Council Assessment Panel
Agenda & Reports

21 July 2025

Our Vision

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

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

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

16 July 2025

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 July 2025, commencing at 6.30pm.

Please advise Daniella Hadgis on 8366 4508 or email dhadgis@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

VENUE Council Chambers, Norwood Town Hall

HOUR 6.30pm

PRESENT

Panel Members
Mr Stephen Smith
Cr Kester Moorhouse
Mr Paul Mickan
Mr Ross Bateup
Mr Julian Rutt

Staff
Geoff Parsons - Manager, Development & Regulatory Services
Kieran Fairbrother, Senior Urban Planner
Ned Feary, Senior Urban Planner
Marie Molinaro, Urban Planner
Tala Aslat, Administration Officer
Daniella Hadgis, Administration Officer

APOLOGIES
Cr Christel Mex
Mr Mark Adcock

ABSENT

1. COMMENCEMENT AND WELCOME

2. APOLOGIES

3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 23 JUNE 2025

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5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER ID 23025642 - ANDREW KIRKBRIDE – 80 - 82 FULLARTON ROAD NORWOOD

DEVELOPMENT NO.:	23025642
APPLICANT:	Andrew Kirkbride
ADDRESS:	80 FULLARTON RD NORWOOD SA 5067 82 FULLARTON RD NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Four storey mixed-use building comprising a medical centre (including café, shops, gym and consulting rooms), and 12 dwellings
ZONING INFORMATION:	**Zones:** • Suburban Business **Overlays:** • Airport Building Heights (Regulated) • Future Road Widening • Hazards (Flooding) • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes **Technical Numeric Variations (TNVs):** • Maximum Building Height (Levels) (Maximum building height is 3 levels)
LODGEMENT DATE:	7 Sept 2023
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) - Version 2023.13 - 31/08/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edmund Feary Senior Urban Planner
REFERRALS STATUTORY:	Commissioner of Highways Environment Protection Authority
REFERRALS NON-STATUTORY:	City Arborist Senior Traffic Engineer Consultant Hydrological Engineer

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DETAILED DESCRIPTION OF PROPOSAL:

The proposal involves the construction of a four-storey mixed-use building, with a basement carpark.

The lower two (above ground) floors are for commercial use, including a café, pharmacy and florist at ground level, and a gym with a series of consulting room tenancies at Level 1. Levels 2 and 3 are set back from the floors below (which act as a podium), and these floors are residential, with 12 proposed dwellings:

- Four one-bedroom apartments;
- Four two-bedroom apartments; and
- Four three-bedroom apartments.

There are two separate car parking areas within the building, with most (14 out of 16) of the residential parking spaces provided in an above ground parking area, while the remaining two residential parking spaces, and 42 spaces for non-residential uses are provided across two levels at Lower Ground and Basement. For simplicity, the above ground parking area will be referred to as the "residential carpark" and the below ground parking area as the "non-residential carpark".

The vehicle ramp for the non-residential carpark first goes up, rather than down towards the basement. This was deemed necessary in order to provide flood protection to the basement below, which will be elaborated upon in the Planning Assessment section.

BACKGROUND:

Council's Planning staff provided preliminary advice on an initial proposal in early of 2023, and an application was submitted on 31 August 2023, being lodged on 7 September 2023. A request for information (RFI) was issued by the Relevant Authority on the 8th of September, and an RFI was issued by the Commissioner of Highways on the 20th of September. These RFIs expired, but in order to allow the applicant time to respond, the application was placed "on hold". A response was provided on the 26th of March 2024 and the application was taken off hold.

The RFI response revealed that referral to the Environment Protection Authority was required, with an additional fee sent accordingly on 29 March. This was paid on 16 May 2024, with the EPA providing their response on 3 July 2024.

After evaluating the RFI response, the applicant was advised of concerns with the application on 18 June 2024, with the application placed on hold again. Substantial changes were made to the proposal with a response provided on 22 August 2024 and a meeting held on 18 September to outline deficiencies in this.

A further meeting was held on 24 January 2025, where further issues were resolved. Amended plans were provided on 21 March, and the public notification period ran from 17 April-12 May 2025.

Unfortunately, after the initial RFI was not responded to within the timeframe, the further information was not received by the Commissioner of Highways due to an issue with the Development Application Processing system (DAP), with the Commissioner of Highways only receiving the updated application documents on 3 June 2025.

In the course of the assessment, it was noted that the Fullarton Road boundaries of both allotments did not "line-up", despite the on-ground footpath alignment remaining the same. A survey provided by the applicant has confirmed that the line of the footpath is indeed on Council land, and the garden beds of 80 Fullarton Road are also on Council land. Noting the corner cut-off in the property boundary (which is, again, not reflected in the on-ground situation), it appears that the existing freestanding sign is also on Council land,

and the mature peppercorn tree (*Schinus areira*) straddles the property boundary, but is owned by the Council (though it is understood that the Council does not maintain this tree).

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 80 FULLARTON RD NORWOOD SA 5067
Title ref.: CT 6017/573 **Plan Parcel:** F100101 AL34 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Location reference: 82 FULLARTON RD NORWOOD SA 5067
Title ref.: CT 5078/808 **Plan Parcel:** F100101 AL33 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	Relatively square, with irregularities to allow for a corner cut-off
Frontage width:	48m to Fullarton Road, 41m to Boskenna Avenue
Area:	1984m^2
Topography:	Rise of approximately 2m from north-south
Existing structures:	Existing office buildings, with circa 1980's single storey, flat roofed office building at 80 Fullarton Road, and an older (circa 1918) stone and brick cottage at 82 Fullarton Road.
Existing vegetation:	Site is mostly sealed: There is a hedge on Boskenna Avenue, a peppercorn tree which appears to go across both private and public land, and garden beds facing Fullarton Road and smaller beds with agapanthus further inset in the carpark.

Locality

The locality is considered to extend some 90m east along Boskenna Avenue (to the intersection of North Street), 110m south along both sides of Fullarton Road (to the intersection with William and Angas Streets), and 80m north along both sides of Fullarton Road (to the intersection with Montrose Avenue). This is illustrated in **Attachment 3.**

The locality has a mix of land uses, with both residential and non-residential uses along both Fullarton Road and Boskenna Avenue. The distribution of these uses does not generally reflect the Zone boundaries, given the strip of Suburban Business Zone along Fullarton Road includes above ground apartments in a three-storey building at 94-96 Fullarton Road, and a series of non-residential uses in the Established Neighbourhood Zone along Boskenna Avenue. Including medium-scale offices and warehouses.

Fullarton Road has only one travel lane in each direction, but it is a relatively wide lane, and on-street parking is permitted outside of peak hours, when there is a very thin painted bike lane. It is a State-Maintained Road with a strong avenue of oak trees providing a highly notable tree canopy particularly on this northern end and on the eastern side, with trees in other parts of the street being younger. Buildings range in height from 1-3 storeys. The street has a relatively high degree of amenity for a State Maintained Road.

Boskenna Avenue is a narrow street (carriageway width of ~7.5m) with no lane markings. When there are parked cars are on both sides of the street, there is only room for one vehicle to pass. Parking is restricted with a series of permit and loading zones, timed no-standing zones and timed parking (either ½ or ¼ hour parking during business hours). The street has a relatively low-scale, mixed-use feel, with some two storey buildings on the northern side, but exclusively single storey buildings on the southern side. While there are many street trees, these are generally relatively small and do not provide the same degree of canopy coverage as the oak trees on Fullarton Road. It is generally considered to have a high degree of amenity nonetheless.

While not forming part of the streetscape, there is a group of units to the south-east of the site which are also part of the locality. These single-storey units, four of which are accessed via the laneway to south of the subject site, are understood to have been developed in the early 1980's, with vehicle parking areas on the north-western side of the site, closest to the Fullarton Road access lane, and the subject site. A number of privately-owned trees in this unit complex give it a strong level of tree canopy coverage.

In terms of sensitive receivers, the dwelling at 8 Boskenna Avenue is the closest at approximately 23m from the subject site, presuming that the actual dwelling is the relevant place to consider; i.e. discounting the vehicle parking and manoeuvring areas of the aforementioned units, though these are also 23-30m from the site.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Other - Commercial/Industrial - Indoor Recreation Facility (gym): Code Assessed - Performance Assessed
  New housing
  Consulting room: Code Assessed - Performance Assessed
  Shop: Code Assessed - Performance Assessed
  Residential flat building: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code; Building exceeds the three-storey height TNV

PUBLIC NOTIFICATION

- **REASON**
  Application exceeds the three-storey building height TNV

- **LIST OF REPRESENTATIONS**

First Name	Surname	Address	Position	Wishes to be heard?
Mark	Daniel		Supportive, with concerns	No
Jolanda	Visser		Supportive, with concerns	No
Leonore	Scott		Supportive, with concerns	Yes
Grant	Smith		Supportive, with concerns	No
Rosemary	Abbott		Supportive, with concerns	No
Louise	Heesom-Smith		Supportive, with concerns	Yes
Jehad	Rasheed		Opposed	Yes
Sandy	Nash		Opposed	No

- **SUMMARY**

Key issues raised by representors included construction disturbance, traffic/parking and some, more limited, concerns around building height and associated impacts.

While the latter points will be addressed further below, it is noted that there are no policies in the Planning and Design Code relating to construction disturbance. Nonetheless, in order to seek to manage impacts during the construction phase, and to deal with potential nuisances in an orderly manner, a Reserved Matter is recommended for a Construction Environment Management Plan (CEMP) to be provided prior to Development Approval, ensuring that Council and the developer can appropriately coordinate to minimise such disturbance.

AGENCY REFERRALS

- Commissioner of Highways

Referrals to the Commissioner of Highways were required both due to the Future Road Widening Overlay and the alterations to access within 25m of a State Maintained Road. As mentioned above, an issue with the DAP meant that the Commissioner of Highways received the amended plans very late, but a response was nonetheless sought with urgency.

They advised that they had no objection to the development subject to a series of conditions. This is outlined in their referral response in **Attachment 7.**

- Environment Protection Authority

A referral to the EPA was necessary because the development involves a change in the use of the land to a more sensitive use (from shops to dwellings) and the Preliminary Site Investigation Report (PSI) provided by the Applicant indicated that a Class 1 Activity may have occurred on the land and therefore contamination may exist on or below the surface of the land. The EPA were satisfied that the PSI provided suitably demonstrated that the site can be made suitable for its intended purposes, but further work will be necessary to achieve this. The EPA has directed a series of Conditions and Advisory Notes accordingly.

INTERNAL REFERRALS

As internal advice was provided at various stages through the assessment, relevant advice is quoted or referred to as necessary, rather than being provided in an attachment, as the timeline and formats would cause further confusion.

- Matthew Cole, City Arborist

  Council's City Arborist has provided comments regarding the impacts on a series of street trees around the site. These are addressed in the Planning Assessment section of this report.

- Rebecca Van Der Pennen, Senior Traffic Engineer

  Council's Senior Traffic Engineer provided commentary throughout various iterations of the project. Their concerns will be addressed in the Planning Assessment section of this report.

- External Hydrological Engineer, Tonkin (Flooding)

  Advice was received from Council's external hydrological engineer in April of 2024. They advised that an amendment to the proposed stormwater management system was required and provided advice on flood levels and associated freeboard required. This will be discussed in more detail in the relevant sections of the Planning Assessment section of the report below.

PLANNING ASSESSMENT

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

Question of Seriously at Variance

The proposed development comprises a four-storey mixed use building including a café, medical centre and 12 dwellings. It is located in the Suburban Business Zone. Development of this nature is appropriate within the site, locality or in the subject Suburban Business Zone for the following reasons.

- The Zone envisages that, "Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types." (PO 1.1)
- The proposal includes such non-residential uses;
- The proposal's residential component achieves a medium density, and is sited above the non-residential component, but is not so substantial as that the non-residential component is subordinate; and,
- The proposal exceeds the height TNV by only one level.

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*.

Land Use and Density

The Suburban Business Zone is, as the name suggests, predominantly oriented towards business uses, with complimentary medium-density residential development.

