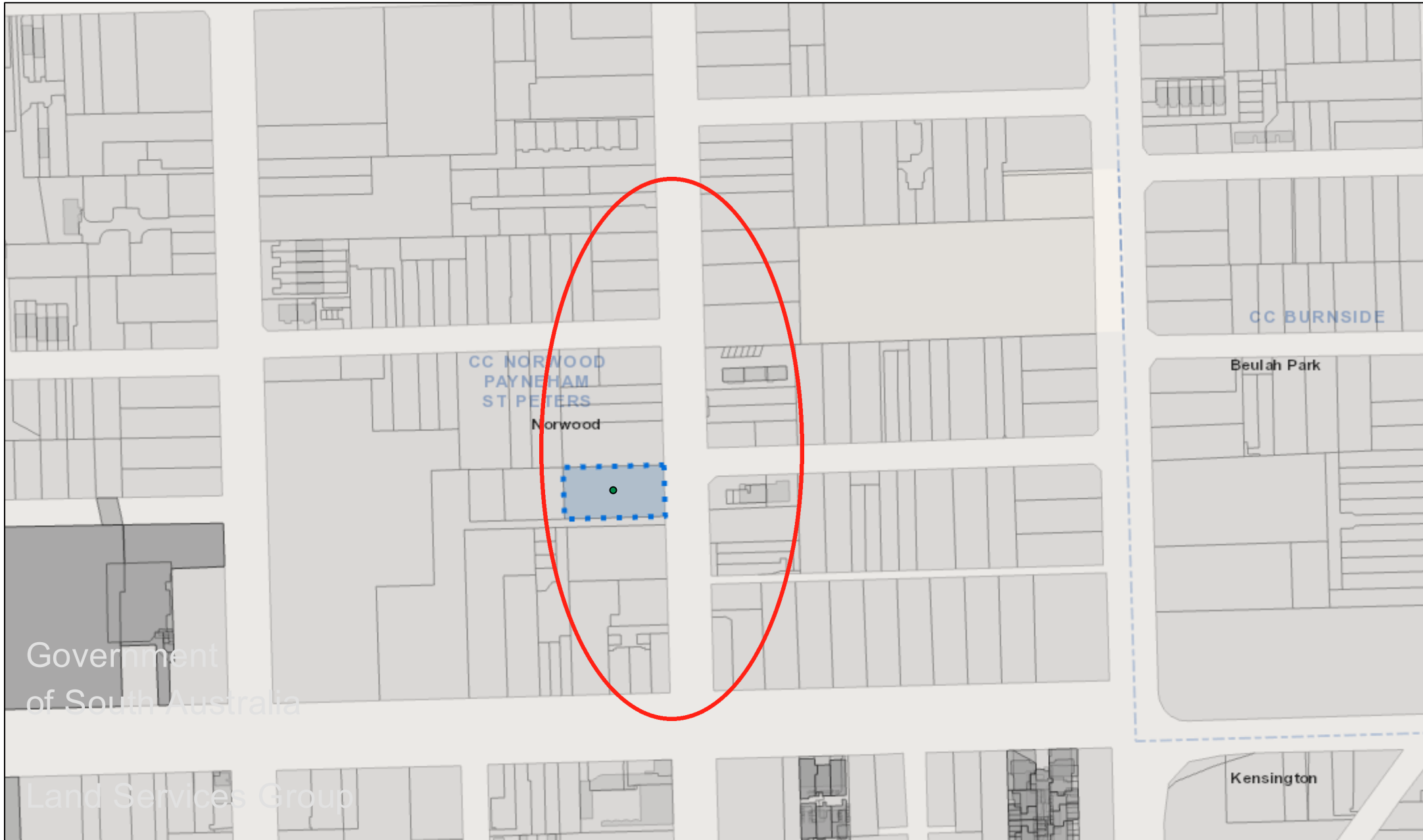
DISTANCES SHOWN HEREON ARE IN METRES.  
OFFSETS SHOWN TO REFERENCE MARKS, STRUCTURES OR FENCING  
ARE EXAGGERATED FOR PURPOSES OF CLARITY AND NOT TO SCALE.

<b>JOHN C BESTED &amp; ASSOC</b> PTY LTD ABN 96 004 596 908 SURVEYING & PLANNING CONSULTANTS 362 MAGILL ROAD KENSINGTON PARK 5068 PHONE (08) 8332 7111 email <a href="mailto:surveyors@johnbested.com.au">surveyors@johnbested.com.au</a>			LOCALITY : NORWOOD ALLOTMENT 4 IN F139284 CT VOL 6272 FOLIO 436 HUNDRED OF ADELAIDE SCALE 1 : 200m (A3)	I hereby certify that I have surveyed the above land on 04-12-23   Licensed Surveyor	THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, 1992. THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR-GENERALS OFFICE. FUTURE RESURVEY OF ADJOINING LAND OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION SHOWN HEREON.  THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF J. & E. FRASER AND SHOULD NOT BE USED BY ANY OTHER PERSON OR CORPORATION.
REFERENCE No. 25535	DRAWING No. 25535-ID	VERSION No. 1			

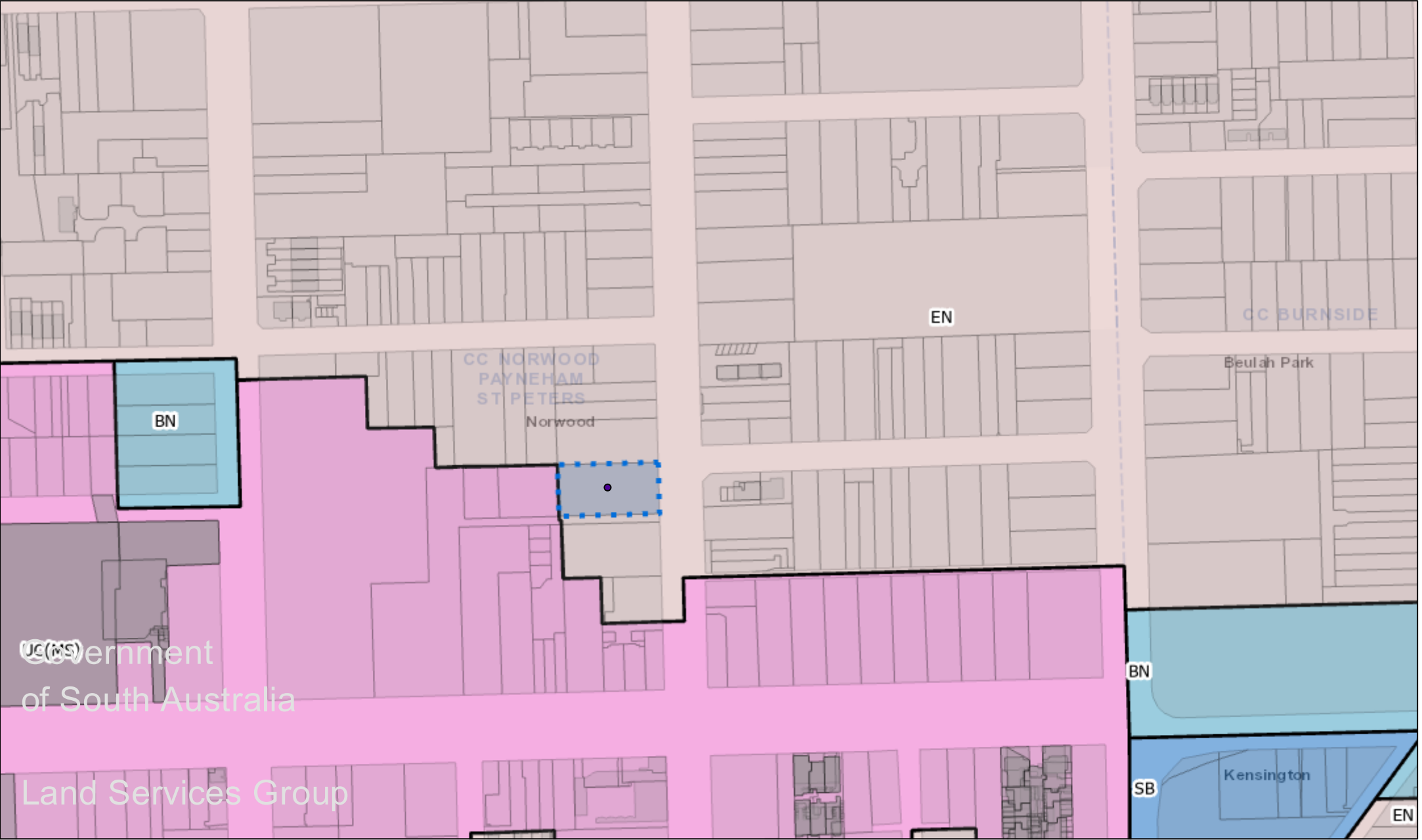
### Subject Land Map



### Locality Map



Zoning Map





Application Summary

Application ID	24020493
Proposal	Two-storey detached dwelling, swimming pool, garage, outbuilding, tennis court with associated fencing and lighting, masonry fencing, and the removal of two (2) significant trees
Location	51 QUEEN ST NORWOOD SA 5067

Representations

Representor 1 - John Lombardi

Name	John Lombardi
Address	247 The Parade, Beulah Park BEULAH PARK SA, 5067 Australia
Submission Date	13/09/2024 07:16 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**

After viewing the proposed development plan, I am concerned about Hardy's Lane which is going to add to more vehicular traffic to the current movements of vehicles due to the proposed development. Hardy's Lane has approximately 5000 vehicle movements daily for access to the Medical Centre, Hoyts Cinemas' Car Park and Cinemas and other residential properties along the Lane. Pedestrians who use the Hardy's Lane are confronted with vehicle's from leaving Hardy Lane from the Medical Centre, Norwood Cinemas and Hoyts car park and entering from Queen Street and have only 1/2 metre gap between the vehicle's and themselves when being passed. How can this be ignored by Norwood Council for so long, in fact a pedestrian was struck by a vehicle two weeks ago and resulted in being hospitalised. I would like to see Norwood Council compulsory acquire land and create a community walkway to enable safer access of pedestrians and vehicle's down Hardy's Lane who walk down the lane on a daily basis to medical appointments and shopping to the Norwood precinct. Vehicles cannot pass or traverse down Hardy Lane without either reversing backwards to Queen Street or the Medical Centre when another vehicle is approaching. We are not in the horse and buggy days era which is what the lane was used for and the year is 2024 so it is time to bring the safety standards of Hardy's Lane up to date so pedestrians and vehicles can be safe. Being a puppy raiser for Guide Dogs SA how can an individual feel safe walking down Hardy's Lane if he or she has a vision impairment with their Guide Dog. What ramifications or legal action could be taken by the individual due to inadequate safety measures that are currently in place. I am not in favour of the development unless improvements are made to improve pedestrians access in Hardy's Lane and a community walkway is installed.

Attached Documents

Representor 2 - St Peters Residents Association Inc St Peters Residents Association Inc

Name	St Peters Residents Association Inc St Peters Residents Association Inc
Address	12 St Peters Street ST PETERS SA, 5069 Australia
Submission Date	13/09/2024 08:04 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**

Re: 51 Queen Street Norwood – Development Application 24020493 Application to build a two-storey dwelling, swimming pool, garage, with tennis court and the removal of all trees including two Significant Palm trees. Our Association does not usually comment on proposed developments in Norwood but as the continuing loss of historic bluestone and sandstone villas and cottages continues apace, there is great community concern about this issue in our council area. There is also widespread community concern in Norwood, and elsewhere, about the ongoing large-scale loss of trees and understorey vegetation, the vast bulk of which lack protection under the Planning and Design Code. We note that there is a provision in the Code to deter applicants from demolishing dwellings built before the 1930s in the Norwood area. However, this only applies to dwellings included in an Historic Area Overlay. Unfortunately, to date Queen Street has not been included in this Historic Overlay Area category under the Code. The existing bluestone villa on this site appears to be late Victorian or early Edwardian in age and complements other historic bluestone villas in this locality. Its copious garden contains many trees which undoubtedly provides food and shelter for a large array of native wildlife, including bats, possums, lizards and many invertebrates. These trees provide much shade and cooling in this locality in our hot summers and continue to absorb greenhouse gases which our governments express concern about reducing. We submit that efforts should be made to retain and restore the historic bluestone villa on this property. The applicant could add a generous modern extension to this house and have the best of both worlds, while also protecting the existing historic character which still manages to survive in sections of Queen Street. Retaining some existing trees on the property would also be appreciated by many residents. We are strongly opposed to the proposed removal of two Significant Trees. These beautiful large palm trees have graced this locality for many decades. It is unusual for palm trees to reach a trunk size large enough to qualify for protection under the Planning and Design Code as Significant Trees. We urge the Council Assessment Panel to reject this development application.

Attached Documents

Representor 3 - Nas Elisa

Name	Nas Elisa
Address	N/A NA SA, 5251 Australia
Submission Date	26/08/2024 10:14 AM
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
<b>Reasons</b> 1. Knocking down a heritage building, taking away significant character from the street 2. Cutting down several mature and significant trees and then only planting small trees at the front of the property? 3. Tennis court are not environmentally positive, they cause excess heat, removing significant trees which provide tree canopy coverage, to have an unsustainable tennis court, is not conducive with the city of norwood, payneham and st peters plan for better canopy cover.	

Attached Documents

Representor 4 - Norwood Resident Association

Name	Norwood Resident Association
Address	n/a N/A SA, 5067 Australia
Submission Date	16/09/2024 10:38 AM
Submission Source	Email
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
<b>Reasons</b> See attached Representation	

Attached Documents

RepresentationFromGregCrafter-9223579.pdf
---

**Tala Aslat**

---

**From:** Greg Crafter <gregory.crafter@gmail.com>  
**Sent:** Friday, 13 September 2024 11:46 PM  
**To:** Development Assessment  
**Subject:** Fwd: Re 51 Queen street Norwood

Begin forwarded message:

**From:** Greg Crafter <[gcrafter@ozemail.com.au](mailto:gcrafter@ozemail.com.au)>  
**Subject:** Re 51 Queen street Norwood  
**Date:** 13 September 2024 at 11:31:47 pm ACST  
**To:** [developmentassessment@npsa.sa.gov.au](mailto:developmentassessment@npsa.sa.gov.au)

I write on behalf of the Norwood Residents Association to lodge an objection to the development proposal at 51 Queen Street Norwood SA 5067.

We concur with the objection lodged by the St Peter's Residents Association. We are alarmed at the rapidity of the loss of important long established houses in the Norwood suburb which in turn fractures the streetscape and charm of the suburb. People are attracted to live and work here and to visit the shops and eating places, to recreate and attend events. This suburb's attractiveness and character will be substantially lost within a short period of time unless a line is drawn in the sand and action taken to stop the demolition of important buildings protect the streetscape and the tree canopy. particularly long established and historic character trees.

The Association wishes to be heard on this development application.

Greg Crafter

Chair Norwood Residents Association

13/09/2024

# Williams Burton Leopardi — Fraser Residence

Attachment 5

24<sup>th</sup> September 2024

Mr Kieran Fairbrother  
City of Norwood, Payneham & St Peters

Ref: 2775  
DA: 24020493

Dear Kieran,

**RE: NEW RESIDENCE  
51 QUEEN STREET NORWOOD**

We are in receipt of the summary of representations received from the public notification period for the planning application at 51 Queen St Norwood.

Please see below our responses

**Mr John Lombardi**

Mr Lombardi raises concern over the use of Hardy's Lane & safety for pedestrians traversing this route.

Our understanding is that this lane is private land included within the title of D58545 A200 – one of the commercial properties to the west of 51 Queen St. In this respect it should not ordinarily be subject to public pedestrian traffic. The only reason this does occur is due to the challenge of blocking pedestrians without also blocking vehicular access to the commercial site carparking areas – which we assume it was initially created to allow.

Our interpretation is that the express purpose for Hardys Lane is to allow car access to properties. In part to avoid having crossovers from the main roads.

The 51 Queen St title includes "Free & unrestricted rights" over this strip of land. Rights over this lane are a significant component of the land value attached to this property.

While acknowledging the concerns that Mr Lombardi raises about pedestrian safety, we suggest that if this is a real issue, it is one that should be resolved through management of Hardys Lane by the property owner. Perhaps through signage that public pedestrian access is restricted from this area.

We also note that added traffic movements that will be created by this project would be minimal— perhaps 4 - 6 per day at the most & no more than would be applicable if the existing house & rear garage was retained

### **St Peters Residents Association**

The St Peters Residents Association has raised concern over the demolition of a late Victorian bluestone house, the loss of garden space & removal of 2 significant palm trees.

The house is not included in any heritage listings, nor is Queen Street within a Historic Overlay zone. In this respect there exists no planning device that should limit the capacity for the land owner to demolish the building. Further to this, we note that the dwelling although certainly a bluestone villa, is a fairly basic version.

The west side of Queen Street contains a highly varied mix of building scales, forms & street setbacks. Buildings vary between single & 2 story. This southern end transitions to commercial properties with no street setback & presentation of significant building mass to the frontage.

The east side largely presents a mix of single story dwellings & 2 story apartment blocks, again with commercial street facing built form to the south end.

The existing house cannot be retained around the requirements for the new land owners & a new dwelling is required.

Williams Burton Leopardi have been practising in Adelaide for 40 years, undertaking 100's of residential architectural projects through the inner suburbs. A very large proportion of these has included adaptive reuse of existing dwellings, many being heritage listed, others simply offering qualities that feel could & should be retained. Our track record shows that we do not propose demolition of quality built form lightly, the decision to recommend full removal in this case comes on the back of significant appraisal of the existing building & site

The new home is a highly detailed & resolved form that sits elegantly on the site, with materials scales & proportions complementary to existing 2 story properties to the north & street setbacks aligning with the other residential properties.

We feel the proposed dwelling provides an architectural presentation to the street far exceeding that offered by the existing villa & an uplift for the property in general, rather than a loss of heritage.

Acknowledging the scale is greater than the existing modest villa, it has been designed to provide a soft breakup of form, with the 2 storey extent largely isolated to the south behind layers of colonnade, setbacks & verandah forms. Set behind a heavily planted front garden it will complement Queen Street.

The 2 palm trees although well established contribute little to either the neighbourhood canopy, planted landscape or local fauna. The front & south gardens are to be heavily planted with a mix of small to medium sized trees & shrubs which will be far better suited to all these features.

The requirements for replacement of significant trees & for canopy provision are all being met with the proposed works. The option of paying for removal of significant trees without replacement has not been sought.

### **Mr Greg Crafter, Chair of Norwood Residents Association**

Mr Crafter has referenced the submission made by the St Peters Residents Association (concern over the demolition of a late Victorian bluestone house, the loss of garden space & removal of 2 significant palm trees), & noted alarm at the rapidity of loss of long established houses in the Norwood suburb.

Our notes made in response to the St Peters Residents Association representation are also applicable to this, please see above.

### **Nas Elisa**

Nas Elisa has raised concern over demolition of a 'heritage' building, removal of mature & significant trees & the installation of a tennis court.

As described in responses to the representations above, 51 Queen St is not heritage listed, nor is Queen St in a heritage overlay. There is no policy that limits the capacity to remove this building. The proposed replacement dwelling is a detailed & high quality architectural building that offers a greater contribution to the streetscape form & design.

The existing planting on the site while in some cases mature, is not well suited to the site, offering very little to the neighbourhood canopy, planted landscape or local fauna use. The proposed landscaping sees canopy coverage requirements being met as is replacement of the significant trees.

While we do not argue that a hard tennis court is not as environmentally positive as a planted landscape, the extent is offset with heavy planting to the remaining site areas. The dwelling while not insignificant is arranged to occupy as minimal a footprint on the site as possible, allowing for the maximum extent of planted area.

We also understand that a tennis court is a complying development for this site.

Yours faithfully

**DAVID HANDSAKER RAIA**



## Kieran Fairbrother

---

**From:** Ken Schalk  
**Sent:** Wednesday, 7 August 2024 1:32 PM  
**To:** Kieran Fairbrother  
**Subject:** RE: Development Application Referral - 51 Queen Street, Norwood (24020493)

Hi Kieran

I have reviewed the plans for the proposed development at 51 Queen Street Norwood.

1% AEP flood depth on Queen Street is approximately 150 mm above water table level. The plans indicate the proposed residence to be 64.84 mAHD, approximately 400 mm above the footpath level in Queen Street, and as a result the proposed residence has adequate protection from flooding.

There is a proposed garage off Hardys Lane at the rear of the site. The proposed FFL for this garage is set at the level of the edge of the laneway. While I don't expect that the lane will carry much flow in a 1% AEP event, I consider that the garage should be lifted slightly, to 64.24 m AHD.

In regards to stormwater disposal from the site, I note that the proposal is to provide an underground sump and pump discharging at 10L/s to Queen Street. I have some concern about the capacity of the sump and the pump rate to Queen Street.

The applicant should be requested to submit calculations that demonstrate how stormwater from the site is to be managed to:

1. Prevent overflows from the site into adjacent properties for events up to a 1% AEP event.
2. Limit peak flows discharged from the site for events up to a 1% AEP event to the current peak 5 year ARI flow discharged from the site.

Regards

---

**Ken Schalk**

Principal - Hydrology & Hydraulics

Level 2, 170 Frome Street  
Adelaide SA 5000  
[Tonkin.com.au](https://tonkin.com.au) | [LinkedIn](#)



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**From:** Kieran Fairbrother  
**Sent:** Wednesday, July 24, 2024 9:23 AM  
**To:** Ken Schalk  
**Cc:** Josef Casilla  
**Subject:** Development Application Referral - 51 Queen Street, Norwood (24020493)

Good morning Ken,

I trust you're keeping well.

I am assessing a development application for 51 Queen St, Norwood, which is (very partially) located within the Hazards (Flooding – General) Overlay.

Can you please assess the proposed FFLs and advise if they provide suitable protection in a 1% AEP event? Can you also please advise if you have any concerns with the proposed stormwater detention and discharge, particularly for the impervious tennis court? If you require a detailed civil plan to assess this please let me know and I'd be happy to request one.

If I can get your response within a fortnight (by 7 August 2024) that would be great! I look forward to hearing from you.

Regards,

Kieran Fairbrother  
**SENIOR URBAN PLANNER**

**City of Norwood Payneham & St Peters**  
175 The Parade, Norwood SA 5067



Think before you print.

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**5.2 DEVELOPMENT NUMBER 24010039 – TIA CONSULTING PTY LTD  
- 9 MARLBOROUGH STREET COLLEGE PARK**

<b>DEVELOPMENT NO.:</b>	24010039
<b>APPLICANT:</b>	TIA Consulting Pty Ltd
<b>ADDRESS:</b>	9 MARLBOROUGH STREET COLLEGE PARK SA 5069
<b>NATURE OF DEVELOPMENT:</b>	Dwelling alterations & additions (including partial demolition), demolition of outbuildings and removal of swimming pool, replacement masonry front fence, carport, in-ground swimming pool with associated safety barriers and combined fence & retaining walls
<b>ZONING INFORMATION:</b>	<b>Zones:</b> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <b>Overlays:</b> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Historic Area</li> <li>• Heritage Adjacency</li> <li>• Hazards (Flooding - General)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Traffic Generating Development</li> <li>• Urban Tree Canopy</li> </ul> <b>Technical Numeric Variations (TNVs):</b> <ul style="list-style-type: none"> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 900 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> <li>• Site Coverage (Maximum site coverage is 40 per cent)</li> </ul>
<b>LODGEMENT DATE:</b>	16 April 2024
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at City of Norwood Payneham & St. Peters
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) Version 2024.6 04/04/2024
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes – public notification period 22 August 2024 to 11 September 2024
<b>RECOMMENDING OFFICER:</b>	Marie Molinaro Urban Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Council Heritage Advisor - Council consultant Hydrological Engineer

**CONTENTS:**

<b>APPENDIX 1:</b>	<b>Relevant P&amp;D Code Policies</b>	<b>ATTACHMENT 5:</b>	<b>Representations</b>
<b>ATTACHMENT 1:</b>	<b>Application Documents</b>	<b>ATTACHMENT 6:</b>	<b>Response to Representations</b>
<b>ATTACHMENT 2:</b>	<b>Subject Land Map</b>	<b>ATTACHMENT 7:</b>	<b>Internal Referral Advice</b>
<b>ATTACHMENT 3:</b>	<b>Zoning Map</b>		
<b>ATTACHMENT 4:</b>	<b>Representation Map</b>		

## DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for a single-storey, split-level addition behind the original dwelling, which includes demolition of an existing later extension (including attached deck and carport), removal / demolition of two outbuildings, (rumpus room and covered swimming pool shelter), removal of existing swimming pool and new swimming pool, removal of existing front fence and new front fence and new carport. There is an open-sided pergola shown between the addition and the north-western side boundary, however this structure does not require Development Approval and is therefore not considered part of the proposal. The original dwelling is also being altered internally to re-configure the existing layout.

The completed dwelling will comprise the following:

- Four (4) bedrooms (two with walk-in-robe and ensuite), open plan living, kitchen and dining room, separate study, bathroom and separate toilet, laundry and separate utilities areas, home gym room, pool pavilion, semi-enclosed rear verandah (alfresco) and four (4) car garage.
- The total floor area is 819 square metres.
- Site coverage is approximately 55 per cent.

The dwelling setbacks are as follows:

- Side boundaries – garage wall on the south-eastern side boundary for length of 12.6m, with the remainder of the dwelling setback 1.2m. Alfresco wall on the north-western side boundary for length of 4.8m, with the remainder setback 2m.
- Rear boundary – 1.2m at the closest point for the pool pavilion section, the remainder is setback in excess of 20m.
- The height of the garage wall on the boundary ranges in height from 4.4m above natural ground level at the front to 4.7m above natural ground level at the rear.
- The height of the alfresco wall is 4.5m above natural ground level.

External materials and colours are as follows:

- Walls – mixture of cement rendered walls in an off-white colour and exposed brickwork in a white colour.
- Roof – Colorbond 'Woodland Grey'.

Detail of the other associated proposal components are as follows:

- New swimming pool – located behind the alfresco 10m x 4.5m and setback 2m from the north-western side boundary.
- New front fence – comprising 1.8m high off-white rendered pillars and supporting plinth with black metal blade infill panels and pedestrian and driveway gates.
- New carport – attached to the front of the garage, flat roof design of timber and steel construction.

The proposal also includes earthworks, comprising fill to a maximum of 1.2m behind the garage and below the alfresco. The earthworks are to be retained by concrete sleeper retaining walls along a portion of both side boundaries and a portion of the rear boundary. 1.8m high Colorbond 'Woodland Grey' fencing is to be installed atop the retaining walls.

Stormwater will be directed to the street via a sump and pump system.

Six (6) trees are shown to be removed in the front garden and on the north-western side of the dwelling.

New landscaping in the form of a 1.8m hedge is proposed along the front boundary and along the north-western side of the dwelling.

The overall soft landscaping per centage is approximately 24 per cent of the site area.

Landscaping works at the rear of dwelling include an outdoor shower and 'sun deck' adjacent the swimming pool and fire pit in the north-western corner of the land.

The application plans are included in **Attachment 1 – Application Documents**.

## BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
26 March 2021 (Lapsed – Development Plan Consent only)	155/266/19	Single-storey alterations and additions to an existing detached dwelling; the construction of an inground swimming pool; and a masonry and palisade front fence
23 October 2014 (Lapsed - Development Plan Consent only)	155/225/13	Two-storey alterations and additions to an existing detached dwelling and the construction of a 1.8m high x 6.1 metre long masonry front fence along the south-eastern side boundary
12 August 2004	155/120/04	Alterations to dwelling and inground pool and freestanding verandah
13 November 2001	155/860/01	Removal of a significant tree (Eucalyptus maculate)
8 May 1995	160/086/95	To erect a front boundary fence
18 January 1991	160/017/91	Residential outbuilding
29 October 1984	84B/3265	Alterations to private house

## SUBJECT LAND & LOCALITY:

### Site Description:

**Location reference:** 9 MARLBOROUGH ST COLLEGE PARK SA 5069

**Title ref.:** CT      **Plan Parcel:** D371      **Council:** THE CITY OF NORWOOD PAYNEHAM AND  
5840/435      AL29      ST PETERS

The subject land is a 1484 square metre, rectangular shape allotment. It has a frontage of 22.86m and a depth of 64.92m. It is on the eastern side of Marlborough Street and approximately 41m north of Hartford Lane and 115m south of Rugby Street. It has a fall of 1m front to back.

The land contains the dwelling, associated outbuildings including double carport with front roller door and swimming pool. Vehicle access to the land is via a cross-over near the southern-eastern side boundary, with paved driveway to the double carport.

The dwelling was constructed in approximately 1885 and is listed as a Representative Building in the College Park (NPSP1) Historic Area. Representative Buildings are recognised in the Planning & Design Code as buildings which display characteristics of importance in a particular Historic Area.

The dwelling is centrally located on the site with respect to side boundary setbacks, with the double carport however being located on the south-eastern side boundary.

The front yard of the dwelling is well landscaped and is fenced along the front boundary and side boundaries.

There are no easements or other restrictions registered on the Certificate of Title.

The locality is comprised wholly of residential development and residential amenity is considered to be high.

Of the eight (8) allotments on the same side of Marlborough Street as the subject land between Hartford Lane and Rugby Street (6) sites contain identified Representative Buildings.

On the opposite side of the street between Hartford Lane and Rugby Street, five (5) allotments contain identified Representative Buildings and a further three (3) allotments/sites are identified as Local Heritage Places.

Dwellings in the locality are considered to be large, with examples of later additions and outbuildings being built to side boundaries.

Allotments along Marlborough Street between Hartford Lane and Rugby Street mostly comprise consistent width frontages, with some variation however in depth.

Marlborough Street has a wide carriageway and footpath, consistently lined with mature street trees.

The subject land is identified in **Attachment 2 – Subject Land Map**. The zoning is shown in **Attachment 3 – Zoning Map**.

### **CONSENT TYPE REQUIRED:**

Planning Consent

### **CATEGORY OF DEVELOPMENT:**

- **PER ELEMENT:**
  - Swimming pool or spa pool and associated swimming pool safety features: Code Assessed - Performance Assessed
  - Carport or garage
  - Demolition
  - Dwelling alteration or addition
  - Partial demolition of a building or structure: Code Assessed - Performance Assessed
  - Dwelling addition: Code Assessed - Performance Assessed
  - Fences and walls
  - Demolition: Code Assessed - Performance Assessed
  - Fence: Code Assessed - Performance Assessed
  - Retaining wall: Code Assessed - Performance Assessed
  - Carport: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
  - Code Assessed - Performance Assessed
- **REASON**
  - The proposal is not listed as Accepted, Deemed-to-Satisfy or Restricted development in the Planning & Design Code, so it defaults to being a Performance Assessed type of development.

### **PUBLIC NOTIFICATION**

- **REASON**
  - In accordance with Table 5 procedural matters of the Established Neighbourhood Zone, development of a dwelling addition (amongst other matters) including a wall on a side boundary exceeding 3.2m above natural ground level and/or a wall length on boundary exceeding 8m in length requires public notification.
- **LIST OF REPRESENTATIONS**
  - Four (4) representations were received during the public notification period. Two (2) of the representations were supportive of the proposal, one (1) of the representations was supportive of

the proposal with some concerns and one (1) representation was opposed to the proposal. One (1) representor wishes to be heard in support of their written representation.

The representor details are below:

Representor Name	Representor's Address	Wishes to be Heard	Nominated Speaker (if relevant)
David Librandi	11 Marlborough Street, College Park	Yes	David Librandi
Jacob Opie	PO Box 7371, Adelaide	No	
Frank Jakacic	44 Seventh Avenue, St Peters	No	
Nas Elisa	Not Provided	No	

- **SUMMARY**

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

- Concern regarding height of the north-western side boundary wall and seeking clarification of the proposal plan details.
- Concern regarding removal of trees.

The representor's location is shown in **Attachment 4 – Representation Map** and their written representations are included in **Attachment 5 – Representations**. The applicant's response is provided in **Attachment 6 – Response to Representations**.

Following public notification, the plans were amended to dimension the height of the alfresco wall on the north-western side boundary.

## AGENCY REFERRALS

Nil

## INTERNAL REFERRALS

- Council Heritage Advisor  
The Heritage Advisor was generally satisfied with the proposal but recommended some minor design changes to the dwelling addition component.
- Council consultant Hydrological Engineer  
Advised that the proposed finished floor levels are “considered to provide an acceptable degree of protection against flooding” and also advised on stormwater management.

The internal referral responses are included in **Attachment 7 – Internal Referral Advice**.

## PLANNING ASSESSMENT

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

### Demolition

Demolition is the first part of the proposal to consider because if the demolition is not appropriate the proposed addition and new / replacement front fence should not proceed.

Demolition matters are considered in the Historic Area Overlay provisions.

Historic Area Overlay (College Park Historic Area NPSP1)

Performance Outcome (PO) 7.2

*Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.*

Performance Outcome (PO) 7.3

*Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.*

The partial demolition of the dwelling and associated outbuildings is considered to meet both Performance Outcomes. The partial demolition is at the rear of the dwelling, so does not contribute to the historic character of the streetscape. Further, the portion of the dwelling to be demolished is a later addition, not original to the era of importance recognised in the College Park (NPSP1) Historic Area Statement as being between the 1870s and 1920s.

The removal / demolition of the current front fence meets Performance Outcome 7.3 as it is a 'recent' structure, approved to be built in 1995.

**Dwelling Addition – Appearance, Setbacks and Site Coverage**

Appearance, setback and site coverage matters of the dwelling addition are addressed in the Historic Area Overlay and Established Neighbourhood Zone provisions.

Historic Area Overlay (College Park Historic Area NPSP1)

Performance Outcome 1.1

*All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.*

Performance Outcome 2.1

*The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.*

Performance Outcome 2.2

*Development is consistent with the prevailing building and wall heights in the historic area.*

Performance Outcome 2.3

*Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.*

Performance Outcome 2.4

*Development is consistent with the prevailing front and side boundary setback pattern in the historic area.*

Performance Outcome 2.5

*Materials are either consistent with or complement those within the historic area.*

Performance Outcome 3.1

*Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.*

Established Neighbourhood Zone

Performance Outcome 3.1

*Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.*



Performance Outcome 4.2

*Additions and alterations do not adversely impact on the streetscape character.*

Performance Outcome 7.1

*Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.*

Performance Outcome 8.1

*Buildings are setback from side boundaries to provide: a) separation between buildings in a way that complements the established character of the locality b) access to natural light and ventilation for neighbours.*

Performance Outcome 9.1

*Buildings are setback from rear boundaries to provide: a) separation between buildings in a way that complements the established character of the locality b) access to natural light and ventilation for neighbours c) private open space d) space for landscaping and vegetation.*

Performance Outcome 10.2

*The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.*

Performance Outcome 3.1 of the Historic Area Overlay is considered to be the most pertinent provision speaking directly to the dwelling addition part of the proposal. The proposal was amended in accordance with the recommendation of the Council Heritage Advisor. The amendments involved removal of the replica detail on the front facing wall of the 'Carla' bedroom and a change to the colour of the roof from 'Monument' (black) to 'Woodland Grey' (dark grey). In this respect, the addition is considered to complement the original dwelling and employ a 'contextual design approach'. The addition is sited to the side and rear of the dwelling, with the side additions being behind the building line of the original dwelling so as to not dominate the primary façade. Performance Outcome 3.1 of the Historic Area Overlay is satisfied. By extension Performance Outcome 4.1 of the Zone is also considered to be satisfied.

The proposal retains street facing design and architectural features of the original dwelling, with the existing chimneys to be refurbished as desired by Performance Outcome 2.3. Materials of the addition incorporating brick walls and Colorbond roof complement the dwelling and others in the locality as desired by Performance Outcome 2.5.

Regarding side boundary setbacks, Performance Outcome 2.4 of the Historic Area Overlay seeks for these to be consistent with the prevailing setback pattern in the historic area. Further in respect to setbacks (setting), the College Park Historic Area (NPSP1) Historic Area Statement identifies a recognisable feature of dwellings having sizeable setbacks from all boundaries, typically set in large, landscaped grounds.

Whilst the addition will result in the dwelling being located partly on both side boundaries, the setback pattern in the locality does include some later dwelling additions located partly on side boundaries. Performance Outcome 2.4 of the Historic Area Overlay is considered to be sufficiently satisfied and by extension so is part (a) of Performance Outcome 9.1 of the Zone.

Performance Outcome 1.1 of the Historic Area Overlay seeks for development to be undertaken having consideration to the historic streetscapes (and built form) expressed in the Historic Area Statement. The streetscape impact of the dwelling being built partly on both side boundaries will likely be negligible as these sections of the dwelling are substantially setback from the street (27m to the front of the garage). Further, the existing/current carport built to the side boundary with front panel lift door is in the same location as the proposed garage. So, there will be no change to streetscape appearance resulting from the proposed garage siting on the south-eastern side boundary. Landscaping space around the front curtilage of the dwelling will remain to retain the landscaped setting of the original dwelling visible from Marlborough Street. Performance Outcome 1.1 is not considered to be offended by the proposed siting of the addition.

The remainder of the addition (not on the side boundaries) is setback 1.2m from the south-eastern side boundary and 2m from the north-western side boundary. These setbacks are considered to provide access to natural light and ventilation for neighbours as desired by part (b) of Performance Outcome 9.1 of the

Zone. The associated Designated Performance Feature anticipates as a guide in this scenario a minimum 1.2m side boundary setback.

Regarding the representation with concern about the alfresco wall on the north-western side boundary Performance Outcome 7.1 of the Zone seeks for walls on boundaries to be limited in height and length to manage visual and overshadowing impacts on adjoining properties. Regarding height, the corresponding Designated Performance Feature as a guide anticipates a maximum wall height on boundary of 3.2m above natural ground level. The alfresco wall height exceeds this, however with respect to visual impact the greater than anticipated height is considered to be off-set by its modest 4.8m length on the boundary and its siting, abutting outbuilding structures on the adjoining site (11 Marlborough Street).

Regarding the garage wall on the south-eastern side boundary it has a maximum height of 4.7m and length of 12.6m. The corresponding Designated Performance Feature also anticipates a maximum wall length on boundary of 8m. Both departures are accepted for this wall as the visual impact is managed by its siting abutting a carport of similar length on the adjoining site (7 Marlborough Street).

The rear of the dwelling is setback 1.2m from the rear boundary at the closest point for the pool pavilion room, which has a wall length of 9.2m. The remainder of the dwelling is setback in excess of 20m from the rear boundary.

Performance Outcome 9.1 of the Zone seeks rear setbacks in part to provide separation between buildings in a way that complements the established character of the locality. The 1.2m setback is not considered to be complementary to the character of the locality, with dwellings on the eastern side of Marlborough Street between Hartford Lane and Rugby Street setback generally around 20m from the rear boundary. However, there are examples of outbuilding type structures set close to rear boundaries, considered akin to the pool pavilion section of the dwelling addition. Those other parts of Performance Outcome 9.1 which seek for the rear boundary setback to provide private open space and space for landscaping and vegetation are met, being accommodated in a 'L-shape' open courtyard space to the side of the pool pavilion room and the rear of the remainder of the addition.

Performance Outcome 3.1 of the Zone speaks to site coverage, seeking that building footprints be consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. As a guide, the corresponding Designated Performance Feature in this location anticipates a maximum site coverage of 40 per cent.

The existing site coverage is around 40 per cent and the proposed site coverage is 55 per cent.

With respect to site coverage being consistent with the character and pattern of the neighbourhood, the locality comprises large, detached dwellings and associated outbuildings on similarly sized large allotments. The applicant has undertaken some analysis of site coverage in the immediate area and further north-west along Marlborough Street. The proposed site coverage is the highest in the immediate area but more compatible with some sites further north-west.

The proposed site coverage however does not detract from the second part of the Performance Outcome being met, with space provided around the dwelling to provide an attractive outlook and access to light and ventilation for neighbours and dwelling occupants.

For neighbours, most of the addition is off-set from the boundaries to an acceptable level in accordance with setback Performance Outcomes 8.1 and 9.1. Further, with respect to visual impact, there is considered likely to be minimal change for the adjoining site to the south-east (7 Marlborough Street) as the existing rumpus room and enclosed pool shelter structure are located on the side boundary in the same position as the pool pavilion, home gym room, laundry, storage room and part of the garage component of the addition.

There will be a change to the outlook from the adjoining site to the north-west (11 Marlborough Street) with the bedrooms and family rooms extending closer to the shared boundary than the original dwelling. However visual impact is considered to be limited as the driveway area of the adjoining site abuts the shared boundary.

For dwelling occupants, the 'L-shape' courtyard area is directly visible (and accessible) from the living areas within the dwelling to provide an attractive outlook, and the openings (windows and doors) of these parts of the dwelling are well setback from the site boundaries to provide for access to light and ventilation.

The proposal includes a covered alfresco, pool house (pavilion) area and space for separate household and garden storage. So, it is considered unlikely that further development of the land will be necessary which would increase site coverage further.

Performance Outcome 3.1 is considered to only be partly met, however failure to completely meet this Performance Outcome is not considered to be fatal to the application when considered on balance against the other merits of the proposal.

### **Ancillary Development (Front Fence, Garage and Carport) – Appearance, Siting and Design**

Appearance, siting and design matters of the ancillary structures are addressed in the Historic Area Overlay and Established Neighbourhood Zone provisions and Design in Urban Areas

#### Historic Area Overlay (College Park Historic Area NPSP1)

##### Performance Outcome 4.1

*Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.*

##### Performance Outcome 4.2.

*Ancillary development, including carports, outbuildings and garages is located behind the building line of the principal building(s) and does not dominate the building or its setting.*

##### Performance Outcome 4.4

*Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.*

#### Established Neighbourhood Zone

##### Performance Outcome 10.1

*Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.*

#### Design in Urban Areas Module

##### Performance Outcome 23.1

*Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.*

##### Performance Outcome 23.4

*Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.*

The proposed masonry pillar and metal blade front fence is more contemporary in style, so technically Performance Outcome 4.2 of the Historic Area Overlay is not met as it seeks for such fencing to be consistent with the traditional period, style and form of the associated building. In this case however, the contemporary style has been accepted by the Council Heritage Advisor so the variance with Performance Outcome 4.2 is tolerable.

The fence design takes into consideration the College Park (NPSP1) Historic Area Statement, which for fencing identifies low, open front fencing with masonry pillars up to 2m in height as a recognised streetscape feature.

The pedestrian and driveway gates open into the land, so as not to interfere with footpath movements.

The proposed garage and attached front carport are located behind the building line of the dwelling a substantial distance to ensure these structures do not dominate the dwelling or its setting as desired by Performance Outcome 4.2 This siting on the side of the dwelling complements the siting of other covered parking structures in the Historic Character Area locality, consistent with Performance Outcome 4.1.

The garage dimensions exceed that of Designated Performance Feature 23.1 to ensure that it is functional, accessible and convenient as sought by Performance Outcome 23.1. Access to the garage is via an existing cross-over to Marlborough Street and internal paved driveway. Performance Outcome 23.4 is satisfied.

### **Heritage Adjacency**

The Heritage Adjacency Overlay is applicable as the subject land adjoins a Local Heritage Place at the rear and there are three (3) Local Heritage Places on the opposite side of Marlborough Street.

The proposed development at the subject land is approximately 38m from the rear of the abutting Local Heritage Place dwelling. Performance Outcome 1.1 of the Overlay, which seeks for development adjacent to a Local (or State Heritage Place) does not dominate, encroach on or unduly impact on the setting of the Place is satisfied.

### **Environmental Factors**

#### Earthworks

The proposal includes filling of land to a maximum height of 1.2m.