PO 1.1 states:

> *"Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types."*

Clearly the shops and consulting rooms are consistent with these PO's given that they are specifically mentioned in PO 1.1. The gym (indoor recreation facility) is less directly envisaged, but the PO clearly envisages a range of other non-residential uses. The note regarding industry that it should be "low-impact" is a generally reasonable principle upon which to determine what other uses may be acceptable i.e. is their impact acceptable? This is a question that will be explored further in other sections below, but it is considered that the gym's impact is not unreasonable, and therefore it is acceptable.

PO 1.2 elaborates on this in terms of the non-residential development:

> *"Retail, business and commercial development is of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development."*

With regard to the intensity/scale of these uses, DPF 1.2 suggests a gross leasable floor area of 500sqm. Noting that the proposed development consolidates two existing sites, which could theoretically have 500sqm GLFA each, it is considered that this would mean a GLFA of 1000sqm for this site. The proposal seeks approximately 1127sqm of GLFA, which, while not a "minor" exceedance, is not so substantial as to render it outside the realm of what is envisaged by the Zone.

With regard to the residential component of the development, PO 1.3 provides further guidance:

> *"Compact, medium density residential development does not prejudice the operation of non-residential activity within the zone."*

It should be noted that the Code does not define "medium density"; while "medium net residential density" is defined, the State Planning Commission and case law has made clear that these terms should not be conflated. Nonetheless, the proposal results in a residential density of 60 dwellings per hectare which is within the 30-70 net dwellings per hectare that this definition provides for. This definition is consistent with the administration's understanding of the term 'medium density'.

The question then falls to the second part of this PO, as to whether it prejudices the operation of non-residential activity in the zone. Given it is positioned above the non-residential uses, it is clearly intended for the uses to co-exist, and the land use is not of such intensity that it displaces the non-residential uses from the Zone. Moreover, the "strip" nature of the Zone means that this does not represent any additional residential "encroachment" in that it will not bring residential uses closer to any non-residential uses than is already the case.

Building Height

The Technical and Numeric Variation (TNV) for the locality identifies a maximum of three building levels; however, the proposed development comprises four storeys above ground. **Zone PO 3.1** anticipates that:

> *"Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality."*

Although "low-rise" is defined as up to two levels, the use of the term "generally" provides flexibility for greater building heights in appropriate locations. This is clearly anticipated, given that the TNV of three levels reflects a "medium rise" height. While that PO anticipates higher buildings in the centre of the Zone, this Zone is applied as a "strip" along a series of arterial road corridors, so there is no "centre" as such.

It is noted that the three-level TNV reflects earlier policy under the Development Plan in the Norwood West Policy Area of the Business Zone, where:

> *"Building heights should not exceed two (2) storeys, except mixed-use buildings incorporating residential development, located on sites fronting arterial roads, which should not exceed three (3) storeys"*

The Zone also includes DPFs with building envelopes to mitigate impacts on residential development (DPF 3.2 and 3.3). The applicability of these is limited since the Zone boundary is the rear (eastern) boundary, but the site to the southeast is the only adjoining residential use in a neighbourhood-type zone. While the development does not wholly comply with these given the two-storey podium extends to the eastern boundary, it should be noted what adjoins that boundary.

The units mentioned in the locality section would be the most impacted visually by the development. The private open space of these units is oriented to the south-east, so it is only the carparking/manoeuvring area of these units where outlook and shadowing impacts would be relevant.

Therefore, the additional level has a limited impact, and it is consistent with the spirit of the PO in minimising impacts on residents.

While a four-storey form is not otherwise found in the locality, there is one three-storey building. That building does not have the same podium and setback arrangement as this proposal, instead using a cantilevered balcony for the first floor. The podium design on the proposed building further minimises the impact of the upper floors so that the building fits into the surrounding context more appropriately.

Overall, despite the non-compliance with the TNV, it is considered that the development does meet PO 3.1 of the Suburban Business Zone.

Setbacks, Design & Appearance

Performance Outcome 2.1 of the Suburban Business Zone states:

> *"Building scale and design complement surrounding built form, streetscapes and local character."*

Performance Outcome 2.2 of the Suburban Business Zone states:

> *"Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones is primarily intended to accommodate sensitive receivers."*

The development is designed with a two-storey podium, and the upper two floors set back further behind this podium. The podium has a darker colour scheme, with a much lighter scheme for the upper floors. The podium is therefore designed to be the element that draws the eye, while the upper floors are more recessive. This design, which emphasises the two lower floors in order to deemphasise the upper floors, allows the building to complement the surrounding built form despite its height.

The podium includes articulated elements and a terrace, which provides shape and interest to the street frontage. The landscaping in front of this also promotes greater environmental amenity.

As mentioned above, Designated Performance Features 3.2 and 3.3 of the Zone relate to building envelopes, with the associated Performance Outcomes stating:

> *"Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone."*
>
> *"Buildings mitigate overshadowing of residential development within a neighbourhood-type zone."*

As discussed in previous sections, the dwelling to the east on Boskenna Avenue is separated from the site by a warehouse, so the impacts of the development will be more limited. The units to the south will also have a limited impact given the orientation of these units away from the subject site.

Performance Outcome 3.4 of the Zone discusses front setbacks:

> *"Buildings are set back from primary street boundaries to contribute to a consistent streetscape."*

The front setbacks in the Fullarton Road streetscape are relatively inconsistent but are generally less than 6m. The proposed development is set back 5m from the footpath (again noting the inconsistent front boundary lines), which is broadly consistent with the front setbacks in the street.

Performance Outcome 3.5 relates to secondary street setbacks:

> *"Buildings are set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape."*

The proposed Boskenna Avenue setback is also around 5m, placing it between the verandah and the building line of the adjoining warehouse. This presents a relatively consistent appearance.

Performance Outcome 3.6 relates to other side boundaries, while PO 3.7 relates to rear setbacks:

> *"Buildings are set back from side boundaries to maintain adequate separation and ventilation"*
>
> *"Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses."*

Given the relatively square shape of the subject site, it does not have a traditional "side" or "rear", but both policies seek to control impacts on adjoining land uses. To the south of the site, a laneway separates it from the existing shop, so the impacts here are relatively minimal. Impacts to the southeast have already been discussed.

The site immediately to the east is a single storey warehouse with a boundary wall along the vast majority of its frontage. There is already a lack of separation and ventilation as a result of this, so the fact that the proposal includes a two-storey boundary wall here is not considered to adversely affect the warehouse.

Design in Urban Areas Performance Outcome 1.1 states:

> *"Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope)."*

The subject site is in an interesting position whereby due to the private lane on the southern side, it has corners that should be "reinforced" on both sides of the front (Fullarton Road) elevation. The shaping of the terrace does reinforce the corners on both sides, though this is imperfect.

Given the curve on the southwestern corner, there is an argument that the podium elements should be "swapped" to provide greater reinforcement to the Boskenna Avenue corner as this is the "higher order" corner, but this is not considered fatal to the application.

Performance Outcome 1.3 of the Design in Urban Areas module states:

> *"Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape."*

The pedestrian entry points on both the Fullarton Road and Boskenna Avenue frontages are clearly visible given the stairs leading to them and the design of canopies and projections emphasising areas of the building's form.

The residential carpark entry is minimised in prominence given its narrower width, directing visitors to the larger entry point, which is also made clearer through signage.

Performance Outcome 1.5 of the Design in Urban Areas module states:

> *"The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone."*

The proposed services/bin area is screened behind a fence and gate, ensuring that these are not publicly visible.

While loading and unloading using the public realm would clearly mean some level of visibility for the public, this would only be for limited times, which is not considered unreasonable.

There is a further series of Performance Outcomes from Design in Urban Areas PO 12.1-12.8. Without reciting each one, the development is generally consistent with these policies, given:

1. The two-level podium is consistent with surrounding built forms;
2. The glazing on the podium levels provides connectivity with the pedestrian environment
3. The landscaping between the building and the street frontages softens the impact of the building, creating a more pleasant pedestrian environment;
4. The projecting parts of the building either side of the western entrance break the façade up into different elements, minimising its overall scale;
5. The pre-cast concrete walls are expected to be relatively durable given Adelaide's dry climate and the impact this has on the aging of concrete;
6. Similarly, the colorbond roof will also be relatively durable; and,
7. Plant and equipment areas are sited away from public view.

Overlooking, Overshadowing, Occupant Amenity and Private Open Space

Overlooking
Performance Outcome 16.1 of the Design in Urban Areas module states:

> *"Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:*
> *(a) Appropriate site layout and building orientation*
> *(b) Off-setting the location of balconies and windows of habitable rooms or area with those of other buildings so that views are oblique rather than direct line of sight*
> *(c) Building setbacks from boundaries that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms*
> *(d) Screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity."*

The first thing to note is that this Performance Outcome seeks the mitigation of "direct overlooking", which is a term defined in the Planning & Design Code as being:

"In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace."

With roads to the north and west, there would be no overlooking in these directions. To the east, the nearest residence is more than 15m away, so there would be no overlooking in this direction either. Directly to the south is another commercial property, so again, this is not relevant. For the dwellings to the southeast, there may be some direct overlooking of the carparking area, but given the dwellings are more than 15m from the site, again, there would not be any direct overlooking.

Therefore, the development does not result in any direct overlooking, as it is defined in the Code.

Overshadowing
Performance Outcome 3.1 of the Design in Urban Areas module states:

"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."

The corresponding DPF criteria suggests that one way of satisfying this Performance Outcome is if:

"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."

With the site to the south being a commercial land use, there are no such north-facing windows of residential land uses which could be affected by the development.

Performance Outcome 3.2 of the Design in Urban Areas module states:

"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."

The corresponding DPF criteria suggests that one way of satisfying this Performance Outcome is if:

"Development maintains 2 hours of direct sunlight between 9.00am and 3.00pm 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^{2}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."

Similarly, there is no such private open space to be affected because the siting of the development in comparison to the nearby residences.

Occupant Amenity and Private Open Space
Performance Outcome 28.1 of the Design in Urban Areas module states:

"Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces."

Performance Outcome 28.2 of the Design in Urban Areas module states:

"Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:

(a) Respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy
(b) Allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas."

The balconies benefit from the additional setbacks for the upper levels, allowing use of the podium level for the 3rd-floor balconies. Similarly, the top floor balconies mostly use areas above the living areas of the floor below, creating an overall cohesive external appearance.

All Fullarton Road-facing dwellings are setback 10 metres from the footpath, providing sufficient acoustic protection from the traffic of Fullarton Road for bedrooms and internal living areas. Noise shielding is also provided by the street trees and the landscaping to be planted in the planter boxes.

The elevations of the balconies that face Fullarton Road have 1m high balustrades to maintain occupant amenity while still providing opportunities for passive surveillance of the public realm. On the Boskenna Avenue side, these are increased to 1.6m for greater privacy.

Performance Outcome 28.4 of the Design in Urban Areas module states:

"Dwellings are provided with sufficient space for storage to meet likely occupant needs."

Each bedroom of all twelve dwellings is provided with either a built-in or walk-in robe, for storage purposes. The 2.7m high ceilings on each level also provide storage space within kitchens and living areas for ground level or overhead cupboards and the like, without compromising the functionality of these spaces, consistent with this Performance Outcome.

Performance Outcome 28.3 of the Design in Urban Areas module states:

"Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor/outdoor living."

Performance Outcome 27.1 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 occupants."

Table 1 of the Design in Urban Areas module outlines the expected areas and minimum dimensions for private open space areas. The table below describes each dwelling's performance against these criteria.

Dwelling #	# of bedrooms	Code Area Guideline	Total Private Open Space	Code Min. Dimension Guideline	Minimum Dimension Provided
1	2	11 m^2	84 m^2	2.4m	2.4m
2	2	11 m^2	65.5 m^2	2.4m	3.4m
3	1	8 m^2	41.9 m^2	1.8m	3.7m
4	3	15 m^2	73.2 m^2	2.6m	2.3m
5	3	15 m^2	63.7 m^2	2.6m	2.4m
6	1	8 m^2	30.5 m^2	1.8m	3.2m
7	2	11 m^2	25.8 m^2	2.4m	2.25m
8	2	11 m^2	18.65 m^2	2.4m	1.4m
9	1	8 m^2	11 m^2	1.8m	3.2m
10	3	15 m^2	23.3 m^2	2.6m	2.25m
11	3	15 m^2	37.2 m^2	2.6m	2.25m
12	1	8 m^2	35.9 m^2	1.8m	2.25m

As can be seen, the provided areas are all in excess of what the Code expects, sometimes substantially, but some minimum dimensions are below the guidelines of Table 1. Nonetheless, with the additional area, there

is sufficient space to accommodate outdoor seating on the respective balconies. While apartment 8 is the most challenged in this regard, it has a larger section in the corner which would provide sufficient space.