Performance Outcome 8.1 of the Design in Urban Areas module seeks for development to minimise the need for earthworks to limit disturbance to natural topography. Corresponding Designated Performance Feature 8.1 anticipates filling of land to a height of 1m as being acceptable. The proposed departure is considered to be minor and accepted. The land has a reasonable slope, and the design of the addition is partly split-level at the rear to minimise further the extent of filling.

The filling of land is to be supported by concrete sleeper retaining walls on part of the side boundaries with 1.8m high Colorbond fencing on top of the retaining walls. Performance Outcome 9.1 seeks for fences and retaining walls to be of sufficient height to maintain privacy without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.

The boundary side wall enclosure of the alfresco will prevent overlooking to the north-west towards 11 Marlborough Street. The 20m setback to the rear boundary is considered sufficient to minimise direct overlooking to adjoining land at the rear from this part of the addition.

Landscaping along the north-western side boundary and the 12m separation distance will help to minimise overlooking from the pool pavilion part of the addition (approximately 700mm above natural ground level) towards 11 Marlborough Street.

The south-eastern facing window the gym room is more than 1.5m above floor level to minimise direct overlooking towards 7 Marlborough Street.

The combined fence and retaining wall structures are not considered to unreasonably impact visual amenity of adjoining land as they are limited in length on the side boundaries as shown on the combined fence & retaining wall elevations plan.

#### Flooding and Stormwater Management

The land is in the Hazards (Flooding – General) Overlay, Performance Outcome 2.1 of this Overlay seeks for development to be sited, designed and constructed to prevent the entry of floodwaters likely to result in undue damage to, or compromise ongoing activities within, buildings.

For this reason, the proposal was referred to the Council consultant Hydrological Engineer. The referral

advice is that the finished floor levels are adequate for flood protection. On this basis, Performance Outcome 2.1 is satisfied.

The consultant Hydrological Engineer also provided referral advice regarding stormwater management. The advice recommendation was to seek calculations to demonstrate the pump capacity of the stormwater system is sufficient to cater for flows.

These calculations were provided by the applicant, which show a larger pump is required. Recommended reserved matter one (1) seeks the provision of a revised site & drainage plan prior to Development Approval.

Recommended condition three (3) requires stormwater to be managed so as to not trespass onto adjoining land.

#### Regulated & Significant Trees and Landscaping

The opposed representation was concerned with the tree removal shown on the proposal plans. At the time of lodgement, as these trees are within 10m of the existing dwelling and are not Eucalypts or Willow Myrtle tree species, they were not regulated or significant.

Recommended advisory note ten (10) advises the applicant that the status of these trees may now be regulated or significant and that their removal as part of this proposal can occur up until 16 May 2025. After this date if the trees meet all of the criteria to be regulated or significant their removal ('tree-damaging activity') will require separate Development Approval.

The proposed site plan shows a replacement 1.8m high hedge around the perimeter of the front garden area. Open landscape character to front gardens, which enhances dwelling and streetscape quality, is recognised in the College Park Historic Area Statement. Therefore, it is recommended that

a more detailed landscaping plan is provided – see recommended reserved matter two (2). This reserved matter also seeks detail of the proposed planting along the north-western side of the land. The reserved matter allows for additional conditions to be applied such as a condition controlling the timeframe for planting and ongoing maintenance.

Resulting from the proposal approximately 27.4 per cent of the site area will remain as soft landscaping. Designated Performance Outcome 22.1 of the Design in Urban Areas Module anticipates for a site of this size that 25 per cent of the site area will be soft landscaped. The shortfall is minor and accepted.

#### Noise

The pump equipment associated with the proposed swimming pool is to be contained within an equipment shed located between the side of the pool and the north-western side boundary. This location is more than 5m from a habitable room on an adjoining allotment.

Performance Outcome 19.3 of the Design in Urban Areas module which seeks for fixed plant and equipment in the form of pumps and / or filtration systems for a swimming pool to be positioned and / or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers is satisfied.

### **CONSIDERATION OF 'SERIOUSLY AT VARIANCE'**

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2024.6 04/04/2024) the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- The proposal is for an addition to a dwelling with associated ancillary structures. Residential development is the predominantly desired use in the Zone.

## SUMMARY & CONCLUSION

The proposal is for a dwelling addition and associated ancillary structures within the Historic Area Overlay of the Established Neighbourhood Zone. To undertake the addition and construct the associated ancillary structures demolition work is also required.

The demolition is acceptable with respect to Historic Area Overlay matters. The dwelling addition is large, resulting in site coverage exceeding that desired in the Zone, dwelling walls partly on both side boundaries and a partial departure from the desired rear setback for part of the dwelling.

The College Park (NPSP1) Historic Area Statement recognises large setbacks as an identifiable feature, however the part of the addition on the side boundaries is well-setback from the front boundary so as not to be readily visible from the street. Maintenance of streetscape appearance is considered to be a key desired outcome of the Historic Area Overlay. The development on the side boundaries is not considered to impact on neighbouring properties with respect to visual amenity and access to light and ventilation as desired in the Zone Performance Outcomes.

The design is adequate for flood protection and the recommended reserved matter and condition will control stormwater management. Further recommended conditions will ensure that landscaping is suitable and maintained on an ongoing basis.

## RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 24010039, by TIA Consulting Pty Ltd for dwelling alterations & additions (including partial demolition), demolition of outbuildings and removal of swimming pool, replacement masonry front fence, carport, in-ground swimming pool with associated safety barriers and combined fence & retaining walls at 9 Marlborough Street, College Park is GRANTED Planning Consent subject to the following reserved matters and conditions:

## RESERVED MATTERS

Pursuant to section 102 (3) of the Planning, Development and Infrastructure Act of 2016, the following matter(s) shall be reserved for further assessment by the Assessment Manager prior to the granting of Development Approval:

### Reserved Matter 1

An updated site & drainage plan shall be prepared and provided to the reasonable satisfaction of the Assessment Manager that:

- Reflects the same pump capacity and sump capacity of that calculated in the pump chamber sizing calculations by Lelio Bibbo Engineers dated 21 August 2024.

*NOTE: Further conditions may be imposed on the Planning Consent following satisfaction of the above matter. Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter(s) above is delegated to the Assessment Manager.*

### Reserved Matter 2

A detailed landscaping plan by a suitably qualified person showing landscaping species, planting spacing and details for the on-going maintenance of the landscaping around the front curtilage of the dwelling and

along the north-western side boundary of the land for privacy of adjoining land shall be provided to the reasonable satisfaction of the Assessment Manager prior to Development Approval being granted.

*NOTE: Further conditions may be imposed on the Planning Consent following satisfaction of the above matter. Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter(s) above is delegated to the Assessment Manager.*

## **CONDITIONS**

### **Planning Consent**

#### Condition 1

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

#### Condition 2

The retaining walls indicated on the approved plans are to be constructed prior to the commencement of the construction of the dwelling to ensure that the land is suitably stabilised to prevent slip and pollution through soil erosion.

#### Condition 3

All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into the adjacent street kerb & water table.

## **ADVISORY NOTES**

### **Planning Consent**

#### Advisory Note 1

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

#### Advisory Note 2

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

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

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

#### Advisory Note 3

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

#### Advisory Note 4

The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal,

excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 5

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

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

Advisory Note 6

The Applicant is advised that construction noise is not allowed:

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

Advisory Note 7

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

Advisory Note 8

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

Advisory Note 9

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

Advisory Note 10

The *Planning, Development and Infrastructure (General) (Regulated and Significant Trees) Amendment Regulations 2024* which recently came into effect have changed the criteria for the designation of regulated and significant trees. The effect of this is that many trees that were previously not regulated are now regulated, meaning development approval is required to remove such tree(s) or undertake certain pruning works to such tree(s).

The following (non-exhaustive) list provides examples of trees that are now regulated that were not previously:

- Trees with a trunk circumference over 1 metre;
- Trees of the genera *angophora*, *corymbia*, *eucalyptus* or *agonis flexuosa*, with a trunk circumference over 1 metre, in all circumstances; and
- Any other genera of tree with a trunk circumference over 1 metre that is located more than 3 metres from an existing dwelling or in-ground swimming pool (except a species exempt by Notice published by the Minister).

Pursuant to Schedule 1 of these Amendment Regulations, this development authorisation may permit a "tree damaging activity" for a tree which was previously unregulated, but that is now regulated. However,



you should note that this activity is only permitted (exempt) until 16 May 2025. After this date, further approval is required for any tree-damaging activity in relation to such tree(s).

Address: 9 MARLBOROUGH ST COLLEGE PARK SA 5069

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (All structures over 110 metres)
- Historic Area (NPSP1)
- Heritage Adjacency
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Site Area (Minimum site area for a detached dwelling is 900 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)
- Site Coverage (Maximum site coverage is 40 per cent)

Selected Development(s)

Dwelling addition

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Dwelling addition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table><tr><th>Site Coverage</th></tr><tr><td>Maximum site coverage is 40 per cent</td></tr></table> <p>In instances where:</p> <p>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</p> <p>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p>	Site Coverage	Maximum site coverage is 40 per cent
Site Coverage			
Maximum site coverage is 40 per cent			
Building Height			
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <table><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 2 levels</td></tr></table> <p>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical</i></p>	Maximum Building Height (Levels)	Maximum building height is 2 levels
Maximum Building Height (Levels)			
Maximum building height is 2 levels			

	<p><i>and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</i></p> <p>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <p>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street</p> <p>or</p> <p>(b) meet all of the following:</p> <p>(i) do not include any development forward of the front façade building line</p> <p>(ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.</p>
Secondary Street Setback	
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <p>(a) no less than:</p> <p>or</p> <p>(b) 900mm, whichever is greater</p> <p>or</p> <p>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.</p> <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>
Boundary Walls	
<p>PO 7.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <p>or</p>

	<p>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:</p> <p>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>(ii) side boundary walls do not:</p> <p>A. exceed 3.2m in wall height from the lower of the natural or finished ground level</p> <p>B. exceed 8m in length</p> <p>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</p> <p>D. encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.</p>
Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <p>(a) no less than:</p> <p>(b) in all other cases (i.e., there is a blank field), then:</p> <p>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm</p> <p>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level</p> <p>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.</p>
Rear Boundary Setback	
<p>PO 9.1</p>	<p>DTS/DPF 9.1</p>

Buildings are set back from rear boundaries to provide:	Other than in relation to an access lane way, buildings are set back from the rear boundary at least:
<ul style="list-style-type: none"> <li>(a) separation between buildings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>(a) 4m for the first building level</li> <li>(b) 6m for any second building level.</li> </ul>
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way):
	<ul style="list-style-type: none"> <li>(a) are set back at least 0.5m behind the building line of the associated dwelling</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.</li> </ul>
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.



<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> </ul>	<p>None specified.</p>

<ul style="list-style-type: none"> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.  In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:  (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i>  (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Hazards (Flooding – General) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and

entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	buildings used for animal keeping incorporate a finished ground and floor level not less than:  In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
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## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Heritage Adjacency Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development which in the opinion of the relevant authority materially affects the context within which the <b>State Heritage Place</b> is situated.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the

Planning,  
Development  
and  
Infrastructure  
(General)  
Regulations  
2017 applies.

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those	DTS/DPF 2.5 None are applicable.

within the historic area.	
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

## Historic Area Statements

Statement#	Statement		
Historic Areas affecting City of Norwood, Payneham and St Peters			
	<p><b>College Park Historic Area Statement (NPSP1)</b></p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p>		
	<table><tr><td>Eras, themes and context</td><td>Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.</td></tr></table>	Eras, themes and context	Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.
	Eras, themes and context	Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.	
<table><tr><td>Allotments, subdivision and built form patterns</td><td>Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.</td></tr></table>	Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.	
Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.		



Statement#	Statement	
NPSP1	Architectural styles, detailing and built form features	<p>Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.</p> <p>The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or dressed and coursed sandstone. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.</p>
	Building height	Single storey, two storey in some locations.
	Materials	<p>External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.</p> <p>Traditional colours and materials.</p>
	Fencing	<p>Low, open front fencing (including secondary streets to the main façade of building) associated with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.</p> <p>Timber picket, timber dowelling, masonry and cast iron palisade, or</p> <p>corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.</p> <p>Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials.</p>
	Setting, landscaping, streetscape and public realm features	<p>Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles.</p> <p>Open landscape character to front garden, which enhances dwelling and streetscape quality.</p> <p>Wide streets lined with mature trees.</p>
	Representative Buildings	Identified - refer to SA planning database.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is:  (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (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.

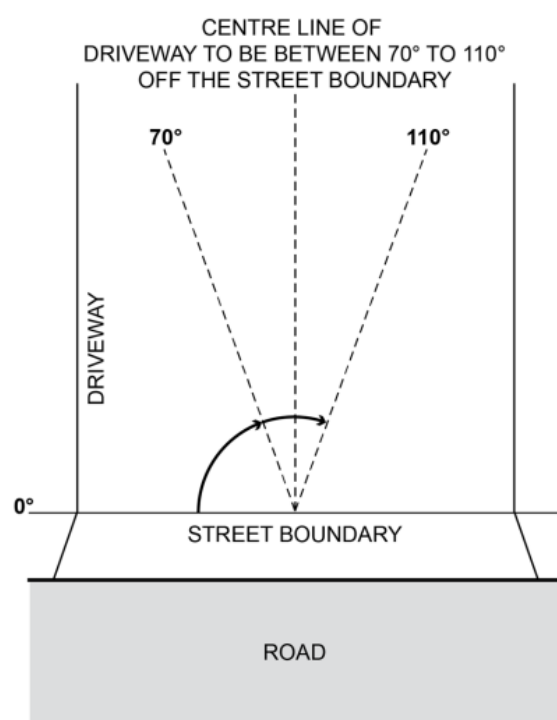
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	All Development
	Earthworks and sloping land

PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following:  (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):  (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):  (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied:  (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace

	<p>or</p> <p>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:</p> <p>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>								
All residential development									
Outlook and Amenity									
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>								
Residential Development - Low Rise									
External appearance									
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>								
Private Open Space									
<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>								
<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>								
Landscaping									
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <p>(a) minimise heat absorption and reflection</p> <p>(b) contribute shade and shelter</p> <p>(c) provide for stormwater infiltration and biodiversity</p> <p>(d) enhance the appearance of land and streetscapes.</p>	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <p>(a) a total area for the entire development site, including any common property, as determined by the following table:</p> <table> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th><th>Minimum percentage of site</th></tr> <tr> <td>&lt;150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>&gt;200-450</td><td>20%</td></tr> </table>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%
Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site								
<150	10%								
150-200	15%								
>200-450	20%								

		>450	25%
	(b)	at least 30% of any land between the primary street boundary and the primary building line.	
Car parking, access and manoeuvrability			
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):  (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m  (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.		
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have:  (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.		
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b):  (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site  (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.		
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b):  (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land  (b) where newly proposed, is set back:		

	<ul style="list-style-type: none"> <li>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</li> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</li> <li>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</li> </ul>  <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">DRIVEWAY</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> <ul style="list-style-type: none"> <li>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</li> </ul>
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> </ul>



	<ul style="list-style-type: none"> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</li> <li>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</li> </ul>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m <sup>2</sup> : 24m <sup>2</sup> located behind the building line. (b) Site area ≥ 301m <sup>2</sup> : 60m <sup>2</sup> located behind the building line.  Minimum directly accessible from a living room: 16m <sup>2</sup> / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m <sup>2</sup> , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

## Interface between Land Uses

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in:  a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land

<p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space or</p> <p>ii. 35m<sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

## Transport, Access and Parking

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <p>(a) availability of on-street car parking</p> <p>(b) shared use of other parking areas</p> <p>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared</p> <p>(d) the adaptive reuse of a State or Local Heritage Place.</p>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <p>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area</p> <p>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</p> <p>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</p>

## Corner Cut-Offs

PO 10.1

Development is located and designed to ensure drivers can safely turn into and out of public road junctions.

DTS/DPF 10.1

Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

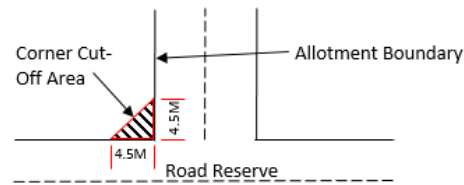


Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>

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

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

Address: 9 MARLBOROUGH ST COLLEGE PARK SA 5069

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



### Property Zoning Details

#### Zone

Established Neighbourhood

#### Overlay

Airport Building Heights (Regulated) (*All structures over 110 metres*)  
 Historic Area (*NPSP1*)  
 Heritage Adjacency  
 Hazards (Flooding - General)  
 Prescribed Wells Area  
 Regulated and Significant Tree  
 Stormwater Management  
 Traffic Generating Development  
 Urban Tree Canopy

#### Local Variation (TNV)

Minimum Site Area (*Minimum site area for a detached dwelling is 900 sqm*)  
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)  
 Site Coverage (*Maximum site coverage is 40 per cent*)

### Selected Development(s)

Verandah

**This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development**

Verandah - Code Assessed - Performance Assessed

## Part 2 - Zones and Sub Zones



## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Site coverage			
PO 3.1  Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1  Development does not result in site coverage exceeding: <table><tr><th>Site Coverage</th></tr><tr><td>Maximum site coverage is 40 per cent</td></tr></table> In instances where:  <div><div>(a)</div><div>no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</div></div> <div><div>(b)</div><div>more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</div></div>	Site Coverage	Maximum site coverage is 40 per cent
Site Coverage			
Maximum site coverage is 40 per cent			
Ancillary buildings and structures			
PO 11.1  Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 11.1  Ancillary buildings and structures:  <div><div>(a)</div><div>are ancillary to a dwelling erected on the same site</div></div> <div><div>(b)</div><div>have a floor area not exceeding 60m<sup>2</sup></div></div> <div><div>(c)</div><div>are constructed, added to or altered so that they are situated at least<div><div>(i)</div><div>500mm behind the building line of the dwelling to which they are ancillary</div></div>or<div><div>(ii)</div><div>900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div></div> <div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div></div></div>		

	<p>(ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td>&lt;150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>&gt;450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 11.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 11.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p>										

	(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.						
<p>PO 11.3</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p>	<p>DTS/DPF 11.3</p> <p>Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are ancillary and subordinate to an existing non-residential use on the same site</li> <li>(b) have a floor area not exceeding the following: <table border="1"> <tr> <th>Allotment size</th><th>Floor area</th></tr> <tr> <td>≤500m<sup>2</sup></td><td>60m<sup>2</sup></td></tr> <tr> <td>&gt;500m<sup>2</sup></td><td>80m<sup>2</sup></td></tr> </table> </li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the main building to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> <li>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> </li> <li>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</li> <li>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</li> <li>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</li> </ul>	Allotment size	Floor area	≤500m <sup>2</sup>	60m <sup>2</sup>	>500m <sup>2</sup>	80m <sup>2</sup>
Allotment size	Floor area						
≤500m <sup>2</sup>	60m <sup>2</sup>						
>500m <sup>2</sup>	80m <sup>2</sup>						

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

## Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	Except development that: <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:               <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
4. Any development involving any of the following (or of any combination of any of the following):	Except development that:

<ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
<p>7. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.  In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

#### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:	The airport-operator	To provide expert	Development of a class



<p>(a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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## Hazards (Flooding – General) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
<p>PO 2.1</p> <p>Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 2.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than:</p> <p>In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.</p>

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Heritage Adjacency Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development which in the opinion of the relevant authority materially affects the context within which the <b>State Heritage Place</b> is situated.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration,

streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.

PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

## Historic Area Statements

Statement#	Statement	
Historic Areas affecting City of Norwood, Payneham and St Peters		
NPSP1	<b>College Park Historic Area Statement (NPSP1)</b>  The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.  These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.  The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.	
	Eras, themes and context	Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.
	Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.
	Architectural styles, detailing and built form features	Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.  The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or dressed and coursed sandstone. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.
	Building height	Single storey, two storey in some locations.
	Materials	External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.  Traditional colours and materials.
	Fencing	Low, open front fencing (including secondary streets to the main facade of building) associated

Statement#	Statement	
		<p>with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.</p> <p>Timber picket, timber dowelling, masonry and cast iron palisade, or</p> <p>corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.</p> <p>Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials.</p>
	Setting, landscaping, streetscape and public realm features	<p>Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles.</p> <p>Open landscape character to front garden, which enhances dwelling and streetscape quality.</p> <p>Wide streets lined with mature trees.</p>
	Representative Buildings	Identified - refer to SA planning database.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.
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## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	<p>DTS/DPF 8.1 Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)



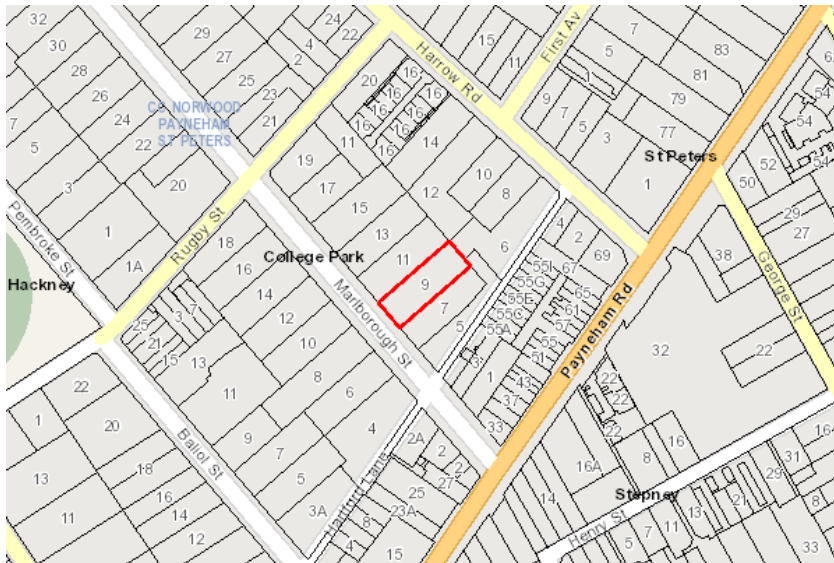
Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

**Address:** 9 MARLBOROUGH ST COLLEGE PARK SA 5069

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



### Property Zoning Details

#### Zone

Established Neighbourhood

#### Overlay

Airport Building Heights (Regulated) (*All structures over 110 metres*)  
 Historic Area (*NPSP1*)  
 Heritage Adjacency  
 Hazards (Flooding - General)  
 Prescribed Wells Area  
 Regulated and Significant Tree  
 Stormwater Management  
 Traffic Generating Development  
 Urban Tree Canopy

#### Local Variation (TNV)

Minimum Site Area (*Minimum site area for a detached dwelling is 900 sqm*)  
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)  
 Site Coverage (*Maximum site coverage is 40 per cent*)

Demolition - Code Assessed - Performance Assessed

## Part 2 - Zones and Sub Zones

### Established Neighbourhood Zone

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

#### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	Except development that: <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</li> </ul>

	<ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> </ul>	None specified.

(r) verandah (s) water tank.	
6. Demolition.	Except any of the following: <ol style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ol>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Historic Area Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:	DTS/DPF 7.1 None are applicable.

<p>(a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or</p> <p>(b) the structural integrity or safe condition of the original building is beyond reasonable repair.</p>	
<p>PO 7.2</p> <p>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
Ruins	
<p>PO 8.1</p> <p>Development conserves and complements features and ruins associated with former activities of significance.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>

## Historic Area Statements

Statement#	Statement						
<b>Historic Areas affecting City of Norwood, Payneham and St Peters</b>							
	<p><b>College Park Historic Area Statement (NPSP1)</b></p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table> <tr> <td>Eras, themes and context</td><td>Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.</td></tr> <tr> <td>Allotments, subdivision and built form patterns</td><td>Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.</td></tr> <tr> <td>Architectural styles, detailing and built form features</td><td>Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.  The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or</td></tr> </table>	Eras, themes and context	Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.	Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.	Architectural styles, detailing and built form features	Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.  The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or
Eras, themes and context	Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.						
Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.						
Architectural styles, detailing and built form features	Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.  The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or						



Statement#	Statement	
NPSP1		dressed and coursed sandstone. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.
	Building height	Single storey, two storey in some locations.
	Materials	External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.  Traditional colours and materials.
	Fencing	Low, open front fencing (including secondary streets to the main façade of building) associated with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.  Timber picket, timber dowelling, masonry and cast iron palisade, or  corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.  Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials.
	Setting, landscaping, streetscape and public realm features	Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles.  Open landscape character to front garden, which enhances dwelling and streetscape quality.  Wide streets lined with mature trees.
	Representative Buildings	Identified - refer to SA planning database.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Address: 9 MARLBOROUGH ST COLLEGE PARK SA 5069

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (All structures over 110 metres)
- Historic Area (NPSP1)
- Heritage Adjacency
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Site Area (Minimum site area for a detached dwelling is 900 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)
- Site Coverage (Maximum site coverage is 40 per cent)

Selected Development(s)

Fence

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Fence - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

#### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>

<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> </ul>	<p>None specified.</p>

<ul style="list-style-type: none"> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.

In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:  (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i>  (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Heritage Adjacency Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory
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			Reference
Development which in the opinion of the relevant authority materially affects the context within which the <b>State Heritage Place</b> is situated.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Ancillary development	
PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.	DTS/DPF 4.4 None are applicable.

## Historic Area Statements

Statement#	Statement
	Historic Areas affecting City of Norwood, Payneham and St Peters

Statement#	Statement		
NPSP1	<b>College Park Historic Area Statement (NPSP1)</b>  The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.  These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.  The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.		
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	<table><tr><td>Allotments, subdivision and built form patterns</td><td>Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.</td></tr></table>	Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.
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	<table><tr><td>Building height</td><td>Single storey, two storey in some locations.</td></tr></table>	Building height	Single storey, two storey in some locations.
Building height	Single storey, two storey in some locations.		
<table><tr><td>Materials</td><td>External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.  Traditional colours and materials.</td></tr></table>	Materials	External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.  Traditional colours and materials.	
Materials	External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.  Traditional colours and materials.		
<table><tr><td>Fencing</td><td>Low, open front fencing (including secondary streets to the main façade of building) associated with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.  Timber picket, timber dowelling, masonry and cast iron palisade, or  corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.  Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials.</td></tr></table>	Fencing	Low, open front fencing (including secondary streets to the main façade of building) associated with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.  Timber picket, timber dowelling, masonry and cast iron palisade, or  corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.  Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials.	
Fencing	Low, open front fencing (including secondary streets to the main façade of building) associated with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.  Timber picket, timber dowelling, masonry and cast iron palisade, or  corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.  Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials.		
<table><tr><td>Setting, landscaping, streetscape and public realm features</td><td>Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles.  Open landscape character to front garden, which enhances dwelling and streetscape quality.  Wide streets lined with mature trees.</td></tr></table>	Setting, landscaping, streetscape and public realm features	Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles.  Open landscape character to front garden, which enhances dwelling and streetscape quality.  Wide streets lined with mature trees.	
Setting, landscaping, streetscape and public realm features	Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles.  Open landscape character to front garden, which enhances dwelling and streetscape quality.  Wide streets lined with mature trees.		

Statement#	Statement	
	Representative Buildings	Identified - refer to SA planning database.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

### Design in Urban Areas

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.

## Transport, Access and Parking

### Assessment Provisions (AP)

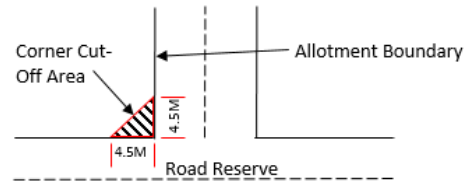
Desired Outcome (DO)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Sightlines	
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off

Area in the following diagram:



Address: 9 MARLBOROUGH ST COLLEGE PARK SA 5069

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



### Property Zoning Details

#### Zone

Established Neighbourhood

#### Overlay

Airport Building Heights (Regulated) (*All structures over 110 metres*)  
 Historic Area (*NPSP1*)  
 Heritage Adjacency  
 Hazards (Flooding - General)  
 Prescribed Wells Area  
 Regulated and Significant Tree  
 Stormwater Management  
 Traffic Generating Development  
 Urban Tree Canopy

#### Local Variation (TNV)

Minimum Site Area (*Minimum site area for a detached dwelling is 900 sqm*)  
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)  
 Site Coverage (*Maximum site coverage is 40 per cent*)

### Selected Development(s)

Retaining wall

**This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development**

Retaining wall - Code Assessed - Performance Assessed

## Part 2 - Zones and Sub Zones



## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

#### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>

<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> </ul>	<p>None specified.</p>

<ul style="list-style-type: none"> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Historic Area Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.

Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.

## Historic Area Statements

Statement#	Statement	
Historic Areas affecting City of Norwood, Payneham and St Peters		
NPSP1	<b>College Park Historic Area Statement (NPSP1)</b>  The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.  These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.  The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.	
	Eras, themes and context	Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.
	Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.
	Architectural styles, detailing and built form features	Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.  The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or dressed and coursed sandstone. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.
	Building height	Single storey, two storey in some locations.
	Materials	External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.  Traditional colours and materials.
	Fencing	Low, open front fencing (including secondary streets to the main façade of building) associated with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.

Statement#	Statement	
		<p>Timber picket, timber dowelling, masonry and cast iron palisade, or</p> <p>corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.</p> <p>Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials.</p>
	Setting, landscaping, streetscape and public realm features	<p>Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles.</p> <p>Open landscape character to front garden, which enhances dwelling and streetscape quality.</p> <p>Wide streets lined with mature trees.</p>
	Representative Buildings	Identified - refer to SA planning database.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Part 4 - General Development Policies

### Design in Urban Areas

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> </ul>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.



Address: 9 MARLBOROUGH ST COLLEGE PARK SA 5069

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (All structures over 110 metres)
- Historic Area (NPSP1)
- Heritage Adjacency
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Site Area (Minimum site area for a detached dwelling is 900 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)
- Site Coverage (Maximum site coverage is 40 per cent)

Selected Development(s)

Carport

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Carport - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table><tr><th>Site Coverage</th></tr><tr><td>Maximum site coverage is 40 per cent</td></tr></table> <p>In instances where:</p> <ul style="list-style-type: none"><li>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</li><li>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</li></ul>	Site Coverage	Maximum site coverage is 40 per cent
Site Coverage			
Maximum site coverage is 40 per cent			
Ancillary buildings and structures			
<p>PO 11.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 11.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"><li>(a) are ancillary to a dwelling erected on the same site</li><li>(b) have a floor area not exceeding 60m<sup>2</sup></li><li>(c) are constructed, added to or altered so that they are situated at least<ul style="list-style-type: none"><li>(i) 500mm behind the building line of the dwelling to which they are ancillary or</li><li>(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li></ul></li><li>(d) in the case of a garage or carport, the garage or carport:<ul style="list-style-type: none"><li>(i) is set back at least 5.5m from the boundary of the primary street</li></ul></li></ul>		

- (ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:
  - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
  - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
- (i) a total area as determined by the following table:
 

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%
- (ii) the amount of existing soft landscaping prior to the development occurring.

PO 11.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 11.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

	(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.						
<p>PO 11.3</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p>	<p>DTS/DPF 11.3</p> <p>Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are ancillary and subordinate to an existing non-residential use on the same site</li> <li>(b) have a floor area not exceeding the following: <table border="1"> <tr> <th>Allotment size</th><th>Floor area</th></tr> <tr> <td>≤500m<sup>2</sup></td><td>60m<sup>2</sup></td></tr> <tr> <td>&gt;500m<sup>2</sup></td><td>80m<sup>2</sup></td></tr> </table> </li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the main building to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> <li>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> </li> <li>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</li> <li>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</li> <li>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</li> </ul>	Allotment size	Floor area	≤500m <sup>2</sup>	60m <sup>2</sup>	>500m <sup>2</sup>	80m <sup>2</sup>
Allotment size	Floor area						
≤500m <sup>2</sup>	60m <sup>2</sup>						
>500m <sup>2</sup>	80m <sup>2</sup>						

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

## Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	Except development that: <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:               <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
4. Any development involving any of the following (or of any combination of any of the following):	Except development that:

<ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
<p>7. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>



**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.  In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

#### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:	The airport-operator	To provide expert	Development of a class

<p>(a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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## Heritage Adjacency Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
<p>PO 1.1</p> <p>Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Development which in the opinion of the relevant authority materially affects the context within which the <b>State Heritage Place</b> is situated.</p>	<p>Minister responsible for the administration of the <i>Heritage Places Act 1993</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.</p>	<p>Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Ancillary development	
PO 4.1	DTS/DPF 4.1

Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

## Historic Area Statements

Statement#	Statement		
Historic Areas affecting City of Norwood, Payneham and St Peters			
	<b>College Park Historic Area Statement (NPSP1)</b>  The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.  These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.  The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.		
	<table><tr><td>Eras, themes and context</td><td>Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.</td></tr></table>	Eras, themes and context	Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.
	Eras, themes and context	Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings.	
	<table><tr><td>Allotments, subdivision and built form patterns</td><td>Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.</td></tr></table>	Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.
	Allotments, subdivision and built form patterns	Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.  Side and rear setbacks providing large separation distances between dwellings.	
<table><tr><td>Architectural styles.</td><td>Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.</td></tr></table>	Architectural styles.	Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.	
Architectural styles.	Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.		

Statement#	Statement	
NPSP1	detailing and built form features	The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or dressed and coursed sandstone. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.
	Building height	Single storey, two storey in some locations.
	Materials	External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.  Traditional colours and materials.
	Fencing	Low, open front fencing (including secondary streets to the main façade of building) associated with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.  Timber picket, timber dowelling, masonry and cast iron palisade, or  corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.  Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials.
	Setting, landscaping, streetscape and public realm features	Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles.  Open landscape character to front garden, which enhances dwelling and streetscape quality.  Wide streets lined with mature trees.
	Representative Buildings	Identified - refer to SA planning database.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is:  (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (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.

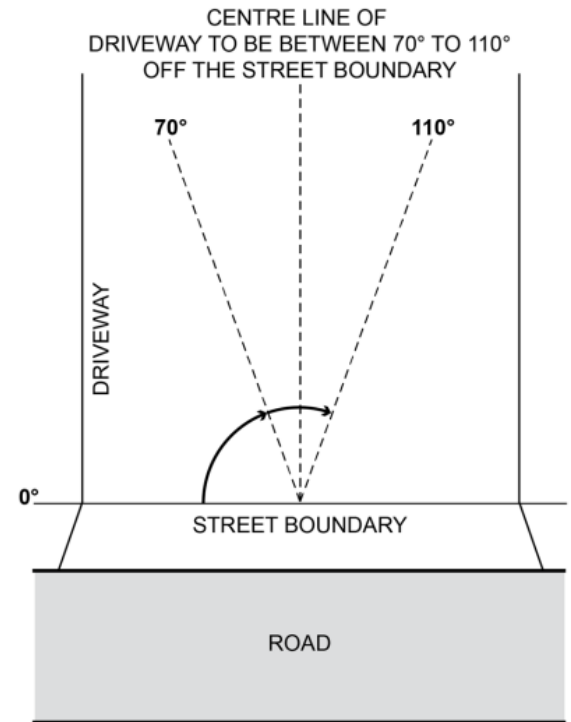
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access	DTS/DPF 8.1 Development does not involve any of the following:



tracks, minimises the need for earthworks to limit disturbance to natural topography.	<ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
Residential Development - Low Rise	
Car parking, access and manoeuvrability	
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site</li> <li>(b) sites with a frontage to a public road greater than 10m:</li> </ul>

	<ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.</li> </ul>
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</li> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</li> <li>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</li> </ul>



- (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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



Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.





DRAWING INDEX		
DRAWING No.	DRAWING NAME	REVISION
23046 PL1	PROPOSED SITE / FLOOR PLAN	G
23046 PL2	INDICATIVE LEVELS PLAN	E
23046 PL3	PROPOSED DEMOLITION PLAN	-
23046 PL4	PROPOSED EXTERNAL ELEVATIONS	G
23046 PL5	PRELIMINARY ROOF PLAN	C
23046 PL6	MATERIAL SELECTIONS	C
23046 PL7	STYLE BOARD	-
23046 PL8	COMBINED FENCE & RETAINING WALL ELEVATIONS	A

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23046 PL7	STYLE BOARD	-
23046 PL8	COMBINED FENCE & RETAINING WALL ELEVATIONS	A

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Residential   Commercial   Industrial			
PROJECT <b>PROPOSED ALTERATIONS          &amp; ADDITIONS AT 9          MARLBOROUGH STREET          COLLEGE PARK</b>			
CLIENT <b>KIMBERLEY AND DREW          MOFFA</b>			
TITLE <b>DRAWING INDEX</b>			
SCALES <b>NOT TO SCALE</b>		DRAWN <b>SO</b>	
DATE <b>© DEC. 2023</b>		JOB NO. <b>23046</b>	
		SHEET NO. <b>REV</b>	
<b>DRAWING INDEX</b>		<b>REV</b>	
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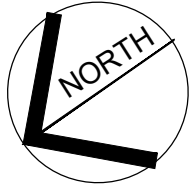
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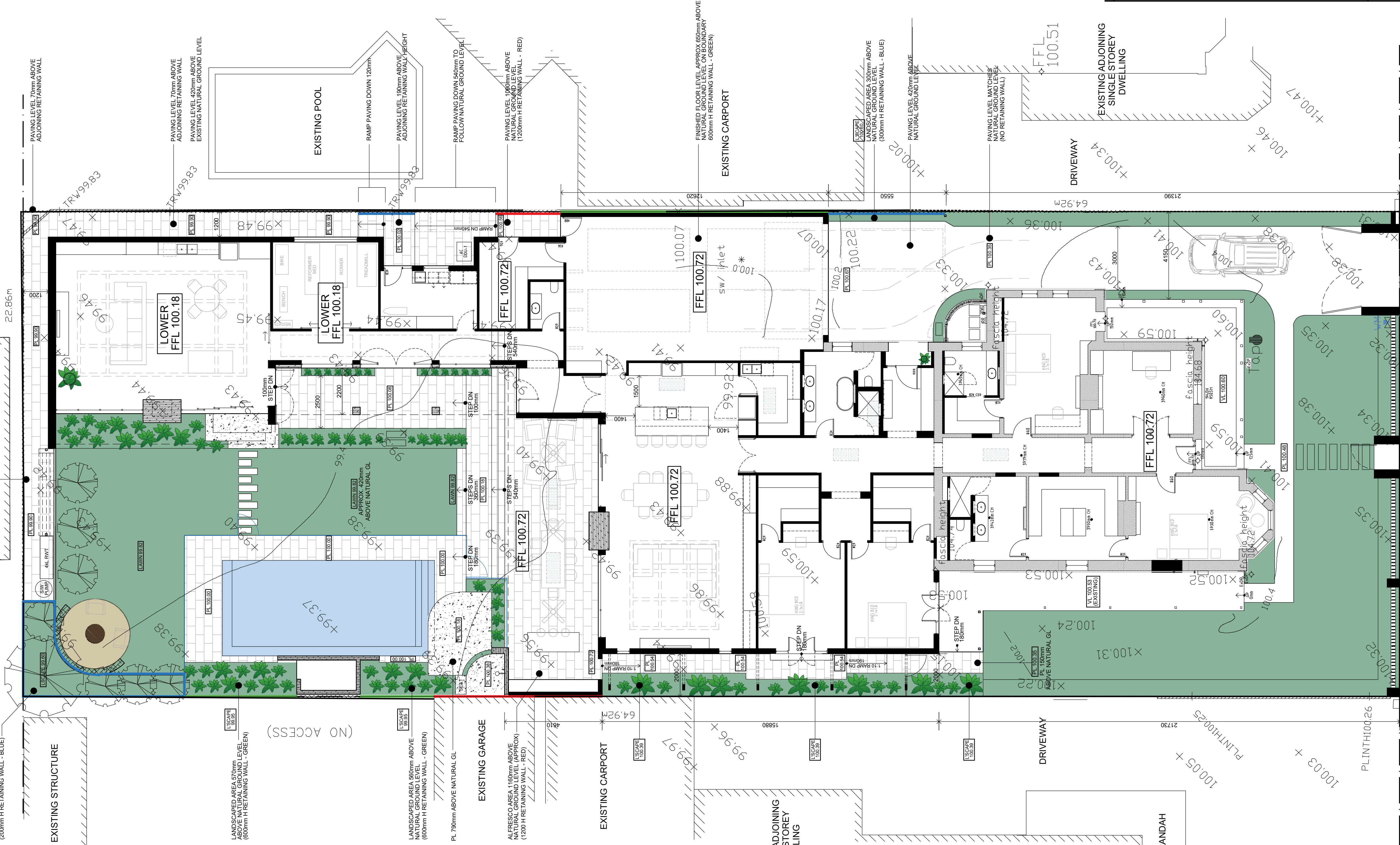




CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN SHALL TAKE PREFERENCE OVER SCALED DRAWINGS.



- PROPOSED RETAINING WALLS**
- Proposed concrete sleeper retaining walls
  - Proposed concrete retaining walls and rail boundaries, shown thus:
  - Refer future Engineer's Civil documentation for details.
- UP TO 300mm H RETAINING WALL
  - UP TO 600mm H RETAINING WALL
  - UP TO 900mm H RETAINING WALL
  - UP TO 1200mm H RETAINING WALL



INDICATIVE LEVELS PLAN  
SCALE 1:100

Attachment 1

4.7.2024 'E' Minor amendments to reflect proposed civil documentation, including amended survey contour plan, 28.5.2024 'C' Soft Landscaped areas amended as per Council requests, 28.5.2024 'A' Amendments to external paving and landscaping levels, following discussions with Builder.