Of greater concern is that the balconies of apartments 7 and 8 cannot be accessed from the living room and instead can only be accessed from the bedrooms. While the Code does specify for most dwellings that there is a guideline for how much private open space must be directly accessible from a living room, this guideline is not applied to dwellings which are above ground level. Whether this was intentionally envisaging that this requirement would not apply is unclear, but it is considered that this does result in an overall preferable layout and is a worthy sacrifice.

As such, each dwelling is provided with suitable sized areas of usable private open space to meet the needs of occupants per Performance Outcomes 27.1 and 28.3.

Traffic Impact, Access and Parking

Performance Outcome 1.1 of the Urban Transport Routes Overlay states:

> *"Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads."*

Performance Outcome 3.1 of the Transport , Access and Parking module states:

> *"Safe and convenient access minimises impact or interruption on the operation of public roads."*

Performance Outcome 2.1 of the Urban Transport Routes Overlay states:

> *"Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements."*

Performance Outcome 3.3 of the Transport, Access and Parking module states:

> *"Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use."*

Performance Outcome 3.8 of the Transport, Access and Parking module states:

> *"Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated."*

The proposal includes two access points on Boskenna Avenue (one double width for the non-residential carpark, and one single width for the residential carpark), while reinstating two access points on Fullarton Road to upright kerb and gutter.

Regarding queuing, the two-way nature of the non-residential carpark access allows for vehicles to pass each other, preventing queuing issues. The residential car park has only a single-width access, commensurate with the lower traffic volumes through this section. In order to manage this, a stopping line is proposed in a wider section of the carpark, with a traffic light system to prevent vehicle conflicts using the single-width access. A Reserved Matter is proposed to confirm the exact details of this, the resolution of which is proposed to be delegated to the Assessment Manager, who will accordingly consult with Council's Traffic Engineers.

The applicant's traffic report provides swept-path turning diagrams demonstrating suitable manoeuvrability from each access point. The Commissioner of Highways raised concerns in their referral response that when vehicles are parked in the loading zone and on the opposite side of the road, manoeuvring into Boskenna Avenue would be difficult. Swept path diagrams have confirmed that, allowing for a B85 vehicle and 2.1m from each kerb to represent parked vehicles, if a yellow line extends 1.7m to the west of the proposed crossover, this manoeuvre would no longer conflict with the parked vehicles. Reducing the length of the loading zone in this manner would not make it any less functional, as Council's Senior Traffic Engineer advised that 12.5m is the standard length of a loading zone, and the additional line length would allow for

14m of space in the loading zone (note also that the excess length either with or without the additional yellow line would not allow for an additional on-street parking space).

Performance Outcome 1.2 of the Transport, Access and Parking module states:

> *"Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers."*

The development fails to satisfy this Performance Outcome, albeit somewhat unavoidably given the scale and siting of the development. Boskenna Avenue is a street with a mix of land uses, but is notably in the Established Neighbourhood Zone, and the siting of the access points results in all vehicles exiting the site onto Boskenna Avenue. Furthermore, large refuse vehicles and any large delivery vehicles (if required) will need to service the site from the existing loading zone on Boskenna Avenue, contrary to this Performance Outcome.

Despite this, the crossover on Boskenna Avenue is located closer to Fullarton Road than any of the dwellings with a frontage to Boskenna Avenue, meaning most vehicles using the site will not travel down the residential part of Boskenna Avenue.

Performance Outcome 3.5 of the Transport, Access and Parking module states:

> *"Access points are located so as not to interfere with street trees, existing street furniture… or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets."*

There is an existing side entry pit and a Telstra pit on Boskenna Avenue, but the proposed access points provide more than the standard 500mm of separation from these pits.

There are also street signs (one parking sign and one speed limit sign) which would need to be relocated given the position of the new crossover. Council's Regulatory Services team have advised that this is possible, and Council's Works Coordinator, Civil Maintenance has provided a quote for the work, the fee for which is applied by condition.

Performance Outcome 1.3 of the Transport , Access and Parking module states:

> *"Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict."*

Performance Outcome 1.4 of the Transport, Access and Parking module states:

> *"Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths."*

Performance Outcome 11.4 of the Design in Urban Areas module states:

> *"Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing."*

These policies imply an expectation from the Code that an on-site loading area is provided separately from car parking areas, which is not the case in this proposal. The applicant explored this and the only manner by which such a loading area could be provided was by reworking the waste area such that a truck could reverse into this area. However, the Code explicitly expects that such reversing movements are unsafe and should be avoided. As a result, the applicant has proceeded with the proposal without such a loading area.

Boskenna Avenue currently has an on-street loading zone directly adjoining the site. Council's Traffic Engineer made the following comments in this regard:

> *"It is also noted that all waste bins will need to be moved across both site crossovers to the on-street loading zone.*

The addition of all deliveries to site relying on this on-street loading zone also creates conflict with pedestrians and the access to all the commercial sites from the loading zone requires the use of the adjacent stairs…

It is also noted that the loading zone will not be labelled for use for the site only and it may be utilised by others. This may cause ongoing issues for the operation of the site."

While these issues are noted, and it seems that the development does not accord with these policies, it is considered that there is no reasonable alternative, and the on-street loading as proposed is not so concerning that it would warrant refusal of the application.

Performance Outcome 2.1 of the Transport, Access and Parking module states:

> *"Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians."*

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."*

The proposed building is set substantially back from the corner of Boskenna Avenue and Fullarton Road, and the property boundaries provide a corner cut-off regardless. There is not considered any sight distance issue at this intersection.

Sight distance internally from the relevant access points has also been considered, and diagrams from the applicant's traffic engineer demonstrate that appropriate sight distances can be achieved.

Performance Outcome 4.1 of the Transport, Access and Parking module states:

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

The proposal includes three accessible parking spaces immediately adjoining the lift areas in the centre of the building, avoiding any need to walk/wheel through areas with vehicles. Accessible pedestrian entry is provided from Fullarton Road through the west entry, in the same manner as most pedestrians would enter the site.

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 or land use having regard to [various] factors that may support a reduced on-site rate…"*

The corresponding Designated Performance Feature suggests that satisfaction of the applicable car parking rates in the Table 1 or 2 of this module is one way by which this Performance Outcome may be met. The rates contained within Table 1 and 2 reflect the generally well-established approach for determining if a development provides sufficient car parking provision. In this case, the land uses proposed are not so unique as to warrant a different assessment, and so the rates prescribed in these Tables are considered appropriate for satisfaction of the Performance Outcome.

It is noted that the site is within a "high frequency transit area" as per Table 2, due to being within 200m of The Parade. To this end, the subject land is located within a Designated Area for the non-residential uses of the land, and so Table 2 is applicable to these uses. Conversely, the Suburban Business Zone does not constitute a Designated Area for the purposes of the residential component of the proposal, and so Table 1 is applicable to this use. The table below demonstrates the quantitative assessment of the car parking provision on-site compared to the rates prescribed in the Planning & Design Code.

Land Use	Applicable Table of TAP Module	Rate Prescribed	No. of Car Parks Required		No. of Car Parks Provided
Non-residential	Table 2	3 spaces per 100m^2 GLFA	3 x 11.27= 33.81 spaces	37.77 spaces	38 spaces*
Dwelling Visitor Parking	Table 1	0.33 visitor spaces per dwelling	0.33 x 12 = 3.96 spaces		
Dwelling	Table 1	1 space per one- or two- bedroom dwelling 2 spaces per three-bedroom dwelling	(4x2)+8 = 16 spaces		16 spaces*

*despite the two different car parking areas generally being referred to as "residential" and "non-residential", three residential parking spaces are provided within the non-residential car park at the "Basement L1" level, and two at the "Basement L2" level. Similarly, residential visitor spaces are provided within the "non-residential" car park.

Therefore, the development provides off-street car parking at a rate consistent with the Code's expectations.

Regarding the functionality of these spaces, there are some notes to be made. The original proposal included more spaces in the residential carpark, but it was noted by Council's Senior Traffic Engineer that these would be inconvenient to manoeuvre in and out of. Consistent with advice from the applicant's traffic engineer, a series of spaces in the residential carpark have been amalgamated in order to ensure that the manoeuvring here is functional. In order to fit these spaces in around the structural elements of the building, some parking spaces are very wide compared to what may be considered normal, but as noted, additional spaces would not be functional.

Further, Council's Senior Traffic Engineer raised concerns that a vehicle which entered the non-residential carpark and found it full would struggle to turn around to be able to exit the car park. To this end, the applicant has amalgamated what were originally intended to be two parking spaces, and these are instead to be a turnaround bay (designated "no parking" in the Basement L2 plan). This is considered to suitably address this concern.

Performance Outcome 9.1 of the Transport, Access and Parking module states:

> *"The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode."*

As with Performance Outcome 5.1 above, this Performance Outcome is supplemented by a DPF that suggests that meeting the rates prescribed in Table 3 of this module is generally sufficient to satisfy the Performance Outcome. To this end, Table 3 prescribes the following appliable bicycle parking rates:

Land Use	Rate Prescribed	No. of Bicycle Parks Required	No. of Bicycle Parks Provided
Shop (incl. café)	1 space per 300m^2 GLFA, plus 1 space per 600m^2 GLFA	342m^2/300=1.14	9
Indoor Recreation Facility	1 space per 4 employees, plus 1 space per 200m^2 of GLFA	1+	

Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers	Unknown	
Dwelling	1 space per 4 dwellings, plus 1 space per 10 dwellings for visitors	3+1=4	11

While the number of employees is not yet known, the proposal provides sufficiently substantial bike storage that it is likely to be sufficient for the purposes of this PO.

Performance Outcome 9.2 of the Transport, Access and Parking module states:

> *"Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, well lit and signed for the safety and convenience of cyclists and deters property theft."*

The residential bike storage is in the car park, which is suitably secured and is a communal space with passive surveillance and lighting. The public bike park on the southern side of the building is relatively visible through the southern entrance and from the public realm looking down the laneway. This is considered suitable.

Performance Outcome 9.3 of the Transport, Access and Parking module states:

> *"Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport."*

Bathrooms (including an accessible bathroom which may be used for changing) are provided immediately next to the public bicycle storage area. A dedicated changing area is also provided in the gym. While limited, this is generally sufficient given the size of the development.

Environmental Factors

Soft Landscaping
Performance Outcome 3.1 of the Design in Urban Areas module states:

> *"Soft landscaping and tree planting are incorporated to:*
> *(a) Minimise heat absorption and reflection*
> *(b) Maximise shade and shelter*
> *(c) Maximise stormwater infiltration*
> *(d) Enhance the appearance of land and streetscapes."*

Much of the soft landscaping on the existing site is in fact on Council land as outlined in the background section. There is no determination from Council as to how this land would be managed post-development.

The development includes notable soft landscaping areas on the western and southern sides, with some additional landscaping on the northern side (though this is to a lesser extent). The site has a total ground level soft landscaping area of 221.7m^2 or 11.2%.

Performance Outcomes 13.1-13.3 of the Design in Urban Areas module states:

> *"Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings."*
>
> *"Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings."*

> *"Deep soil zones with access to natural light are provided to assist in maintaining vegetation health."*

There are two associated Designated Performance Features:

> *"Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired."*
>
> *"Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.*
> - *Site area > 1500m^2, 7% site area, minimum dimension 6m, 1 large or medium tree in a deep soil zone of at least 60m^2"*

With the basement carpark, deep soil zones are more limited, particularly in terms of their minimum dimensions. At the southwestern corner a zone of approximately 60m^2 is provided, but this has a minimum dimension of only 2.7m. Other areas also fail to comply with the minimum dimensions such that they would not be overly useful.