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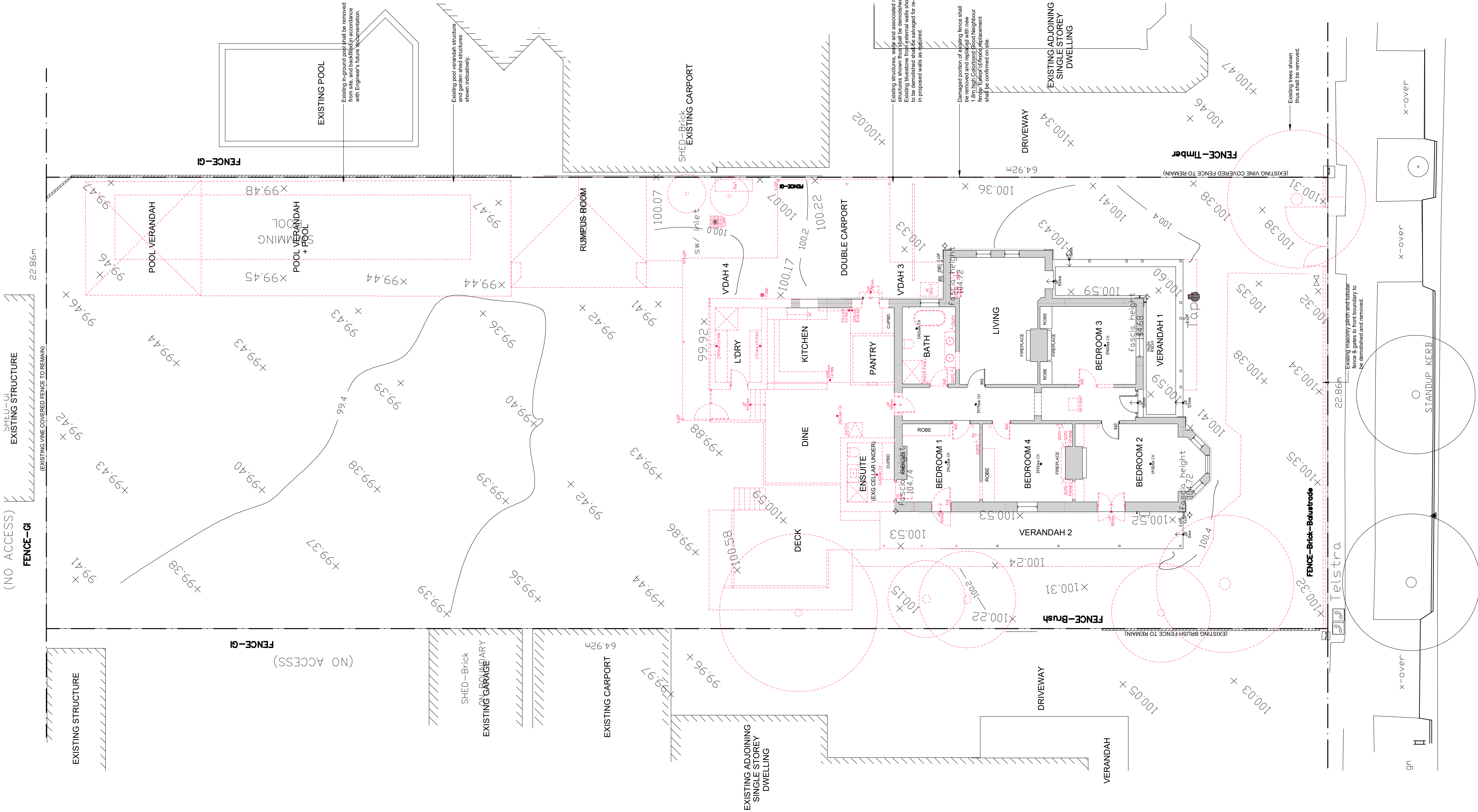
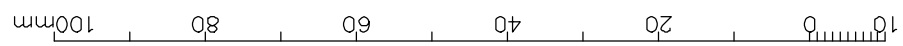
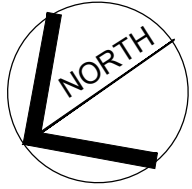
Ph: (08) 8410 7377  
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PROJECT		Residential   Commercial   Industrial	
PROPOSED ALTERATIONS & ADDITIONS AT 9 MARLBOROUGH STREET COLLEGE PARK			
CLIENT		KIMBERLEY & ANDREW MOFFA	
TITLE		INDICATIVE LEVELS PLAN	

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Attachment 1



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PROJECT  
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PROPOSED ALTERATIONS  
& ADDITIONS AT 9  
MARLBOROUGH STREET  
COLLEGE PARK

CLIENT  
KIMBERLEY & ANDREW  
MOFFA

TITLE  
PROPOSED  
DEMOLITION PLAN

SCALE	1:100 U.N.O.	SO
DATE	DEC. 2023	23046
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		of 8

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Attachment 1

PROPOSED FRONT ELEVATION (SOUTH WEST)

SCALE 1:100  
PROPOSED FRONT FENCE NOT SHOWN FOR CLARITY

PROPOSED FRONT FENCE ELEVATION (SOUTH WEST)

SCALE 1:100

FENCE SECTION A-A

SCALE 1:50

PROPOSED GARAGE FRONT ELEVATION (SOUTH WEST)

SCALE 1:100

PROPOSED SIDE ELEVATION (SOUTH EAST)

SCALE 1:100

PROPOSED SIDE ELEVATION (NORTH WEST)

SCALE 1:100

PROPOSED REAR ELEVATION (NORTH EAST)

SCALE 1:100

PROPOSED REAR ELEVATION (NORTH EAST)

POOL PAVILION NOT SHOWN, FOR CLARITY  
SCALE 1:100

FINISHES LEGEND:

- (LB) LONGLINE BRICKWORK - WHITE  
(SS) STANDING SEAM ROOF CLADDING - COLORBOND 'WOODLAND GREY'  
(PB) PAINTED BRICKWORK - STANDARD BRICKWORK - OFF WHITE  
(CO) CUSTOM ORB ROOF CLADDING - COLORBOND 'WOODLAND GREY'  
(AX) AXON VERTICAL WALL CLADDING - PAINTED  
(TX) TEXTURE COATED MASONRY

PLANNING DRAWINGS  
FOR PLANNING ASSESSMENT  
NOT FOR CONSTRUCTION

26.9.2024 'G' Dimensions and details of BBQ wall and Pool Equipment Room shown on elevations.  
6.8.2024 'F' Minor amendments to South West and North West Elevation as per Heritage Advisor feedback.  
4.7.2024 'E' Minor amendments to reflect proposed Civil documentation.  
29.5.2024 'D' Horizontal bars removed from new windows & doors as per client requests.  
Rear roof colour amended from Colorbond Monument to Woodland Grey as per Council requests.  
25.3.2024 'C' Terrace roof amended + Alfresco piers removed.  
13.3.2024 'B' Amendments to external paving and landscaping levels, following discussions with Builder.  
23.2.2024 'A' Proposed Front Fence elevation added.

AMENDMENTS

**tiaconsulting**  
Building Design | Construction | Project Management

Ph: (08) 8410 7377  
Fax: (08) 8410 7388  
Email: info@tiaconsulting.com.au  
Level 2, 12 - 24 Gilles Street,  
Adelaide South Australia 5000

www.tiaconsulting.com.au  
ACN-093 560 591 | BLD 166 100  
Since 1984

PROPOSED ALTERATIONS  
& ADDITIONS AT 9  
MARLBOROUGH STREET  
COLLEGE PARK

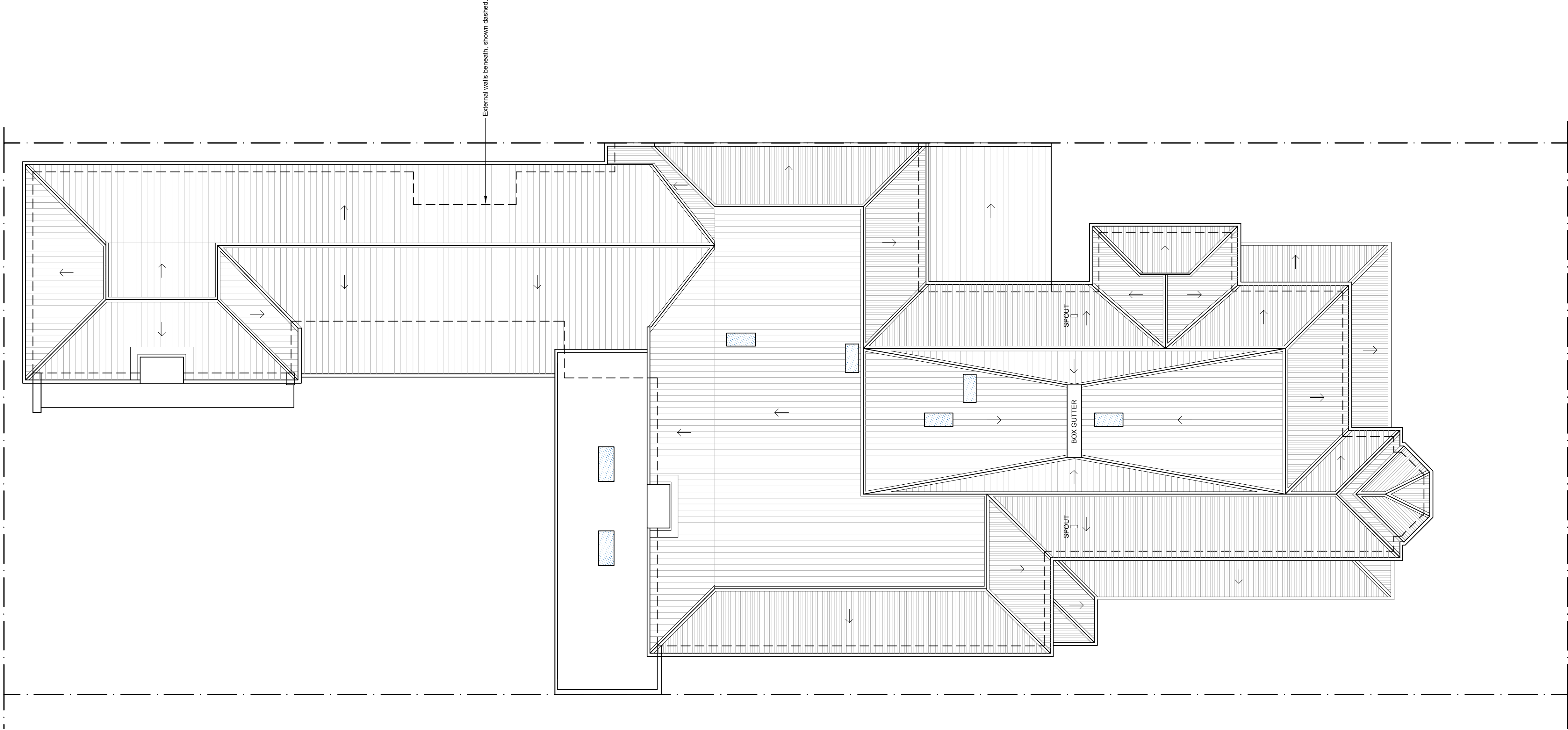
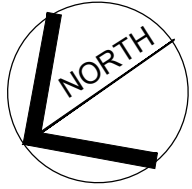
CLIENT  
KIMBERLEY & ANDREW  
MOFFA  
TITLE  
PROPOSED EXTERNAL  
ELEVATIONS

SCALES 1:100 U.N.O.	DRAWN SO	SIZE A1
DATE © DEC.2023	JOB NO. 23046	SHEET NO. REV.
23046 PL4	of 8	G

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External walls beneath, shown dashed.

Attachment 1

6.9.2024 (C) Minor amendments to Roof Plan as per Heritage Advisor feedback.  
18.6.2024 (B) Minor amendments to roof plan to reflect floor plans.  
25.3.2024 (A) Terrace roof amended + Alfresco plans removed.  
REVISIONS



**TIA CONSULTING**  
Building Design | Construction | Project Management

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Residential | Commercial | Industrial

PROJECT  
**PROPOSED ALTERATIONS  
& ADDITIONS AT 9  
MARLBOROUGH STREET  
COLLEGE PARK**

CLIENT  
**KIMBERLEY & ANDREW  
MOFFA**  
TITLE  
**PRELIMINARY ROOF PLAN**

SCALE:	1:100 U.N.O.	DRAWN	SO
DATE	© DEC. 2023	REVISIONS	23046
		SHEET NO.	A1
		SHEET NO.	23046 PL5 of 8
		SET	C

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**PRELIMINARY ROOF PLAN**  
SCALE 1:100

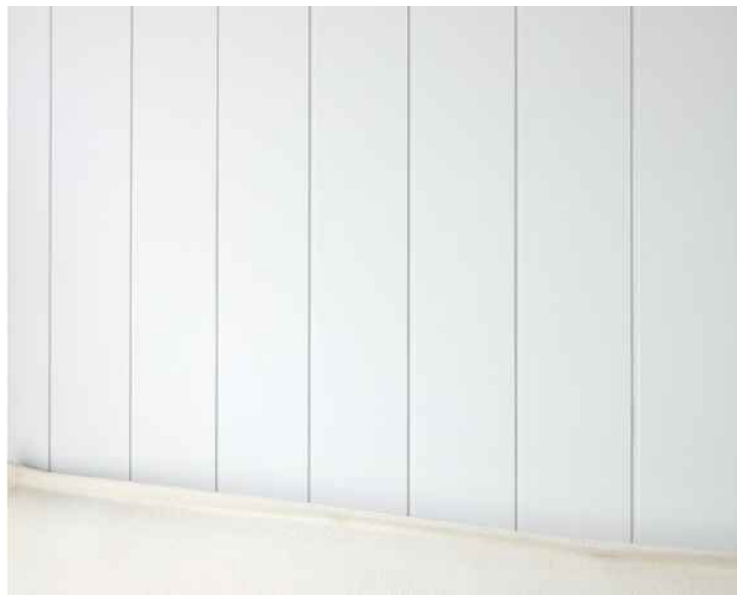
PLANNING DRAWINGS  
FOR PLANNING ASSESSMENT  
NOT FOR CONSTRUCTION

100mm 80 60 40 20 0










Attachment 1



CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS.

AMENDMENTS

  
**TIA CONSULTING**  
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PROJECT

PROPOSED ALTERATIONS  
& ADDITIONS AT 9  
MARLBOROUGH STREET  
COLLEGE PARK

CLIENT

KIMBERLEY & ANDREW  
MOFFA

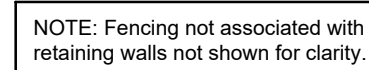
TITLE

STYLE BOARD

SCALE	1:100 U.N.O.	DRAWN	SO	SIZE	A1
DATE	© DEC.2023	JOB NO.	23046	SHEET NO.	REV.
23046 PL7		of 8		-	

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## ENDMENTS



**Building Design | Construction | Project Management**

**Ph: (08) 8410 7377**  
Fax: (08) 8410 7388

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Accidental • Commercial • Industrial

# PROPOSED ALTERATIONS & ADDITIONS AT 9 MARLBOROUGH STREET COLLEGE PARK

KIMBERLEY & ANDREW  
MOFFA

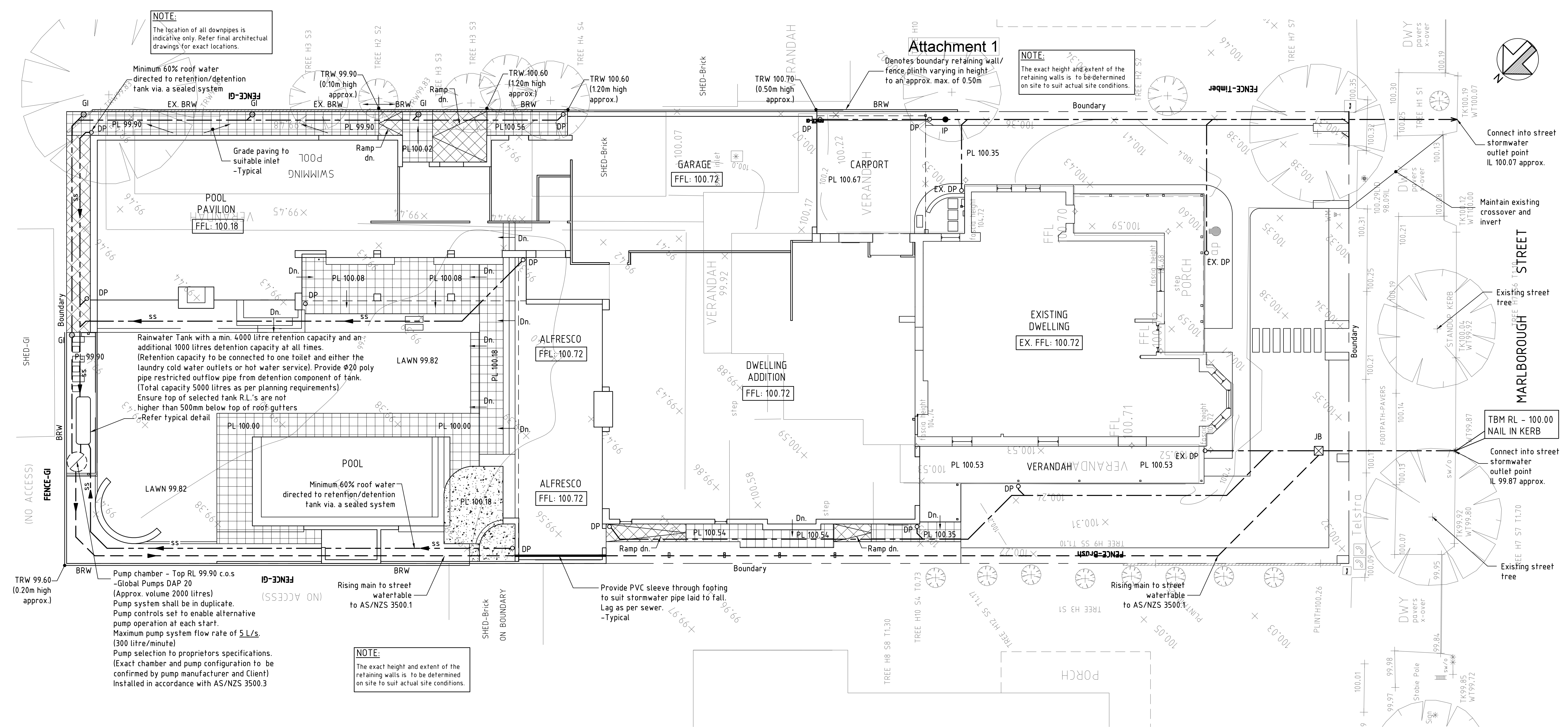
## COMBINED FENCE & RETAINING WALL ELEVATIONS

SALES 1:100 U.N.O.	DRAWN SO	
DATE © DEC.2023	JOB NO. 23046	SIZE A1
SHEET NO. 23046 PL8 of 8		REV. A

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PLANNING DRAWINGS  
FOR PLANNING ASSESSMENT  
NOT FOR CONSTRUCTION





				SHEET TITLE	SITE & DRAINAGE PLAN	CLIENT	Kimberley & Andrew Moffa	LELIO BIBBO CONSULTING ENGINEERS PTY LTD ABN 80 752 110 403	DESIGN	NP	DATE	26.06.24			
									SITE	9 Marlborough Street COLLEGE PARK	Civil - Structural - Soil Testing Tenancy 4, Ground Floor, 345 King William Street Phone 8212 7966 Email <a href="mailto:engineering@leliobibbo.com.au">engineering@leliobibbo.com.au</a>	DRAWN	NP	SCALE	1:100@A1
												REF. NO	240555	SHEET NO	B C1
B	Rainwater tank relocated.			8.07.24	NP										
A	Issued for planning approval.			4.07.24	NP										
NO	AMENDMENT			DATE	INITIAL										



**PUMP CHAMBER SIZING**

**DATE:** 21 August 2024

**SITE:** 9 Marlborough Street  
COLLEGE PARK

**CLIENT:** Tia Consulting

**REFERENCE NO:** 240555



Pump System Capacity

Sump and pump calculations to be provided ascertaining that the system provide a 1% AEP storage.

- Site Areas Contributing

- New areas of dwelling roof (rear area) =  $330\text{m}^2$   $C=1.0$

- New paved areas =  $100\text{m}^2$   $C=0.9$

- Garden / Landscaping areas =  $160\text{m}^2$   $C=0.1$

(NOTE: Existing dwelling roof & paved areas at the front of the site do not contribute)

- Required Storage Volume to be provided in below ground pump chamber = 5.718 KL - Global Water Drain Ace pump station (or similar approved) - Refer spreadsheet

- Pump system (by others) discharging at a max 6L/s to street invert

- Peak flow rate post development not to exceed peak flow rate in both 5yr (20% AEP) and 1% AEP

(NOTE: Flow rates for the rear portion site addition only)

Adopt  $C=0.35$  for existing portion of the site

(Some existing impervious surfaces)

Area of addition =  $1000\text{m}^2$  (rear)  $t_r = 10\text{mins}$

$$1\% \text{ AEP } Q_1 = \frac{1000 \times 0.35 \times 127}{3600} = 10.54\text{s}$$

$$20\% \text{ AEP } Q_{20} = \frac{1000 \times 0.35 \times 60}{3600} = 5.84\text{s}$$

A	B	C	New Roof			Perimeter Paving			Garden/Landscaping			E	F	G=(E-F)	H	I=(G*H)	J=max(I)
			C	A-rf	Q-rf	C	A-rf	Q-rf	C	A-rf	Q-rf						
Time	Time	I	n/a	m^2	l/s	n/a	m^2	l/s	n/a	m^2	l/s	Q-in=Total Q	Q-out	l/s	Storm Duration	Vol with	Max Vol
Period	min	mm/hr										l/s	l/s		s	6 l/s release (l)	with Detention
5min	5	173.00	1	330.00	15.86	0.9	100.00	4.33	0.1	160.00	0.77	20.95	6	14.95	300.00	4,485.67	5,718.00 litres
10min	10	126.00	1	330.00	11.55	0.9	100.00	3.15	0.1	160.00	0.56	15.26	6	9.26	600.00	5,556.00	
15min	15	102.00	1	330.00	9.35	0.9	100.00	2.55	0.1	160.00	0.45	12.35	6	6.35	900.00	5,718.00	
20min	20	86.30	1	330.00	7.91	0.9	100.00	2.16	0.1	160.00	0.38	10.45	6	4.45	1,200.00	5,342.27	
30min	30	67.60	1	330.00	6.20	0.9	100.00	1.69	0.1	160.00	0.30	8.19	6	2.19	1,800.00	3,936.80	
60min	60	43.30	1	330.00	3.97	0.9	100.00	1.08	0.1	160.00	0.19	5.24	6	-0.76	3,600.00	-2,721.20	
90min	90	32.90	1	330.00	3.02	0.9	100.00	0.82	0.1	160.00	0.15	3.98	6	-2.02	5,400.00	-10,883.40	
120min	120	27.00	1	330.00	2.48	0.9	100.00	0.68	0.1	160.00	0.12	3.27	6	-2.73	7,200.00	-19,656.00	

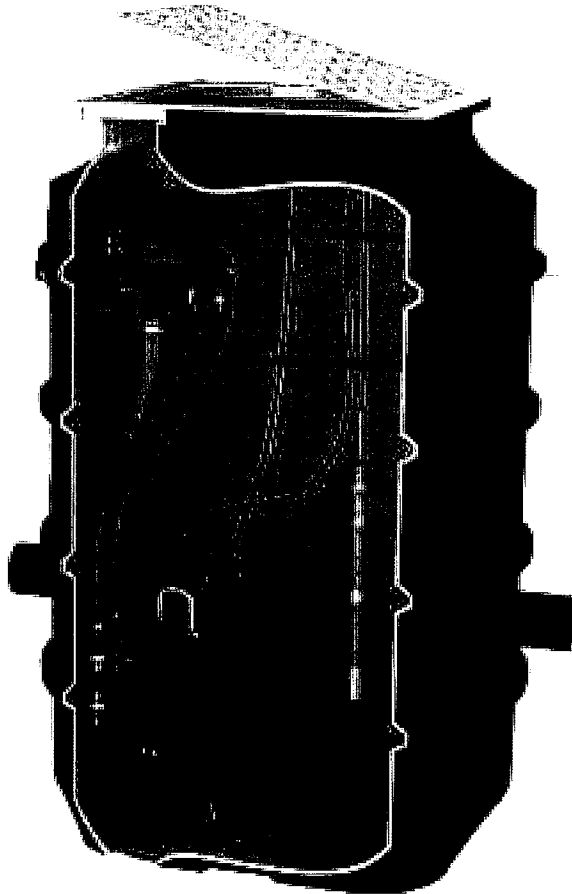
# Attachment 1

## DrainAce

### Polyethylene pump stations

## Attachment 1

DrainAce Polyethylene Pump Stations for sewer, effluent and stormwater combine a heavy duty polyethylene pit with a wide range of pumps to provide a prefabricated pumping station solution for many uses.



Polyethylene is a resilient light-weight material with excellent chemical resistance and is extremely strong. Holes can be simply cut on-site for inlet, vent and conduit penetrations.

A wide choice of cover options are available, including light duty hinged aluminium covers and light or heavy duty cast iron covers and hot dip galvanised grates.

The polyethylene pits can also be used as pH correction and buffer pits in trade waste treatment systems, holding tanks in tank farms and bunded areas, stormwater detention chambers, dump tanks in waste and wastewater treatment systems.

The Global Water GP range of submersible pumps provide a dependable solution for a wide range of domestic, commercial and industrial pumping applications.

Arranged in either single or twin configurations, units are available in automatic and manual versions, and are fitted with cutter or grinder mechanisms or sewage and semi-open or vortex impellers for stormwater and effluent. Control panels for both single and dual pump systems with audible and visual alarms are available if required.

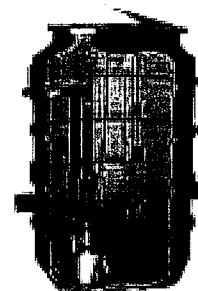
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#### Applications

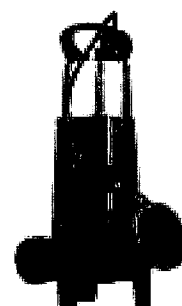
- domestic and commercial sewage sept effluent
- industrial waste
- stormwater
- trade waste treatment
- rainwater harvesting
- solids settling

**Pit specifications**

Pit model	Capacity (L)	Diameter (mm)	Internal depth (mm)	Weight (kg)	Inlet invert from surface (mm)
DAP02	280	710 <sup>2</sup>	960	21	600
DAP05	500	700	1400	28	1000
DAP06	650	1000	1000	50	500
DAP11	1125	1000	1600	66	1100
DAP16	1600	1000	2200	82	1700
DAP20	2075	1000	2800	120	2300
DAP30	3000	1650	2050	250	1650
DAP50	5000	1800	2400	375	2000
DAP61	6100	1950	2300	330	1000


**Pump specifications**

Model	Power (kw)	Current (A)	Voltage (V)	Outlet (mm)	Ø Solids (mm)
GPD32-25	0.55	3.5	240	32	10
GPD32-55	0.55	3.5	240	32	10
GPV40-75	0.75	4.6	240	40	40
GPV40-110	1.1	7.0	240	40	40
GPV50-110	1.1	8.0	240	50	50
GPV50-111	1.1	7.1	240	50	50
GPV65-180	1.8	11.6	240	65	60
GPV50-180	1.8	4.1	415	50	40
GPV65-200	2.0	4.6	415	50	40
GPV80-220	2.2	5.9	415	80	70
GPV80-230	2.2	4.6	415	80	75
GPV80-300	3.0	7.8	415	80	70
GPV100-290	2.95	6.4	415	80/100	75


**Cover types (gas-tight)**

Reference number	Loading	Type
LSHA	Pedestrian	Aluminium - gas-tight
LSCI	Light duty	Gas-tight cover*
HSCI	Heavy duty	Gas-tight cover*
LSGG	Light duty	Galvanised grate
HSGG	Heavy duty	Galvanised grate*

\*Requires load-bearing concrete surround



## Location

**Label:** College Park

**Latitude:** 34° 54 ' 48 "

[Nearest grid cell: 34.9125 (S)]

**Longitude:** 138° 37 ' 23 "

[Nearest grid cell: 138.6125 (E)]

## IFD Design Rainfall Intensity (mm/h)

Issued: 19 August 2024

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).

[FAQ for New ARR probability terminology](#)

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
<b>1 min</b>	77.0	87.9	126	154	185	231	270
<b>2 min</b>	67.9	77.2	109	135	162	203	238
<b>3 min</b>	60.5	68.8	97.7	120	144	181	212
<b>4 min</b>	54.7	62.2	88.6	109	131	163	191
<b>5 min</b>	50.0	57.0	81.3	100.0	120	150	175
<b>10 min</b>	36.3	41.4	59.3	72.9	87.5	109	127
<b>15 min</b>	29.2	33.4	47.7	58.7	70.5	87.8	103
<b>20 min</b>	24.8	28.3	40.5	49.8	59.8	74.6	87.1
<b>25 min</b>	21.7	24.8	35.5	43.6	52.4	65.3	76.3
<b>30 min</b>	19.5	22.2	31.7	39.0	46.9	58.4	68.3
<b>45 min</b>	15.1	17.2	24.5	30.2	36.2	45.2	52.9
<b>1 hour</b>	12.6	14.3	20.4	25.0	30.0	37.4	43.8
<b>1.5 hour</b>	9.70	11.0	15.6	19.1	22.9	28.5	33.3
<b>2 hour</b>	8.03	9.11	12.8	15.7	18.8	23.4	27.3
<b>3 hour</b>	6.14	6.95	9.75	11.9	14.2	17.6	20.5
<b>4.5 hour</b>	4.69	5.29	7.39	8.98	10.7	13.2	15.2
<b>6 hour</b>	3.86	4.36	6.05	7.34	8.70	10.7	12.3
<b>9 hour</b>	2.92	3.30	4.56	5.50	6.49	7.90	9.07
<b>12 hour</b>	2.40	2.70	3.71	4.46	5.25	6.36	7.27
<b>18 hour</b>	1.80	2.02	2.77	3.31	3.87	4.65	5.28

Note:

# The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD.

Rather it corresponds to the 1.44 ARI.

\* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD.

Rather it corresponds to the 4.48 ARI.

This page was created at **13:58 on Monday 19 August 2024 (ACST)**

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20 m



Scale = 1:926.100

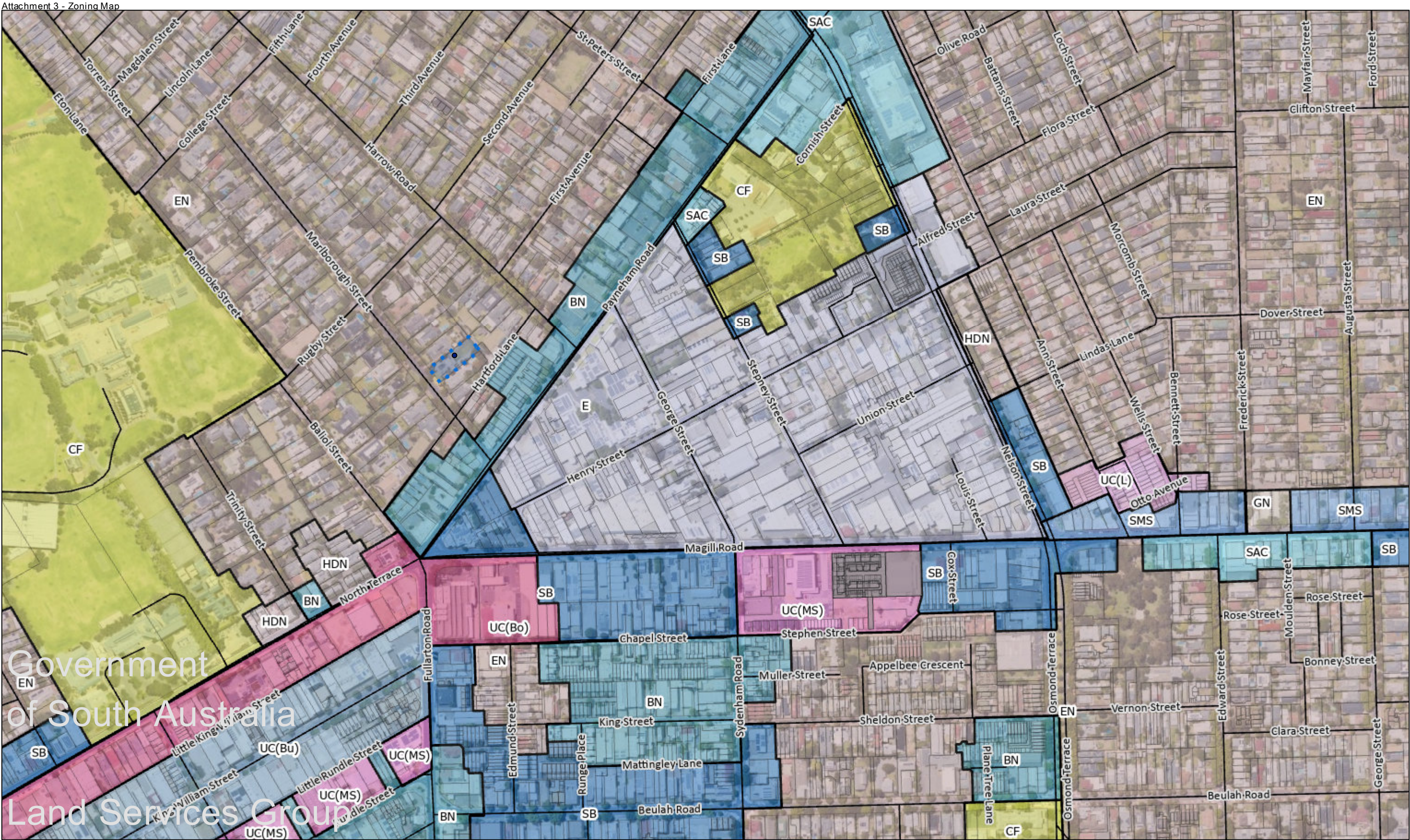
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PLAN\_T: D  
PLAN: 371  
PARCEL\_T: A  
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SHAPE\_Area: 1513.945111  
LENGTH: 177.446993  
TITLE\_ID: CT5840/435  
ESTATE: FEE SIMPLE  
VAL\_NO: 1604000006  
c\_5\_1: 1 371 29  
Start\_House\_No: 9  
Property\_Address: 9 Marlborough Street COLLEGE PARK

---







# Attachment 4





## Parcels (1)

## Attachment 4

IPI: 18041

DCDB\_ID: D371 A29

PLAN\_T: D

PLAN: 371

PARCEL\_T: A

PARCEL: 29

QUALIFIER: null

LEVEL: 0

SHAPE\_Area: 1513.945111

LENGTH: 177.446993

TITLE\_ID: CT5840/435

ESTATE: FEE SIMPLE

VAL\_NO: 1604000006

c\_5\_1: 1 371 29

Start\_House\_No: 9

Property\_Address: 9 Marlborough Street COLLEGE PARK

---

Application Summary

Application ID	24010039
Proposal	Dwelling alterations & additions (including partial demolition), demolition of outbuildings and removal of swimming pool, replacement masonry front fence, carport, in-ground swimming pool with associated safety barriers and combined fence & retaining walls
Location	9 MARLBOROUGH ST COLLEGE PARK SA 5069

Representations

Representor 1 - Frank Jakacic

Name	Frank Jakacic
Address	44 seventh ave ST PETERS SA, 5069 Australia
Submission Date	25/08/2024 10:46 AM
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 support the development
Reasons	

Attached Documents



Representor 2 - Jacob Opie

Name	Jacob Opie
Address	PO Box 7371 ADELAIDE SA, 5000 Australia
Submission Date	27/08/2024 09:51 AM
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 support the development
<b>Reasons</b> I completely support the proposal and am very impressed with the design. There is no impact on surrounding properties as far as I am concerned.	

Attached Documents

Representor 3 - David Librandi

Name	David Librandi
Address	11 Marlborough Street COLLEGE PARK SA, 5069 Australia
Submission Date	10/09/2024 08:51 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 support the development with some concerns
<b>Reasons</b> Concern regarding the height of the boundary wall (also not clear of top of wall height detail and measurement on the plans. The application nominates 3m however a significant build up is noted in addition to the 3m wall height (the levels between the subject site and adjoining site are nominal). Also what is shown above the 3m building height on the elevation submitted is not clear whatsoever. Also there is no elevation detail (including height details) of the pool equipment wall which is also noted to be positioned on the boundary.	

Attached Documents

Representor 4 - Nas Elisa

Name	Nas Elisa
Address	N/A NA SA, 5251 Australia
Submission Date	22/08/2024 11:41 AM
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
<b>Reasons</b> removing 7 trees? which are mostly at the front of the property and do not need to be removed. only replanting 1 tree. Needs to be better consideration for canopy cover and how removing these trees will be bad for heat/climate control.	

Attached Documents



26.9.2024

Our ref: 23046

**Marie Molinaro**

**City of Norwood, Payneham and St. Peters**

PO Box 204

8366 4537

mmolinaro@npsa.gov.au

**TIA CONSULTING**

Building Design | Construction | Project Management

**9 MARLBOROUGH STREET, COLLEGE PARK**

**APPLICATION ID 24010039**

Dwelling alteration and additions (including partial demolition of existing) demolition of outbuildings, replacement masonry front fence, carport, semi-enclosed verandah, in-ground swimming pool with associated safety barriers and retaining walls.

Dear Marie,

In response to the representor's submission at 11 Marlborough Street, College Park, please find attached the newly amended Architectural drawings and our clarification below, for consideration.

I have also attached the latest Civil Engineers documentation, showing the amended stormwater pump capacity details for your assessment.

1. Height of BBQ boundary wall:

- The height of the BBQ wall, located on the boundary is shown as 3.0m.
- A 400mm high fascia will be needed above the BBQ wall to accommodate the Alfresco roofline behind.
- The build up of soil on the boundary, is approximately 1100mm (*subject to the existing site levels of 9 and 11 Marlborough Street*)
- Refer to the attached TIA Consulting Drawings page 23046 PL 4 'G'

2. Pool Equipment structure:

- The length of the Proposed Pool Equipment Room structure is 3.0m.
- The height of the Proposed Pool Equipment Room structure is 2.1m high.
- We have noted that the new 1.8m high Colorbond fence will continue past the Pool Equipment Structure on the boundary. Therefore, the Proposed Pool Equipment Structure will be constructed entirely within the subject site.
- Refer to the attached TIA Consulting Drawings page 23046 PL 8 'A'

We trust the above information addresses the concerns of 11 Marlborough Street, however, if you have any questions, or require any further information, please don't hesitate to contact me.

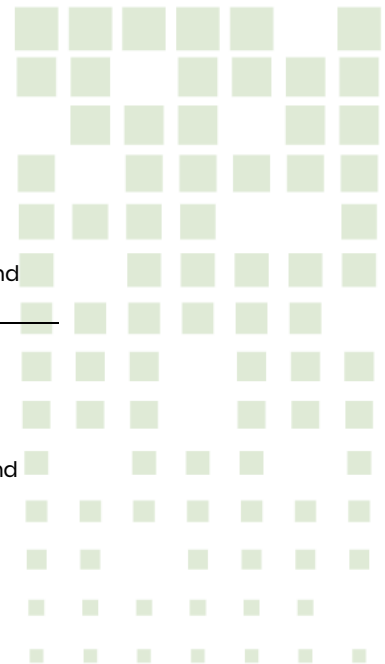
Kind Regards,

Stacey Osborne

Building Designer

**TIA Consulting Pty Ltd**

stacey@tiaconsulting.com.au





# HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS: **9 Marlborough Street College Park**  
 APPLICATION NUMBER: **24010039**  
 DATE: 23 April 2024  
 PROPOSAL: Additions and Alterations  
 HERITAGE STATUS: REPRESENTATIVE BUILDING  
 COLLEGE PARK HISTORIC AREA OVERLAY  
 HERITAGE ADVISOR: David Brown, BB Architects  
 PLANNER: Marie Molinaro



City of  
Norwood  
Payneham  
& St Peters

## ADVICE SOUGHT

No pre Planning Consent advice has been sought from Council's Heritage Advisor by the applicant.

## DESCRIPTION

The building is a generous Italianate return verandah sandstone fronted Victorian Villa. The site is located in the Established Neighbourhood Zone within the College Park Historic Area Overlay.



## PROPOSAL

The proposal is to demolish the existing rear additions, pool and other outbuildings. Then to construct a significant rear addition with double garaging attached to the house, and a new pool and associated outbuildings. There is no significant work proposed to the existing house apart from removing a side door. There is a new front fence proposed.

## COMMENTS

The design approach to the proposed works is quite conservative with matching roof forms, eaves heights, and sympathetic materials and colours. The roof forms of the addition extend the main roof of the existing house in a manner not usually encouraged, as the form of the original dwelling is lost. The portion of the addition on the western side is designed as a replica of the main house with applied details, quoins, and corbel mouldings, additionally blurring the line between what is original and what is new. With some minor modifications and removal of the applied decoration the side addition could be acceptable. The main roof I suspect is more of an issue for the designer.

In several locations on the drawings there are alternative colours noted for elements (garage door, and addition roof that I have noticed). A decision should be made as to which option they want to go for. These options include Monument for roofing on the addition, but Woodland Grey on the old house. Monument is too dark a colour for a historic area overlay in large areas. As an accent colour it is acceptable.

The proposed front fence is an acceptable outcome as a contemporary version of a traditional fence design.

Apart from the few details noted above, the proposal is generally an acceptable outcome in this context, and the works (with some minor modifications) will not have a detrimental impact on the Representative Building and the surrounding streetscape.

## Marie Molinaro

---

**From:** Ken Schalk <Ken.Schalk@tonkin.com.au>  
**Sent:** Tuesday, 1 October 2024 12:33 PM  
**To:** Marie Molinaro  
**Subject:** RE: Re-referral for 9 Marlborough Street, College Park 24010039 - check please of provide stormwater calcs (by next week if possible please)

Hi Marie

The calculations are satisfactory. However, the plans do not match the calculations.

Pump capacity used in the calculations is 6 L/s, whereas plans show a pump capacity of 5 L/s. The lower pump capacity will require more storage.

The required sump capacity from the calculations is 6 kL. The plans show a pump sump with 2kL capacity and detention storage in an above ground tank of 1 kL (ie 3 kL rather than 6kL).

The plans need to be amended to match the calculations.

Regards

---

### Ken Schalk

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**From:** Marie Molinaro <MMolinaro@npsa.gov.au>  
**Sent:** Thursday, September 26, 2024 2:38 PM  
**To:** Ken Schalk <Ken.Schalk@tonkin.com.au>  
**Subject:** Re-referral for 9 Marlborough Street, College Park 24010039 - check please of provide stormwater calcs (by next week if possible please)

Hi Ken

Sorry, keeping you busy at the moment!

Attached is the applicant's response to the query around the capacity of the stormwater pump. I also re-attach the site drainage plan.

Can you please let me know if the calculations are satisfactory? If not, what information should I seek?

## Marie Molinaro

---

**From:** Ken Schalk <Ken.Schalk@tonkin.com.au>  
**Sent:** Wednesday, 17 July 2024 10:37 AM  
**To:** Marie Molinaro  
**Subject:** RE: Development Application Referral for Flood Matter Advice Please - 9 Marlborough Street, College Park 24010039

Hi Marie

Location of the pump is OK.

The remainder of the stormwater system (detention/retention tank connected to toilet and laundry and 60% of roof directed to the tank) seems to have been drawn to the DTS requirements of the Planning and Design Code.

I do have some concerns that these DTS provisions don't contemplate a residence of this size ... but the code just says if the site size is greater than 401 m<sup>2</sup> these provisions apply, so I assume that because they are DTS requirements there is not a lot that we can ask to change in relation to the amount of detention provided ?

There is a second requirement in the Building Code that I think refers to ensuring that in a 1% AEP event, flows do not overflow from one property to another, and I think in this regard you can ask for the system to be reviewed. I don't think the proposed pump capacity is sufficient to cater for flows from the site and a larger pump sump will be required to temporarily hold flows until the pump can 'catch up'.

I think you should ask the applicant to provide calculations that:

1. Show that in a 1% AEP event, flows from the site will not overflow onto adjacent properties.
2. Show that the combined peak flow rate post development from the site does not exceed the current peak flow rate in both a 5 year ARI and 1% AEP event.

Regards

---

### Ken Schalk

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**From:** Marie Molinaro <MMolinaro@npsa.gov.au>  
**Sent:** Tuesday, July 16, 2024 4:51 PM

**To:** Ken Schalk <Ken.Schalk@tonkin.com.au>

**Cc:** Josef Casilla <JCasilla@npsa.gov.au>

**Subject:** RE: Development Application Referral for Flood Matter Advice Please - 9 Marlborough Street, College Park 24010039

Hi Ken & Josef

As a follow-up, this DA is still under assessment.

I have now received the attached siteworks & drainage plan (not initially included with the application). It includes a pump in the rear yard for stormwater, located in the flood prone portion of the land.

Is this acceptable? Do you have any further comment to make please?

Kind regards  
Marie

Marie Molinaro  
**URBAN PLANNER**

**City of Norwood Payneham & St Peters**

175 The Parade, Norwood SA 5067

**Telephone** 8366 4537

**Email** [mmolinaro@npsa.gov.au](mailto:mmolinaro@npsa.gov.au)

**Website** [www.npsa.gov.au](http://www.npsa.gov.au)

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Community Well-being is...

Social Equity

Economic Prosperity

Cultural Vitality

Environmental Sustainability



City of  
Norwood  
Payneham  
& St Peters

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**From:** Ken Schalk <[Ken.Schalk@tonkin.com.au](mailto:Ken.Schalk@tonkin.com.au)>

**Sent:** Thursday, April 18, 2024 11:57 AM

**To:** Marie Molinaro <[MMolinaro@npsa.gov.au](mailto:MMolinaro@npsa.gov.au)>

**Subject:** RE: Development Application Referral for Flood Matter Advice Please - 9 Marlborough Street, College Park 24010039

Hi Marie

The floodplain mapping indicates that there is the potential for the rear of 9 Marlborough Street to be inundated in a 1% AEP event, with flooding resulting from overflow of floodwaters from Hartford Lane.

The flood levels and the flow path taken by floodwaters through the rear of properties facing Marlborough Street is likely to be significantly influenced by fencing and other structures in the rear of these properties.



## Marie Molinaro

---

**From:** Ken Schalk <Ken.Schalk@tonkin.com.au>  
**Sent:** Thursday, 18 April 2024 11:57 AM  
**To:** Marie Molinaro  
**Subject:** RE: Development Application Referral for Flood Matter Advice Please - 9 Marlborough Street, College Park 24010039

Hi Marie

The floodplain mapping indicates that there is the potential for the rear of 9 Marlborough Street to be inundated in a 1% AEP event, with flooding resulting from overflow of floodwaters from Hartford Lane.

The flood levels and the flow path taken by floodwaters through the rear of properties facing Marlborough Street is likely to be significantly influenced by fencing and other structures in the rear of these properties.

The mapping indicates a flood level in 7 Marlborough Street (immediately upstream of 9 Marlborough Street) of 42.1 mAHD.

Given the various uncertainties involved, a freeboard allowance of 300 mm is considered to be appropriate, giving a minimum finished floor level of around 42.4 mAHD

The proposal shows the residence having a higher floor level of 42.93 mAHD at the front, dropping to 42.39 mAHD at the rear (within 10 mm of the calculated minimum floor level).

As a result, the proposal is considered to provide an acceptable degree of protection against flooding.

Regards

---

### Ken Schalk

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**From:** Marie Molinaro <MMolinaro@npsa.gov.au>  
**Sent:** Monday, April 15, 2024 12:34 PM  
**To:** Ken Schalk <Ken.Schalk@tonkin.com.au>  
**Cc:** Josef Casilla <JCasilla@npsa.gov.au>  
**Subject:** Development Application Referral for Flood Matter Advice Please - 9 Marlborough Street, College Park 24010039

Hi Ken

DA 24010039 is for dwelling additions and other associated work at 9 Marlborough Street, College Park. The site is in the Hazards (Flooding – General) Overlay.

Please find attached the architectural plans, which include level details. Can you please let me know if the development and proposed FFLs are suitable. If not, can you please let me know what the applicant may need to do to overcome this?

Kind regards  
Marie

Marie Molinaro  
**URBAN PLANNER**

**City of Norwood Payneham & St Peters**  
175 The Parade, Norwood SA 5067  
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**5.3 DEVELOPMENT NUMBER 24020644 – ASHLEIGH COOK AND JOHN CLARK  
- 19 LOCH STREET STEPNEY**

<b>DEVELOPMENT NO.:</b>	24020644
<b>APPLICANT:</b>	Ashleigh Cook John Clark
<b>ADDRESS:</b>	19 LOCH ST STEPNEY SA 5069
<b>NATURE OF DEVELOPMENT:</b>	Partial demolition at the rear of a Representative Building, with construction of a new dwelling addition, carport and swimming pool
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Historic Area</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Traffic Generating Development</li> <li>• Urban Tree Canopy</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m)</li> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 1 level)</li> <li>• Site Coverage (Maximum site coverage is 50 per cent)</li> </ul>
<b>LODGEMENT DATE:</b>	6 Aug 2024
<b>RELEVANT AUTHORITY:</b>	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) Version 2024.14 1/8/2024
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Edmund (Ned) Feary Senior Urban Planner
<b>REFERRALS STATUTORY:</b>	None
<b>REFERRALS NON-STATUTORY:</b>	David Brown

**CONTENTS:**

**APPENDIX 1:** Relevant P&D Code Policies

**ATTACHMENT 1:** Application Documents

**ATTACHMENT 2:** Subject Land and Locality Map

**ATTACHMENT 3:**  
Map

**ATTACHMENT 4:**

**ATTACHMENT 5:**

**Zoning and Historic Area Overlay**

**Representation**

**Response to Representations**

## DETAILED DESCRIPTION OF PROPOSAL:

The proposed development involves the demolition of the later addition at the rear of the dwelling, pergola and garage, and the construction of a new dwelling addition, swimming pool and carport.

The proposed dwelling addition would include a boundary wall on the southern side, with a length of 10.7m, which was the trigger for public notification. Integrated within this addition is a covered patio area. While the majority of the addition is covered by a butterfly roof to allow for the inclusion of clerestory windows, the part closest to the southern boundary has a flat roof to minimise its visual impact.

The proposed carport would be along the northern boundary, in the existing driveway, set back 500mm from the front wall of the dwelling.

The proposed swimming pool would be in the location of the existing garage in the northwestern corner of the site.

There is also proposed underpinning works to original walls.

## BACKGROUND:

The original cottage is an identified Representative Building within the Historic Area Overlay, with Valuer-General's data suggesting that it was constructed around 1900.

An alternative dwelling addition at the rear and along the southern side (albeit not on the southern boundary), with carport, received Development Plan Consent (155/782/2017) but never received Development Approval.

The dwelling addition for the ensuite and walk-in robe on the southern side was approved under DA 155/696/2019.

The applicant sought preliminary advice on the proposal, and was advised that it generally had merit but would require public notification due to the boundary wall. The current proposal is substantially the same as that which was submitted for preliminary advice.

## SUBJECT LAND & LOCALITY:

### Site Description:

Location reference: 19 LOCH ST STEPNEY SA 5069		
Title ref.: CT 5437/175	Plan Parcel: F20313 AL509	THE CITY OF NORWOOD PAYNEHAM & ST PETERS

Shape: Mostly a parallelogram though the southern boundary is 60mm longer than the northern boundary.

Frontage Width: 18.17m

Area: 666sqm

Topography: Mostly flat, with a slight fall towards the southwestern corner

Existing Structures: The primary building on the site is a circa-1900 cottage, which is identified as a Representative Building for the Historic Area Overlay. This has two later dwelling additions, one the rear and another on the southern side. There is a large (~54sqm) outbuilding in the northwestern corner of the site.

Existing Vegetation: There are a series of trees along the length of the southern boundary. None of these are large enough to be classified as a regulated tree. There are also grass areas in the front and back yards.

### Locality

The locality consists of both sides of Loch Street between Flora Street and Olive Road, the eastern side of Battams Road in the same distance, as well as properties in that same block which front



Flora Street and Olive Road, and three dwellings on the northern side of Olive Road. This is illustrated in **Attachment 2**.

The locality includes a mix of historic and non-historic buildings. The extent of the Historic Area Overlay is shown in **Attachment 3**.

Loch Street itself is quite intact, with only two dwellings not being identified as Representative Buildings. Later additions at the rear of these Representative Buildings are universal, though of varying ages.

Battams Road has more recently constructed dwellings, interspersed with some older dwelling stock.

The locality has a mix of site coverages from ~35%-65%, with a site coverage of over 50% being more common than not. The locality is predominantly single storey, with only one two-storey dwelling on Battams Road.

Tree canopy coverage is moderate throughout the locality, with many street trees.

Overall, the locality is considered to have a high amenity.

### **CONSENT TYPE REQUIRED:**

Planning Consent

### **CATEGORY OF DEVELOPMENT:**

- **PER ELEMENT:**  
Swimming pool or spa pool and associated swimming pool safety features: Code Assessed - Performance Assessed  
Demolition  
Carport or garage  
Dwelling alteration or addition  
Partial demolition of a building or structure: Code Assessed - Performance Assessed  
Carport: Code Assessed - Performance Assessed  
Dwelling addition: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed
- **REASON**  
P&D Code; Historic Area Overlay- no other pathway other than for swimming pool, where the filter pump is within 5m of a dwelling

### **PUBLIC NOTIFICATION**

- **REASON**  
Boundary wall exceeds 8m in length
- **LIST OF REPRESENTATIONS**

Given Name	Family Name	Address	Position	Wishes to be heard?
Nas	Elisa	N/A	Opposed	No

\* The representor provided no address, but as they could be reasonably identified by their email address, the representation was considered valid in accordance with *MacKenzie Intermodal Pty Ltd v Peter Lawson & Naracoorte Lucindale Council [2003] SASC 297*. As the representor did not provide an address, no Representation Map is provided in the attachments.

- **SUMMARY**

The representor was opposed to the removal of three non-regulated trees as part of the proposal.

## AGENCY REFERRALS

None

## INTERNAL REFERRALS

- Heritage Advisor

## PLANNING ASSESSMENT

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

### Land Use & Question of Seriously at Variance

The proposed development is residential in nature. Dwelling additions are an expected and envisaged form of development in the Established Neighbourhood Zone.

The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

### Setbacks, Design & Appearance

The proposed addition is single storey, consistent with the Technical and Numeric Variation for the area.

The proposed development would have a site coverage of 339.7sqm or 51%. This is a trifling departure from the 50% Technical and Numeric Variation, and as the applicant's analysis points out, higher site coverages are common across the locality. This is considered to be consistent with Established Neighbourhood Zone PO 3.1 in that it is "consistent with the character and pattern of the neighbourhood."

It is noted that the proposed development would result in development on both side boundaries near the street frontage, with the existing dwelling addition on the southern side and the proposed carport on the northern side. Zone PO 7.2 is not directly applicable because this relates only to semi-detached and row dwelling arrangements, but this generally discourages boundary-to-boundary development.

Both boundary structures are relatively simple in structure, meaning that the original Representative Building maintains its prominence. Other dwellings in the locality also include similar boundary-to-boundary arrangements, such as at 22 Loch St and 21 Loch St (though this is set back further from the street boundary). Overall, the boundary-to-boundary nature of the development is not considered inconsistent with the pattern of the streetscape and the Historic Area, and the proposed carport does not detract from the appearance of the main dwelling.

The main part of the proposed addition would be hidden behind the original part of the dwelling, the existing ensuite addition and the proposed carport. The butterfly roof form is fairly elegant, and it would not have an unreasonable visual impact on the street.

The proposed addition has a northern side setback of 1.2m. This provides additional side setback from the standard 900mm given the height of the patio component is up to 4.5m above natural ground level. It is 200mm short of complying with DPF 9.1 which expects a setback of 900mm plus one-third the height above 3m, but it is considered that this DPF is generally intended to relate to two-storey dwellings, so the additional setback that is provided is sufficient to soften the visual impact of the proposed addition.

The rear boundary setback of 9.8m is ample to comply with the 6m expected by Zone DPF 10.1.

The proposed boundary wall for the addition is 10.7m in length, therefore being beyond the 8m length that is expected by Zone DPF 7.1. It is also closer to the other boundary wall than envisaged by this DPF, being only 2.3m from the existing boundary wall for the ensuite, compared to 3m sought by the DPF. It is, however, consistent with the envisaged height and proportion of the boundary that might be covered by walling, being

3m high from natural ground level, and covering 43.5% of the boundary, compared to 3.2m height and 45% of the boundary length.

PO 7.1 seeks the following:

*Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.*

It is therefore a matter of what the visual and overshadowing impacts would be for the adjoining property to the south.

For a guide on what the Code considers a reasonable level of overshadowing, DPF 3.1 and 3.2 of the Interface Between Land Uses module is instructive. This outlines that on the 21<sup>st</sup> of June:

- *North-facing windows should receive at least 3 hours of direct sunlight between 9am-3pm; and*
- *At least 35sqm of private open space (with minimum dimension 2.5m) should receive at least 2 hours of direct sunlight between 9am-3pm*
  - *This 35sqm is applicable because it is the smaller of the options compared to half the private open space of the neighbouring dwelling.*

Given the siting and orientation of the wall, it is evident that the proposed development will comply with this guideline in terms of private open space.

The Applicant has provided shadow diagrams for the equinox rather than the winter solstice upon which the relevant policies are based. For context, a shadow of a 3m wall at 12:17pm (the highest point) on the winter solstice will be 4.86m long, compared to 12:08pm being the culmination on the equinox, where a shadow from a 3m wall will be 2.11m long.

Plans for the addition for the neighbouring dwelling show that this part of the addition contains a bathroom and laundry- i.e. no living rooms would be affected by the proposal. The neighbouring wall is also set back 3.1m from this side boundary according to those plans (there is a 900mm deep eave which means that aerial photography makes the neighbouring dwelling look closer than it actually is). This means that the shadow cast by the proposed boundary wall would reach the dwelling wall, but the window for the bathroom would still receive sunlight since the shadow would not be cast on the entire wall.

Therefore, the overshadowing implications are considered acceptable.

In terms of visual impact, it is noted as above that this is not the primary outlook for the affected neighbour, given that this is a secondary part of the private open space, and they have only a bathroom window facing this wall.

It is noted that the affected owner/occupier to the south did not lodge any representation to the application.

Given all of the above, it is considered that the proposed boundary walls are consistent with Zone PO 7.1.

## **Heritage**

The application was referred to Council's Heritage Advisor, who advised that he had no objection to the proposal. He suggested that the proposal would, "[blend into the] background, [be of] low scale and will not impact the streetscape". He did not provide a formal report.

## **Traffic Impact, Access and Parking**

Vehicle access to the site would continue to use the existing crossover from Loch St, meaning there are no new access considerations relating to this crossover.

With the removal of the existing garage/shed, the requisite undercover parking space sought by Transport, Access and Parking Table 1 would now be provided by the proposed carport. Design in Urban Areas DPF

23.1 seeks for minimum dimensions of 5.4 x 3m for single width parking spaces. The useable area of the carport is 5.4m long x 3.4m wide, meaning that it complies with these minimum dimensions.

An additional uncovered space is still provided in the driveway forward of the dwelling.

### Environmental Factors

#### Landscaping

The representor was opposed to the development on the basis that it involved the removal of unregulated trees. It is noted that those trees could be removed immediately without the need for any approval, and so this point is considered somewhat moot. However, the proposal does include the retention of two trees behind the building line, and the row of trees along the southern boundary in the front yard. While the applicant's response to representations notes that they comply with the Urban Tree Canopy Overlay, it is noted that this Overlay only applies to new dwellings, not dwelling additions. Therefore, the proposal goes beyond the tree planting requirements of the Code.

The site overall would involve 200sqm of soft landscaping post-development, equivalent to 30% of the site area. This is well in excess of the 25% guideline of Design in Urban Areas DPF 22.1 and is considered acceptable.

#### Stormwater

The proposed addition and carport would all drain to a proposed rainwater tank in the southwest corner of the site. The standard stormwater condition is recommended to ensure that stormwater is properly disposed of in accordance with recognised engineering practices. It is noted that the site is not in a flooding overlay, and therefore there is no need for a detailed assessment of flood risk associated with the development.

#### Noise (Pool Filter Pump)

It is noted that the swimming pool would be Accepted Development if not for the pool filter pump being located within 5m of a dwelling. As such, the relevant consideration for the assessment of the swimming pool is whether the noise of the filter pump would be an unreasonable nuisance. It is administration's approach to generally not include a condition relating to noise from the pump and to allow this to be handled in accordance with the *Local Nuisance and Litter Control Act 2016*.

### CONCLUSION

The proposed development is a form which is envisaged in the Established Neighbourhood Zone, and is a positive outcome in ensuring that historic dwellings remain suitable for modern lifestyles. The proposed addition and carport are consistent with the historic character of the area and Council's Heritage Advisor is supportive of the proposal.

The proposed addition is of a relatively modest scale, being only just above the site coverage TNV, and with more vegetation coverage than the soft landscaping guideline. While the proposed boundary wall is substantial, its siting means that the impact on the neighbouring allotment will not have an unreasonable impact.

### RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 24020644, by Ashleigh Cook and John Clark is granted Planning Consent subject to the following conditions:



## CONDITIONS

### Planning Consent

#### Condition 1

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

#### Condition 2

All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

#### Condition 3

All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, shall be nurtured and maintained in good health and condition at all times, with any diseased or dying plants being replaced, to the reasonable satisfaction of the Assessment Manager or its delegate.

## ADVISORY NOTES

### Planning Consent

#### Advisory Note 1

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

#### Advisory Note 2

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

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

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

#### Note 3

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

#### Advisory Note 4

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

Advisory Note 5

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

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

Advisory Note 6

The Applicant is advised that construction noise is not allowed:

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

Advisory Note 7

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

Advisory Note 8

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

Advisory Note 9

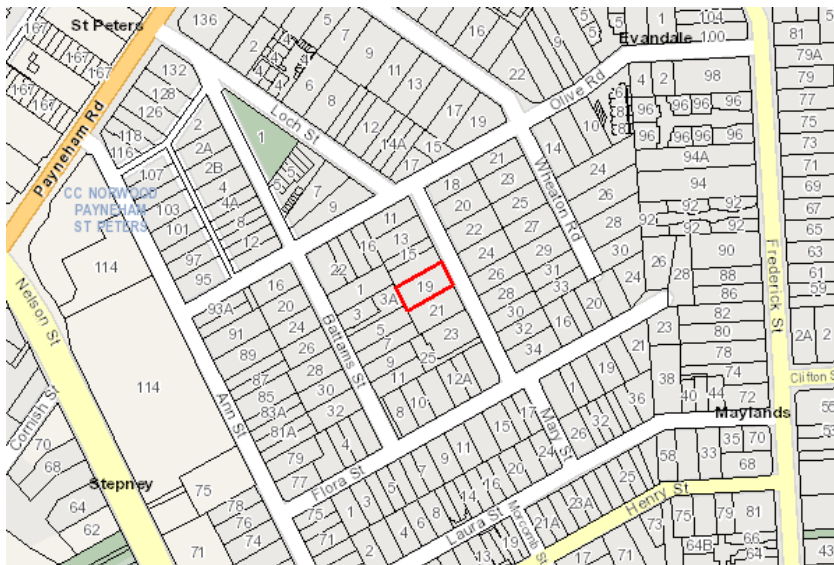
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 10

The Applicant is advised that the enclosure of the carport on any side with any solid material, roller door, or the like requires further Development Approval.

**Address:** 19 LOCH ST STEPNEY SA 5069

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



### Property Zoning Details

#### Zone

Established Neighbourhood

#### Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)  
 Historic Area (NPSP10)  
 Prescribed Wells Area  
 Regulated and Significant Tree  
 Stormwater Management  
 Traffic Generating Development  
 Urban Tree Canopy

#### Local Variation (TNV)

Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m)  
 Minimum Site Area (Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm)  
 Maximum Building Height (Levels) (Maximum building height is 1 level)  
 Site Coverage (Maximum site coverage is 50 per cent)

### Selected Development(s)

Dwelling addition

**This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.**

*If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development*

**Dwelling addition - Code Assessed - Performance Assessed**

## Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table><tr><th>Site Coverage</th></tr><tr><td>Maximum site coverage is 50 per cent</td></tr></table> <p>In instances where:</p> <p>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</p> <p>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p>	Site Coverage	Maximum site coverage is 50 per cent
Site Coverage			
Maximum site coverage is 50 per cent			
Building Height			
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <table><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 1 level</td></tr></table> <p>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value</p>	Maximum Building Height (Levels)	Maximum building height is 1 level
Maximum Building Height (Levels)			
Maximum building height is 1 level			

	<p>relevant to the site of the proposed development.</p> <p>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <p>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street</p> <p>or</p> <p>(b) meet all of the following:</p> <p>(i) do not include any development forward of the front façade building line</p> <p>(ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.</p>
Secondary Street Setback	
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <p>(a) no less than:</p> <p>or</p> <p>(b) 900mm, whichever is greater</p> <p>or</p> <p>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.</p> <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>
Boundary Walls	
<p>PO 7.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <p>or</p> <p>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:</p> <p>(i) side boundary walls adjoin or abut a boundary</p>



	<p>wall of a building on adjoining land for the same or lesser length and height</p> <p>(ii) side boundary walls do not:</p> <ul style="list-style-type: none"> <li>A. exceed 3.2m in wall height from the lower of the natural or finished ground level</li> <li>B. exceed 8m in length</li> <li>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</li> <li>D. encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul>
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.</p>
Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between buildings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <ul style="list-style-type: none"> <li>(a) no less than:</li> <li>(b) in all other cases (i.e., there is a blank field), then: <ul style="list-style-type: none"> <li>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm</li> <li>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level</li> <li>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.</li> </ul> </li> </ul>
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between buildings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> </ul>	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> <li>(a) 4m for the first building level</li> <li>(b) 6m for any second building level.</li> </ul>

(d) space for landscaping and vegetation.	
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way):  (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

#### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by	Except development involving any of the following:  1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

the South Australian Housing Trust.	
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> </ul>	<p>None specified.</p>

<ul style="list-style-type: none"> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
6. Demolition.	Except any of the following: <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.

In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:  (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i>  (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.



PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

## Historic Area Statements

Statement#	Statement
<b>Historic Areas affecting City of Norwood, Payneham and St Peters</b>	
	<b>Maylands Historic Area Statement (NPSP10)</b>
	The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or

Statement#	Statement	
NPSP10	social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.	
	These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.	
	The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.	
	Eras, themes and context	Late 1800s onwards. Detached and semi-detached dwellings.
	Allotments, subdivision and built form patterns	Similar to Stepney area but with greater percentage of larger allotments, with proportionately larger homes. Allotments of generous size. Original historic pattern.
	Architectural styles, detailing and built form features	Double-fronted detached villas and cottages of modest proportions with substantial established gardens.  Single-fronted attached dwellings of sandstone and bluestone construction.  Remaining corner shop structures.  Verandahs along the primary frontage.
	Building height	Single-storey.
	Materials	Sandstone and bluestone.
	Fencing	Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the main face of the dwelling) generally low in height up to 1.2m (masonry) or 1.5m (other materials), allowing views to dwelling.  Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing.  Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.
	Setting, landscaping, streetscape and public realm features	Relatively wide streets in the original subdivision layout. Landscaping around a dwelling, particularly in the front garden, is an important design element as it enhances the dwelling and adds to the appearance and quality of the streetscape.  Street trees are present in most of the streets and make a solid contribution to the overall character.
	Representative Buildings	Identified - refer to SA planning database.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory
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			Reference
None	None	None	None

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

### Design in Urban Areas

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

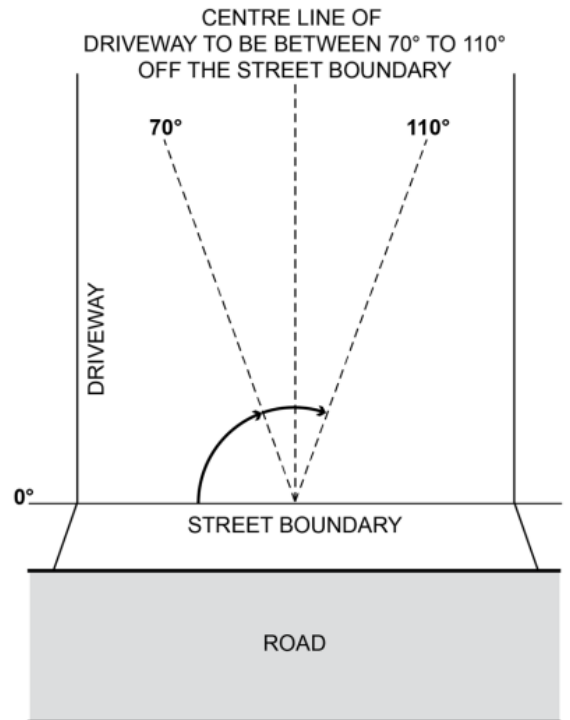
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslide or increase the potential for landslide or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Overlooking / Visual Privacy (low rise buildings)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> <li>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</li> </ul>
PO 10.2	DTS/DPF 10.2

Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	One of the following is satisfied: <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:               <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>						
All residential development							
Outlook and Amenity							
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.						
Residential Development - Low Rise							
External appearance							
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable						
Private Open Space							
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.						
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.						
Landscaping							
PO 22.1 Soft landscaping is incorporated into development to: <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) contribute shade and shelter</li> <li>(c) provide for stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): <ul style="list-style-type: none"> <li>(a) a total area for the entire development site, including any common property, as determined by the following table:</li> </ul> <table border="1"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td>&lt;150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> </tbody> </table>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%
Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site						
<150	10%						
150-200	15%						



		<table><tr><td>&gt;200-450</td><td>20%</td></tr><tr><td>&gt;450</td><td>25%</td></tr></table>	>200-450	20%	>450	25%
>200-450	20%					
>450	25%					
	(b)	at least 30% of any land between the primary street boundary and the primary building line.				
Car parking, access and manoeuvrability						
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):  (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m  (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.					
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have:  (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.					
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b):  (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site  (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.					
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b):  (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land  (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street					

	<p>pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</p> <ul style="list-style-type: none"> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</li> <li>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</li> </ul>  <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">DRIVEWAY</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> <ul style="list-style-type: none"> <li>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.</li> </ul>
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> </ul>

	(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</li> <li>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</li> </ul>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m <sup>2</sup> : 24m <sup>2</sup> located behind the building line. (b) Site area ≥ 301m <sup>2</sup> : 60m <sup>2</sup> located behind the building line.  Minimum directly accessible from a living room: 16m <sup>2</sup> / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m <sup>2</sup> , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m

## Infrastructure and Renewable Energy Facilities

**Assessment Provisions (AP)**

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

**Interface between Land Uses****Assessment Provisions (AP)**

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in:  a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:  a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:  a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m <sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)

	b. for ground level communal open space, at least half of the existing ground level open space.
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> <li>(a) the form of development contemplated in the zone</li> <li>(b) the orientation of the solar energy facilities</li> <li>(c) the extent to which the solar energy facilities are already overshadowed.</li> </ul>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

## Transport, Access and Parking

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> <li>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area</li> <li>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</li> <li>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</li> </ul>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p>



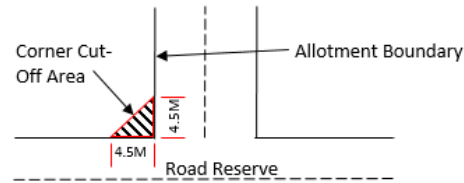


Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>

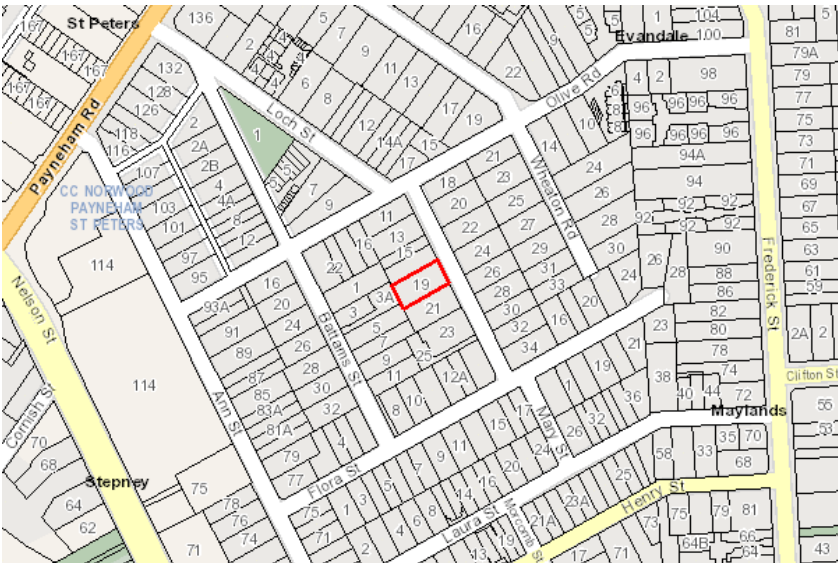
Table 2 - Off-Street Car Parking Requirements in Designated Areas

Class of Development	Car Parking Rate	Designated Areas
Where a development comprises more than one development type,		

Policy24		P&D Code (in effect) Version 2024.14 1/8/2024	
	then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>

Address: 19 LOCH ST STEPNEY SA 5069

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (*All structures over 45 metres*)
- Historic Area (*NPSP10*)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Frontage (*Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m*)
- Minimum Site Area (*Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm*)
- Maximum Building Height (Levels) (*Maximum building height is 1 level*)
- Site Coverage (*Maximum site coverage is 50 per cent*)

Selected Development(s)

Carport

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Carport - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table><tr><th>Site Coverage</th></tr><tr><td>Maximum site coverage is 50 per cent</td></tr></table> <p>In instances where:</p> <ul style="list-style-type: none"><li>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</li><li>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</li></ul>	Site Coverage	Maximum site coverage is 50 per cent
Site Coverage			
Maximum site coverage is 50 per cent			
Ancillary buildings and structures			
<p>PO 11.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 11.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"><li>(a) are ancillary to a dwelling erected on the same site</li><li>(b) have a floor area not exceeding 60m<sup>2</sup></li><li>(c) are constructed, added to or altered so that they are situated at least<ul style="list-style-type: none"><li>(i) 500mm behind the building line of the dwelling to which they are ancillary or</li><li>(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li></ul></li><li>(d) in the case of a garage or carport, the garage or carport:<ul style="list-style-type: none"><li>(i) is set back at least 5.5m from the boundary of the primary street</li></ul></li></ul>		

- (ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:
  - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
  - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
- (i) a total area as determined by the following table:
 

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%
- (ii) the amount of existing soft landscaping prior to the development occurring.

PO 11.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 11.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space



	(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.						
<p>PO 11.3</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p>	<p>DTS/DPF 11.3</p> <p>Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are ancillary and subordinate to an existing non-residential use on the same site</li> <li>(b) have a floor area not exceeding the following: <table border="1"> <tr> <th>Allotment size</th><th>Floor area</th></tr> <tr> <td>≤500m<sup>2</sup></td><td>60m<sup>2</sup></td></tr> <tr> <td>&gt;500m<sup>2</sup></td><td>80m<sup>2</sup></td></tr> </table> </li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the main building to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> <li>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> </li> <li>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</li> <li>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</li> <li>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</li> </ul>	Allotment size	Floor area	≤500m <sup>2</sup>	60m <sup>2</sup>	>500m <sup>2</sup>	80m <sup>2</sup>
Allotment size	Floor area						
≤500m <sup>2</sup>	60m <sup>2</sup>						
>500m <sup>2</sup>	80m <sup>2</sup>						

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

## Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> <li>(a) ancillary accommodation</li> <li>(b) dwelling</li> <li>(c) dwelling addition</li> <li>(d) residential flat building.</li> </ul>	Except development that: <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
4. Any development involving any of the following (or of any combination of any of the following):	Except development that:

<ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<ul style="list-style-type: none"> <li>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or</li> <li>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
<p>7. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.  In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

#### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:	The airport-operator	To provide expert	Development of a class

<p>(a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
<p>PO 1.1</p> <p>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Built Form	
<p>PO 2.1</p> <p>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is consistent with the prevailing building and wall heights in the historic area.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>



PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

## Historic Area Statements

Statement#	Statement
<b>Historic Areas affecting City of Norwood, Payneham and St Peters</b>	
	<p><b>Maylands Historic Area Statement (NPSP10)</b></p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p>

Statement#	Statement	
NPSP10	Eras, themes and context	Late 1800s onwards. Detached and semi-detached dwellings.
	Allotments, subdivision and built form patterns	Similar to Stepney area but with greater percentage of larger allotments, with proportionately larger homes. Allotments of generous size. Original historic pattern.
	Architectural styles, detailing and built form features	Double-fronted detached villas and cottages of modest proportions with substantial established gardens.  Single-fronted attached dwellings of sandstone and bluestone construction.  Remaining corner shop structures.  Verandahs along the primary frontage.
	Building height	Single-storey.
	Materials	Sandstone and bluestone.
	Fencing	Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the main face of the dwelling) generally low in height up to 1.2m (masonry) or 1.5m (other materials), allowing views to dwelling.  Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing.  Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.
	Setting, landscaping, streetscape and public realm features	Relatively wide streets in the original subdivision layout. Landscaping around a dwelling, particularly in the front garden, is an important design element as it enhances the dwelling and adds to the appearance and quality of the streetscape.  Street trees are present in most of the streets and make a solid contribution to the overall character.
	Representative Buildings	Identified - refer to SA planning database.

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

### Design in Urban Areas

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is:  (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (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.

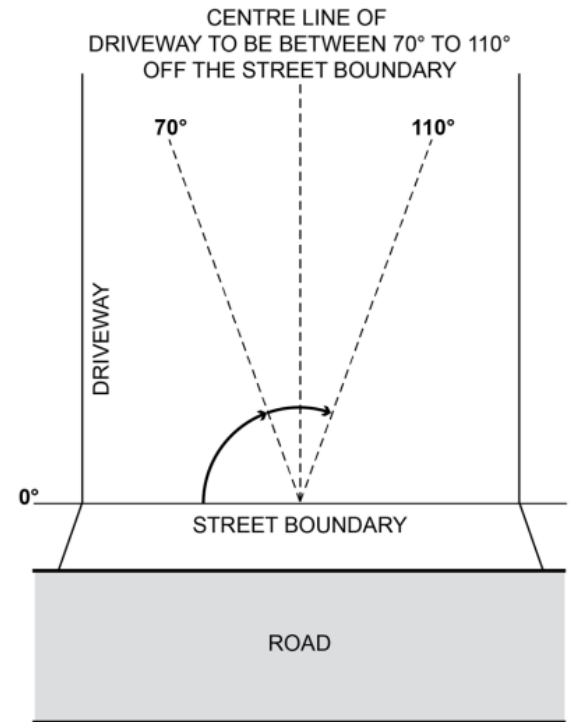
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	

Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
Residential Development - Low Rise	
Car parking, access and manoeuvrability	
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 23.3</p> <p>Driveways and access points are located and designed to</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p>

<p>facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site</li> <li>(b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.</li> </ul> </li> </ul>
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</li> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</li> <li>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</li> </ul>





- (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

19 LOCH STREET  
STEPNEY, SA

ADAM & KATELIN COLLINS  
2355

SHEET LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
TP 00	COVER PAGE	A
TP 01	EXISTING SITE PLAN	A
TP 02	SITE CONTEXT PLAN	A
TP 03	EXISTING GF PLAN	A
TP 04	DEMOLITION PLAN	A
TP 05	PROPOSED SITE PLAN - DEVELOPMENT SUMMARY	A
TP 06	PROPOSED FLOOR PLAN	A
TP 07	PROPOSED ROOF PLAN	A
TP 08	ELEVATIONS - 01	A
TP 09	ELEVATIONS - 02	A
TP 10	SECTIONS	A
TP 11	SHADOW DIAGRAM STUDIES - 01	A
TP 12	SHADOW DIAGRAM STUDIES - 02	A
TP 13	SHADOW DIAGRAM STUDIES - 03	A



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REVISIONS

A     09/07/2024    DEVELOPMENT APPLICATION

TITLE	
COVER PAGE	
SHEET NO	REVISION
TP 00	A



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REVISIONS

A 09/07/2024 DEVELOPMENT APPLICATION

PLANNING APPLICATION

PROJECT

19 LOCH STREET  
STEPNEY, SA

CLIENT

ADAM & KATELIN COLLINS

PROJECT NO

2355

TITLE

EXISTING SITE PLAN

SCALE DATE DRAWN BY

1 : 100@A1 25/06/2024 AC

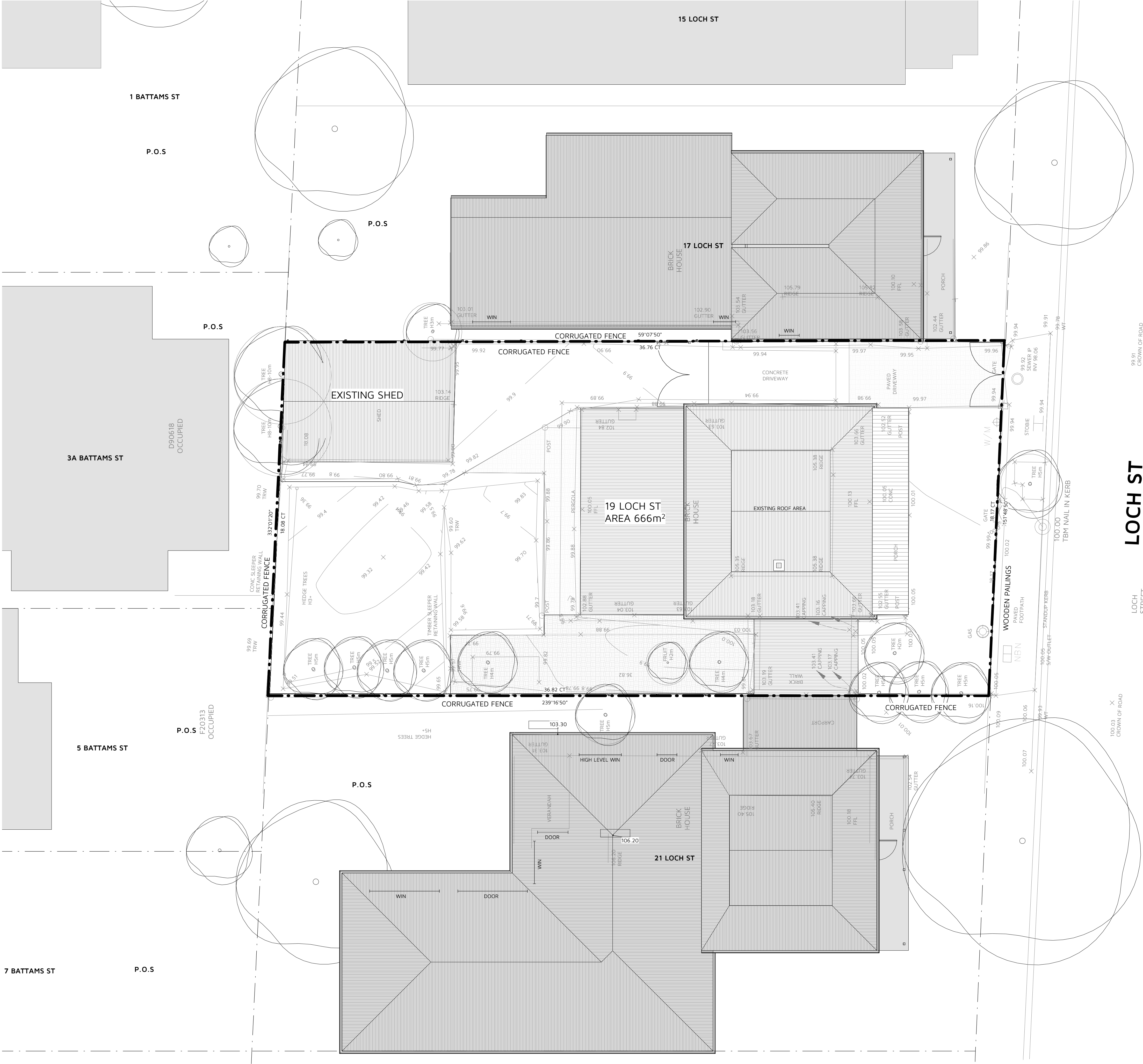
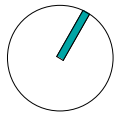


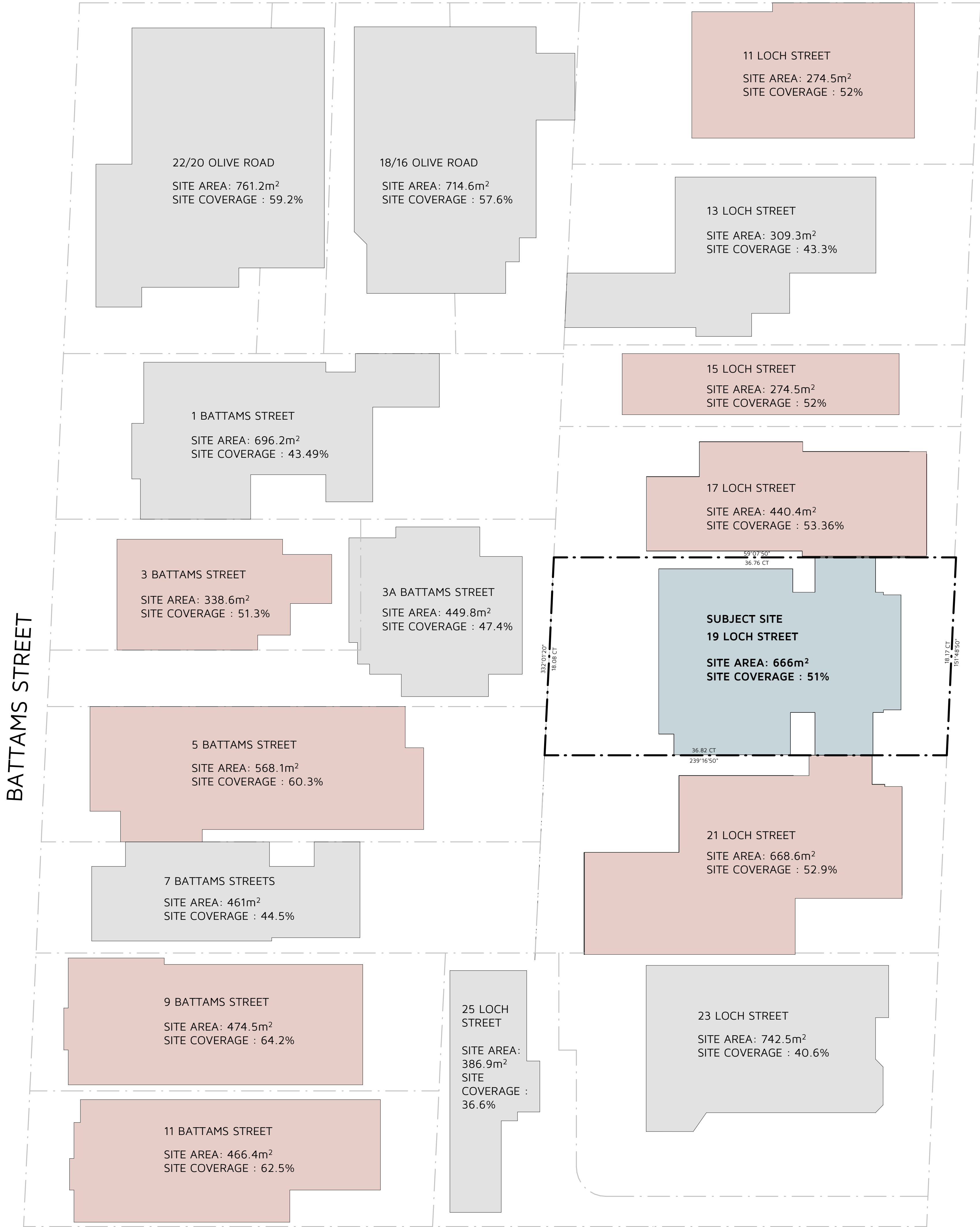
SCALE 1:100

SHEET NO REVISION NORTH

TP 01

A





Attachment 1

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# BCBA

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REVISIONS		
A	09/07/2024	DEVELOPMENT APPLICATION