The planting schedule provided outlines a series of sun tolerant (given the northern and western orientations of much of the landscaping) native plants which contribute to biodiversity.

Additional built-in planter boxes are proposed for the residential balconies, separating each apartment. A condition is proposed to ensure that these are installed prior to occupation of the apartments.

Performance Outcome 13.4 of the Design in Urban Areas module states:

> *"Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height."*

No such Zone has been provided in this case due to the adjoining land use to the east being non-residential, and the carparking areas to the southeast meaning that such screening is not wholly necessary to reduce the impact of the development. Orienting these landscaping areas to face the public realm instead provides an overall better outcome for amenity.

On balance, the proposed development is someway short of the Code's expectations on soft landscaping due to the lack of deep soil zones. However, the DPFs in this case would be almost impossible to achieve on this site, particularly noting the basement carpark. This being the case, the landscaping that is proposed is considered to reasonably achieve the intent behind the Code's policies while still providing an appropriate development outcome.

<u>Tree Damaging Activity</u>
The proposal involves the removal of two trees:

- Red Mallee *(Eucalyptus socialis)* on Boskenna Ave;
  - Applicant had initially intended to not to remove this street tree, but further investigation revealed this to be impractical.
  - The tree is relatively small with a fair structure and form, and good health.
  - Its overall amenity contribution is somewhat limited by its size.
- Peppercorn Tree (*Schinus areira*) in the corner cut off
  - This large, mature tree was initially understood to be on private land, and being an exempt species it was considered that this essentially did not form part of the DA.
  - Further investigation suggests that this is, in fact, on public land (though it does somewhat straddle the boundary).
  - By contrast to the Red Mallee, this tree's amenity value is substantially increased due its size.

The applicant intends to retain two large, significant, English Oak trees (*Quercus robur*) on the Fullarton

Road frontage. The applicant's arborist report (in **Attachment 1**) from Tom Richardson of *Arborman* outlines measures to mitigate impacts on these trees, which he believes will be sufficient to protect them during construction. This involves a tree protection zone, and utilising a construction technique called sheet piling. Mr Richardson described this technique:

> *From my understanding the sheets are driven into the ground first and then the subject area is excavated out, this would mean that any roots present would be cut by the sheet as its driven in the ground but they would remain in their natural environment and would regrow from the point of severance more importantly absorbing roots would regrow they are small, non-woody roots with root hairs or a mycorrhizal association and no bark, responsible for the uptake of most of the water and solutes used by the tree.*
>
> *Absorbing roots are less than two millimetres in diameter and frequently only absorb for a few weeks before they are replaced by new absorbing roots. (AS4970-2025)*

Council's City Arborist, Matthew Cole, disagrees that this would be sufficient:

When considering the comments and information provided, I remain of the opinion that the suggested Tree Damaging Activity required to facilitate this development will result in the irreversible decline and eventual complete dieback / mortality of both oak trees at this stage.

Regarding sheet piling, the level of pruning required to position machinery and materials required, prior to 'sheets' being driven into the ground will require substantial pruning (wounding) to the trees crown. The process of driving the sheets through the tree's root plate at that distance to the centre of the tree(s) has the potential to temporarily destabilise the trees, prior to their expected dieback.

I do not agree with the information provided by Arborman to this point that the development is unlikely to damage the trees to the point of mortality. I do not think the value of the avenue has been appropriately considered and I am of the opinion the approx. 100 year old stand of trees is too valuable to the community and people using the area to risk the eventual removal of the trees that I believe at this point is likely outcome.

If it would be of assistance I can calculate the value of the trees, and the value of the stand combined to assist with a risk v reward decision. This could be done by an independent or two for a low cost. Further, we could engage an independent opinion from any of the four independent arb. consultants to provide you with a second opinion.

Alternatively, it would be an idea to hydro excavate the outer edge of the construction zone (within the two oak trees TPZ) to determine the level and size of tree roots that will be severed as a result of this construction technique.

My opinion this is the only way a proper assessment can be made as to what impact the development will have to the trees, this must be done before any above ground pruning and from there, if the project is deemed appropriate and Arborman (or the like) are of the opinion the trees can be retained, a Tree Protection Management Plan must advise on how each of the construction stages within the TPZ can be carried out without having an unnecessary adverse impact to the two oak trees.

For discussion, I remain concerned on the potential for this project to continue chipping away at the canopy cover of the SW quadrant of Norwood. As you know a very large gum tree was recently removed in the Brittania Hotel car park nearby, a second very large gum was recently removed from a rear property 52 Charles Street and last year just prior legislation change many large (what would now be significant) trees were removed from the large property 27 William Street.

I note this development requires the removal of a large peppercorn tree and a small street tree also. These trees cannot ever be replaced with large trees.

Lastly, the stand of oak trees on Fullarton Road is a unique stand, potentially an avenue of honour, that

requires a different lens to a standard assessment of Tree Damaging Activity to Significant tree. The species is a very slow growing one, removal and replacement option should be avoided, approx. 25 years before an English oak tree would provide substantial amenity and worthwhile contribution to the avenue.

While Mr Cole's opinion is noted and appreciated, in this case, the opinion of Mr Richardson is preferred.

As noted in Mr Richardson's report, the area of excavation for the basement carpark is entirely within the already sealed area; either under the existing building or the existing carpark. Mr Cole noted the presence of some roots in this existing carparking area, suggesting some degree of permeability of this area. However, on balance, it is unlikely that these roots are taking up so much of the tree's nutrients that they are essential. The TPZ encroachments are only 7% and 12% based on the Australian Standard; though Mr Cole is of the view that some level of "offset" is required given that 50% of the TPZ is under the roadway and would therefore also be contributing little to the tree's health. It is noted that the Australian Standard considers a TPZ encroachment of up to 10% to be "minor", and Mr Cole's position regarding TPZ offsets is not reflected in the Australian Standard.

Additionally, while Mr Cole's concerns regarding the extent of crown pruning and the manner by which roots are severed is noted, Mr Richardson's explanation of the nature of these roots and their regrowth is preferred. Regarding crown pruning, Mr Richardson supplied two photos indicating the extent of pruning required, approximately 8m from the centre of the trunk, shown below:

While this pruning is notable, I prefer Mr Richardson's view that this would not result in the mortality of the tree, provided that other measures are taken to prevent further soil compaction in the remaining TPZ.

As a result, two conditions are recommended, which:

1. Require payment to Council for the removal of the Red Mallee tree and the Peppercorn tree; and,
2. Establish tree protection measures for the two English Oak trees.

Passive Surveillance

Performance Outcome 2.1 of the Design in Urban Areas module states:

> *"Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable."*

Performance Outcome 2.4 of the Design in Urban Areas module states:

> *"Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm."*

Performance Outcome 2.5 of the Design in Urban Areas module states:

> *"Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night."*

The ground level tenancies include a high degree of fenestration to encourage passive surveillance of the public realm. Similarly, the outdoor dining area associated with the café is raised to provide a greater vantage point over the public realm, without dominating it. The 1m tall balustrade defines space and protects diners from falling over the raised edge, without compromising that interface with the public realm.

The foyer area for the residential units is integrated into the non-residential foyer areas in order to provide a complimentary degree of passive surveillance. The north and west entries are both clear from the public realm, and the south entry is also relatively open given the lane to the south.

The proposal therefore achieves the outcomes sought by these Performance Outcomes.

Noise Emissions

The applicant has included notes that outline a series of noise management measures for the gym including:

- Soundproof ceiling insulation;
- Soundproof wall insulation;
- Double or otherwise soundproofed glazing; and,
- Limited hours of operation to between 9am-7pm.

Performance Outcome 1.1 of the Interface Between Land Uses module states:

> *"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."*

No specific acoustic treatments have been specified for the construction of the dwellings. However, the other land uses on Level 1 are not anticipated to generate substantial noise (especially outside of business hours) and the measures outlined for the gym go some way to minimising impacts. The 10m setback from the Fullarton Road frontage of the site, for all dwelling walls, provides good separation from the road for these dwellings, with the street trees and landscaping also reducing noise.

With respect to noise from the land uses, the café, pharmacy, florist and consulting rooms are not expected to be a source of unreasonable noise emissions. There is potential for patron and/or amplified music noise from the outdoor dining area associated with the café, but the additional setback for the dwellings will again minimise this potential, and the nearest sensitive receivers outside of the site are well separated.

Performance Outcome 1.2 of the Interface Between Land Uses module states:

> *"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."*

As outlined in the locality section, the site is relatively well separated from any sensitive receivers. The noise from vehicles on Fullarton Road is likely to be noisier than the land uses on the site given their siting and nature, with the café facing both road frontages at the corner most separated from sensitive receivers.

The gym is the only use likely to generate notable noise, but with the siting of this and the additional measures taken to mitigate noise, this is considered to be sufficient.

Performance Outcome 4.2 of the Interface Between Land Uses module states:

> *"Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor works (and the like) are designed and sited to not unreasonable impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:*
>
> *(a) Locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*
> *(b) When sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*
> *(c) Housing plant and equipment within an enclosed structure or acoustic enclosure*
> *(d) Providing a suitable acoustic barrier between the plant and/or equipment and the adjacent sensitive receiver boundary or zone."*

The development proposes two separate car parking areas located within the building, meaning that noise associated with these will only have impacts internal to the building. With the separation between the car parks and the residential uses in the proposal, these will have little noise impacts.

As outlined above, the applicant explored the possibility of incorporating the loading area within the site, but it was determined not to be feasible.

The *Local Nuisance and Litter Control Act 2016* (SA) provides that waste collection and deliveries are permitted and appropriate between the hours of 7am – 7pm, Monday to Saturday. This Act also provides the Council with enforcement powers should these provisions be breached. This development does not provide for any special consideration for waste collection or deliveries to occur outside of these hours and so this Act can be used to regulate any nuisances arising from such movements, if necessary.

Plant and equipment are sited in both the "Basement L1" level, with none proposed on the roof. This will not be visible from the public realm and has been sited to minimise the potential impact in respect of noise and vibration.

With respect to any amplified music associated with the outdoor dining area of the café, the Council has enforcement powers under the *Local Nuisance and Litter Control Act* unless the premises become licensed under the *Liquor Licensing Act 1997* (SA), in which case the power to deal with nuisances falls to the Liquor Licensing Commissioner. The administration's view would be that a change of use to a restaurant or bar would generally be required for a liquor licence to be granted, and additional measures could be considered at that point. It is considered appropriate that any potential nuisances arising from the use of this area is dealt with under the appropriate legislation, and not by way of a planning condition, to avoid duplicity of responsible entities – all notwithstanding that the potential for such an issue to arise is considered to be low.

Performance Outcome 2.1 of the Interface Between Land Uses module states:

> *"Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:*
>
> *(a) The nature of the development*
> *(b) Measures to mitigate off-site impacts*
> *(c) The extent to which the development is desired in the zone*
> *(d) Measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land."*

All of the proposed non-residential land uses are anticipated within the Suburban Business Zone (albeit less directly the case for the gym). Consulting rooms are not anticipated to operate during any unreasonable hours, and so the administration feels there is no need to place a condition on the hours of these tenancies, though such conditions are proposed for the café and the gym.

With respect to the café, DPF 2.1 of the Interface Between Land Uses module suggests appropriate hours of operation for shops to be 7am to 9pm, Monday to Friday and 8am to 5pm, Saturday and Sunday, while providing no guidance for species of shop such as café. However, a café is generally aimed at daytime trade, with earlier morning being part of this, so the proposed hours by condition are 7am-3pm every day.

Performance Outcome 3.3 of the Transport, Access and Parking module states:

> *"Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use."*

Performance Outcome 3.4 of the Transport, Access and Parking module states:

> *"Access points are sited and designed to minimise any adverse impacts on neighbouring properties."*

Noise associated with traffic movements through the site are unlikely to be readily discernible from traffic movements on Fullarton Road.

Waste Management

The Planning & Design Code contains minimal helpful policy regarding the waste management of a mixed-use development except insofar as traffic movements and the need to screen waste storage areas from public view (which are discussed in other sections above). Nonetheless, it is prudent for a relevant authority to consider waste management for a development of this scale to ensure that any waste management plan proposed is feasible.

Performance Outcome 35.3 of the Design in Urban Areas module states:

> *"Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles."*

The applicant's Waste Management Plan is provided in **Attachment 1**. This shows on-street collection of waste from within the existing on-street loading zone. Bins would be stored in an enclosure on the eastern side of the building, with direct access to the street, but screened from view.

The report from Colby Phillips shows that sufficient space for bin storage has been provided. It does use a substantially discounted rate for the café, describing it as a "light café" rather than a full service restaurant, and for the consulting rooms. In response to these concerns, Colby Phillips advised:

> *"Any office type use will be a similarly low level of waste generation and in fact the volumes quoted for the office are at the top end of what is possible. The SA Guideline values for offices are extremely high.*
> - *For the café tenancy, this is a valid concern. However, the SA Guidelines are again very high even for a full service restaurant.*
> - *I'm confident that for a balance of probabilities, the bins allowed would be easily enough for the overall development regardless of what type of food outlet was there.*
> - *Worst case scenario, they could slot another bin in the gap between the green and yellow bins.*
>   - *But this is very unlikely to be needed."*

It is unnecessary to repeat everything stated in the Applicant's WMP, but it is important to note that residential waste is proposed to be collected by East Waste (Council's waste contractor) whereas all commercial waste will be collected by a private contractor. This application was referred to East Waste (Council's waste contractor) for comment on the proposal for them to undertake the residential collection. They have advised that they are broadly accepting of this proposal. Ultimately, if East Waste withdraw their support to collect residential waste from this site for any reason, then the Body Corporate will still be able to engage a private contractor for this purpose. Therefore, the WMP for this site is considered to be viable and

appropriate. An advisory note has been included in the recommendation to advise the Applicant and future owners of the need to either execute a non-standard waste agreement with East Waste and the Council or arrange for residential waste collection through a third-party.

Unfortunately, the WMP was prepared prior to the internal changes required to facilitate the flood mitigation measures (see below). This means that the internal pathway shown on the WMP has had to be extended, as the car park ramp has had to be extended. Coming out of the stairs there is now an additional corridor of 4.6m in length, and an additional door. This is not so much more inconvenient than the previous arrangement for it to no longer be acceptable.

Flooding
Council's consultant hydrological engineer provided the following advice when reviewing the post-RFI version of the proposal:

> *The 1% AEP flood level on Boskenna Street is 47.65 mAHD. Allowing 300 mm freeboard, a minimum FFL of 47.95 mAHD will be required. The proposed ground floor level shown on the plans is 48.5 mAHD and is satisfactory.*
>
> *The building has a significant basement carpark, which has an entrance off Boskenna Avenue with a threshold level of 47.07 mAHD (approximately 0.6 m below the flood level).*
>
> *It is normal practice to protect underground basement carparks from a 1% AEP event, due to the damage that can occur to parked vehicles and the safety risk associated with rapidly rising floodwaters. The flow arriving at the low point in Boskenna Avenue is of the order of 2 m3/s in a 1% AEP event. This flow would rapidly overwhelm the proposed storage provided in the basement and would fill the basement to a level at which damage to cars would occur (0.5 m) in less than 10 minutes.*
>
> *The proposal needs to be modified to prevent entry of the 1% AEP flow into the basement carparking area with 300 mm freeboard.*

Given the severity of this flooding, the applicant has amended the levels of the carpark ramp to provide the 300mm freeboard before then descending into the basement. There are plant and storage areas below the flood level, but again, these are accessed from the basement carpark beyond the crest, so this is considered to be suitably protected.

Stormwater
Similarly, the Stormwater Management Plan provided by the applicant in the RFI response was reviewed by Council's consultant hydrological engineer who advised that it was suitable, with one note:

> *The proposed detention tanks (5 off) should be interconnected with pipework capable of transferring the 1% AEP peak flow from the development (84 L/s) between tanks to ensure that they are fully utilised. The proposed 70 mm orifice to be fitted between tanks should be removed.*

This change has been made accordingly.

A series of pumps are proposed to manage any water in the basement carpark and to allow for use of the water in the below ground storage tanks.

Site Contamination
As outlined in the EPA's referral response in **Attachment 7**, the work done to date on the Preliminary Site Investigation shows that the site can be made suitable for residential development, but the exact nature of how this is to be achieved would require further investigation. The EPA has directed a series of conditions which ensure that this is achieved.

Energy Efficiency and Environmental Performance
Performance Outcome 4.2 of the Design in Urban Areas module states:

> *"Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling."*

Performance Outcome 4.3 of the Design in Urban Areas module states:

> *"Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells"*

Performance Outcome 14.2 of the Design in Urban Areas module states:

> *"Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells."*

The applicant has included several such techniques, including:

- Louvres for shading on north and west facing windows;
- Canopy over the northern pedestrian entrance;
- Roof over the top floor balconies;
- Eave overhang to reduce some sun on the L2 windows; and
- 40,000L of rainwater retention tanks for reuse on site.

The inclusion of trees and of native species for the soft landscaping is also noted and is positive.

While the dark colour of the podium levels was noted with concern, the applicant has advised that this is preferred for its aesthetic, which is considered reasonable.

CONCLUSION

Overall, the proposal is considered to warrant consent. While it is one storey taller than the three-storey TNV, the design suitably minimises the impact of this additional floor, and the siting of the site in relation to sensitive receivers is such that any additional impact is limited.

The development would require on-street loading, contrary to the general expectations of the Code, but the compromises required to create an on-site loading area would be such that it would be impractical. The presence of an existing on-street loading zone directly in front of the development site is fortuitous in this regard.

There are also concerns regarding the extent of tree damaging activity required to facilitate the proposal, with conflicting advice between the two arborists. On the balance of probabilities, it is considered that the extent of this tree damaging activity is acceptable.

While there had been serious flooding issues for this site, amendments during the application have now overcome these issues.

Therefore, despite some non-compliances with the Code, these variances are not "serious", and it is considered that, on balance, the development does sufficiently accord with the provisions of the Planning and Design Code.

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 23025642, by Andrew Kirkbride is granted Planning Consent subject to the following conditions/reserved matters:

RESERVED MATTERS
Planning Consent

Reserved Matter 1
A Construction Environmental Management Plan (CEMP) shall be prepared in collaboration with, and to the satisfaction of, the Assessment Manager prior to the issue of Development Approval. The approved CEMP shall be implemented throughout the development and should incorporate, without being limited to, the following matters:

- Car parking and access arrangements for tradespersons
- Siting of materials storage
- Site offices
- Work in the Public Realm
- Hoarding
- Site amenities
- Traffic requirements including construction access/egress and heavy vehicle routes
- Reinstatement of infrastructure
- Site contamination management, if required (prepared by a suitably qualified and experienced site contamination consultant in accordance with EPA guidelines)

The authority to resolve the Reserved Matter is hereby delegated to the Assessment Manager.

NOTE: Further conditions may be imposed on the Planning Consent in respect 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 above is delegated to the Assessment Manager.

Reserved Matter 2
Details regarding the system of traffic management in the "residential" carparking area are to be provided prior to Development Approval, to the reasonable satisfaction of the Assessment Manager.

The authority to resolve the Reserved Matter is hereby delegated to the Assessment Manager.

NOTE: Further conditions may be imposed on the Planning Consent in respect 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 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
All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, line-marked and fitted with wheel stopping devices in accordance with the herein approved site plans (SK11, SK12 and SK13) dated 21 March 2025. Line marking and wheel stops shall be maintained in good condition at all times. Goods shall not be stored in parking areas, and they shall be maintained in a manner allowing for their continued use.

Condition 3
All refuse and stored materials shall be screened from public view at all times, except when presented for collection, to the reasonable satisfaction of the Assessment Manager.

Condition 4
Prior to construction works associated with the approved development commencing, payment must be made to the Council in the amount of $460 for the cost of relocating the traffic / parking sign(s) by Council. Upon the granting of Development Approval and payment of the said amount, please contact the Council's Planning Department on (08) 8360 4530 to arrange relocation of the signs.

Condition 5
Details of the planter boxes to be installed on the two (2) residential levels of the building shall be provided as part of the building consent documentation. All such planter boxes shall be constructed by the applicant/developer during construction of the building.

Condition 6
Noise mitigation measures as outlined in the Level 2 Floor Plan of the herein approved plans (drawing SK14, dated 21 March 2025), shall be implemented prior to the occupation of the gym, and shall be maintained, to the reasonable satisfaction of the Assessment Manager.

Condition 7
The hours of operation of the cafe herein approved shall be restricted to the following times:

- Monday-Sunday 7am-3pm

The hours of operation of the gym herein approved shall be restricted to the following times:

- Monday-Sunday 9am-7pm

Condition 8
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.

Condition 9
Council's specifications require the driveway crossover between the back of kerb and the property boundary to be shaped to provide a verge slope no greater than 2.5% fall towards the road where a footpath is present and a maximum 5% where no footpath is present. Any gradient required to accommodate vehicle access that exceeds the Council specifications shall be accommodated entirely within the boundaries of the subject land.

Condition 10
All stormwater from buildings and hard-surfaced areas shall be disposed of in accordance with the Stormwater Management Plan herein approved developed TMK Engineer dated 19 March 2025, and 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 11
Prior to construction works associated with the approved development commencing, payment must be made to the Council in the amount as below, totalling $6740, for the cost of removing the two trees on public land to enable the proposed development:

- $990 for the removal of the *Eucalyptus socialis*
- $4750 for the removal of the *Schinus areira*
- $1000 for the planting of two replacement trees

Upon the issuing of full Development Approval and payment of the said amount, and prior to construction work commencing, please contact the Council's Planning Dept. to arrange for relocation of the tree.

Condition 12
The Authority notes the two significant street trees on the Fullarton Road verge adjoining the subject site. These Quercus robur (English Oak) trees have a Tree Protection Zone (TPZ) as follows, measured as a radius from the centre of the relevant tree:

- Northern tree- 10.92m
- Southern tree- 12.6m

Measures to protect these trees, as outlined in the report prepared by Arborman dated 6 December 2023, shall be taken in order to ensure their continued health. This includes:

1. Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in consultation with the Project Arborist, i.e. no machinery operation in the vicinity of the trees without a Tree Protection Plan.
2. A Tree Protection Zone fence is to be erected to ensure access to the main trunk and branches is reasonably restricted to avoid accidental damage. The fence is to be installed prior to the commencement of all other site works including demolition.
3. If machinery access is required within any newly exposed area of the TPZ where roots to be retained have been identified, ground protection is to be installed in consultation with the Project Arborist to ensure tree roots are not damaged.

Further detail can be found in the aforementioned report.

Condition 13
The existing vehicular crossovers on Fullarton Road which will be made redundant by the development shall be reinstated to kerb and gutter so as to match the existing adjacent kerb and gutter profile, within one (1) week of occupation of the development to the reasonable satisfaction of the Assessment Manager. All associated costs shall be borne by the owner / applicant.

Conditions imposed by Environment Protection Authority under Section 122 of the Act

Condition 14
A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability is issued certifying that any required remediation has been undertaken and the land is suitable for the proposed use.

Condition 15
For the purposes of the above condition and regulation 3(6) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination auditor, informed by a completed site contamination audit report prepared in accordance with Part 10A of the *Environment Protection Act 1993*.

Conditions imposed by Commissioner of Highways under Section 122 of the Act
Condition 16
All access and built form setbacks shall be gained via Boskenna Avenue as shown on Kirkbride Architects, Upper Ground (Café, Pharmacy) Plan, Job No. 23-003, Drawing No. SK13, Issue 1 dated 22/8/24 with all vehicle access consistent with Phil Weaver & Associates, Traffic and Parking Assessment (File 23-154, dated 14 March 2024) and RFI correspondence dated 21/8/24 and 18 June 2025.

Condition 17
The residential car park access (roller door) shall be suitably controlled to prioritise vehicles entering from Boskenna Avenue thereby reducing conflict in proximity to Fullarton Road.