**PLANNING APPLICATION**

**PROJECT**  
19 LOCH STREET  
STEPNEY, SA

**CLIENT**  
ADAM & KATELIN COLLINS

**PROJECT NO**  
2355

**TITLE**  
SITE CONTEXT PLAN

SCALE	DATE	DRAWN BY
1 : 200@A1	25/06/2024	AC

0 10m 20m  
SCALE 1:200

SHEET NO	REVISION	NORTH
TP 02	A	

ABN 19 164 899 316





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PROJECT

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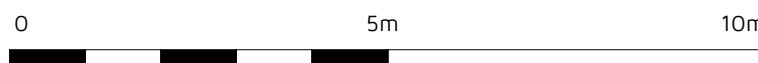
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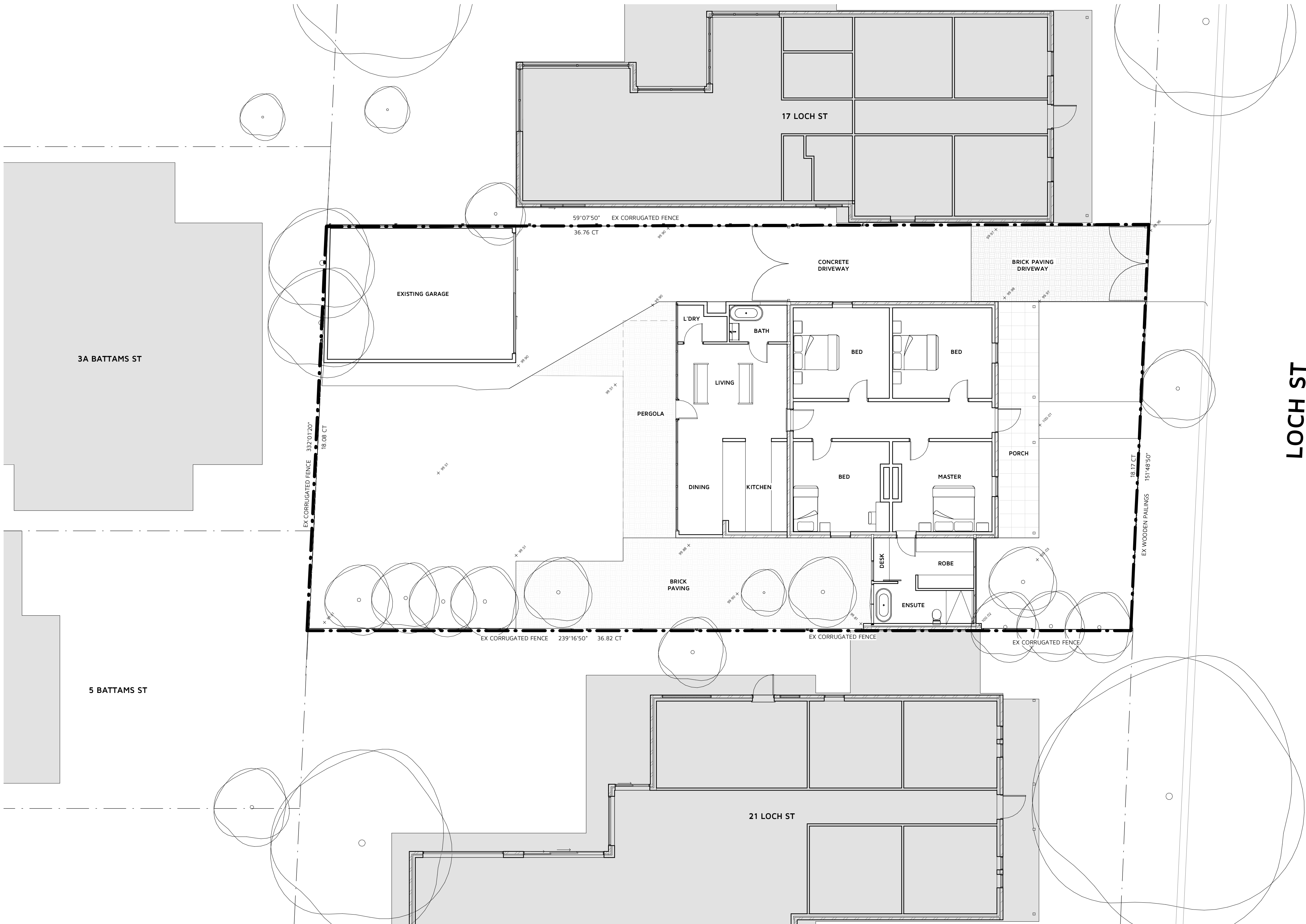
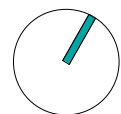
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PLANNING APPLICATION

PROJECT

19 LOCH STREET  
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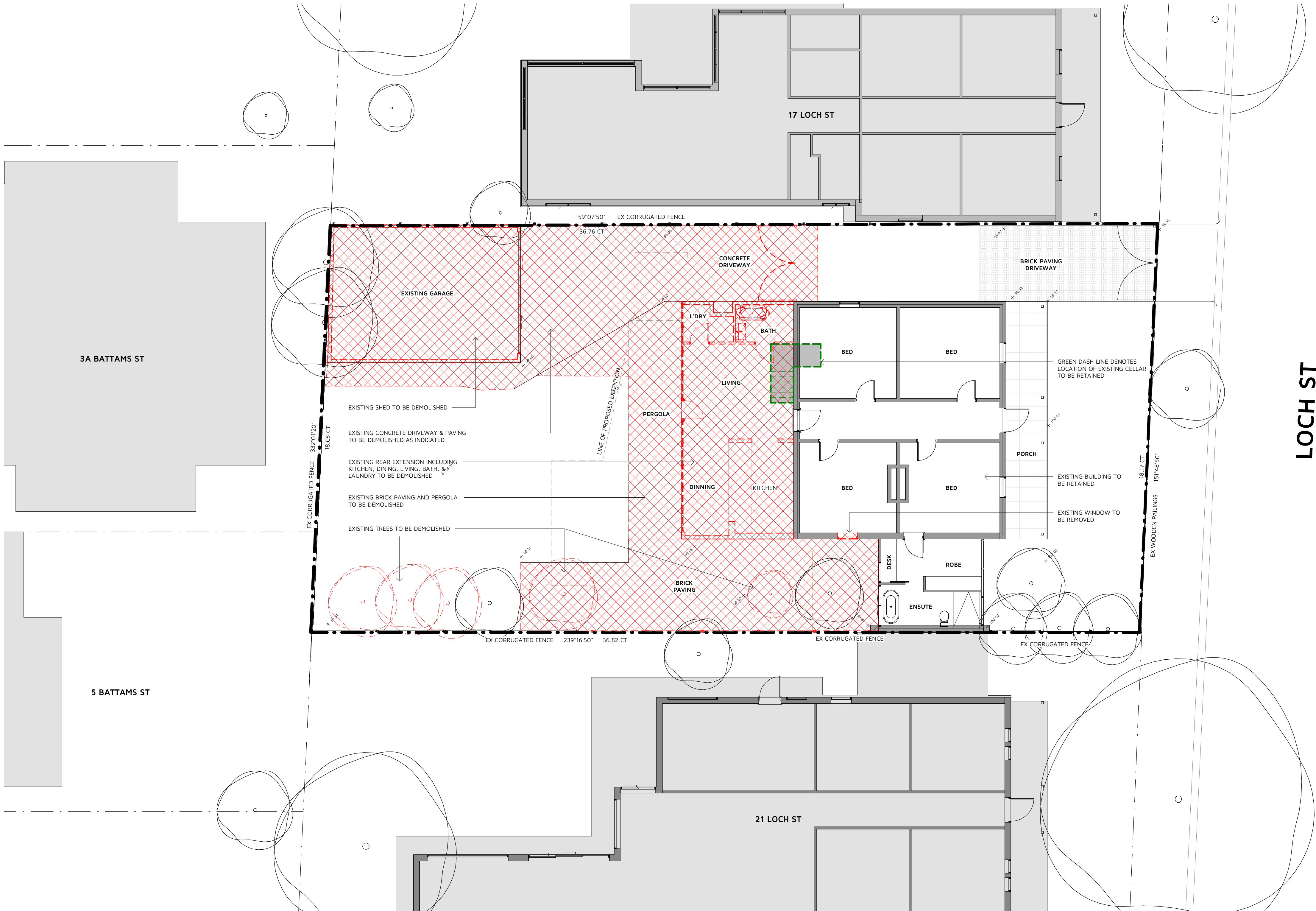
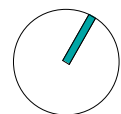
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SITE DEVELOPMENT SUMMARY			
SITE AREA		666 m <sup>2</sup>	
	SITE COVERAGE	340 m <sup>2</sup>	51 %
	MAXIMUM ALLOWED		50 %
PRIVATE OPEN SPACE		182 m	
MINIMUM REQUIRED		60 m	
	SOFT LANDSCAPING	208 m <sup>2</sup>	31 %
	MINIMUM REQUIRED		25 %
WALL ON BOUNDARY		16.0 m	
MAXIMUM ALLOWED		16.6 m	



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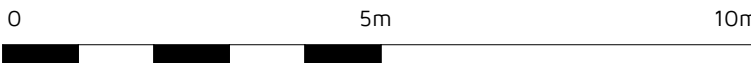
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PROPOSED SITE PLAN - DEVELOPMENT SUMMARY

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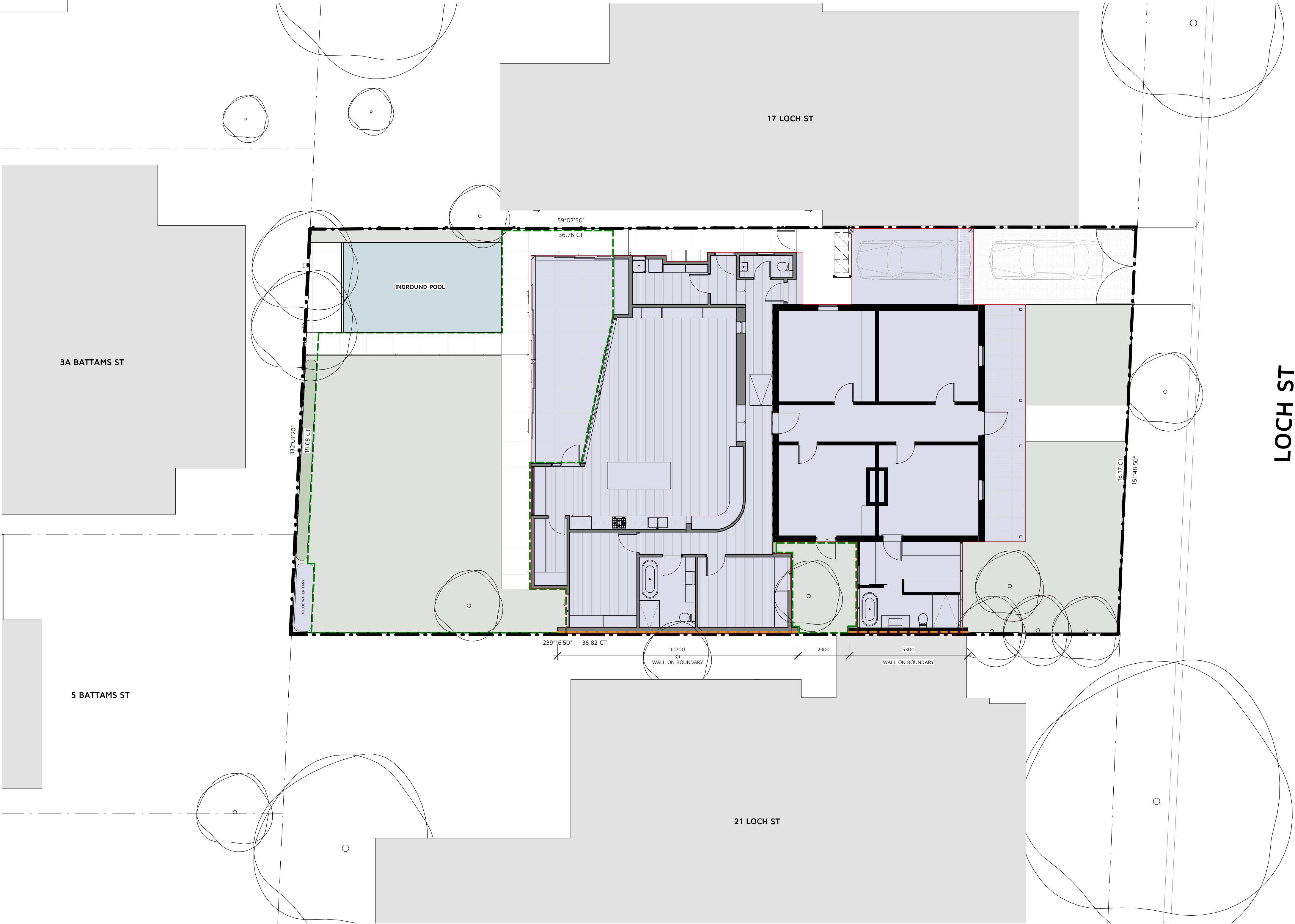
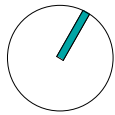
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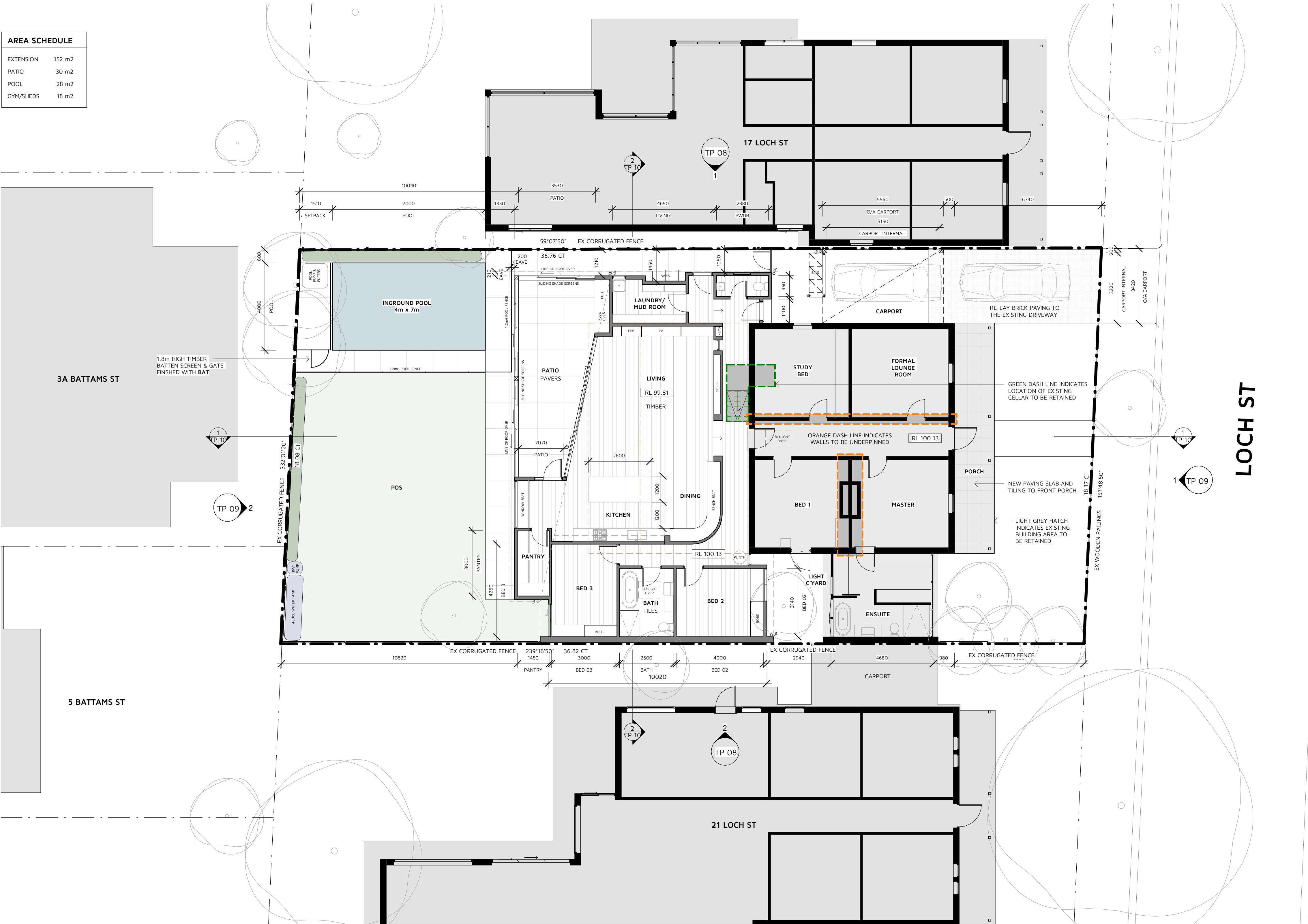
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TITLE  
PROPOSED FLOOR PLAN

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**PROPOSED ROOF PLAN LEGEND**

DENOTES PROPOSED ROOF AREA TO BE DIVERTED TO NEW RAINWATER TANK  
**TOTAL AREA: 220.5m²**

DENOTES INDICATIVE INGROUND HYDRAULIC CONNECTION FROM PROPOSED ROOF TO RAINWATER TANK

**NOTE:** RAINWATER TANKS WILL BE ALLOCATED FOR REUSE AND RETENTION TO IRRIGATE THE PROPOSED LANDSCAPING AREAS AND CONNECTED TO GARDEN HOSES



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A	09/07/2024	DEVELOPMENT APPLICATION
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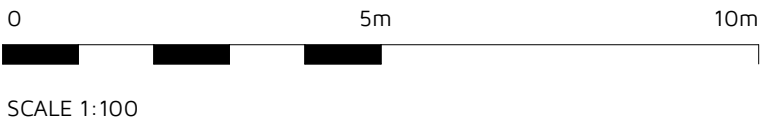
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**TITLE**

PROPOSED ROOF PLAN

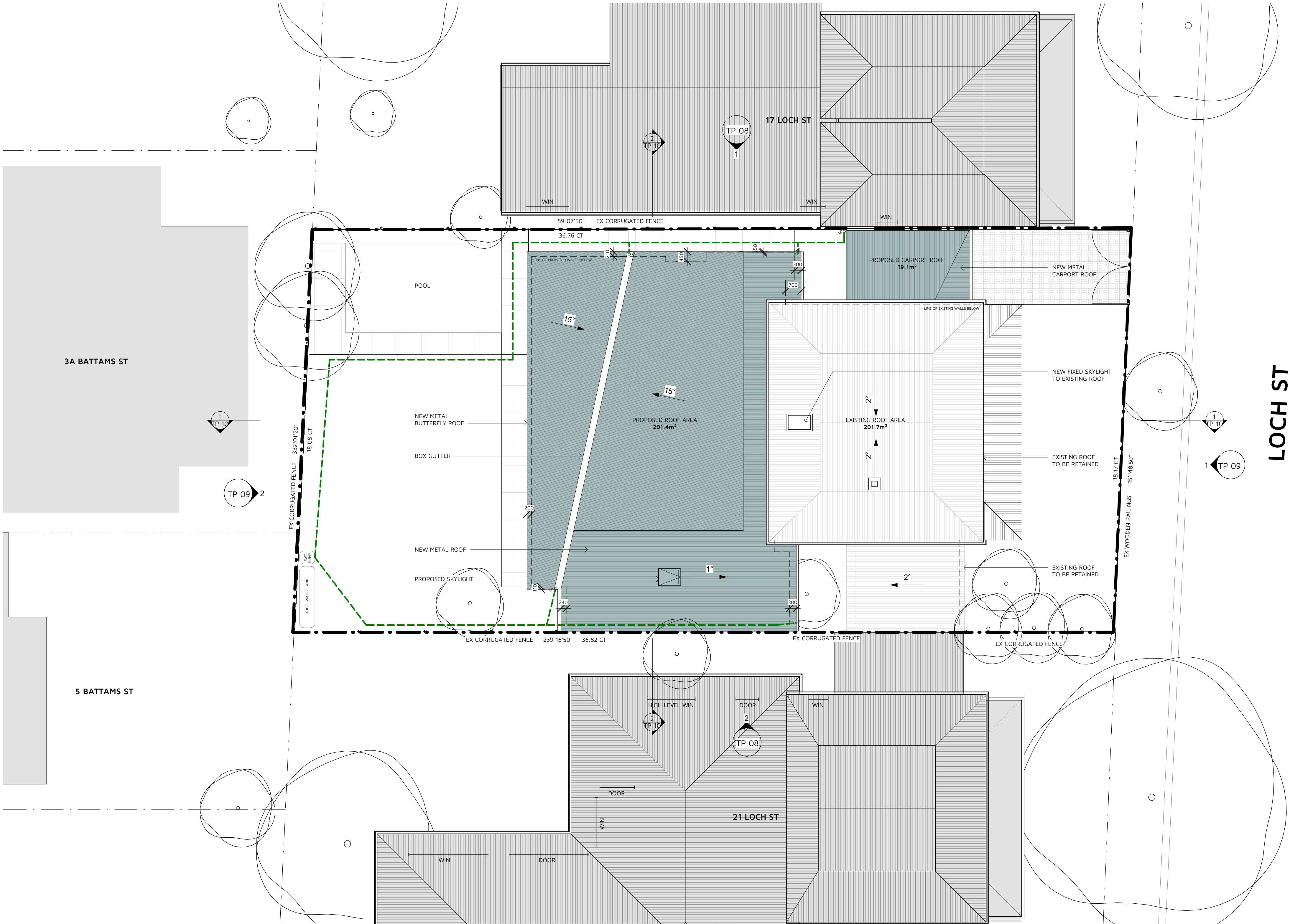
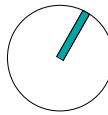
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PLANNING APPLICATION

PROJECT

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ELEVATIONS - 01

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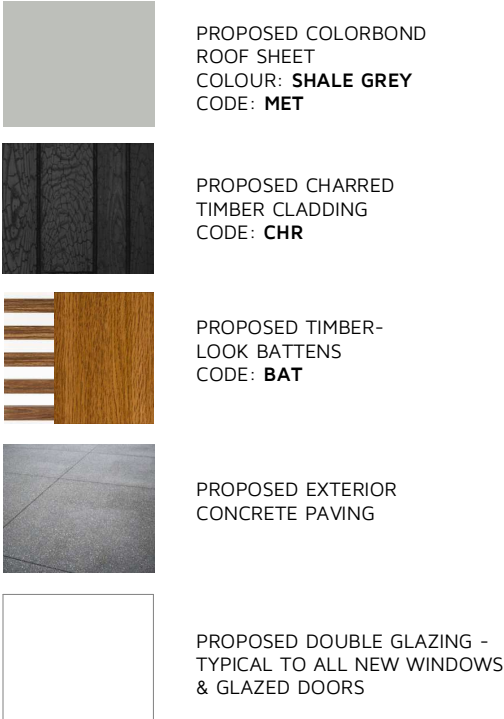
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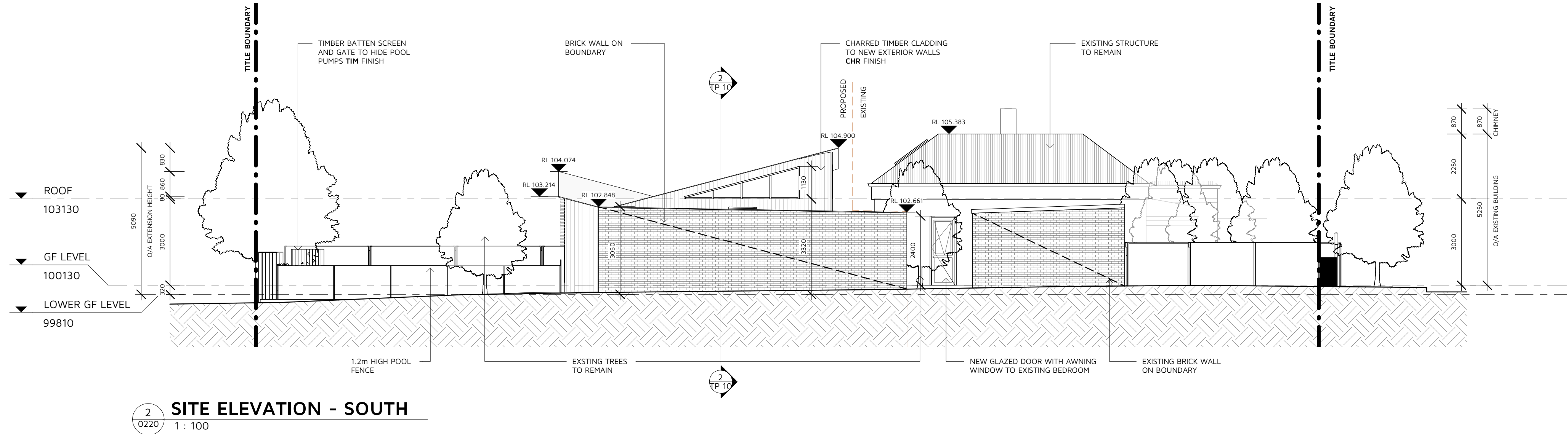
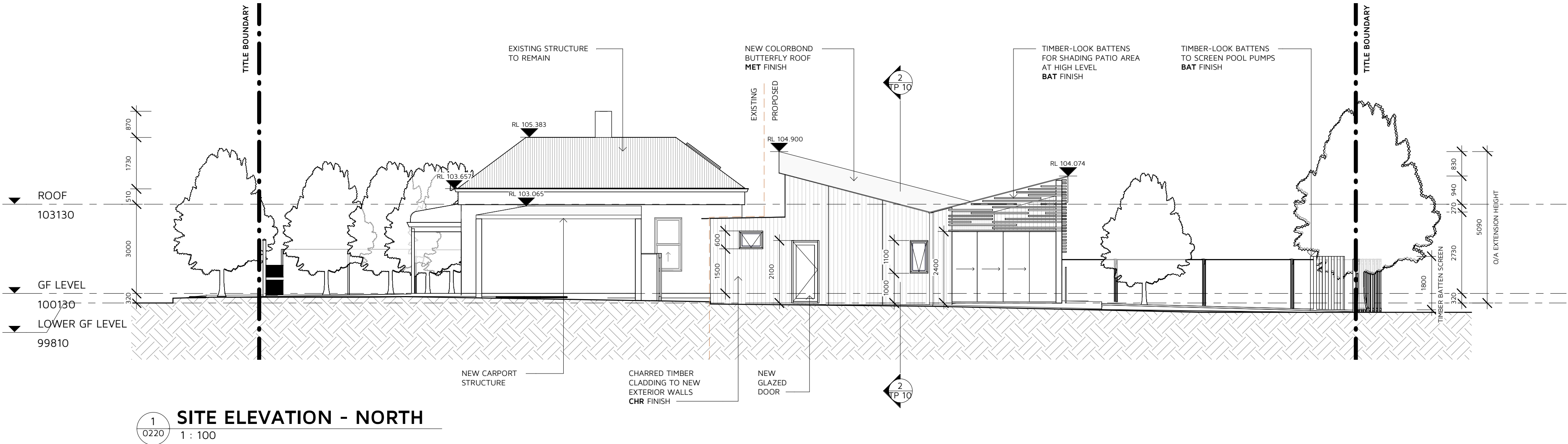
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**PROPOSED ELEVATIONS NOTE**  
ALL LEVELS ARE TAKEN TO AUSTRALIAN HEIGHT DATUM (AHD)







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ELEVATIONS - 02

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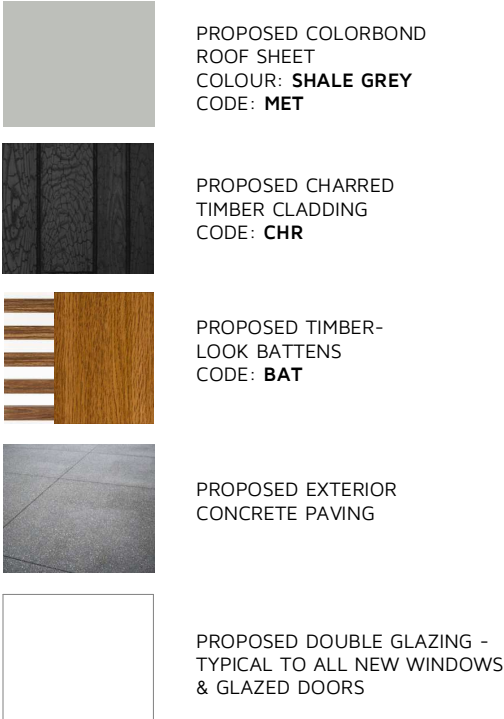
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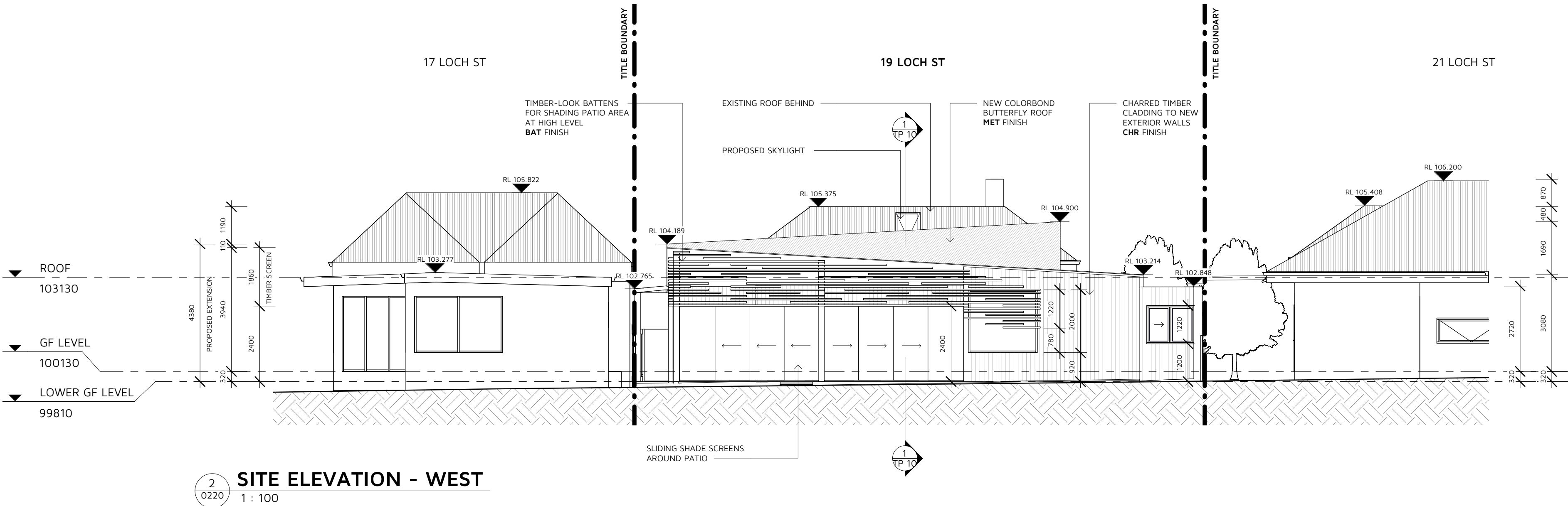
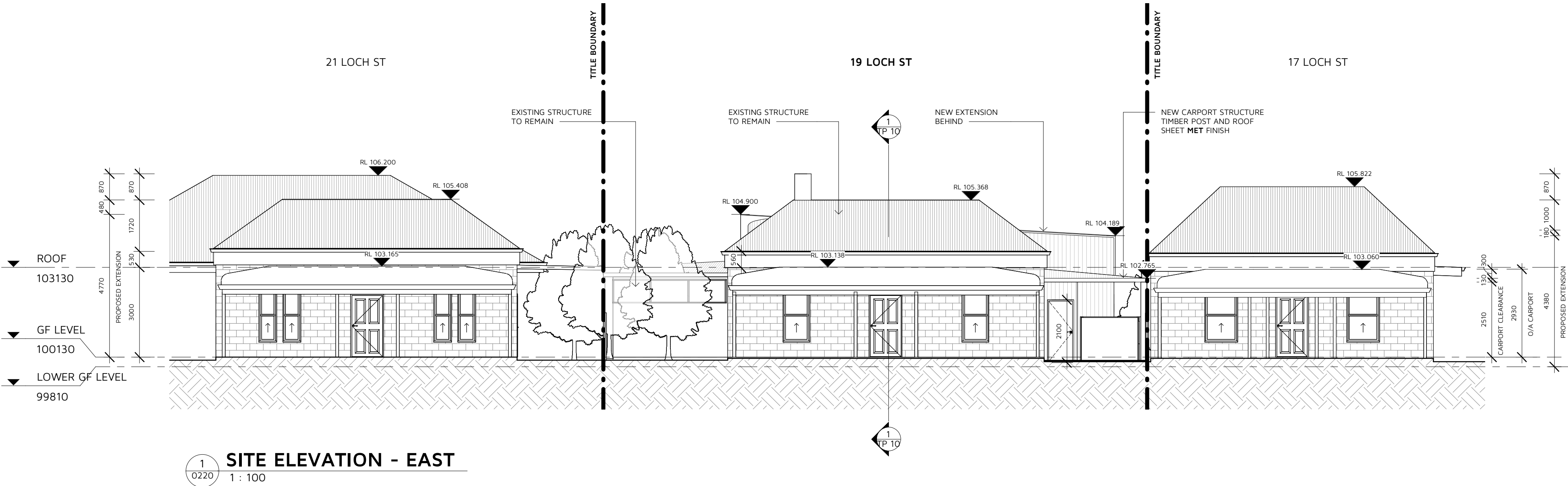
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A	09/07/2024	DEVELOPMENT APPLICATION

## PLANNING APPLICATION

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19 LOCH STREET  
STEPNEY, SA

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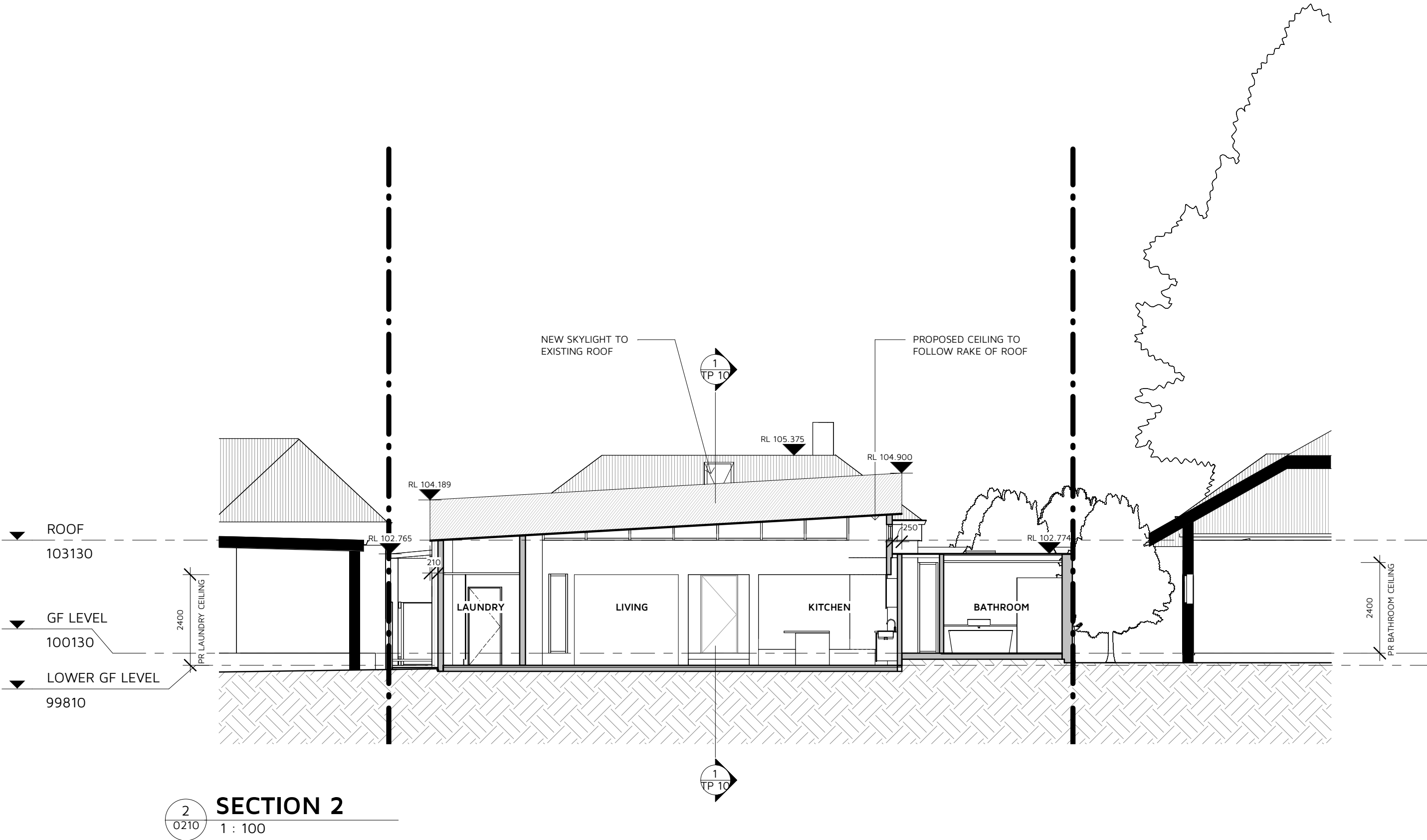
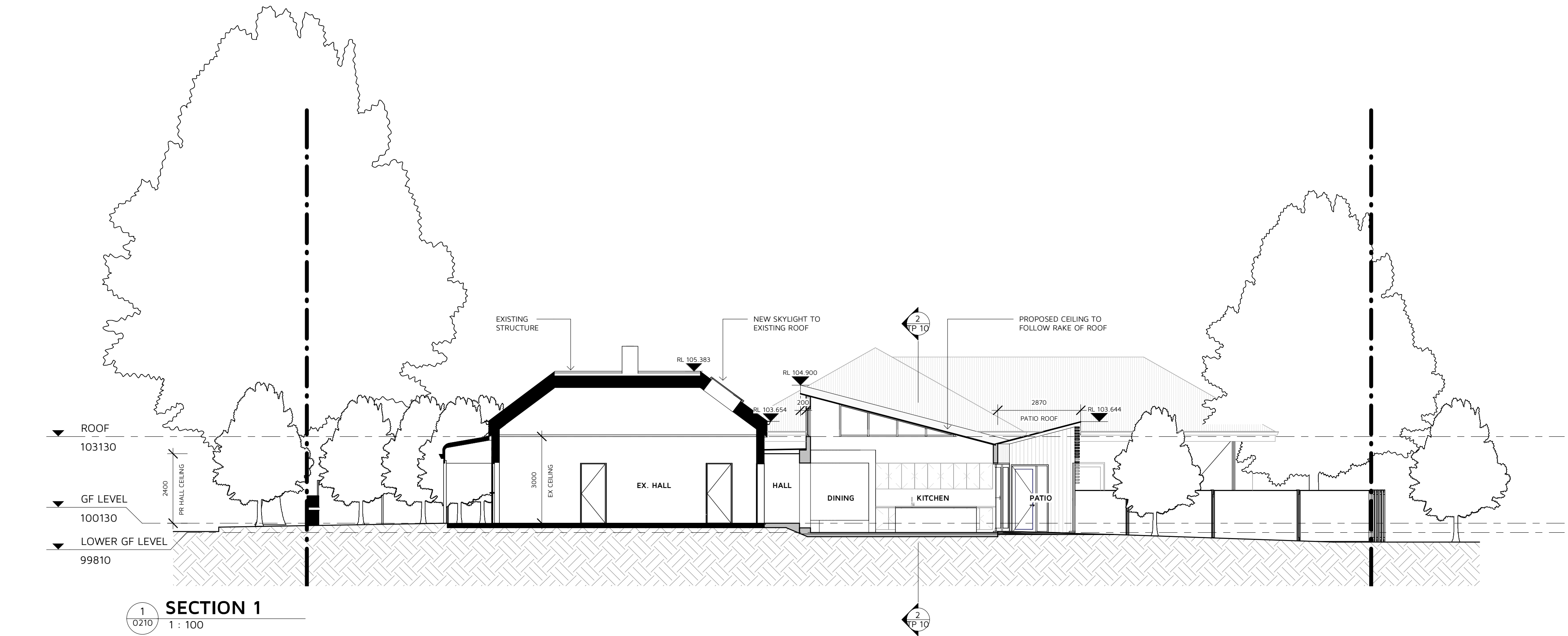
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TITLE