Condition 18
All existing on-street parking on Boskenna Avenue shall be suitably modified to cater for a loading zone as per Phil Weaver & Associates, Traffic and Parking Assessment, Figure A dated 18/6/25. All costs shall be borne by the applicant.

Condition 19
All vehicles shall enter and exit the site in a forward direction and all vehicle manoeuvring areas shall be kept clear of impediments to manoeuvring.

Condition 20
All off-street parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022. Additionally, clear sightlines, as shown in Figure 3.3 ‘Minimum Sight Lines for Pedestrian Safety’ in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Condition 21
Prior to the commencement of construction, a final Stormwater Management Plan shall be developed in conjunction with the Department for Transport (DIT) and be designed in accordance with the DIT Master Specification.

Condition 22
Stormwater run-off shall be collected on-site and discharged without impacting the safety or integrity of the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

ADVISORY NOTES
Planning Consent

Advisory Note 1
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2
Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;

2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;

3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

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

Advisory Note 3
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions

Advisory Note 4
The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 5
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation. The Applicant's attention is particularly drawn to the requirements of the Fences Act 1975 regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 6
The Applicant is advised that construction noise is not allowed:

1. on any Sunday or public holiday; or
2. 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) 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/Owner/Community Corporation shall note that per the Council's Waste Management Policy, this development falls outside the scope of the Council's standard waste collection service entitlement. Consequently, the Council provides no guarantee that it or its contractors can service residential waste collection from this site. The Applicant/Owner/Community Corporation may apply to the Council for a Non-Standard Waste Agreement, in accordance with the Council's Waste Management Policy, for the collection of residential waste from the site. The Council, in consultation with its contractor, retains absolute discretion in determining the merits of any application and does not provide any guarantee of any such agreement being endorsed. Alternatively, the Applicant/Owner/Community Corporation may arrange for the collection of waste with a third-party contractor

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 11
The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 12
The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Fullarton Road frontage of this site, for future upgrading of the Fullarton Road/The Parade/Flinders Street/The Parade West intersection, together with a possible 4.5 x 4.5 metre cut-off from the Fullarton Road/Boskenna Avenue corner. The consent of the Commissioner of Highways under the

Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

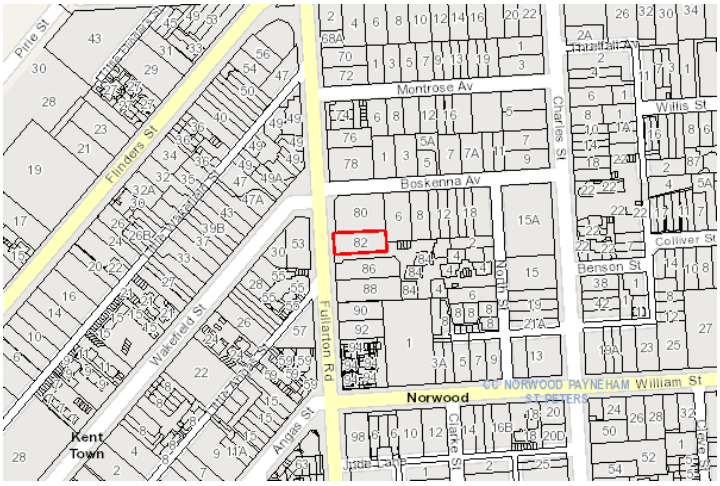
The attached consent form should be completed by the applicant and returned to DIT (dit.landusecoordination@sa.gov.au), together with a copy of the Decision Notification Form and the approved site plan/s.

Advisory Note 13
In the event that traffic flows on the abutting roads are impacted during construction the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan.

Address: 82 FULLARTON RD NORWOOD SA 5067

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Zone

Suburban Business

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Future Road Widening
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Traffic Generating Development
Urban Transport Routes

Local Variation (TNV)

Maximum Building Height (Levels) *(Maximum building height is 3 levels)*

Selected Development(s)

Residential flat building

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

Residential flat building - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Suburban Business Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.
DO 2	A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature

Land Use and Intensity

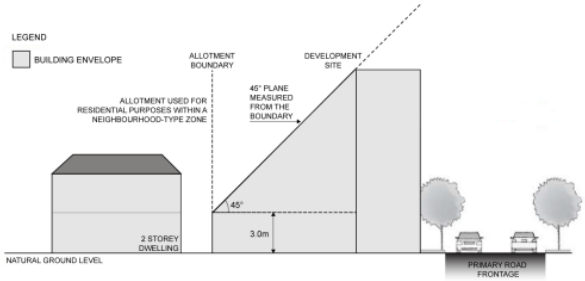
PO 1.1 Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types.	**DTS/DPF 1.1** Development comprises one or more of the following: (a) Consulting room (b) Dwelling (c) Institutional facility (d) Light industry (e) Motor repair station (f) Office (g) Residential flat building (h) Retail fuel outlet (i) Service trade premises (j) Shop (k) Store (l) Warehouse
PO 1.3 Compact, medium density residential development does not prejudice the operation of non-residential activity within the zone.	**DTS/DPF 1.3** None are applicable.

Built Form and Character

PO 2.1 Building scale and design complement surrounding built form, streetscapes and local character.	**DTS/DPF 2.1** None are applicable.
PO 2.2 Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones is primarily intended to accommodate sensitive receivers.	**DTS/DPF 2.2** None are applicable.

Building height and setbacks

PO 3.1 Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality.	**DTS/DPF 3.1** Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 3 levels (b) in all other cases (ie there is a blank field for both values): (i) 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development (ii) 3 building levels or 12m in all other cases. In relation to DTS/DPF 3.1, in instances where: (c) more than one value is returned in the same field: (i) for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (ii) only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
PO 3.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	**DTS/DPF 3.2** Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary, or where this boundary is the street boundary):

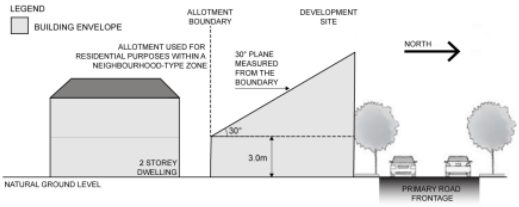


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 3.3

Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):



PO 3.4

Buildings are set back from primary street boundaries to contribute to a consistent streetscape.

DTS/DPF 3.4

Buildings setback from the primary street boundary in accordance with the following table:

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 - 6m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	6m

For the purposes of **DTS/DPF 3.4:**

(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

(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

PO 3.5

DTS/DPF 3.5

Buildings are set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.	Building walls are set back from the secondary street frontage: (a) the average of any existing buildings on adjoining sites having frontage to the same street or (b) not less than 900mm where no building exists on an adjoining site.
PO 3.6 Buildings are set back from side boundaries to maintain adequate separation and ventilation.	**DTS/DPF 3.6** Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.
PO 3.7 Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses.	**DTS/DPF 3.7** Building walls are set back from the rear boundary at least 3m.

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. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. 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) advertisement (b) ancillary accommodation (c) community facility (d) dwelling (e) residential flat building (f) student accommodation.	Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Suburban Business Zone DTS/DPF 3.2 2. Suburban Business Zone DTS/DPF 3.3.
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 exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Suburban Business Zone DTS/DPF 1.2 2. Suburban Business Zone DTS/DPF 3.2 3. Suburban Business Zone DTS/DPF 3.3.
5. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works	None specified.

(f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire. (p) tree damaging activity (q) verandah (r) water tank.	
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.

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.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	**DTS/DPF 1.2** Development does not include exhaust stacks.

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 *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay*.	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* 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.

Future Road Widening Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development which is consistent with and will not compromise efficient delivery of future road widening requirements.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Future Road Widening	
PO 1.1 Development does not compromise or is located and designed to minimise its impact on future road widening requirements.	**DTS/DPF 1.1** Development does not involve building work, or building work is located wholly outside the land subject to the 6m Consent Area, the C Type Requirement or the Strip Requirement of the Metropolitan Adelaide Road Widening Plan.

Procedural Matters (PM)

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
Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development (including the division of land) that is within or may encroach within a Future Road Widening Area.	Commissioner of Highways.	To provide expert technical assessment and direction to the relevant authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 4 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

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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	**DTS/DPF 1.2** 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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3 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.	**DTS/DPF 1.3** 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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.

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: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more (d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Transport Routes Overlay

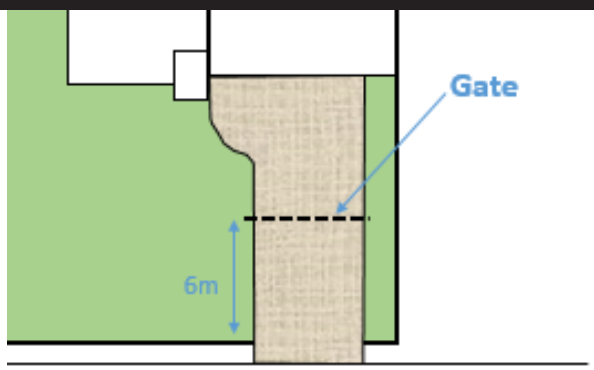
Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

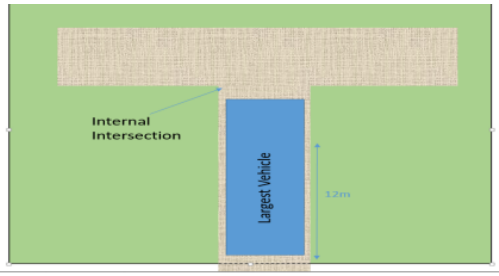
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	**DTS/DPF 1.1** An access point satisfies (a), (b) or (c): (a) where servicing a single (1) dwelling / residential allotment: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) (b) where the development will result in 2 and up to 6 dwellings: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site) (c) where the development will result in 7 or more dwellings, or is a non-residential land use: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	
PO 2.1 Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.	**DTS/DPF 2.1** An access point in accordance with one of the following: (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:



(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length no greater than 6.4m
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)

(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
- (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop
- (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:



Access - (Location Spacing) - Existing Access Point

PO 3.1

Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point satisfies (a), (b) or (c):

(a) it will not service, or is not intended to service, more than 6 dwellings

(b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access

(c) is not located on a Controlled Access Road and development constitutes:
- (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa
- (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment
- (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area
- (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area
- (v) an office or consulting room with a <500m² gross leasable floor area
- (vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m^2 gross leasable floor area.

Access – Location (Spacing) – New Access Points

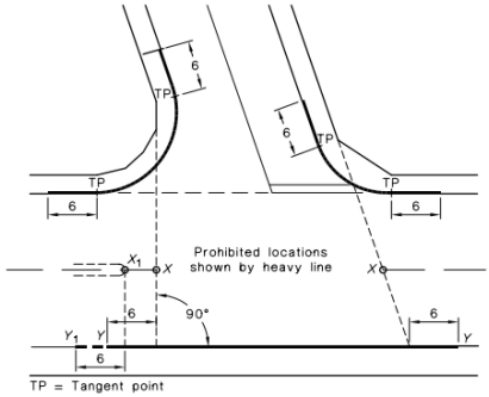
PO 4.1

New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

DTS/DPF 4.1

A new access point satisfies (a), (b) or (c):

(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:



NOTE:
The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y_1.

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:

(i) is not located on a Controlled Access Road
(ii) is not located on a section of road affected by double barrier lines
(iii) will be on a road with a speed environment of 70km/h or less
(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
(v) is located a minimum of 6m from a median opening or pedestrian crossing

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

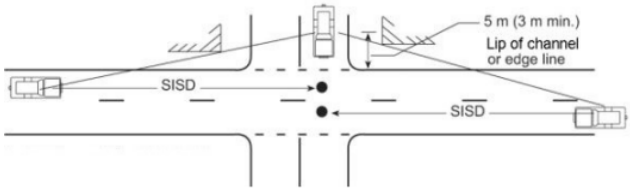
DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or

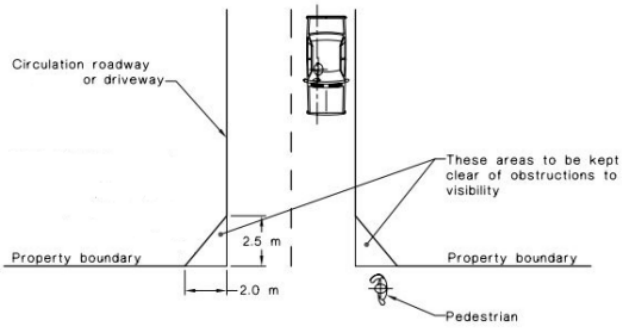
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



and

(c) pedestrian sightlines in accordance with the following diagram:



Access – Mud and Debris

PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	**DTS/DPF 6.1** Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).

Access - Stormwater

PO 7.1 Access points are designed to minimise negative impact on roadside drainage of water.	**DTS/DPF 7.1** Development does not: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road.

Building on Road Reserve

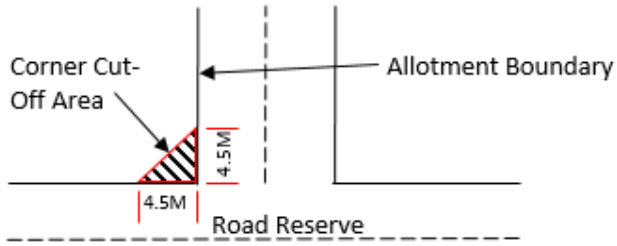
PO 8.1 Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.	**DTS/DPF 8.1** Buildings or structures are not located on, above or below the road reserve.

Public Road Junctions

PO 9.1 New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.	**DTS/DPF 9.1** Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.

Corner Cut-Offs

PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.	**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:



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, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority).	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 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 *Electricity Act 1996* (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	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	**DTS/DPF 1.1** None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	**DTS/DPF 1.2** None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	**DTS/DPF 1.3** None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	**DTS/DPF 1.4** Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	**DTS/DPF 1.5** None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	**DTS/DPF 2.1** None are applicable.

PO 2.2 Development is designed to differentiate public, communal and private areas.	**DTS/DPF 2.2** None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	**DTS/DPF 2.3** None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	**DTS/DPF 2.4** None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	**DTS/DPF 2.5** None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	**DTS/DPF 3.1** None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	**DTS/DPF 4.1** None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	**DTS/DPF 4.2** None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	**DTS/DPF 4.3** None are applicable.
On-site Waste Treatment Systems	
PO 6.1 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.	**DTS/DPF 6.1** Effluent disposal drainage areas do not: (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 (b) use an area also used as a driveway (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.
Car parking appearance	
PO 7.1	**DTS/DPF 7.1**

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: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	None are applicable.
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 or (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: (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 or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1	**DTS/DPF 11.1**

Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	**DTS/DPF 11.2** None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	**DTS/DPF 11.3** None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	**DTS/DPF 11.4** None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	**DTS/DPF 11.5** None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	**DTS/DPF 12.1** None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	**DTS/DPF 12.2** None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	**DTS/DPF 12.3** None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	**DTS/DPF 12.4** None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	**DTS/DPF 12.5** Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	**DTS/DPF 12.6** Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	**DTS/DPF 12.7** Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses

	(d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	**DTS/DPF 12.8** None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	**DTS/DPF 13.1** Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	**DTS/DPF 13.2** Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

Tree size and site area definitions

Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	**DTS/DPF 13.3** None are applicable.
PO 13.4	**DTS/DPF 13.4**

Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	**DTS/DPF 14.1** None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	**DTS/DPF 14.2** None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	**DTS/DPF 14.3** None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	**DTS/DPF 16.1** None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	**DTS/DPF 17.1** Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
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	**DTS/DPF 18.1**

Living rooms have an external outlook to provide a high standard of amenity for occupants.	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.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	**DTS/DPF 18.2** None are applicable.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	**DTS/DPF 20.1** Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
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: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (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.
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:	**DTS/DPF 22.1** Residential development incorporates soft landscaping with a minimum dimension

(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.

of 700mm provided in accordance with (a) and (b):

(a) a total area for the entire development site, including any common property, as determined by the following table:

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	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):

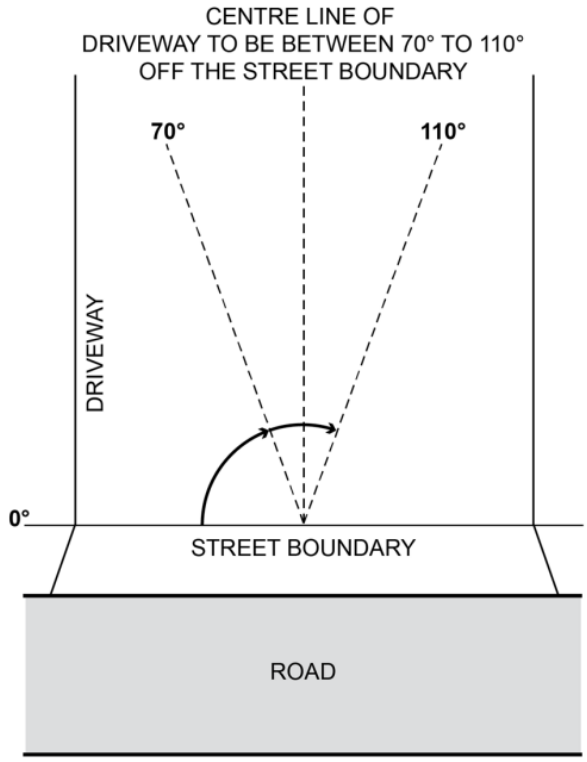
(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site
(b) sites with a frontage to a public road greater than 10m:
  (i) have a maximum width of 5m measured at the property 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

DTS/DPF 23.4

Vehicle access to designated car parking spaces satisfy (a) or (b):

roads and does not interfere with street infrastructure or street trees.	(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 pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	**DTS/DPF 23.5** Driveways are designed and sited so that: (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 (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 or 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 $2m^2$ 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.

Residential Development - Medium and High Rise (including serviced apartments)

Outlook and Visual Privacy

PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	**DTS/DPF 26.1** Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	**DTS/DPF 26.2** The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.

Private Open Space

PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	**DTS/DPF 27.1** Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.

Residential amenity in multi-level buildings

PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	**DTS/DPF 28.1** Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	**DTS/DPF 28.2** Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	**DTS/DPF 28.3** Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	**DTS/DPF 28.4** Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.

PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	**DTS/DPF 28.5** Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	**DTS/DPF 28.6** None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	**DTS/DPF 28.7** None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	**DTS/DPF 29.1** Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$ (d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	**DTS/DPF 29.2** None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	**DTS/DPF 30.1** Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	**DTS/DPF 31.1** Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	Minimum internal floor area
Studio	$35m^2$
1 bedroom	$50m^2$
2 bedroom	$65m^2$
3+ bedrooms	$80m^2$ and any dwelling over 3 bedrooms

	provides an additional 15m^2 for every additional bedroom
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.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	**DTS/DPF 32.1** None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	**DTS/DPF 32.2** Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	**DTS/DPF 32.3** None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	**DTS/DPF 32.4** None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	**DTS/DPF 32.5** None are applicable.
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: (a) minimum 0.33 on-street car parks per proposed dwelling (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.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	**DTS/DPF 33.2** Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	**DTS/DPF 33.3** Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:

	(a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
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 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	**DTS/DPF 34.1** Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
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): (a) are constructed of a minimum of 50% permeable or porous material (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).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	**DTS/DPF 35.1** None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	**DTS/DPF 35.2** None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	**DTS/DPF 35.3** None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	**DTS/DPF 35.4** Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	**DTS/DPF 35.5** None are applicable.

PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	**DTS/DPF 35.6** None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	**DTS/DPF 36.1** None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	**DTS/DPF 36.2** None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (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.	**DTS/DPF 44.1** Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

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^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / 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^2, 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^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m

	Three + bedroom dwelling	15 m^2 / 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	
PO 11.2 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.	**DTS/DPF 11.2** 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: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 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: (a) it is wholly located and contained within the allotment of the development it will service (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 (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.	**DTS/DPF 12.1** 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: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
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. 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.

Site Contamination

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
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	**DTS/DPF 1.1** Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (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) (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: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)

	or 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) and (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).

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 Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	**DTS/DPF 3.1** The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	**DTS/DPF 3.5** 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 pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	**DTS/DPF 5.1** Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	**DTS/DPF 9.1** Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.

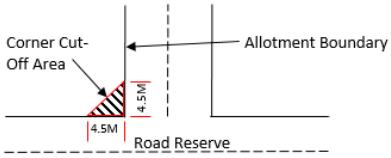
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	**DTS/DPF 9.2** None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	**DTS/DPF 9.3** 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: 

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	
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. 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. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

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

Class of Development	Car Parking Rate 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.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling	None specified.	City Living Zone

	2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.		Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden

Table 3 - Off-Street Bicycle Parking Requirements

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.

Schedule to Table 3

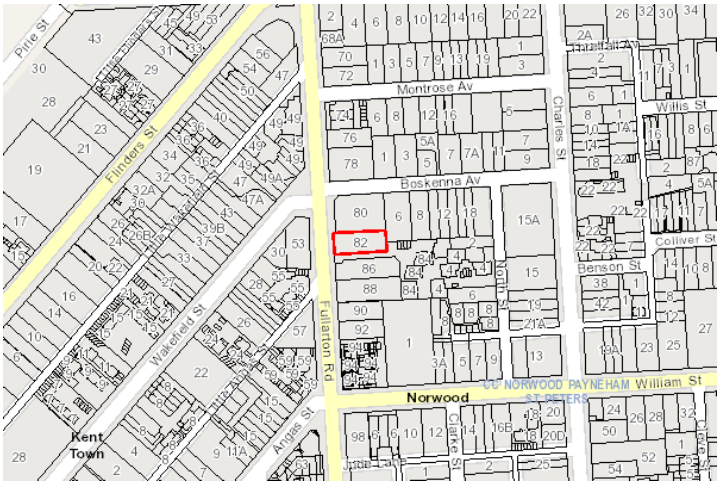
Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide

	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	

Address: 82 FULLARTON RD NORWOOD SA 5067

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Zone

Suburban Business

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Future Road Widening
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Traffic Generating Development
Urban Transport Routes

Local Variation (TNV)

Maximum Building Height (Levels) *(Maximum building height is 3 levels)*

Selected Development(s)

Consulting room

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

Consulting room - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Suburban Business Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.
DO 2	A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature

Land Use and Intensity

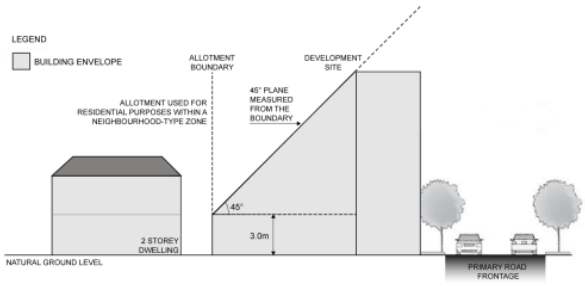
PO 1.1 Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types.	**DTS/DPF 1.1** Development comprises one or more of the following: (a) Consulting room (b) Dwelling (c) Institutional facility (d) Light industry (e) Motor repair station (f) Office (g) Residential flat building (h) Retail fuel outlet (i) Service trade premises (j) Shop (k) Store (l) Warehouse
PO 1.2 Retail, business and commercial development is of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development.	**DTS/DPF 1.2** Shops, offices and consulting rooms do not exceed 500m^2 in gross leasable floor area.

Built Form and Character

PO 2.1 Building scale and design complement surrounding built form, streetscapes and local character.	**DTS/DPF 2.1** None are applicable.
PO 2.2 Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones is primarily intended to accommodate sensitive receivers.	**DTS/DPF 2.2** None are applicable.

Building height and setbacks

PO 3.1 Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality.	**DTS/DPF 3.1** Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 3 levels (b) in all other cases (ie there is a blank field for both values): (i) 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development (ii) 3 building levels or 12m in all other cases. In relation to DTS/DPF 3.1, in instances where: (c) more than one value is returned in the same field: (i) for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (ii) only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
PO 3.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	**DTS/DPF 3.2** Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary, or where this boundary is the street boundary):

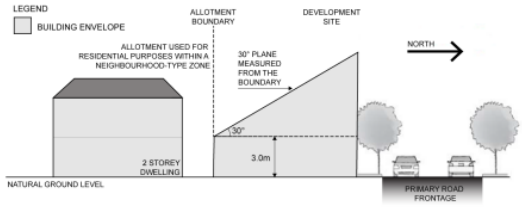


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 3.3

Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):



PO 3.4

Buildings are set back from primary street boundaries to contribute to a consistent streetscape.