SHADOW DIAGRAM STUDIES - 01

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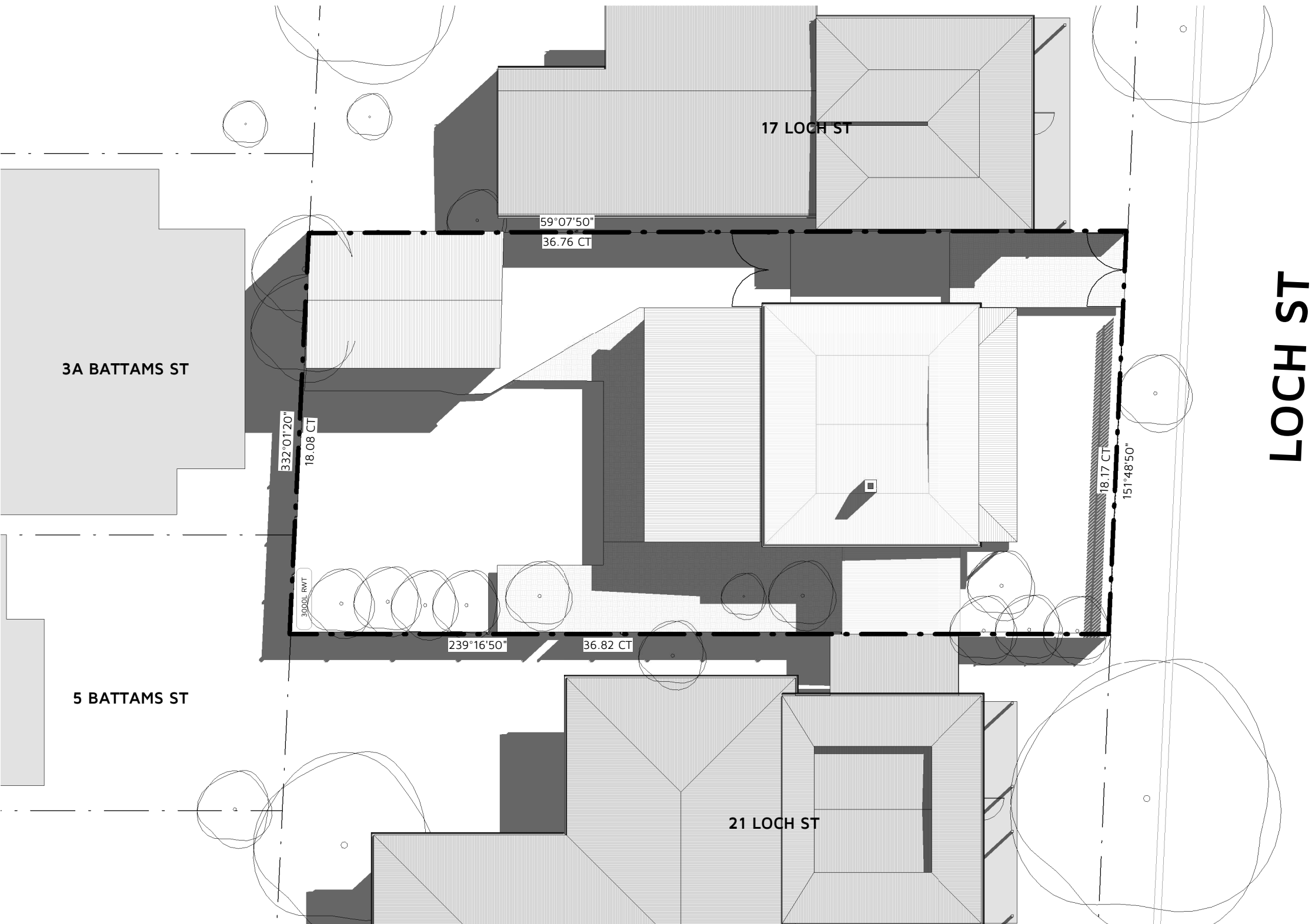
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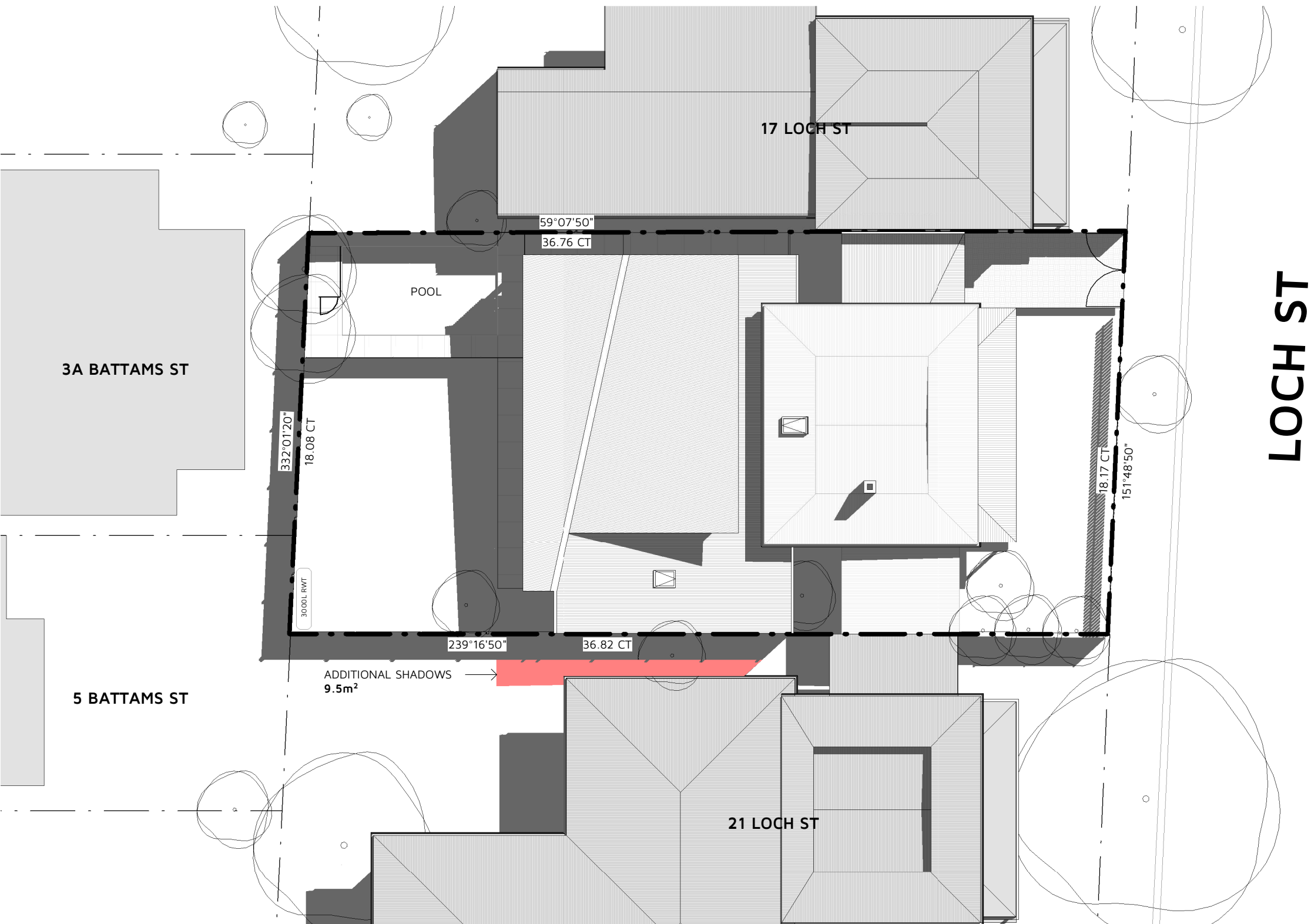
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2 EQUINOX - 22nd SEPTEMBER 10AM - EXISTING  
0400 1 : 200



1 EQUINOX - 22nd SEPTEMBER 10AM - PROPOSED  
0400 1 : 200



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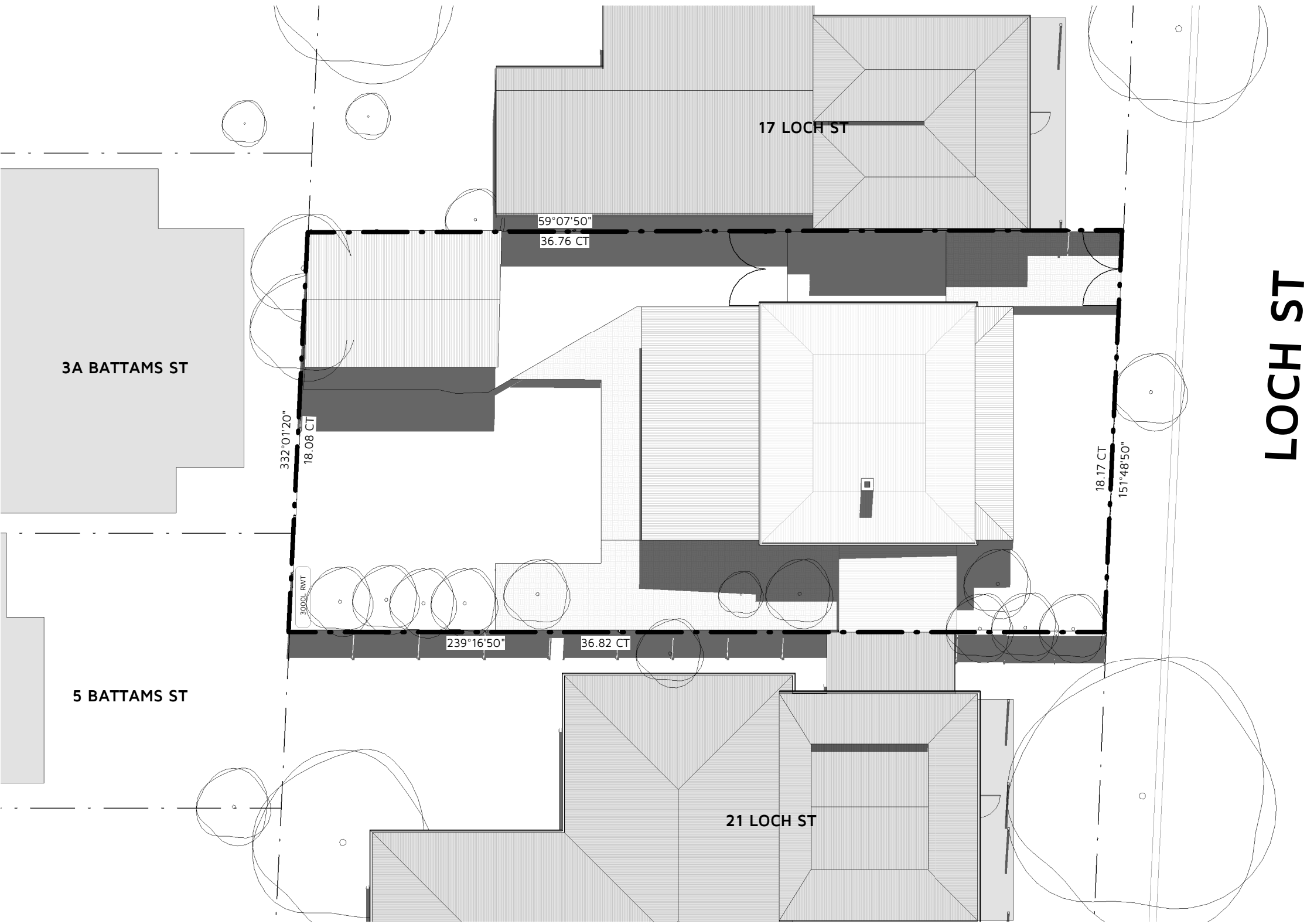
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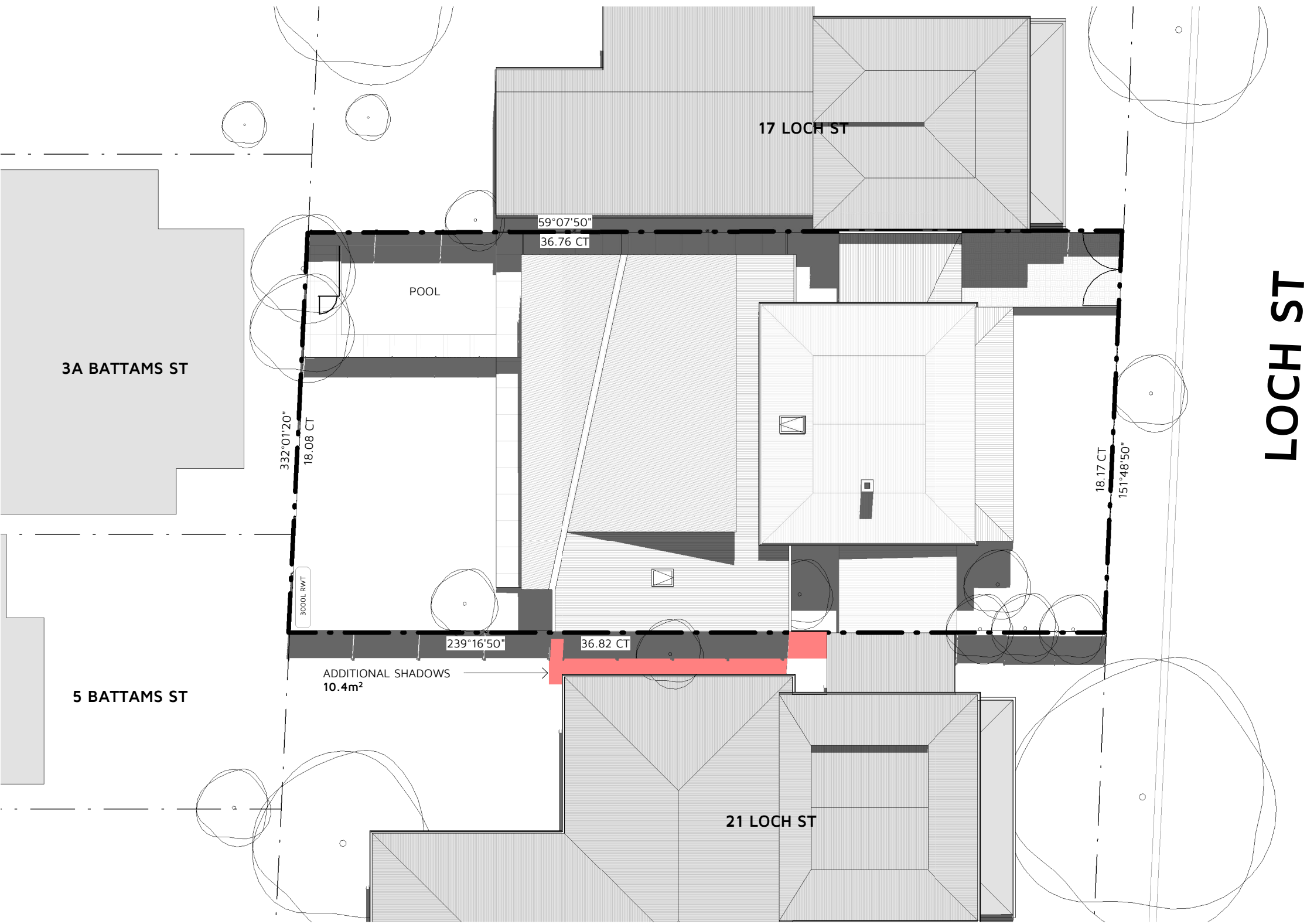
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2 EQUINOX - 22nd SEPTEMBER 12PM - EXISTING  
0400 1 : 200



1 EQUINOX - 22nd SEPTEMBER 12PM - PROPOSED  
0400 1 : 200





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SHADOW DIAGRAM STUDIES - 03

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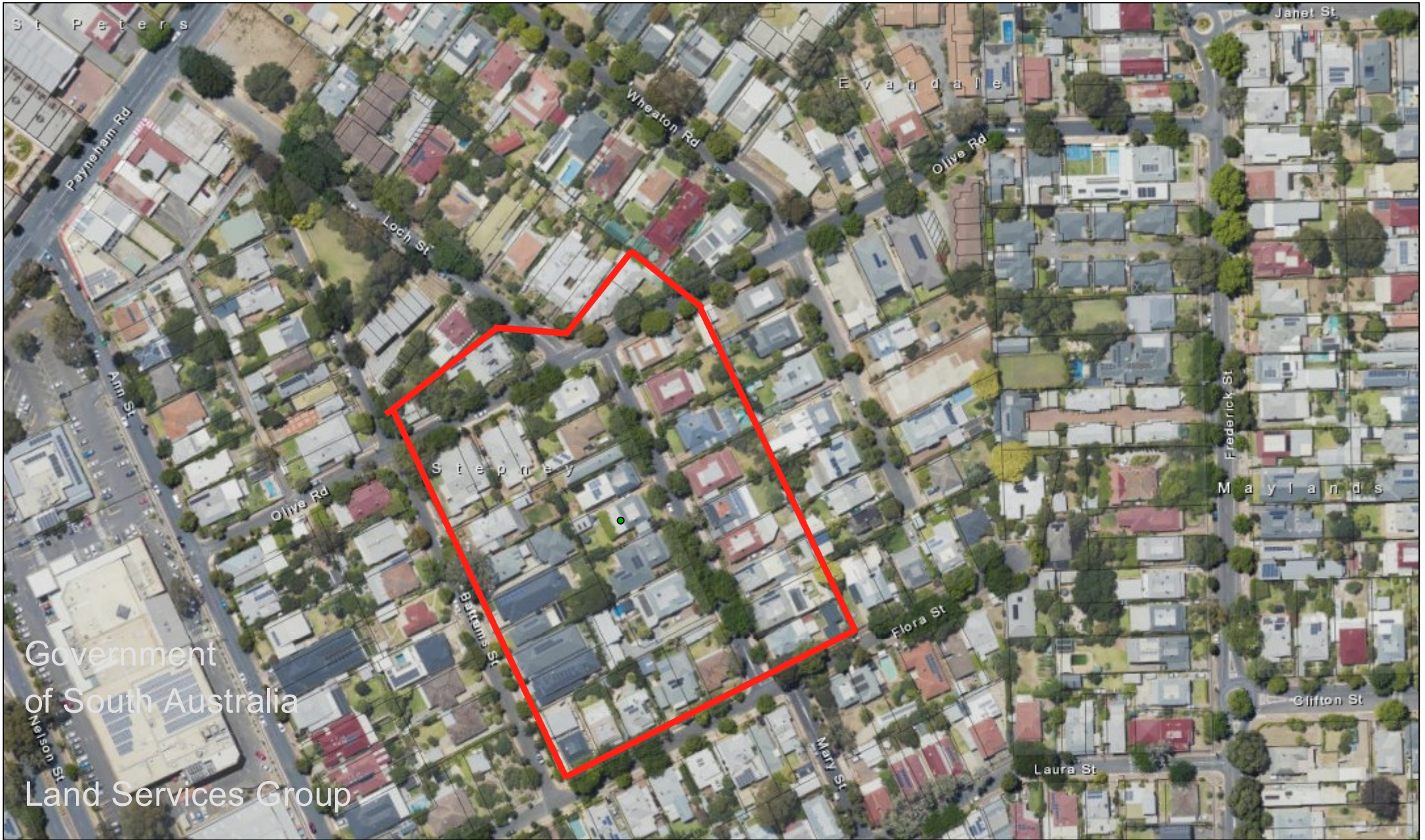
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0400 1 : 200



1 EQUINOX - 22nd SEPTEMBER 3PM - PROPOSED  
0400 1 : 200



Attachment 2- Subject Land and Locality Map



Government  
of South Australia  
Land Services Group



Attachment 3- Zoning and Historic Area Overlay Map



Application Summary

Application ID	24020644
Proposal	Partial demolition at the rear of a Representative Building, with construction of a new dwelling addition, carport and swimming pool
Location	19 LOCH ST STEPNEY SA 5069

Representations

Representor 1 - Nas Elisa

Name	Nas Elisa
Address	N/A NA SA, 5251 Australia
Submission Date	19/08/2024 01:03 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
<b>Reasons</b> Why do they need to remove the 3 trees in the backyard? There should be a reason for this...the tree canopy will be greatly lost if they remove these.	

Attached Documents

## Response to Public Representation

### Planning Consent Application 24020644 for 19 Loch Street, Stepney, SA

18 September 2024

To whom it may concern,

With respect to the concerns relating to the removal of three trees in the backyard of 19 Loch Street, Stepney, we confirm these trees are not considered Regulated Trees or Significant Trees as per relevant planning legislation. As such, their removal is not a planning consideration for this development application.

Regarding concerns that the tree canopy will be diminished if the three trees in the backyard are removed, we provide the following commentary:

- We confirm we have followed and meet the 'Deemed-to-Satisfy' Criteria to achieve the Performance Outcome for the Urban Tree Canopy Overlay, under the South Australia Planning & Design Code.
- Per the Urban Tree Canopy Overlay DTS/DPF 1.1, the site at 19 Loch St requires planting of 1 medium or 2 small trees, however, as per Table 2 Tree Discounts, we have retained the largest tree with a height greater than 4m, a spread greater than 2m, and 10sqm of soil, hence we meet the criteria for a 2 small tree or 1 medium tree discount for this planting application.

Therefore, we are not required to provide any additional trees to the development site.

We believe the above addresses the issue raised, showing that the application is in conformance with the planning rules in relation to this matter.

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**5.4 DEVELOPMENT NUMBER 24026256 – CHRISTINE TRIMMER  
- 27 GREEN STREET ST MORRIS**

<b>DEVELOPMENT NO.:</b>	24026256
<b>APPLICANT:</b>	Christine Trimmer
<b>ADDRESS:</b>	27 GREEN STREET, ST MORRIS SA 5068
<b>NATURE OF DEVELOPMENT:</b>	Dwelling alterations & additions and outbuilding
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Character Area</li> <li>• Hazards (Flooding - General)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Minimum Frontage (Minimum frontage is 12m)</li> <li>• Minimum Site Area (Minimum site area is 450 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> <li>• Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher)</li> <li>• Site Coverage (Maximum site coverage is 50 per cent)</li> </ul>
<b>LODGEMENT DATE:</b>	26 August 2024
<b>RELEVANT AUTHORITY:</b>	Assessment Manager at City of Norwood Payneham & St. Peters
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) Version 2024.15 15/8/2024
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	No
<b>RECOMMENDING OFFICER:</b>	Marie Molinaro - Urban Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Council consultant Hydrological Engineer

**CONTENTS:**

<b>APPENDIX 1:</b>	<b>Relevant P&amp;D Code Policies</b>	<b>ATTACHMENT 3:</b>	<b>Zoning Map</b>
<b>ATTACHMENT 1:</b>	<b>Application Documents</b>	<b>ATTACHMENT 4:</b>	<b>Internal Referral Advice</b>
<b>ATTACHMENT 2:</b>	<b>Subject Land Map</b>		



## BACKGROUND & DETAILED DESCRIPTION OF PROPOSAL:

The owner of the land is a Council staff member, and in accordance with internal protocols the Council Assessment Panel is the relevant authority.

The proposal is to retain the original front portion of the dwelling, demolish a later addition and construct a new single-storey addition. The completed dwelling will contain three (3) bedrooms (master with ensuite), open plan kitchen dining and living room, laundry and separate bathroom. The materials of the addition will be Colorbond roof in 'Ironstone' colour and rendered concrete walls in 'Surfmist' colour. The deck shown on the proposal plans does not require Development Approval as the highest point of the deck does not exceed 500mm above natural ground level and it is more than 900mm from any boundary of the land. It is therefore not considered part of the proposal.

The addition maintains the same side boundary setbacks as the existing dwelling and is 10.7m from the rear boundary.

An outbuilding (garden shed) will be demolished to accommodate the addition with a replacement outbuilding (garden shed) in the rear north-western corner of the land. The replacement / new outbuilding is an Accepted form of development. Accepted development does not require a Planning Consent assessment.

The application plans are included in **Attachment 1 – Application Documents**.

## DEVELOPMENT APPLICATION HISTORY:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
25 November 2013	155/656/13	Carport

## SUBJECT LAND & LOCALITY:

### Site Description:

**Location reference:** 27 GREEN STREET, ST MORRIS SA 5068

**Title ref.:** CT  
5302/10

**Plan Parcel:** D2157  
AL82

**Council:** THE CITY OF NORWOOD PAYNEHAM AND  
ST PETERS

The subject land is a 581 square metre, rectangular shaped allotment. It has a frontage of 15.24m and a depth of 38.10m. It is on the western side of Green Street and approximately 18m south of Fourth Avenue and 45m north of Third Avenue. The land slopes down towards the rear.

The land contains the dwelling with attached verandah and deck, carport on the northern side of the dwelling and outbuilding behind the dwelling. Vehicle access to the land is via a cross-over near the northern side boundary with concrete driveway to the carport.

The locality is comprised wholly of residential development and residential amenity is considered to be high.

The subject land is identified in **Attachment 2 – Subject Land Map**. The zoning is shown in **Attachment 3 – Zoning Map**.

## CONSENT TYPE REQUIRED:

Planning Consent

## CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  - Shed
  - Dwelling alteration or addition

Outbuilding (Shed): Accepted

Dwelling addition: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed
- **REASON**  
Planning & Design Code.

## PUBLIC NOTIFICATION

- **REASON**  
In accordance with Table 5 Procedural Matters of the Established Neighbourhood Zone, the proposal did not require public notification.

## INTERNAL REFERRALS

- Council consultant Hydrological Engineer  
Recommended that the floor level of the addition be raised for flood protection and also advised on stormwater management.

The internal referral response is included in **Attachment 4 – Internal Referral Advice**.

## PLANNING ASSESSMENT

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

### Dwelling Addition – Appearance, Setbacks and Site Coverage

Appearance, setback and site coverage matters of the dwelling addition are addressed in the Character Area Overlay and Established Neighbourhood Zone provisions.

#### Character Area Overlay – Trinity Gardens/St Morris Character Area Statement (NPSPC5)

Performance Outcome 1.1

*All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.*

Performance Outcome 2.2

*Development is consistent with the prevailing building wall and wall heights in the Character Area.*

Performance Outcome 2.4

*Development is consistent with the prevailing front and side boundary pattern in the Character Area.*

Performance Outcome 2.5

*Materials are either consistent with or complement those within the Character Area.*

Performance Outcome 3.1

*Additions and alterations do not adversely impact on the streetscape character.*

#### Established Neighbourhood Zone

Performance Outcome 3.1

*Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.*

Performance Outcome 4.2

*Additions and alterations do not adversely impact on the streetscape character.*

Performance Outcome 8.1

*Buildings are setback from side boundaries to provide: a) separation between buildings in a way that complements the established character of the locality b) access to natural light and ventilation for neighbours.*

Performance Outcome 9.1

*Buildings are setback from rear boundaries to provide: a) separation between buildings in a way the complements the established character of the locality b) access to natural light and ventilation for neighbours c) private open space d) space for landscaping and vegetation.*

The proposed works are all at the rear of the existing dwelling, with the same wall and overall height. The addition maintains the same side boundary setbacks as the existing dwelling.

Whilst the roof and wall materials and colour scheme of the addition do not match the existing dwelling, which is red tiled roof and red brick walls, the addition is wholly at the rear.

The proposed 48 per cent site coverage is below the 50 per cent anticipated by Designated Performance Feature 3.1 of the Zone.

The 10m setback to the rear boundary is well in excess of the 4m desired by Performance Outcome 9.1.

With respect to Performance Outcome 9.1 parts c and d; private open space exceeds the minimum 60 square metres desired by Designated Performance Feature 21.1 of the Design in Urban Areas Module; and soft landscaping is in excess of 25 per cent of the total site area as desired by Designated Performance Feature 22.1 of the Design in Urban Areas module.

## **Environmental Factors**

### Flooding and Stormwater Management

The land is in the Hazards (Flooding – General) Overlay, Performance Outcome 2.1 of this Overlay seeks for development to be sited, designed and constructed to prevent the entry of floodwaters likely to result in undue damage to or compromise ongoing activities within buildings.

For this reason, the proposal was referred to the Council consultant Hydrological Engineer. The referral advice was that the floor level of the addition be raised for adequate flood protection, which was done by the applicant. On this basis, Performance Outcome 2.1 is satisfied.

The consultant Hydrological Engineer also provided referral advice regarding stormwater management. The advice recommendation was to seek calculations to demonstrate the pump capacity of the stormwater system is sufficient to cater for flows. This information was provided by the applicant.

### Regulated & Significant Trees

Three (3) trees are shown to be removed to accommodate the addition. A search of photos online shows these trees are not regulated or significant.

## **CONSIDERATION OF 'SERIOUSLY AT VARIANCE'**

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2024.6 04/04/2024) the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reason:

- The proposal is for an addition to a dwelling with associated ancillary structures. Residential development is the predominantly desired use in the Zone.

## **SUMMARY & CONCLUSION**

The proposal is for an addition to a dwelling and separate outbuilding within the Established Neighbourhood Zone. The main assessment matter is considered to be flood protection, which has been adequately addressed.

## RECOMMENDATION

### GRANT PLANNING CONSENT

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 24026256, is GRANTED Planning Consent subject to the following conditions:

### CONDITIONS

#### Planning Consent

##### Condition 1

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

##### Condition 2

All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into the adjacent street kerb & water table.

### ADVISORY NOTES

#### PLANNING CONSENT

##### Advisory Note 1

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

##### Advisory Note 2

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

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

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

##### Advisory Note 3

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

##### Advisory Note 4

The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged

into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 5

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

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

Advisory Note 6

The Applicant is advised that construction noise is not allowed:

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

Advisory Note 7

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

Advisory Note 8

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

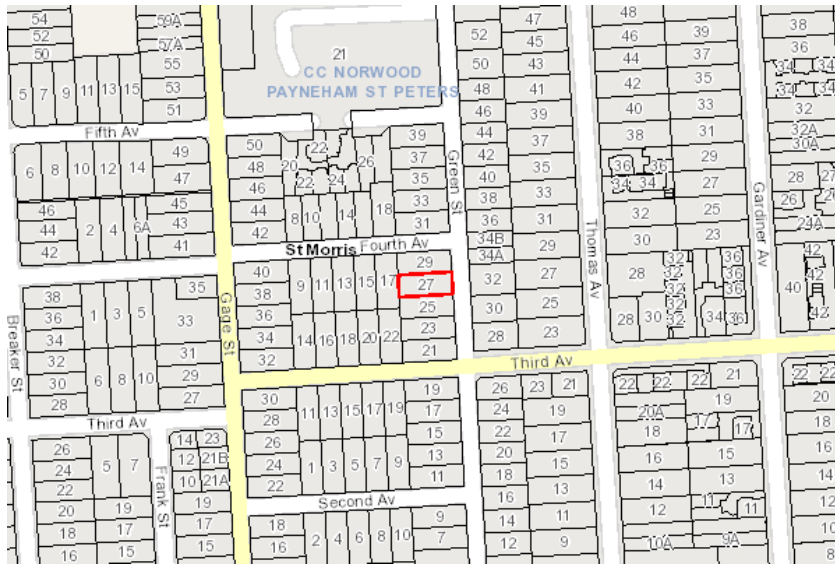
Advisory Note 9

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



**Address:** 27 GREEN ST ST MORRIS SA 5068

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



### Property Zoning Details

#### Zone

Established Neighbourhood

#### Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)  
 Character Area (NPSPC5)  
 Hazards (Flooding - General)  
 Prescribed Wells Area  
 Regulated and Significant Tree  
 Stormwater Management  
 Urban Tree Canopy

#### Local Variation (TNV)

Minimum Frontage (*Minimum frontage is 12m*)  
 Minimum Site Area (*Minimum site area is 450 sqm*)  
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)  
 Minimum Side Boundary Setback (*Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher*)  
 Site Coverage (*Maximum site coverage is 50 per cent*)

### Selected Development(s)

Dwelling addition

**This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.**

*If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development*

[Dwelling addition - Code Assessed - Performance Assessed](#)

## Part 2 - Zones and Sub Zones

### Established Neighbourhood Zone

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table><tr><th>Site Coverage</th></tr><tr><td>Maximum site coverage is 50 per cent</td></tr></table> <p>In instances where:</p> <p>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</p> <p>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p>	Site Coverage	Maximum site coverage is 50 per cent
Site Coverage			
Maximum site coverage is 50 per cent			
Building Height			
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <table><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 2 levels</td></tr></table> <p>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical</i></p>	Maximum Building Height (Levels)	Maximum building height is 2 levels
Maximum Building Height (Levels)			
Maximum building height is 2 levels			

	<p><i>and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</i></p> <p>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>		
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <p>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street</p> <p>or</p> <p>(b) meet all of the following:</p> <p>(i) do not include any development forward of the front façade building line</p> <p>(ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.</p>		
Secondary Street Setback			
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <p>(a) no less than:</p> <table border="1"><tr><td><b>Minimum Side Boundary Setback</b></td></tr><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></table> <p>or</p> <p>(b) 900mm, whichever is greater</p> <p>or</p> <p>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.</p> <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>	<b>Minimum Side Boundary Setback</b>	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
<b>Minimum Side Boundary Setback</b>			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			
Boundary Walls			
<p>PO 7.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <table border="1"><tr><td><b>Minimum Side Boundary Setback</b></td></tr></table>	<b>Minimum Side Boundary Setback</b>	
<b>Minimum Side Boundary Setback</b>			

	<table><tr><th>Minimum Side Boundary Setback</th></tr><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></table> <p>or</p> <p>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:</p> <p>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>(ii) side boundary walls do not:</p> <p>A. exceed 3.2m in wall height from the lower of the natural or finished ground level</p> <p>B. exceed 8m in length</p> <p>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</p> <p>D. encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.</p>		
<p>Side Boundary Setback</p>			
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <p>(a) no less than:</p> <table><tr><th>Minimum Side Boundary Setback</th></tr><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></table> <p>(b) in all other cases (i.e., there is a blank field), then:</p> <p>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm</p> <p>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level</p>	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			

	(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide:  (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least:  (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way):  (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

### Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in



nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following:  1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that:  1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that:  1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or

	(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) fence</li> <li>(e) internal building works</li> <li>(f) land division</li> <li>(g) outbuilding</li> <li>(h) pergola</li> <li>(i) private bushfire shelter</li> <li>(j) recreation area</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	None specified.
6. Demolition.	Except any of the following: <ul style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.  In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:  (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i>  (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Character Area Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the character area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the character area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the character area.	DTS/DPF 2.5 None are applicable.
Alterations and Additions	
PO 3.1 Additions and alterations do not adversely impact on the streetscape character.	DTS/DPF 3.1 Additions and alterations: <ul style="list-style-type: none"> <li>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or</li> <li>(b) meet all of the following:               <ul style="list-style-type: none"> <li>(i) do not include any development forward of the front façade building line</li> <li>(ii) any side or rear extensions are no closer to the side boundary than the existing building</li> <li>(iii) do not involve the construction or alteration of a second or subsequent building level.</li> </ul> </li> </ul>

PO 3.2 Adaptive reuse and revitalisation of buildings to retain local character consistent with the Character Area Statement.	DTS/DPF 3.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.	DTS/DPF 6.2 None are applicable.

## Character Area Statements

Statement#	Statement	
Character Areas affecting City of Norwood, Payneham and St Peters		
NPSPC5	<b>Trinity Gardens/St Morris Character Area Statement (NPSP-C5)</b>	
	The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.	
	These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.	
	The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.	
	Eras, themes and context	Pre-1940.  Primarily low-scale and low density residential. Detached (including battleaxe in some locations), semi-detached dwellings. Group dwellings in St Morris.
	Allotments, subdivision and built form patterns	Original, pre-1940s land division patterns.
	Architectural styles, detailing and built form features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.  Semi-detached dwellings often presenting as single dwellings.
	Building height	Single storey.
	Materials	Varied, traditional materials.
	Fencing	Low, open-style fencing that allows connectivity to the street.  Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.  Some more solid forms of fencing along arterial roads.



Statement#	Statement	
	Setting, landscaping, streetscape and public realm features	<p>Vehicle garaging, driveways and front fences are not dominant streetscape elements.</p> <p>In most areas mature street tree plantings provide an overall visual coherence to the streets.</p> <p>Soft front landscaping, including trees.</p> <p>Some limited advertising and signage which complements scale and architecture of associated buildings.</p>
	Representative Buildings	[Not identified]

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Hazards (Flooding – General) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
<p>PO 2.1</p> <p>Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 2.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than:</p> <p>In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.</p>

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral

body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

### Design in Urban Areas

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is:  (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality  (b) durable - fit for purpose, adaptable and long lasting

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

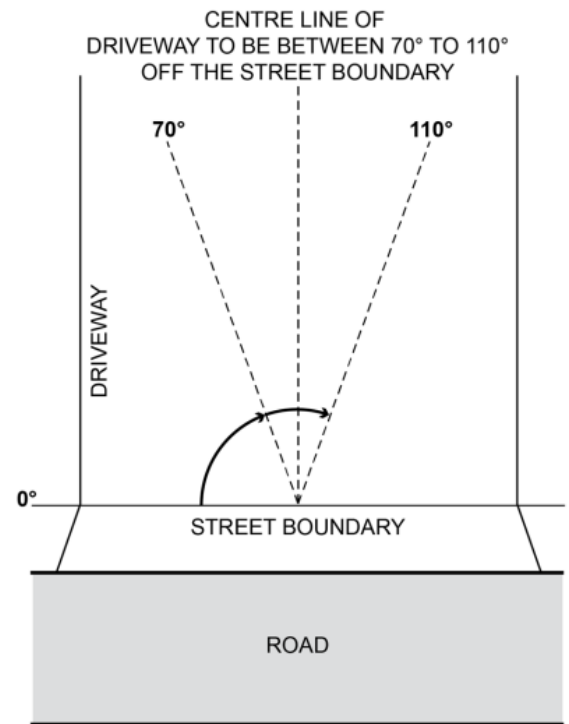
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Overlooking / Visual Privacy (low rise buildings)	
<p>PO 10.1</p>	<p>DTS/DPF 10.1</p>

Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: <ul style="list-style-type: none"> <li>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</li> </ul>
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:               <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
All residential development	
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	

<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) contribute shade and shelter</li> <li>(c) provide for stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1" data-bbox="917 414 1522 810"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td>&lt;150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>&gt;200-450</td><td>20%</td></tr> <tr> <td>&gt;450</td><td>25%</td></tr> </tbody> </table> </li> <li>(b) at least 30% of any land between the primary street boundary and the primary building line.</li> </ul>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
Car parking, access and manoeuvrability											
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>										
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>										
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site</li> <li>(b) sites with a frontage to a public road greater than 10m:</li> </ul>										



	<ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.</li> </ul>
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</li> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</li> <li>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</li> </ul>



- (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.

PO 23.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.

DTS/DPF 23.6

Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:

- (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)
- (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
- (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

#### Waste storage

PO 24.1

Provision is made for the convenient storage of waste bins in a location screened from public view.

DTS/DPF 24.1

Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:

- (a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and
- (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site	Minimum Rate
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	Configuration	
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <p>(a) Site area &lt;301m<sup>2</sup>: 24m<sup>2</sup> located behind the building line.</p> <p>(b) Site area ≥ 301m<sup>2</sup>: 60m<sup>2</sup> located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m<sup>2</sup> / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m <sup>2</sup> , which may be used as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

## Interface between Land Uses

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m<sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

## Transport, Access and Parking

## Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

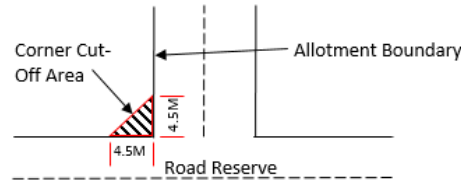
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> <li>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area</li> <li>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</li> <li>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</li> </ul>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.



	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>

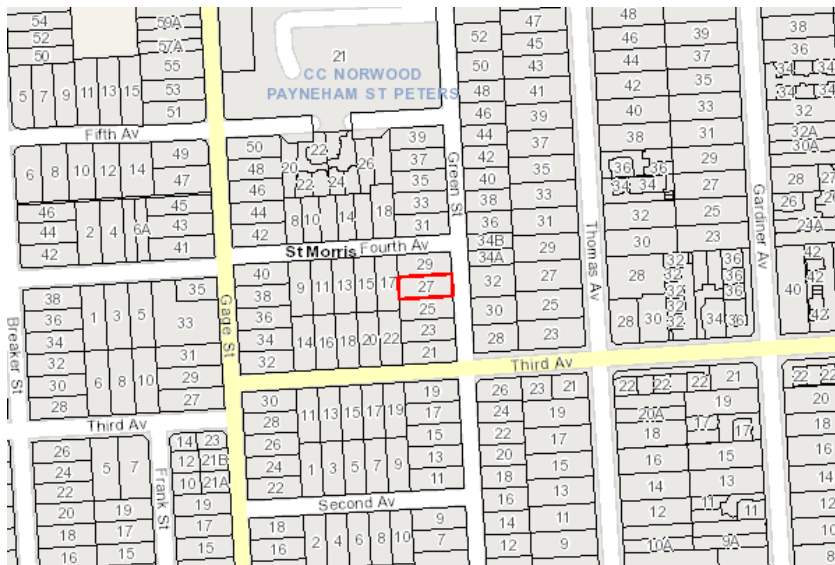
Table 2 - Off-Street Car Parking Requirements in Designated Areas

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

		Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	
--	--	---	--

**Address:** 27 GREEN ST ST MORRIS SA 5068

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



### Property Zoning Details

#### Zone

Established Neighbourhood

#### Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)  
 Character Area (NPSPC5)  
 Hazards (Flooding - General)  
 Prescribed Wells Area  
 Regulated and Significant Tree  
 Stormwater Management  
 Urban Tree Canopy

#### Local Variation (TNV)

Minimum Frontage (Minimum frontage is 12m)  
 Minimum Site Area (Minimum site area is 450 sqm)  
 Maximum Building Height (Levels) (Maximum building height is 2 levels)  
 Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher)  
 Site Coverage (Maximum site coverage is 50 per cent)

### Selected Development(s)

Outbuilding

**This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.**

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

#### Outbuilding - Accepted Development

## Part 2 - Zones and Sub Zones

### Established Neighbourhood Zone

**Table 1 - Accepted Development Classification**

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
<p>Outbuilding</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• Coastal Areas Overlay</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Hazards (Flooding) Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• Significant Landscape Protection Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>.</li> <li>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.</li> <li>3. It is detached from and ancillary to a dwelling erected on the site.</li> <li>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.</li> <li>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).</li> <li>6. Total floor area - does not exceed 40m<sup>2</sup>.</li> <li>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).</li> <li>8. Building height - does not exceed 5m.</li> <li>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 8m unless:             <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.</li> </ol> </li> <li>10. Site coverage does not exceed 50% or the the amount specified in the <i>Site Coverage Technical and Numeric Variation</i> layer in the SA planning database, whichever is less.</li> <li>11. If the outbuilding is a garage - door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 30% of the width of the allotment frontage (whichever lesser).</li> <li>12. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):             <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of</li> </ol> </li> </ol>

a building that would be adjacent to or abut the proposed wall or structure.

13. If the outbuilding is a garage, it is located so that vehicle access:
- (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
  - (b) is not obtained from a State Maintained Road, and will use a driveway that:
    - (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
    - (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
    - (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
    - (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
    - (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
15. Does not involve-
- (a) excavation exceeding a vertical height of 1 metre; or
  - (b) filling exceeding a vertical height of 1 metre,
- and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
16. Does not involve the clearance of native vegetation.
17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
- (a) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
--	----------------------------



		<150	10%
		150-200	15%
		201-450	20%
		>450	25%
		(b) the amount of existing soft landscaping prior to the development occurring	
19.		It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.	



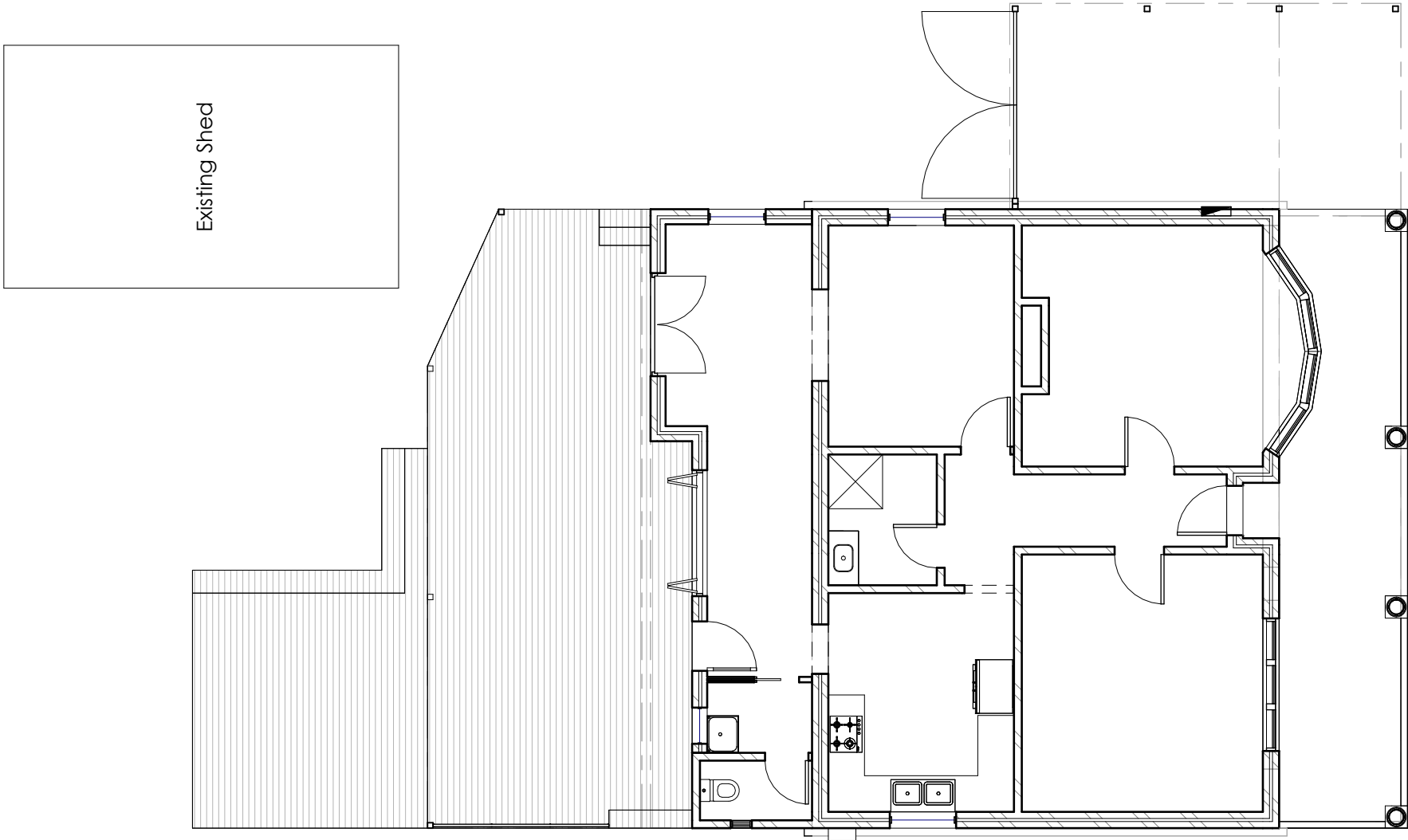
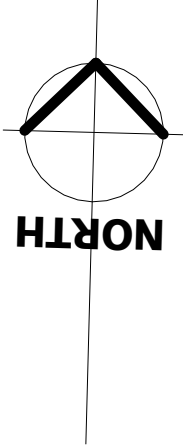
  
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ASSOCIATION OF AUSTRALIA

Extension  
Michael & Ella Moshos  
27 Green St  
St Morris

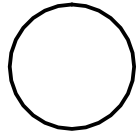
Sheet List	
Sheet Number	Sheet Name
1	Cover Sheet
2	Existing Floor Plan
3	Existing Elevations
4	Existing Elevations
5	Demolition Plan
6	Proposed Floor Plan
7	Proposed Elevations
8	Proposed Elevations
9	Roof Plan
10	Site Plan
11	Windows & Doors
12	Proposed Shed
13	Soft Landscaping

contractors note: verify all levels and dimensions on site  
prior to commencing work. Figured dimensions shall take  
precedence over scaled dimensions and any  
discrepancies shall be reported to the designer  
immediately.  
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Attachment 1

Existing Floor Plan  
1 : 100



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Existing Floor Plan  
Extension  
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Moshos  
27 Green St  
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2

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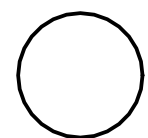
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1 Existing East  
1 : 100



2 Existing South  
1 : 100



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Existing Elevations  
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3

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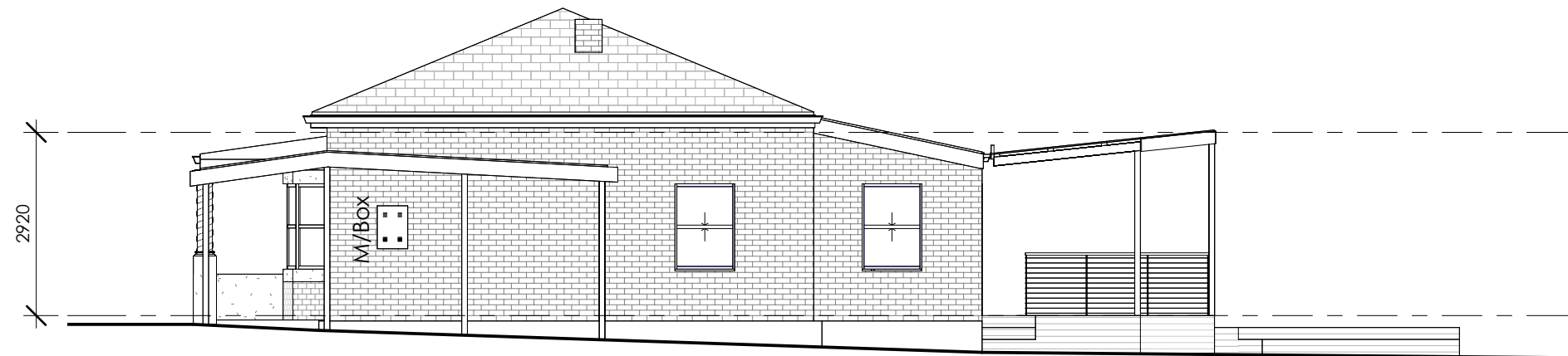


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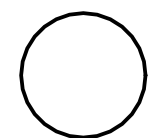
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1 Existing West  
1 : 100



2 Existing North  
1 : 100



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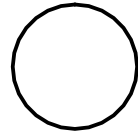
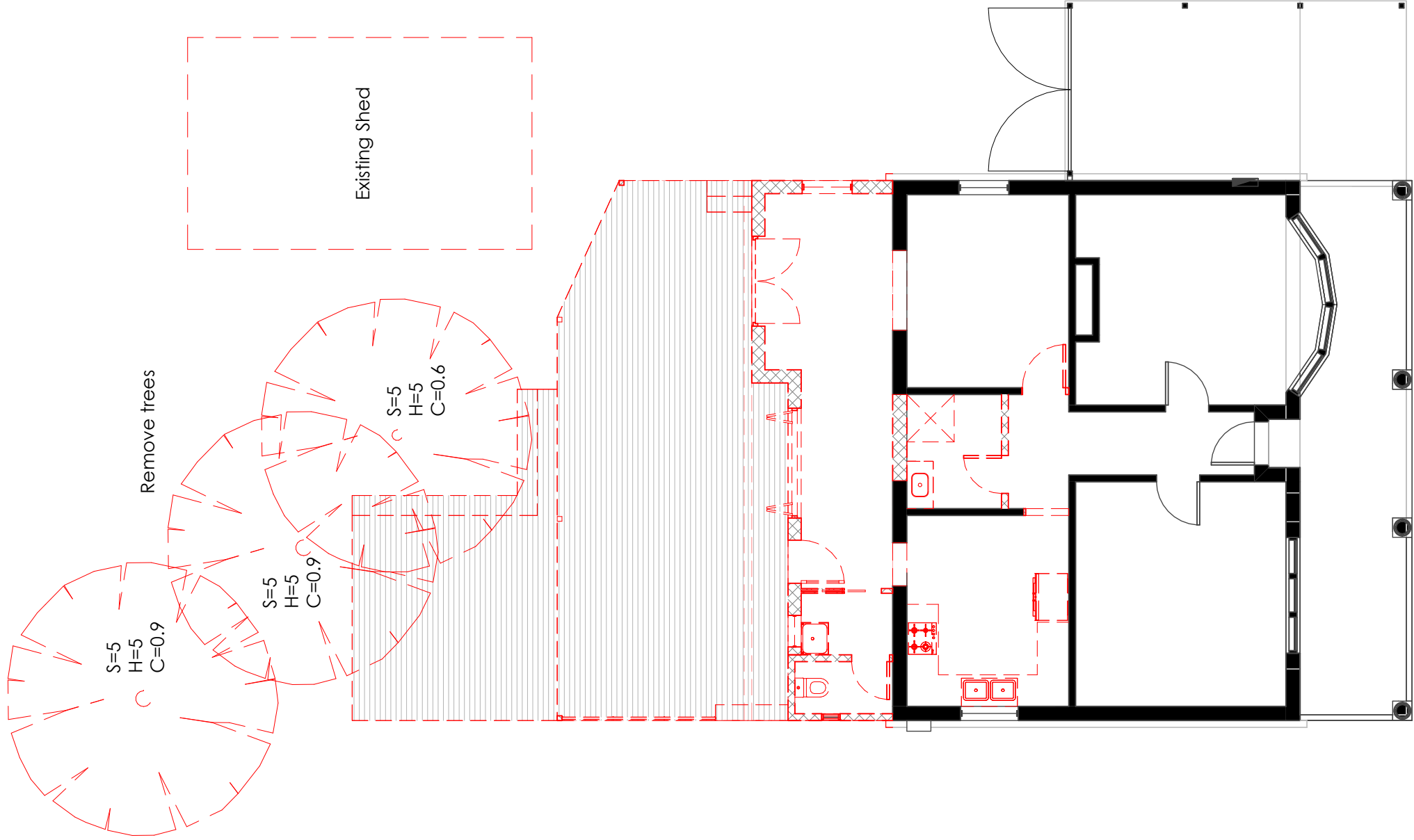
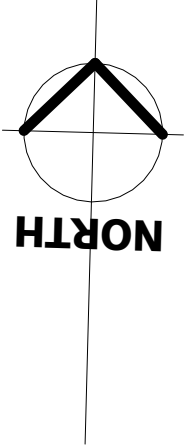
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Demolition Plan  
Extension  
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St Morris

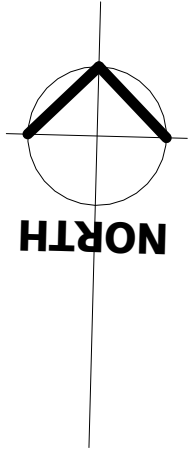
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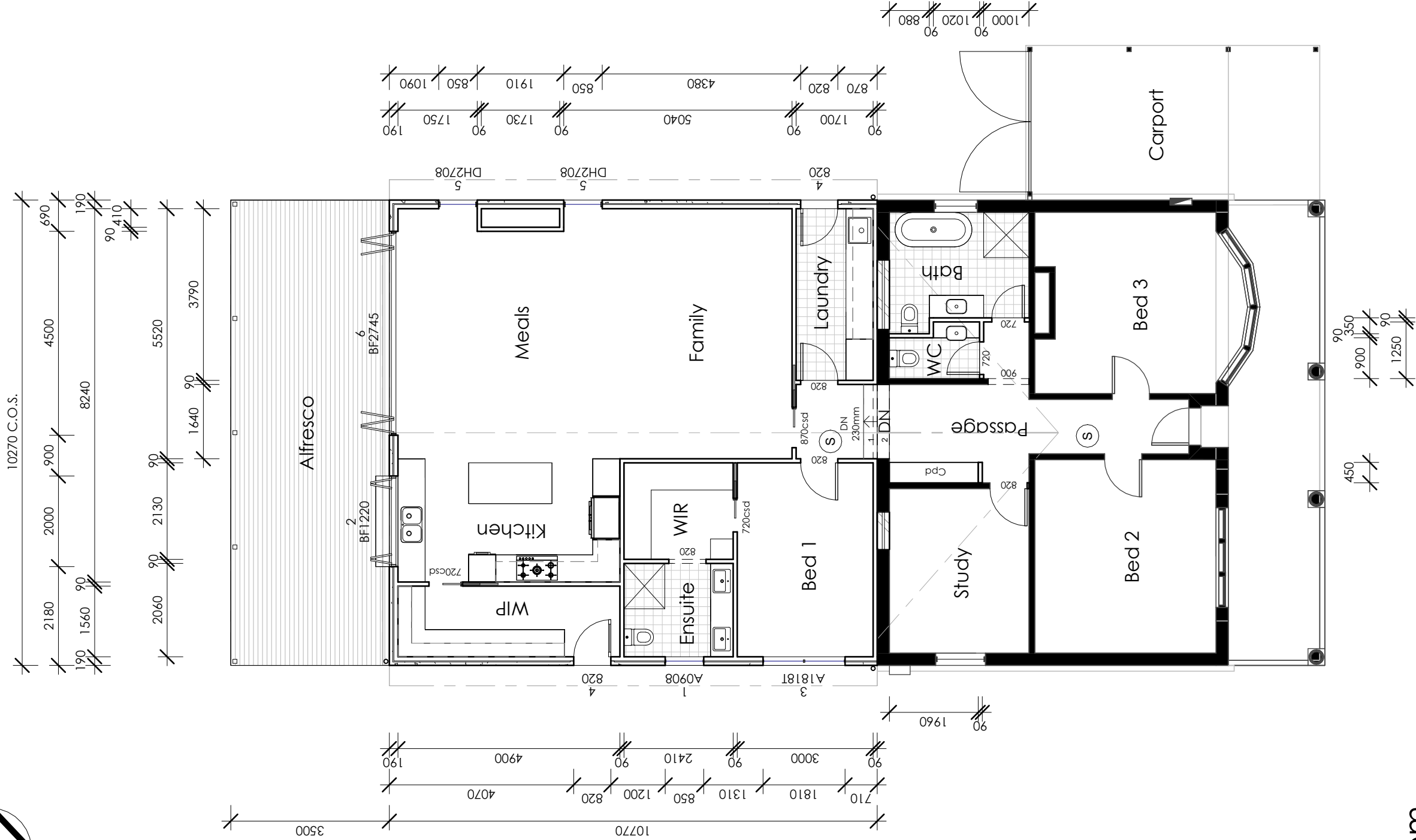
1 Demolition Plan  
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Wall Legend

Type	Area (approx)	Type Image	Insulation
Power Panel (75) w Timber Stud (90) - 190mm	78 m²		R2.5
Stud timber - 90	124 m²		



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**Proposed Floor Plan  
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Proposed Floor Plan

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6

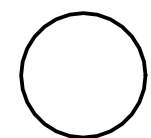
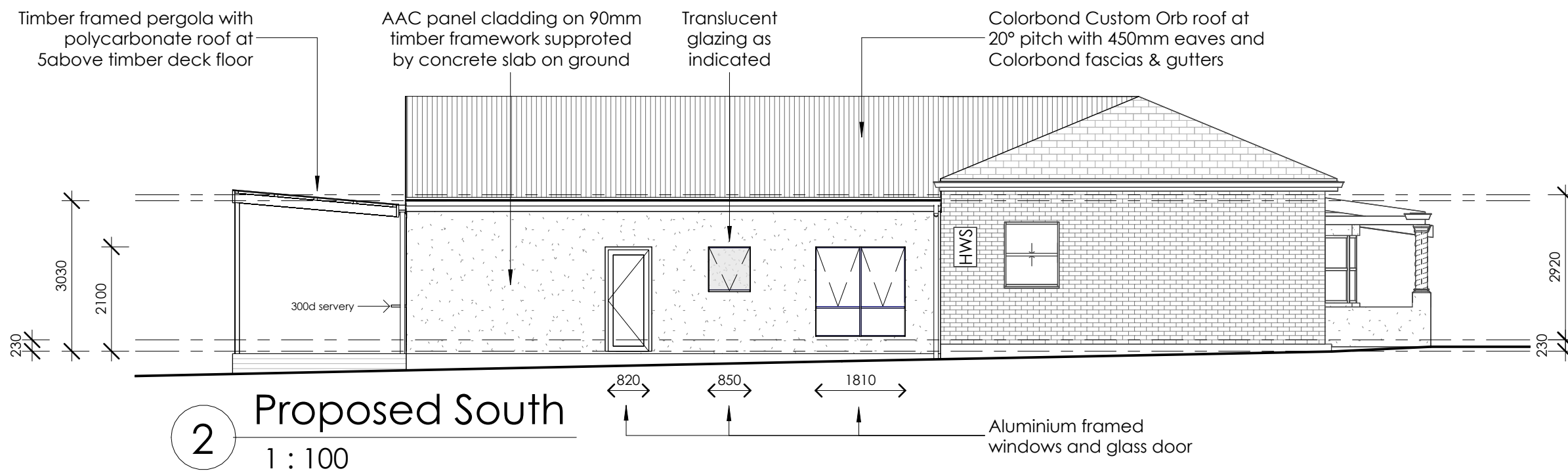
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Materials & Finishes	
Roof	- Colorbond Custom Orb <b>IRONSTONE</b>
Fascias & Gutters	- Colorbond <b>MONUMENT</b>
Windows/Doors	- Aluminium <b>BLACK</b>
Exterior Walls	- AAC panel rendered <b>SURFMIST</b>



1 Proposed East  
1 : 100



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Proposed Elevations  
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7

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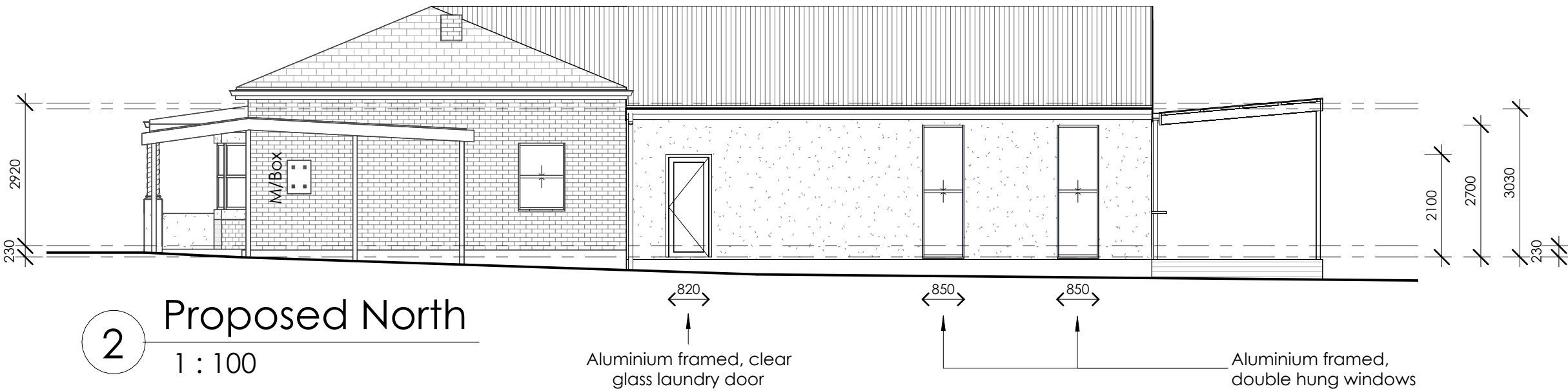
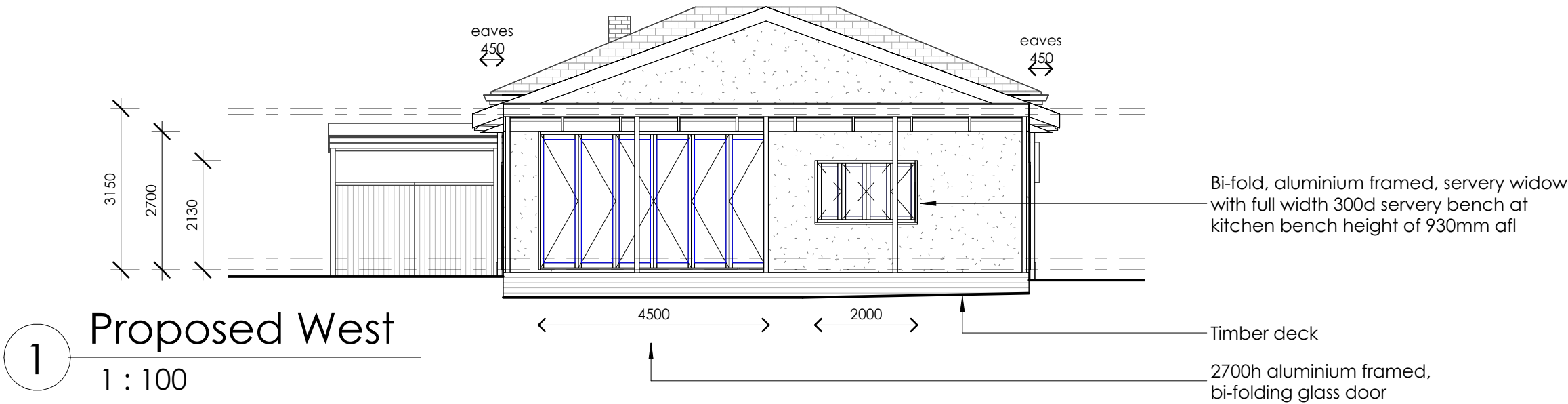


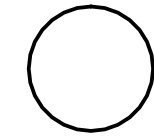
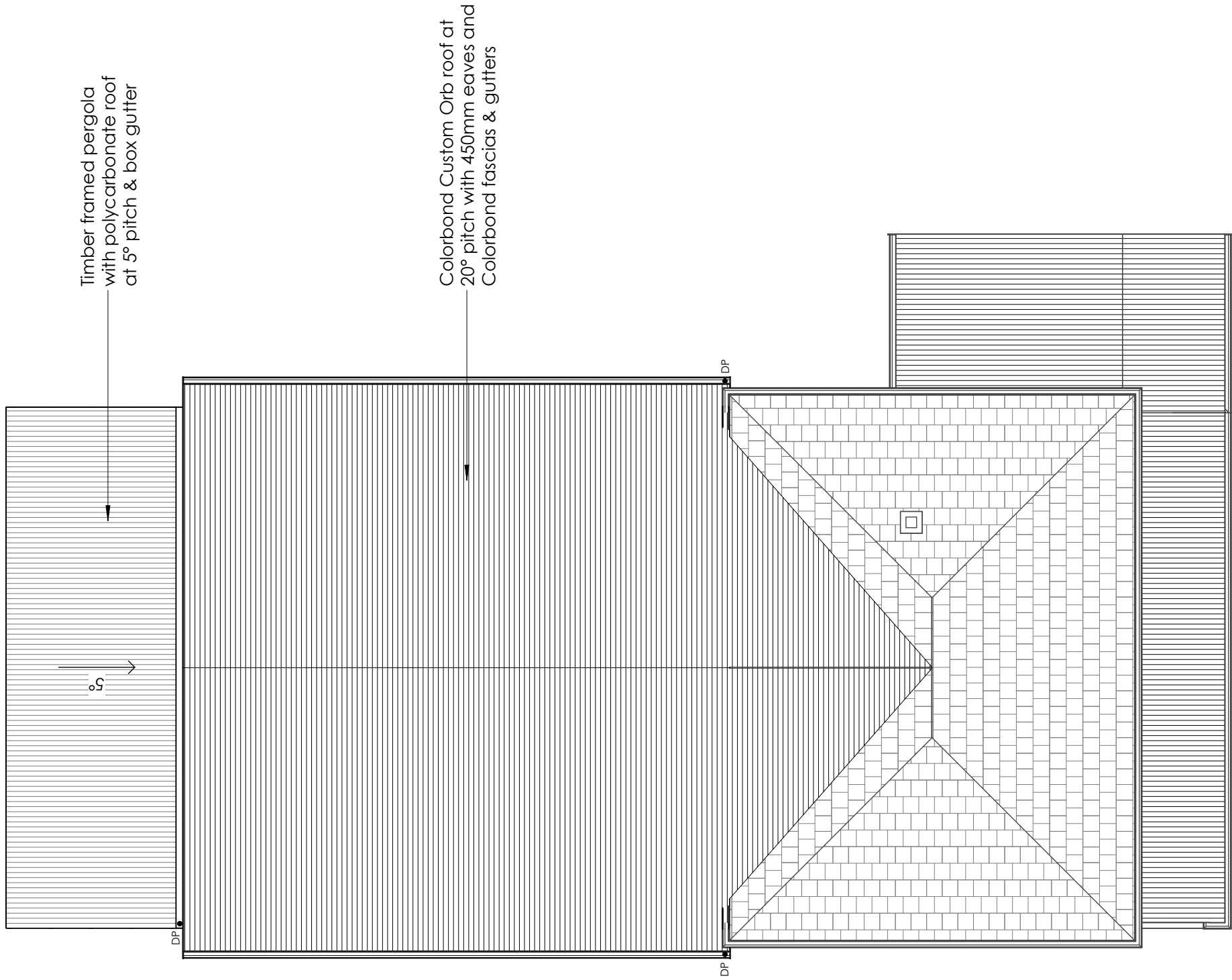
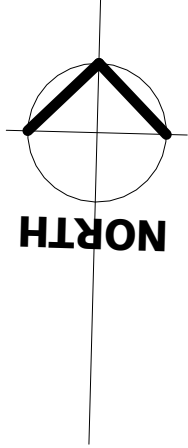
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Materials & Finishes	
Roof	- Colorbond Custom Orb <b>SHALE GREY</b>
Fascias & Gutters	- Colorbond <b>MONUMENT</b>
Windows/Doors	- Aluminium <b>BLACK</b>
Exterior Walls	- AAC panel rendered <b>SURFMIST</b>





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**Roof Plan  
Extension**  
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Moshos

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9

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FOR PLANNING APPROVAL ONLY

**NOTES:** New stormwater to connect to existing stormwater system. New waste water requirements to connect to existing sewer system. Builder to ensure both system's capacity & NCC compliance.

All site levels to be confirmed by engineer. Refer to engineers site works plan for more information.

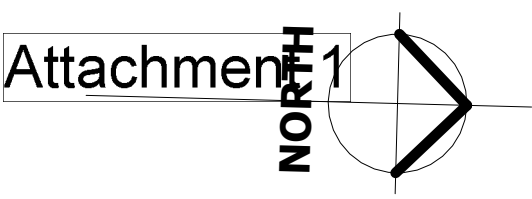
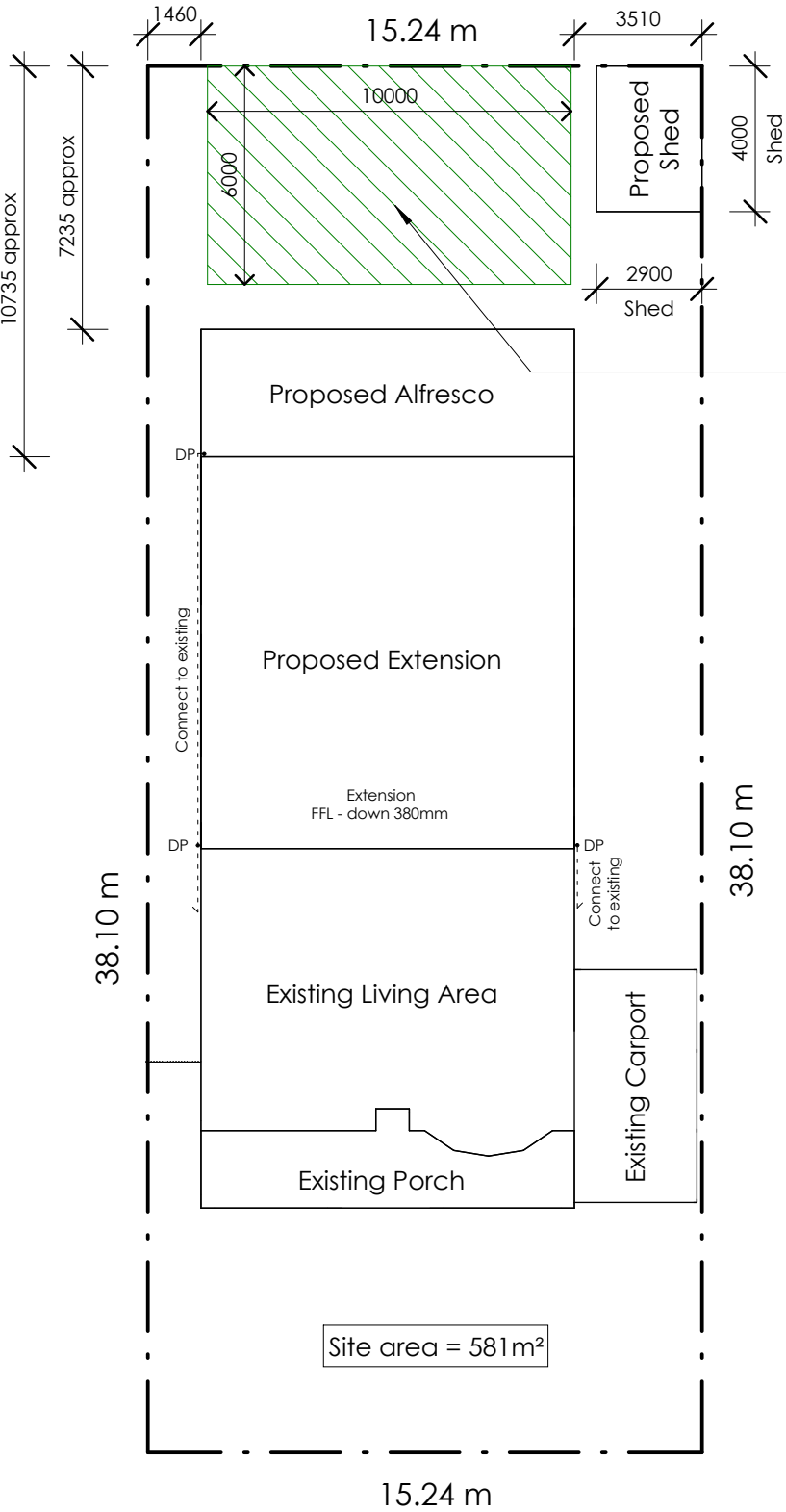
1 Site  
1 : 200



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Site Plan  
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27 Green St  
St Morris



Area Schedule	
Name	Area
Proposed Extension	111 m <sup>2</sup>
Existing Living Area	81 m <sup>2</sup>
Proposed Alfresco	36 m <sup>2</sup>
Existing Carport	22 m <sup>2</sup>
Existing Porch	21 m <sup>2</sup>
Proposed Shed	12 m <sup>2</sup>
Grand total	281 m <sup>2</sup>

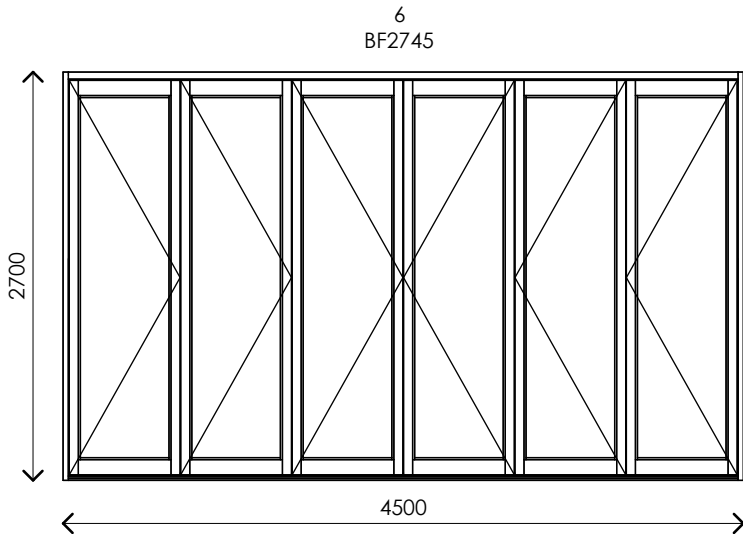
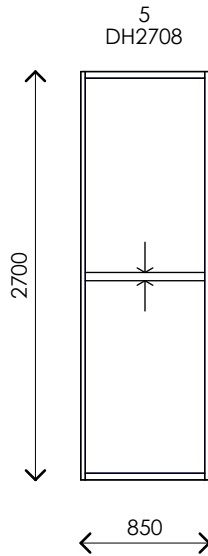
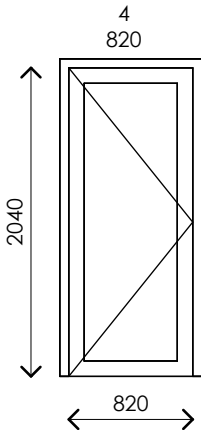
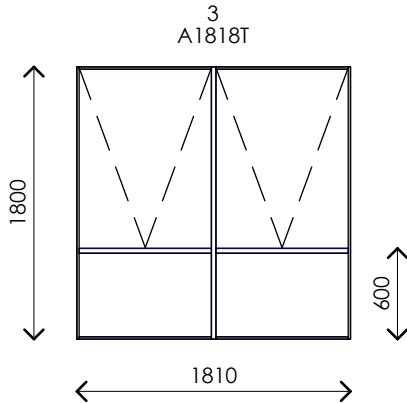
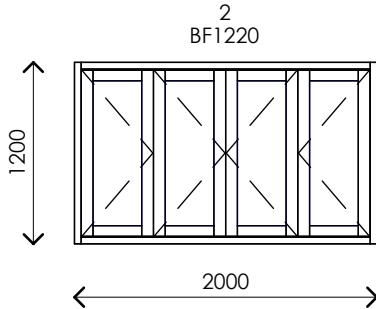
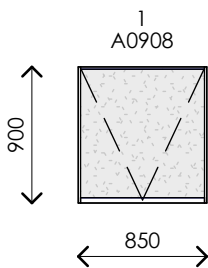


contractors note: verify all levels and dimensions on site prior to commencing work. Figured dimensions shall take precedence over scaled dimensions and any discrepancies shall be reported to the designer immediately.

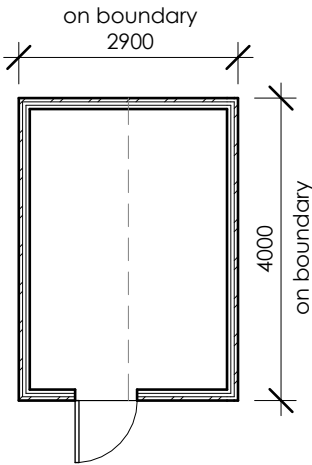
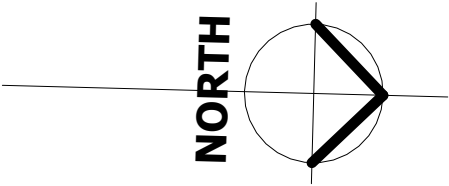
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**NOTE:** All window and door sizes & operation to be confirmed on site prior to manufacture. Glazing in accordance with energy assessors report and recommendations.

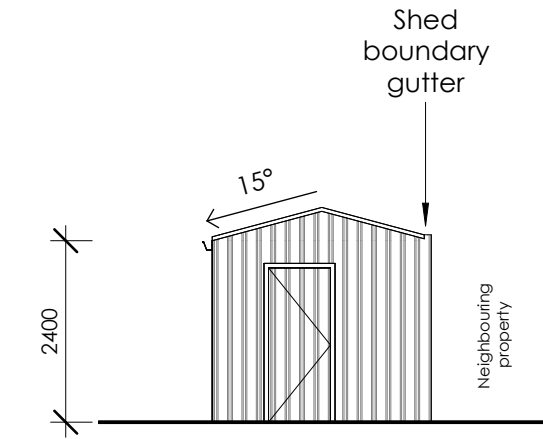
Aluminium Framed Glass Doors & Window Schedule							
Location	Tag	Height	Width	Double Glazing	Glazing	Operation	Type
Ensuite	A0908	900	850		Translucent	Awning	1
Kitchen	BF1220	1200	2000			Bi-Fold	2
Bed 1	A1818T	1800	1810			Awning	3
Laundry	820	2040	820			Fixed Glass	4
WIP	820	2040	820			Fixed Glass	4
Meals	DH2708	2700	850			Double Hung	5
Meals	DH2708	2700	850			Double Hung	5
Meals	BF2745	2700	4500			Bi-Fold	6



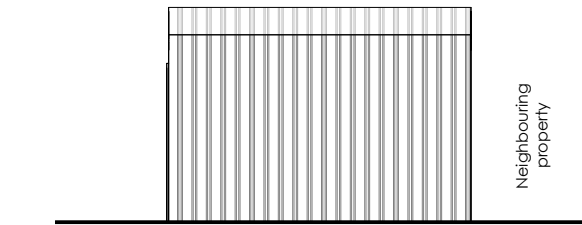
Door Schedule					
Room Name	Door Tag	Operation	Width	Height	Comments
Bath	720		720	2040	
Bed 1	820		820	2040	
Family	870csd	Cavity Sliding	1860	2040	
Laundry (int.)	820		820	2040	
Study	820		820	2040	
WC	720		720	2040	
WIP	720csd	Cavity Sliding	1560	2040	
WIR	720csd	Cavity Sliding	1560	2040	



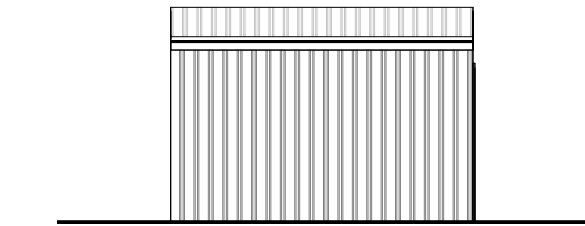
1 Shed Floor Plan  
1 : 100



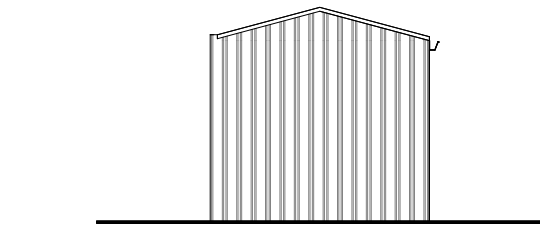
2 Shed East  
1 : 100



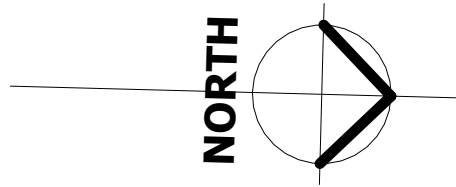
3 Shed North  
1 : 100



4 Shed South  
1 : 100



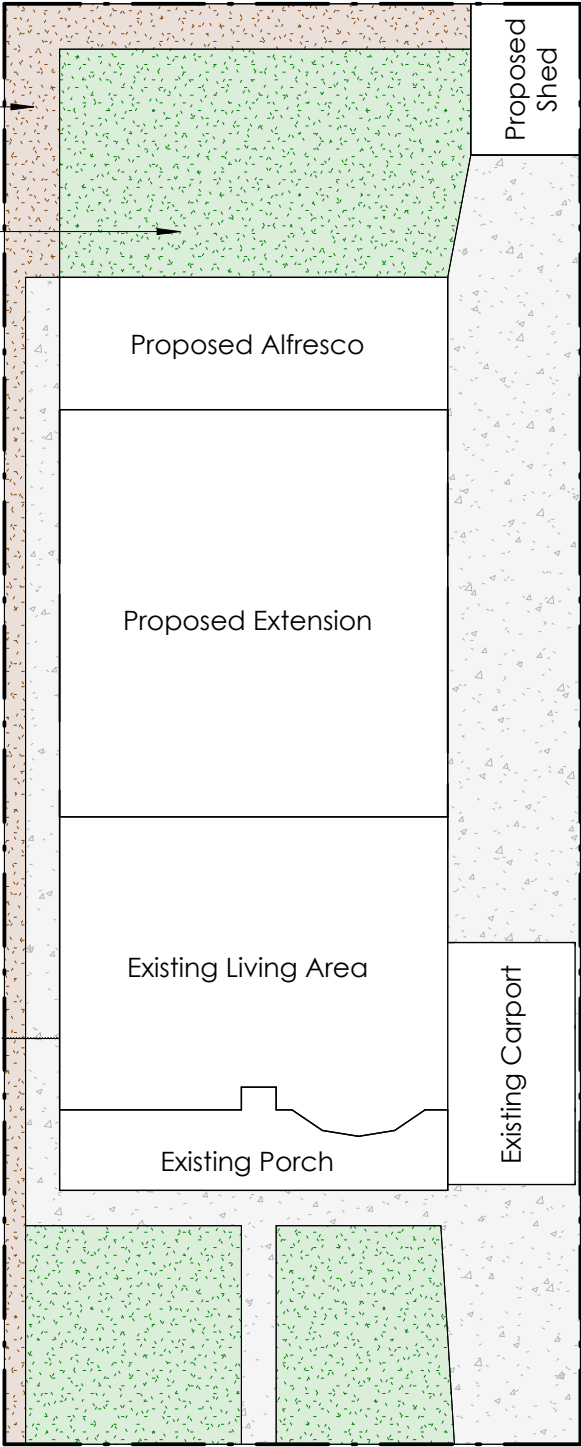
5 Shed West  
1 : 100



Bark topped garden beds with shrubs

Areas of lawn

Site area = 581m<sup>2</sup>



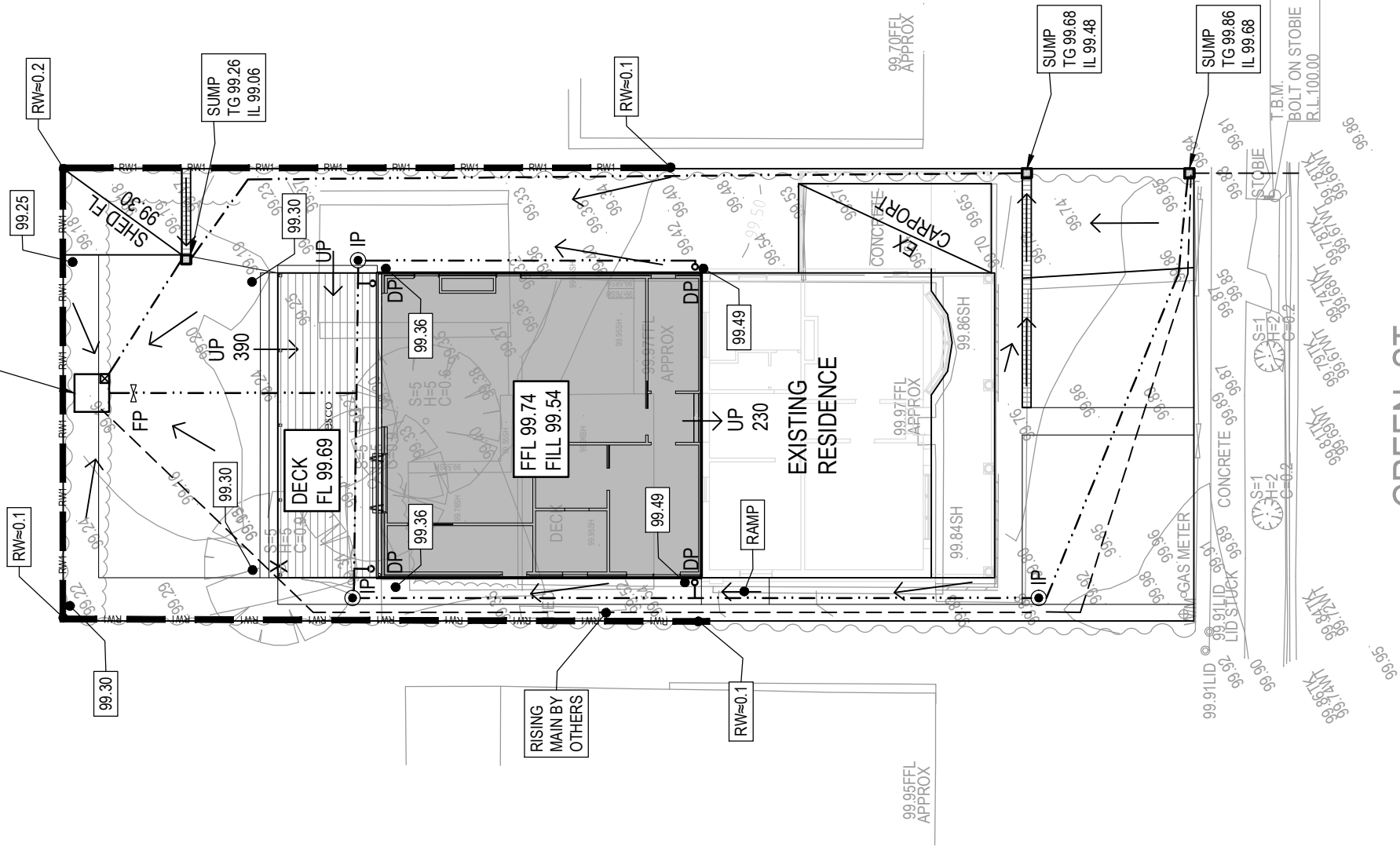
**Attachment 1**  
**NOTE:** Soft landscaping of 165m<sup>2</sup> constitutes 28% of 581m<sup>2</sup> site area

Soft Landscaping	
Type	Area
Lawn	124 m <sup>2</sup>
Garden Beds	41 m <sup>2</sup>
Grand total	165 m <sup>2</sup>

1 Soft Landscaping  
1 : 200



SUMP & PUMP (BY OTHERS) FOR DISPOSAL OF SURFACE STORMWATER ONLY  
INLET 98.90  
PIT CAPACITY ≥ 3000 LITRES  
PUMP RATE = 1 L/SEC



SITEWORKS PLAN  
SCALE 1:200

GREEN ST

Attachment 1

SITEWORKS GENERAL NOTES

- THIS IS AN ENGINEERING SURVEY PLAN, AND SHOULD NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
- SURVEYED BY RAPID SURVEYS PTY LTD.
- ALL SITE LEVELS AND DETAILS MUST BE CHECKED AND APPROVED BY THE OWNER/BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- CONSTRUCTION OF STORMWATER SYSTEMS TO COMPLY WITH AS/NZS 3500.3 "PLUMBING AND DRAINAGE - PART 3: STORMWATER DRAINAGE"
- REFER TO ARCHITECTURAL SITE PLAN FOR SET OUT DIMENSIONS.
- THE FINISHED GROUND LEVEL ADJACENT TO EXTERNAL FOOTING SHALL BE SET DOWN TO SUIT REQUIRED PAVING LEVELS AND FALLS. REFER TO ENGINEERING REPORT FOR PAVING DETAILS.
- COVER TO PIPES SHALL COMPLY WITH AS/NZS 3500.3 PIPES LESS THAN 200mm BELOW THE FINISHED SURFACE UNDER THE DRIVEWAYS SHALL BE ENCASED IN 100mm OF CONCRETE.
- PROVIDE SUITABLE PROPRIETARY FIRST FLUSH SYSTEM TO RAINWATER TANK INLETS, INCLUDING LEAF SCREENS ETC.
- THE STORMWATER DRAINAGE SYSTEM SHALL BE INSTALLED AS SHOWN. ALTERATIONS TO THE SYSTEM MUST BE APPROVED BY THIS OFFICE TO ENSURE THAT THE INTEGRITY OF THE DESIGN IS MAINTAINED.
- SITE CLASSIFICATION TO AS2870-2011 : TO BE CONFIRMED
- TREE REMOVAL TO BE CONFIRMED WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. ANY CHANGES TO THE EXTENT SHOWN ON THIS DRAWING MUST BE CONFIRMED WITH THIS OFFICE
- THE RETAINING WALL/PLINTH INFORMATION SHOWN IS SPECIFIC TO THE EXTEND OF CUT AND FILL CARRIED OUT ON THIS SITE ONLY. THE DESIGN OF ALL BOUNDARY RETAINING/PLINTH SHALL BE CARRIED OUT TO REFLECT THE INFLUENCE OF ALL EXISTING EARTHWORKS, RETAINING WALL AND STRUCTURES.

LEGEND

- Ø90 — DN90 STORMWATER PIPE
- DP DOWNPIPES
- DP\* DOWNPIPES DRAINING INTO THE RAINWATER TANKS (SHOWN DP\*) SHALL BE SEALED TO THE UNDERGROUND STORMWATER SYSTEM GRADE ALL SEALED SYSTEM STORMWATER TO FLUSH POINT
- FP —  $\frac{1}{4}$  — FLUSH POINT IN SUMP  
PROVIDE REMOVABLE SCREW CAP TO END OF PIPE IN SUMP TO ALLOW FOR PERIODIC CLEANING OF SEALED SYSTEM
- IP INSPECTION POINT
- SUMP, (CLASS A GRATED COVER, UNO)
- 100.000 FINISHED DESIGN LEVELS
- SURFACE FALL
- RW 0.2H — RETAINING WALL HEIGHT
- RW1 — RETAINING WALL / CONCRETE FENCE PLINTH (0.2m MAX. HEIGHT) BY OWNER
- STRIP DRAIN TO ARCHITECTS SELECTION. FALL IN THE DIRECTION OF ARROWS.
- X EXISTING TREE TO BE REMOVED
- TG. 99.875 IL. 99.675 DESIGN LEVEL:  
TG. TOP OF GRATE  
IL. INVERT LEVEL

DOWNPIPES ARE TO BE SEALED TO THE UNDERGROUND STORMWATER SYSTEM. GRADE ALL SEALED SYSTEM STORMWATER TO FLUSH POINT



a: Suite 3, No.83 Fullarton Rd,  
KENT TOWN, SA 5067  
T: 08 7123 4050  
admin@gamaconsulting.com.au  
www.gamaconsulting.com.au

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PROJECT	MOSHOS ADDITION
SITE ADDRESS	27 GREEN STREET ST MORRIS, SA
CLIENT	MICHAEL & ELLA MOSHOS
COUNCIL	NORWOOD PAYNEHAM ST PETERS

DESCRIPTION	SITEWORKS PLAN
DRAWN	IB
DRAFT CHECK	GS
DESIGN CHECK	GS
DRAWING No.	2404108
REV	B

APPROVAL	NOT FOR CONSTRUCTION
DATE	19/08/2024
CHK	CHK
GS	GS
GS	GS

B	FFL RAISED 150mm + PUMP PIT DETAILS	30/09/2024	GS
A	ISSUED FOR PLANNING APPROVAL	19/08/2024	GS
REV	REVISION DESCRIPTION	DATE	CHK



## STORMWATER PUMP PIT DESIGN

$$Q = \frac{C \times I \times A}{3600}$$

### PUMP PIT DESIGN

Roof area to pump = 0 m<sup>2</sup>  
Paving to pump = 100 m<sup>2</sup>  
Landscape area to pump = 198 m<sup>2</sup>  
EIA to pump 149 m<sup>2</sup>  
Allowable pump rate = 1.00 L/S

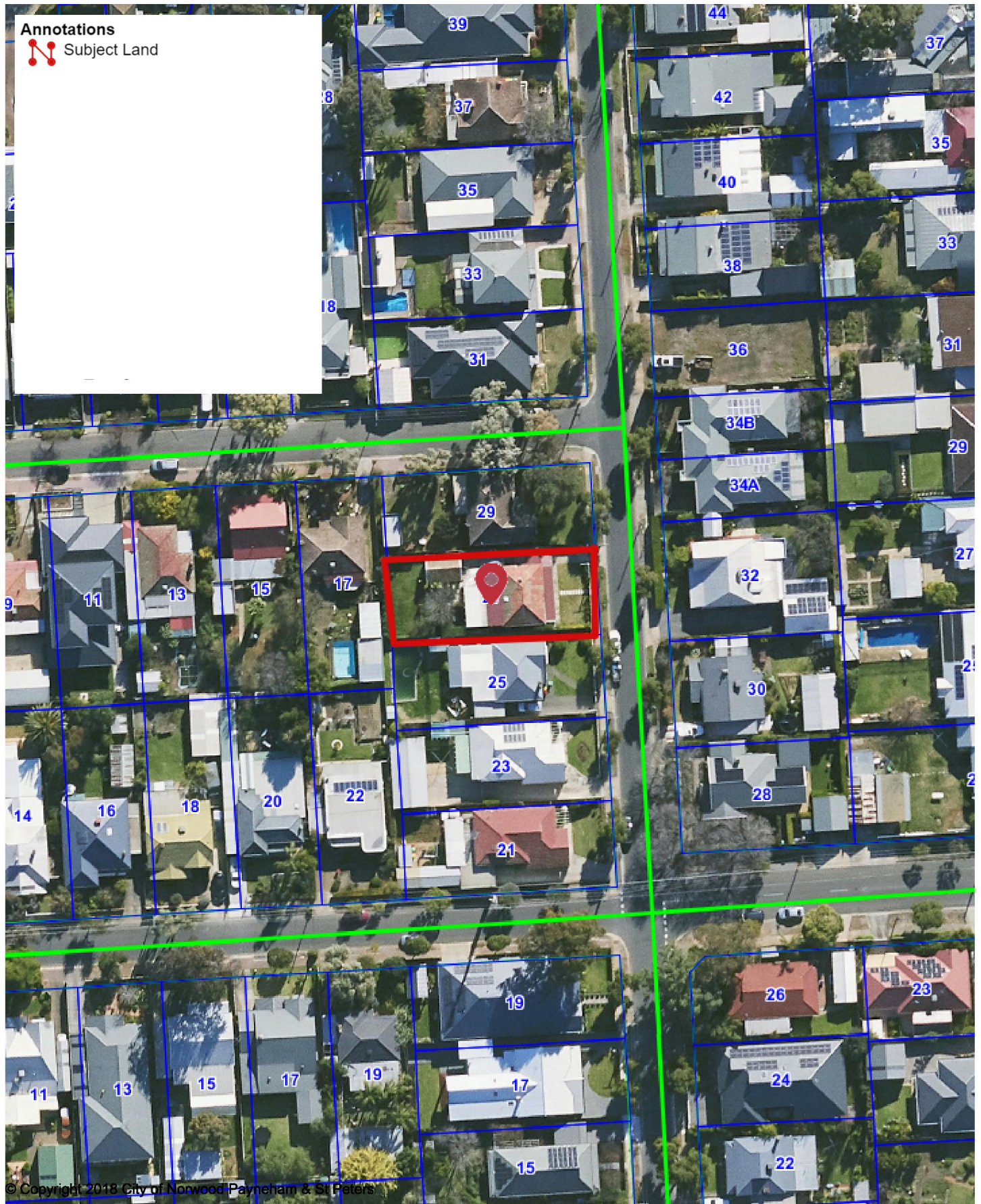
Runn-off Coeff	Avg Coeff To Street
1.00	0.50
0.90	
0.30	

Detention volume based on: 1 in 100 years storm.

DURATION	INTENSITY (MM/HR)	VOLUME IN (L)	VOLUME OUT (L)	VOLUME (L)
5 min	155.00	1929.75	300.00	1629.75
10 min	113.00	2813.70	600.00	2213.70
15 min	90.50	3380.18	900.00	2480.18
20 min	76.70	3819.66	1200.00	2619.66
25 min	67.10	4176.98	1500.00	2676.98
30 min	60.00	4482.00	1800.00	2682.00
45 min	46.60	5221.53	2700.00	2521.53
60 min	38.90	5811.66	3600.00	2211.66
90 min	30.20	6767.82	5400.00	1367.82
120 min	25.30	7559.64	7200.00	359.64
180 min	19.80	8874.36	10800.00	-1925.64
270 min	15.50	10420.65	16200.00	-5779.35
360 min	13.10	11742.84	21600.00	-9857.16

← **Critical**

2682.00



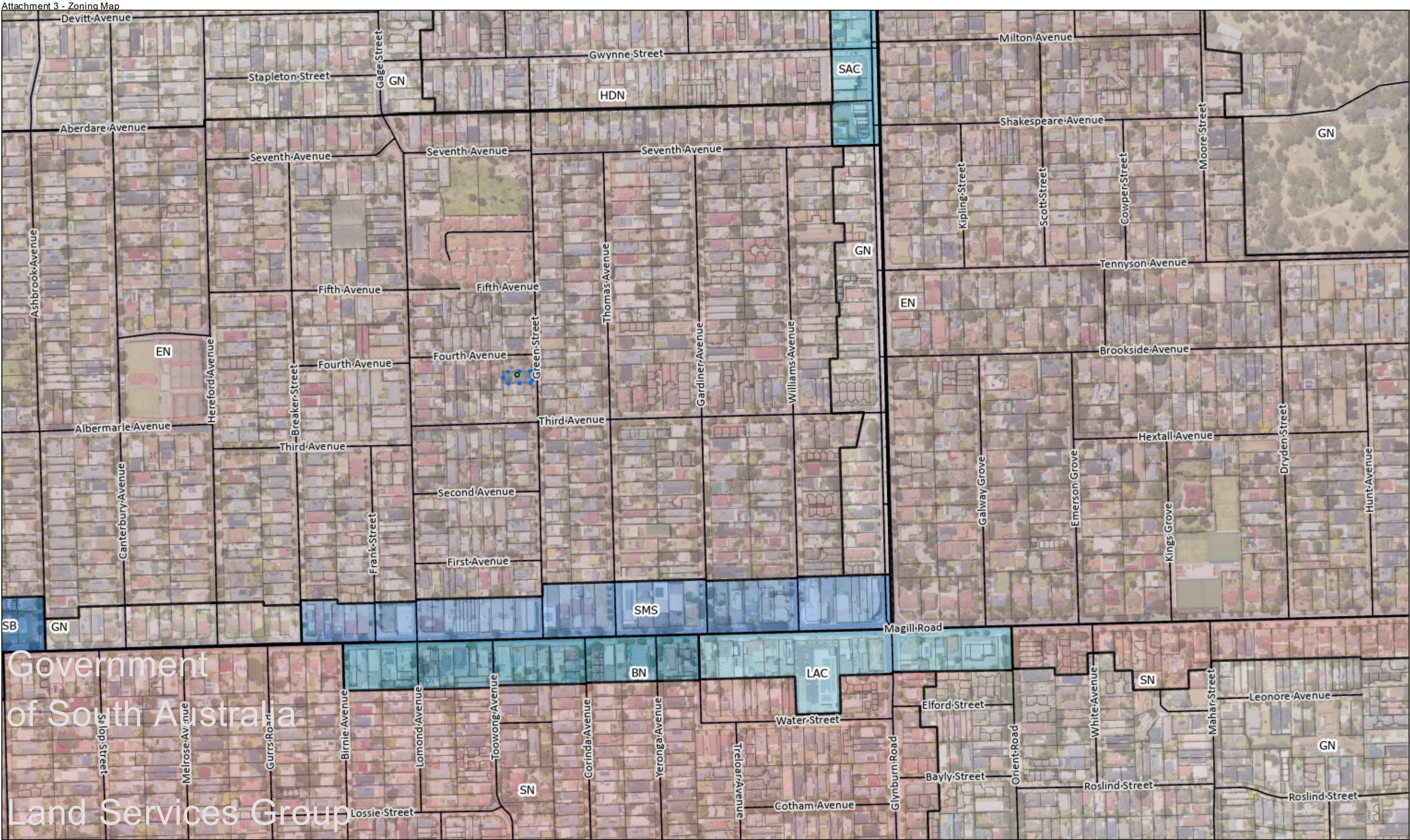
20 m



Scale = 1:926.100

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## Marie Molinaro

---

**From:** Ken Schalk <Ken.Schalk@tonkin.com.au>  
**Sent:** Wednesday, 25 September 2024 11:25 AM  
**To:** Marie Molinaro  
**Cc:** Josef Casilla  
**Subject:** RE: Development Application for Flood Matter Advice Please - 27 Green Street, St Morris (24026256)

Hi Marie

The property at 27 Green Street is impacted by overflows from Green Street in a 1% AEP event. The 1% AEP flood level on Green Street varies from 75.5 mAHD adjacent the southern site boundary to 75.42 AHD at the northern site boundary. These flood levels are between 150 and 200 mm above footpath level and as a result, flows spill into the site and fall away from the road. Adjacent the front of the residence, the flood level is approximately 75.3 mAHD, and flow depths through the site are approximately 100 mm in depth.

The applicant has provided a site plan with levels to a local datum. I have determined an approximate conversion between AHD and the local datum to be to subtract 24.56 m from the local datum levels to get levels to AHD.

The FFL of the existing residence on the site is shown as being 99.97 m (local datum) or 75.41 mAHD (ie approximately 100 mm above the flood level)

It is proposed to construct an addition to the rear of the residence at a level 380 mm below the existing floor level (99.59 m local datum). The flood level adjacent to this proposed addition will be largely determined by the finished ground levels around the addition. The site works plans show levels along the southern side varying between 99.49 m and 99.36 m, and on the northern side between 99.49 m and 99.3 m (all to the local datum).

I would suggest that the floor level should be set with 150 mm freeboard to the flood level, and therefore basing the floor level on a paving level of 99.49 m, the minimum FFL should be set at 99.74 m (150 mm higher than proposed), but the proposed siteworks levels should remain as shown on the submitted plans.

I note that there is a proposed metal shed in the north western corner of the site, which would be subject to shallow inundation in events where flows overtop the footpath in Green Street. I assume that this is to be a tool shed, and given its proposed form of construction is of less concern from a flooding viewpoint. However, the owner may wish to consider lifting the FFL of this shed above the surrounding ground level to improve its protection from flooding.

The proposed site stormwater arrangements are satisfactory. However, the plans do not nominate a sump volume and discharge capacity of the proposed pump. Calculations that demonstrate that the pump is capable of discharging a 1% AEP flow from its contributing catchment without overflow into adjacent properties to the street water table should be provided. The pump should have a peak flow rate of no greater than 1 L/s.

Regards

## Ken Schalk

Principal - Hydrology & Hydraulics  
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Adelaide SA 5000  
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**From:** Marie Molinaro <MMolinaro@npsp.sa.gov.au>

**Sent:** Monday, August 26, 2024 9:38 AM

**To:** Ken Schalk <Ken.Schalk@tonkin.com.au>

**Cc:** Josef Casilla <JCasilla@npsp.sa.gov.au>

**Subject:** Development Application for Flood Matter Advice Please - 27 Green Street, St Morris (24026256)

Hi Ken

DA 24026256 is for dwelling additions and a small garden shed.

The site is within the Hazards (Flooding – General) Overlay.

Please find attached the plans.

Can you please let me know if the development is suitable? If not, can you please let me know what the applicant may need to do to overcome this?

Also, can you please let me know if you have any comment on the sump-pump arrangement.

Kind regards  
Marie

Marie Molinaro  
**URBAN PLANNER**

### City of Norwood Payneham & St Peters

175 The Parade, Norwood SA 5067

**Telephone** 8366 4537

**Email** [mmolinaro@npsp.sa.gov.au](mailto:mmolinaro@npsp.sa.gov.au)

**Website** [www.npsp.sa.gov.au](http://www.npsp.sa.gov.au)

Community Well-being is...

Social Equity

Economic Prosperity

Cultural Vitality

Environmental Sustainability



Think before you print.



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**6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT**

## 7. REVIEW OF ASSESSMENT MANAGER DECISIONS

### 7.1 UPDATED REVIEW OF DECISIONS OF THE ASSESSMENT MANAGER POLICY

#### COUNCIL ASSESSMENT PANEL – UPDATED REVIEW OF DECISIONS OF THE ASSESSMENT MANAGER POLICY

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<b>REPORT AUTHOR:</b>	Senior Urban Planner
<b>GENERAL MANAGER:</b>	General Manager, Urban Planning & Environment
<b>CONTACT NUMBER:</b>	83664561
<b>FILE REFERENCE:</b>	qA153026
<b>ATTACHMENTS:</b>	1 and 2

---

#### PURPOSE OF REPORT

This report seeks the endorsement of a revised and updated *Review of Decisions of the Assessment Manager Policy*.

#### BACKGROUND

As Members are aware, the *Planning Development and Infrastructure Act 2016* (the Act) provides that where an application for development is made to an Assessment Manager, a person who has applied for the development authorisation may apply to the Council Assessment Panel for a review of a prescribed matter.

A prescribed matter is defined under the Act as:

- *any assessment, request, decision, direction or act of a relevant authority under this Act that is relevant to any aspect of the determination of the application; or*
- *a decision to refuse to grant the authorisation; or*
- *the imposition of conditions in relation to the authorisation; or*
- *subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of a relevant authority under this Act in relation to the authorisation.*

The scope for requesting a review of an Assessment Manager's assessment, request, decision, direction or action, is broad – it may be the final determination of an application (e.g. refusal) or any administrative step in the process (e.g. a decision to publicly notify an application).

The review does not apply to applications that have been delegated from the Panel to the Assessment Manager, but only to those applications assigned by the Regulations to the Assessment Manager in his / her own right. For clarity, the review does apply to applications assessed by staff acting as a delegate of the Assessment Manager.

It is noted that should an applicant be dissatisfied with the outcome, they can appeal the decision of the Panel to the ERD Court. The applicant can also lodge an appeal against the Assessment Manager's decision directly to the ERD Court (in addition to, or instead of, an application for review by the CAP), as is the case with applications where the Panel is the relevant authority.

At its meeting held on 10 February 2021, the Panel adopted the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy* (the Policy) which sets out the procedure and requirements relating to the application for review process. It is necessary for the Panel to consider an updated and revised Policy both because the Policy is due for review, and to ensure it is consistent with an amendment to the *Planning Development and Infrastructure (General) Regulations 2017* which has occurred since the Policy was first adopted.

## DISCUSSION

The *Planning Development and Infrastructure (General) Regulations 2017* (the Regulations) were amended in May 2023 to include Regulation 116(2) as outlined below:

- 2) *An applicant to an assessment panel for a review of a prescribed matter must be given an opportunity to provide the assessment panel with the applicant's submissions in relation to the review (and, if the assessment panel determines to hold a hearing, must be given written notice of the date of the hearing and an opportunity to appear and make submissions at the hearing in person).*

In summary, where an applicant has sought an Assessment Panel review of an Assessment Manager decision, they must be given an opportunity to provide submissions on the review, and to appear and make submissions at the relevant Panel meeting. The current Policy is inconsistent with this regulation as it precludes the Panel from considering any additional information that was not before the Assessment Manager at the time of the decision of the Prescribed Matter and from receiving submissions or hearing addresses from any party.

To correct this inconsistency, the current Policy has been revised to allow receiving written and verbal submissions from the applicant and appropriate responses from the Assessment Manager. The relevant amendments include new procedural steps to accommodate the change, including the option for the Presiding Member to provide a referral agency which provided a response on the application with the opportunity to review and respond to any additional information and / or materials. These revisions have been prepared having regard to the latest Policy template provided by the LGA, as well as a review of Policies adopted by a selection of other Councils' Assessment Panels.

A small number of additional amendments to the Policy have been prepared which are largely administrative in nature, but do include two (2) procedural changes summarised below:

- deletion of the clause requiring the Panel's deliberation and final determination of a review matter to be conducted in private, with the applicant and public gallery excluded. In the interests of transparency, it is recommended the Panel generally conduct deliberations in public, unless there is a particular reason why this should not be the case. Regulation 13(2) of the Regulations enables a Panel to exclude the public from attendance at a meeting for a range of reasons, such as to discuss legal advice or litigation, so deliberations could still be conducted in confidence if this is required; and
- a clause allowing the Presiding Member to determine if an application for review should not be considered by the CAP in circumstances where it is frivolous, vexatious, or is otherwise an abuse of process. It is expected this clause will be used infrequently but is considered appropriate to have, should the need arise.

Attached to this report are the following:

- Attachment 1 – a 'tracked change' version of the Policy (in order for the proposed amendments to be easily identified); and
- Attachment 2 – a flowchart showing the steps involved in the review process.

## CONCLUSION

The proposed amendments to the Policy which relate to receiving written and verbal submissions from the applicant are required to be made to bring the Policy in line with the current Regulations. Additional optional amendments have been proposed to the Policy with a view to improving transparency during meeting proceedings and preventing potential frivolous applications.

## RECOMMENDATION

1. That the Council Assessment Panel endorses and adopts the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy* as contained in **Attachment 1**, and delegate authority to the Assessment Manager to produce a publish a final version with all tracked changes accepted.



City of  
Norwood  
Payneham  
& St Peters

<b>NAME OF POLICY:</b>	Council Assessment Panel Review of Decisions of the Assessment Manager
<b>POLICY MANUAL:</b>	Governance

## BACKGROUND

The *Planning Development and Infrastructure Act 2016* (the Act) provides that where an application for development is made to an Assessment Manager, a person who has applied for the development authorisation may apply to the Council Assessment Panel for a review of a prescribed matter.

## DISCUSSION

The Council Assessment Panel (CAP) has endorsed the following Policy.

## KEY PRINCIPLES

The Policy has been prepared to provide clear guidance on the procedures involved in the CAP's review of an Assessment Manager's decision.

## POLICY

### 1. Introduction

- 1.1 Section 202 (Rights of Review & Appeal) of the *Planning, Development & Infrastructure Act 2016* (PDI Act) allows an applicant who has received a determination from a relevant authority, including the Council Assessment Panel or Assessment Manager, regarding a Development Application, the right to seek a review of the decision.
- 1.2 Where such a decision has been made by the Assessment Manager (or his or her delegate), Section 202 (1)(b)(i)(A) permits the applicant to apply to the Council Assessment Panel (CAP) to review the decision regarding a Prescribed Matter.
- 1.3 Section 203(2)(a) of the PDI Act states that CAP may adopt a procedure for the consideration of such review requests as it thinks fit. This Policy has been formulated to accord with Section 203 of the PDI Act.
- 1.4 This Policy outlines the process to be followed by an applicant when lodging such a request for review and how the matter will be considered by CAP.
- 1.5 This Policy applies in addition to the statutory requirements for the review by the Council Assessment Panel (CAP) of a decision of an Assessment Manager as set out in Part 16, Division 1 of the PDI Act.



## 2. Definitions & interpretation

- 2.1 “**applicant**” in this instance refers to the person or entity named as such on the Development Application form who sought the development authorisation in question and who may or may not be the owner of the land on which the development is to occur.
- 2.2 “**Assessment Manager**” in this instance includes his or her delegate
- 2.3 “**business day**” means any day except— (a) Saturday, Sunday or a public holiday; or (b) any other day which falls between 25 December in any year and 1 January in the following year;
- 2.4 “**next available meeting**” is not necessarily the next in-time CAP meeting (which could be a matter of days away) as the agenda for the next meeting may have closed or is full, or there may be insufficient time for the CAP members to consider the information provided to them. [In this case](#), it is intended that the review would be assigned to and be heard at, the meeting after the next in time CAP meeting.
- 2.5 A “**Prescribed Matter**” means:
  - 2.5.1 any assessment, request, decision, direction or act of the Assessment Manager under the Act that is relevant to any aspect of the determination of the development application, or
  - 2.5.2 a decision to refuse to grant development authorisation to the application, or
  - 2.5.3 the imposition of conditions in relation to a grant of development authorisation, or
  - 2.5.4 subject to any exclusion prescribed by the *Planning, Development and Infrastructure (General) Regulations 2017*, any other assessment, request, decision, direction or act of the Assessment Manager under the PDI Act in relation to the granting of a development authorisation.

## 3. Commencing a review

- 3.1 An application for review in relation to a development application or development authorisation may only be commenced by the applicant for the development authorisation.
- 3.2 An application for review must relate to a Prescribed Matter in relation to which the Assessment Manager was the relevant authority.
- 3.3 An application for review must be:
  - 3.3.1 made using the Application to Assessment Panel for Assessment Manager’s Decision Review form (the Form - for ease of reference, a copy of the current Application to CAP Form is attached to this Policy).
  - 3.3.2 lodged in a manner identified on the Form, and
  - 3.3.3 lodged within one (1) month of the applicant receiving notice of the Prescribed Matter, unless the Presiding Member, in his or her discretion, grants an extension of time.
- 3.4X [The Presiding Member may, in their discretion, determine that an application for review shall not be considered by the CAP on the basis that it is frivolous or vexatious, or is otherwise an abuse of process.](#)
- 3.54 In determining whether to grant an extension of time, the Presiding Member may consider:
  - 3.54.1 the reason for the delay;
  - 3.54.2 the length of the delay;
  - 3.54.3 whether any rights or interests of other parties would be affected by allowing the review to be commenced out of time;
  - 3.54.4 the interests of justice;
  - 3.54.5 whether the applicant has, or is within time to, appeal the Prescribed Matter to the ERD Court, and

3.54.6 any other matters the Presiding Member considers relevant.

3.55 An application for review should, upon receipt by the CAP, be notified to the Assessment Manager within five (5) business days.

## ~~4X.~~ Applicant's Documents

### Written submissions

~~4X.1~~ An applicant must be given an opportunity to provide written submissions (which, for the avoidance of doubt, may include additional information and materials) in support of his or her application for review.

~~X4.2~~ The Assessment Manager must inform the applicant of their right to provide written submissions to the CAP within 10 business days of receipt of the application for review.

~~X4.3~~ Such written submissions must be received by the Presiding Member within 10 business days of receipt of the notice from the Assessment Manager, or such longer period as is requested by the applicant and granted by the Presiding Member, in his or her discretion.

~~X4.4~~ A written submission should be marked to the attention of the Presiding Member and lodged in a manner specified in Clause 8.

~~X4.5~~ The Presiding Member should provide a copy of any written submission to the Assessment Manager within 5 business days or its receipt.

~~X4.6~~ Within 5 business days of the receipt of the applicant's written submissions, the Presiding Member should determine, in his or her discretion, whether to provide a referral agency which provided a response on the application with the opportunity to review and respond to any additional information and/or materials, in such manner and within such time as is determined by the Presiding Member.

~~X4.7~~ Where a response is received from a referral agency, the Presiding Member should provide a copy to the applicant and Assessment Manager within 2 business days.

~~X4.8~~ If the Presiding Member considers that an applicant's written submissions are substantial, the Presiding Member may defer the date for a hearing for such reasonable period as the Presiding Member considers appropriate, in order to:

~~X4.8.1~~ provide the Assessment Manager with an opportunity to review and respond to the written submissions; and

~~X4.8.2~~ provide any relevant referral bodies with an opportunity to review and respond to the written submissions in accordance with ~~C~~ause 3-74.6.

and must provide written notice to the applicant as soon as reasonably practicable after determining to defer the hearing, and in any event, no less than 24 hours before the hearing was due to take place.

## 54. Materials for review hearing

~~54.1~~ Within the time prescribed in Clause 4.2, ~~t~~he Assessment Manager shall collate for the CAP

Panel:

~~45.1.1~~ all materials which were before the Assessment Manager ~~(or delegate)~~ at the time of the decision on the Prescribed Matter, including but not limited to:

~~45.1.1.1~~ application documents, reports, submissions, plans, specifications or other documents submitted by the applicant;

~~45.1.1.2~~ internal and/or external referral responses; and

~~45.1.1.3~~ any report from Council staff or an external planning consultant written for the Assessment Manager;

~~45.1.2~~ any assessment checklist used by the Assessment Manager ~~or delegate~~ when making the decision on the Prescribed Matter;

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~~45.1.X4~~ any written submission, including additional information or materials, prepared by the applicant pursuant to Clause ~~X.X4.1~~;

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~~45.1.34~~ a report prepared by the Assessment Manager (or delegate) setting out the details of the relevant development application; the Prescribed Matter; ~~any an assessment of any additional written submissions (including additional information and/or materials) prepared provided by the applicant pursuant to paragraph X.X.X Clause 4.1 (including, where appropriate, whether the additional information changes the Assessment Manager's original decision on the Prescribed Matter); and a response to such written submission;~~ and the reasons for the Assessment Manager ~~(or delegate's)~~ decision on the Prescribed Matter; and

~~45.1.45~~ any further information requested by the Presiding Member or CAP.

~~4.2~~ The CAP will not consider any additional information that was not before the Assessment Manager at the time of the decision on the Prescribed Matter.

~~54.32~~ After the completion of the requirements in Clause ~~54.1~~, the Assessment Manager should assign the review application to the next available ~~CAP~~ Panel meeting.

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~~45.43~~ The documents identified in Clause ~~54.1~~ will be included as Attachments to the agenda item.

~~4.5~~ The Assessment Manager should advise the applicant in writing of the time and date of the Panel meeting at which the review application will be heard not less than five (5) business days before the meeting.

~~45.54~~ The Assessment Manager must, by written notice to the applicant:

~~4.55.4.1~~ advise the applicant of the time and date of the ~~CAP~~ meeting at which the review application will be heard; and

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~~4.55.4.2~~ inform the applicant of their right to appear and make submissions in person to the Panel at the hearing; and

~~4.55.4.3~~ invite the applicant to confirm in writing at least 2 business days prior to the hearing whether he or she wishes to be heard, not less than 5 business days before the meeting.

## ~~56.~~ Review hearing

~~56.1~~ On review, the CAP will consider the Prescribed Matter afresh.

~~56.2~~ The CAP will not receive submissions or hear addresses from any party. ~~hear from any party other than the applicant (and / or their representative) and the Assessment Manager.~~

~~56.3~~ An applicant will be allowed five minutes to address the CAP. The Presiding Member may allow additional time at his or her discretion.

~~56.X4~~ Where an applicant is heard by the CAP, the Assessment Manager will be allowed five minutes to respond to any issues raised by the applicant. The Presiding Member may allow additional time at his or her discretion.

~~56.X5~~ CAP members may ask questions and seek clarification from the applicant and / or Assessment Manager at the conclusion of their addresses.

~~56.36~~ Whether or not the applicant chooses to be heard by the CAP, the Assessment Manager should be present at the CAP meeting to respond to any questions or requests for clarification from the CAP.

~~56.47~~ Following any addresses from the applicant and / or Assessment Manager, ~~The the~~ Presiding Member will invite all CAP Members to speak on any matter relevant to the review ~~and ask questions of the applicant and/or Assessment Manager.~~

~~56.5~~ During the review hearing the Panel may ask questions of staff and the applicant in public, however the Panel's deliberation and final determination will be conducted in private, with the applicant and public gallery excluded.

~~56.68~~ The CAP may resolve to defer its decision if it considers it requires [additional time](#), or additional information from the applicant or the Assessment Manager (including legal or other professional advice), to make its decision.

~~56.79~~ The deferral will be to the next ordinary meeting of the CAP, or such longer period of time as is determined by the CAP and/or the Presiding Member in consultation with the Assessment Manager to enable the information sought to be obtained and considered.

~~56.X10~~ Where an applicant is to provide further information to a CAP pursuant to Clause ~~X.XX6.8~~, the information must be provided within the time specified by the CAP and in a manner specified in Clause ~~87~~.

~~5-86.11~~ Where an Assessment Manager is to provide further information to the CAP pursuant to Clause ~~5-66.8~~, a copy of the information must also be provided to the applicant not less than five (5) business days before the meeting at which it will be considered by the [CAP Panel](#).

## **~~76.~~ Outcome on review hearing**

~~67.1~~ The CAP may, on a review:

~~67.1.1~~ affirm the Assessment Manager's decision on the Prescribed Matter;

~~67.1.2~~ vary the Assessment Manager's decision on the Prescribed Matter; or

~~67.1.3~~ set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.

~~67.2~~ An applicant should be advised in writing of the CAP's decision by the Assessment Manager (or delegate) within [a reasonable time](#) ~~two (2) business days of the Panel's decision~~.

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## **~~78.~~ Lodging written materials & documents with the CAP**

~~78.1~~ All documents and written communications with the CAP must be lodged via:

8.1.1 the SA Planning Portal (to the extent the Portal is able to receive such a submission);

8.1.2 email to: [developmentassessment@npsp.sa.gov.au](mailto:developmentassessment@npsp.sa.gov.au); or

8.1.3 hand-delivery or post to 175 The Parade Norwood 5067

## **~~79.~~ Draft resolutions**

The draft resolutions below are intended to provide guidance to the CAP as to how it might word resolutions to give effect to the decisions it makes on review. CAP may adopt this wording, or amend it as appropriate.

~~79.1~~ Resolution to affirm a decision of the Assessment Manager:

*The Council Assessment Panel resolves to affirm the decision of the Assessment Manager [insert description of decision, for example:]*

- *that the application is not seriously at variance with the Planning and Design Code (disregarding minor variations) and that planning consent be granted to DA No [insert] for [insert nature of development] subject to the [insert number] of conditions imposed by the Assessment Manager*
- *that DA No [insert] is classified as code assessed (performance assessed) development*
- *that the application is not seriously at variance with the Planning and Design Code (disregarding minor variations), but that DA No. [insert] does not warrant planning consent for the following reasons:*

**79.2** Resolution to vary a decision of the Assessment Manager:

*The Council Assessment Panel resolves to vary the decision of the Assessment Manager in relation to DA No [insert] by deleting condition [insert number] of planning consent and replacing it with the following condition:*

*[insert varied condition]*

**79.3** Resolution to set aside a decision of the Assessment Manager:

*The Council Assessment Panel resolves to set aside the decision of the Assessment Manager to [insert description of decision being reversed, for example, refuse planning consent to DA No [insert]] and substitute the following decision:*

- *DA No [insert] is not seriously at variance with the Planning and Design Code (disregarding minor variations) and that planning consent is granted to the application subject to the following conditions:*

**79.4** Resolution to defer review hearing:

*The Council Assessment Panel resolves to defer its decision in relation to its review of the decision of the Assessment Manager to [insert description of the decision] in relation to DA No [insert] until:*

- *the next ordinary meeting of the Panel;*
- *the next ordinary meeting of the Panel after [insert additional information which has been requested by the Panel] is provided*
- *until the next ordinary meeting of the Panel after [insert date (i.e. giving an applicant 2 months to provide information)] (etc).*



## REVIEW PROCESS

The Council Assessment Panel will review this Policy within ~~five~~<sup>two</sup> (5) years of the adoption date of the Policy.

## INFORMATION

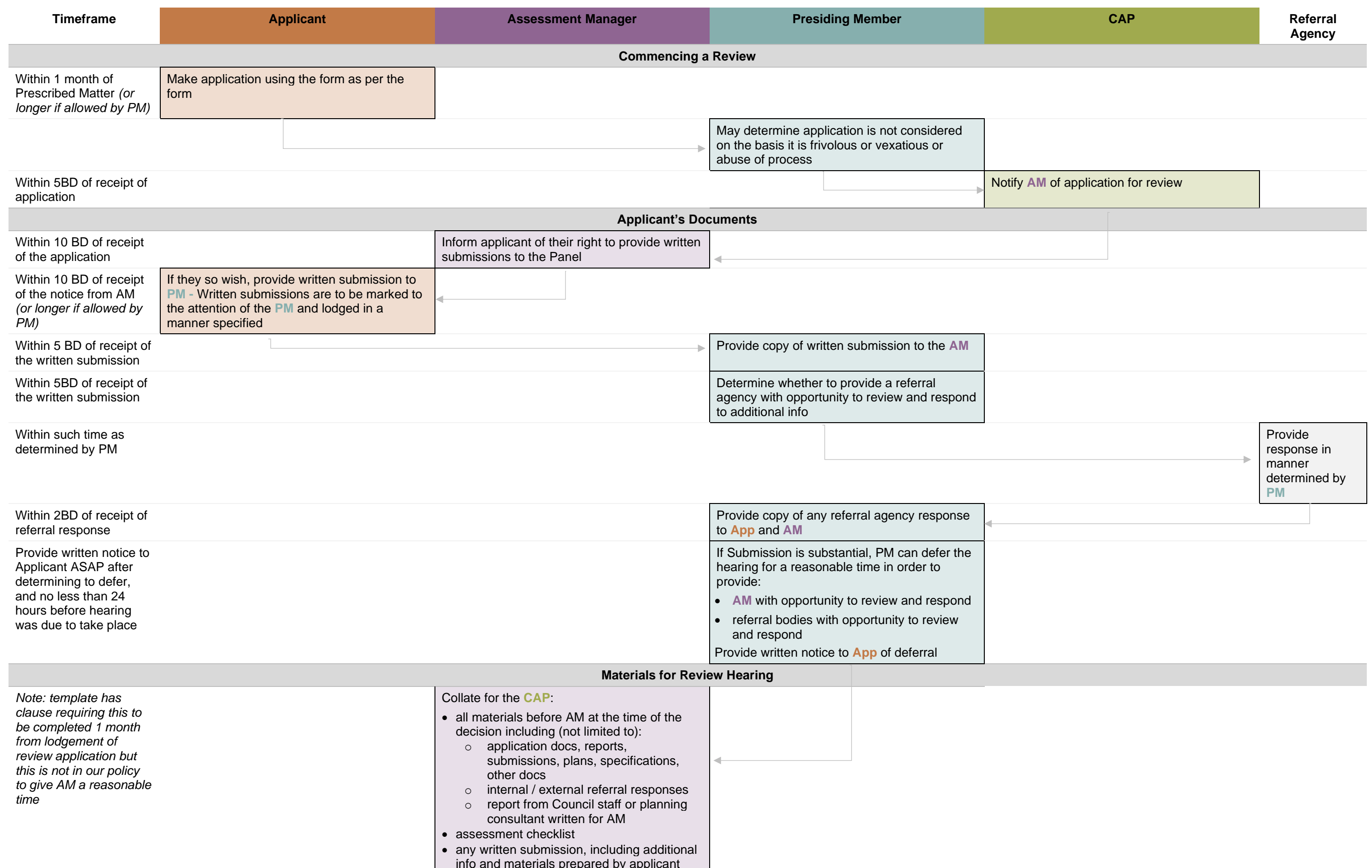
The contact officer for further information at the City of Norwood Payneham & St Peters is the Council's General Manager, Urban Planning & Environment, telephone 8366 45~~55~~<sup>64</sup>.

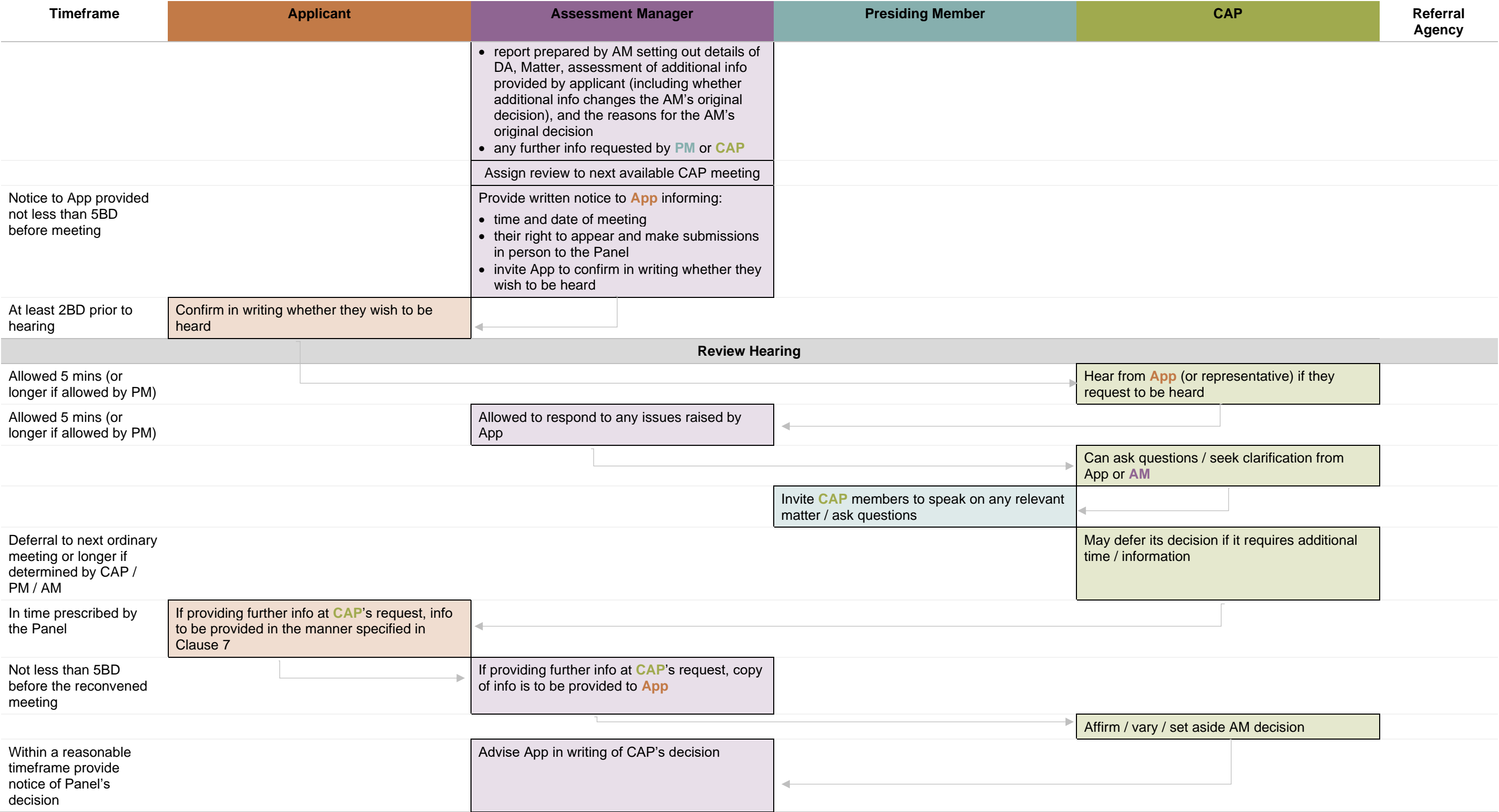
## ADOPTION OF THE POLICY

This Policy was adopted by the Council Assessment Panel on ~~21~~<sup>10</sup> ~~October~~<sup>February</sup> 202~~1~~<sup>4</sup>.

## TO BE REVIEWED

This Policy will be reviewed in ~~October~~<sup>February</sup> 202~~9~~<sup>3</sup>.





Next Steps: AM / Delegate to upload review outcome to the Application in the DAP

- 8. **ERD COURT APPEALS**
- 9. **OTHER BUSINESS**  
(Of an urgent nature only)
- 10. **CONFIDENTIAL REPORTS**
- 11. **CLOSURE**