DTS/DPF 3.4

Buildings setback from the primary street boundary in accordance with the following table:

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 - 6m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	6m

For the purposes of **DTS/DPF 3.4:**

(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

(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

PO 3.5 Buildings are set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.	**DTS/DPF 3.5** Building walls are set back from the secondary street frontage: (a) the average of any existing buildings on adjoining sites having frontage to the same street or (b) not less than 900mm where no building exists on an adjoining site.
PO 3.6 Buildings are set back from side boundaries to maintain adequate separation and ventilation.	**DTS/DPF 3.6** Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.
PO 3.7 Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses.	**DTS/DPF 3.7** Building walls are set back from the rear boundary at least 3m.
PO 3.8 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	**DTS/DPF 3.8** None are applicable.
Concept Plans	
PO 6.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	**DTS/DPF 6.1** The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 6.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met.

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. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. 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) advertisement	Except development that exceeds the maximum building height specified in Suburban

(b) ancillary accommodation (c) community facility (d) dwelling (e) residential flat building (f) student accommodation.	Business Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Suburban Business Zone DTS/DPF 3.2 2. Suburban Business Zone DTS/DPF 3.3.
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 exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Suburban Business Zone DTS/DPF 1.2 2. Suburban Business Zone DTS/DPF 3.2 3. Suburban Business Zone DTS/DPF 3.3.
5. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire. (p) tree damaging activity (q) verandah (r) water tank.	None specified.
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.

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: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay*.	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* 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.

Future Road Widening Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development which is consistent with and will not compromise efficient delivery of future road widening requirements.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Future Road Widening	
PO 1.1 Development does not compromise or is located and designed to minimise its impact on future road widening requirements.	**DTS/DPF 1.1** Development does not involve building work, or building work is located wholly outside the land subject to the 6m Consent Area, the C Type Requirement or the Strip Requirement of the Metropolitan Adelaide Road Widening Plan.

Procedural Matters (PM)

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
Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development (including the division of land) that is within or may encroach within a Future Road Widening Area.	Commissioner of Highways.	To provide expert technical assessment and direction to the relevant authority on the safe and efficient operation and management of	Development of a class to which Schedule 9

		all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	clause 3 item 4 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.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	**DTS/DPF 3.1** Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	**DTS/DPF 1.2** 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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3 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.	**DTS/DPF 1.3** 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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.

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: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development

(d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more.				and Infrastructure (General) Regulations 2017 applies.

Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	**DTS/DPF 1.1** An access point satisfies (a), (b) or (c): (a) where servicing a single (1) dwelling / residential allotment: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) (b) where the development will result in 2 and up to 6 dwellings: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site) (c) where the development will result in 7 or more dwellings, or is a non-residential land use: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	

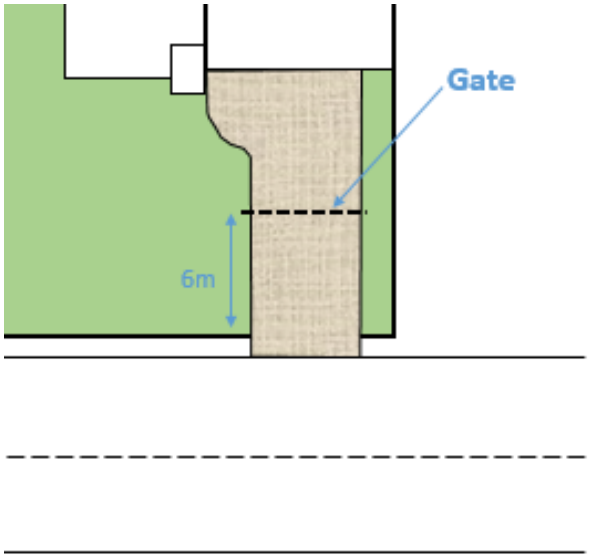
PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.

DTS/DPF 2.1

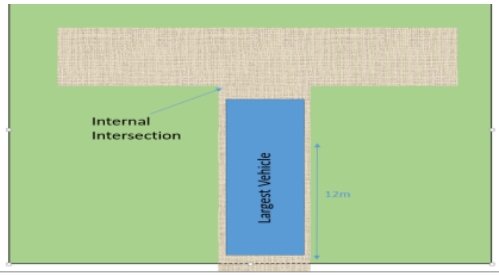
An access point in accordance with one of the following:

(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:



(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length no greater than 6.4m
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)

(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
- (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop
- (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:



Access - (Location Spacing) - Existing Access Point

PO 3.1

Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point satisfies (a), (b) or (c):

(a) it will not service, or is not intended to service, more than 6 dwellings

(b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access

(c) is not located on a Controlled Access Road and development constitutes:
- (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa
- (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment
- (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area
- (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area

(v) an office or consulting room with a <500m² gross leasable floor area
(vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.

Access – Location (Spacing) – New Access Points

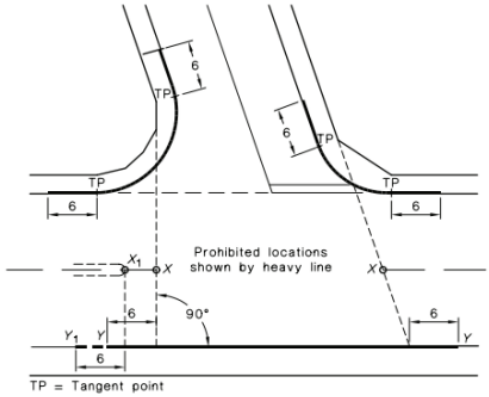
PO 4.1

New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

DTS/DPF 4.1

A new access point satisfies (a), (b) or (c):

(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:



NOTE:
The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y_1.

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:
(i) is not located on a Controlled Access Road
(ii) is not located on a section of road affected by double barrier lines
(iii) will be on a road with a speed environment of 70km/h or less
(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
(v) is located a minimum of 6m from a median opening or pedestrian crossing

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

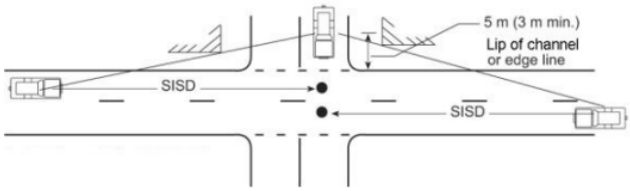
DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

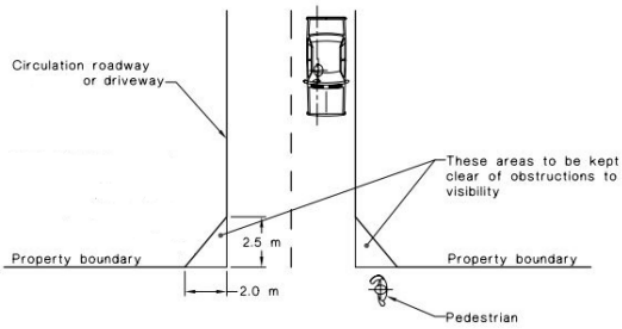
Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m

100 km/h	169m	262m
110km/h	195m	300m



and

(c) pedestrian sightlines in accordance with the following diagram:



Access – Mud and Debris

PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	**DTS/DPF 6.1** Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).

Access - Stormwater

PO 7.1 Access points are designed to minimise negative impact on roadside drainage of water.	**DTS/DPF 7.1** Development does not: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road.

Building on Road Reserve

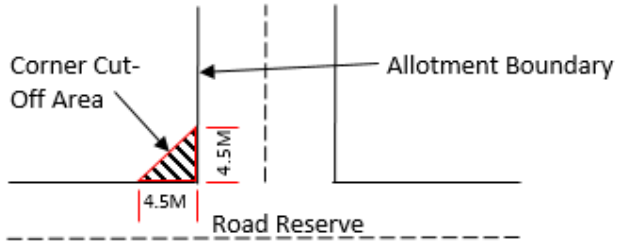
PO 8.1 Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.	**DTS/DPF 8.1** Buildings or structures are not located on, above or below the road reserve.

Public Road Junctions

PO 9.1 New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.	**DTS/DPF 9.1** Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.

Corner Cut-Offs

PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.	**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:



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, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority).	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 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 *Electricity Act 1996* (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	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	**DTS/DPF 1.1** None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	**DTS/DPF 1.2** None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	**DTS/DPF 1.3** None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	**DTS/DPF 1.4** Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	**DTS/DPF 1.5** None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	**DTS/DPF 2.1** None are applicable.

PO 2.2 Development is designed to differentiate public, communal and private areas.	**DTS/DPF 2.2** None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	**DTS/DPF 2.3** None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	**DTS/DPF 2.4** None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	**DTS/DPF 2.5** None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	**DTS/DPF 3.1** None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	**DTS/DPF 4.1** None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	**DTS/DPF 4.2** None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	**DTS/DPF 4.3** None are applicable.
On-site Waste Treatment Systems	
PO 6.1 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.	**DTS/DPF 6.1** Effluent disposal drainage areas do not: (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 (b) use an area also used as a driveway (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.
Car parking appearance	
PO 7.1	**DTS/DPF 7.1**

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: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	**DTS/DPF 7.2** None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	**DTS/DPF 7.3** None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	**DTS/DPF 7.4** Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	**DTS/DPF 7.5** Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	**DTS/DPF 7.6** None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	**DTS/DPF 7.7** None are applicable.
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 or (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: (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 or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	**DTS/DPF 11.1** None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	**DTS/DPF 11.2** None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	**DTS/DPF 11.3** None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	**DTS/DPF 11.4** None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	**DTS/DPF 11.5** None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	**DTS/DPF 12.1** None are applicable.
PO 12.2	**DTS/DPF 12.2**

Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	**DTS/DPF 12.3** None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	**DTS/DPF 12.4** None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	**DTS/DPF 12.5** Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	**DTS/DPF 12.6** Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	**DTS/DPF 12.7** Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	**DTS/DPF 12.8** None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	**DTS/DPF 13.1** Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	**DTS/DPF 13.2** Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

Site area	Minimum deep soil	Minimum dimension	Tree /

	area		deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

Tree size and site area definitions

Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	**DTS/DPF 13.3** None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	**DTS/DPF 13.4** Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.

Environmental

PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	**DTS/DPF 14.1** None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	**DTS/DPF 14.2** None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas	**DTS/DPF 14.3** None are applicable.

(c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	**DTS/DPF 15.1** Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	**DTS/DPF 15.2** None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	**DTS/DPF 16.1** None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	**DTS/DPF 42.1** None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	**DTS/DPF 42.2** None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	**DTS/DPF 42.3** None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management	**DTS/DPF 43.1** None are applicable.

Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (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.	**DTS/DPF 44.1** Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

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)

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td>Hours of Operation</td><td></td></tr>
<tr><td>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.</td><td>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
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday and Sunday</td></tr>
</table>
</td></tr>
<tr><td>Overshadowing</td><td></td></tr>
<tr><td>PO 3.1</td><td>DTS/DPF 3.1</td></tr>
</table>

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.	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.
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 (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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	**DTS/DPF 4.2** None are applicable.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	**DTS/DPF 4.5** None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	**DTS/DPF 4.6** Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** | **Music noise level** Externally at the nearest existing or envisaged noise	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the

	sensitive location	sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality		
PO 5.2 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: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	**DTS/DPF 5.2** None are applicable.	
Light Spill		
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	**DTS/DPF 6.1** 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.	

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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

Site Contamination

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
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	**DTS/DPF 1.1** Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (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) (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: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or 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) and (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).

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
Movement Systems	
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	**DTS/DPF 1.2** None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	**DTS/DPF 1.4** All vehicle manoeuvring occurs onsite.

Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	**DTS/DPF 2.1** None are applicable.
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.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	**DTS/DPF 3.1** The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	**DTS/DPF 3.2** None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	**DTS/DPF 3.3** None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	**DTS/DPF 3.4** None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	**DTS/DPF 3.5** 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 pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	**DTS/DPF 3.6** Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	**DTS/DPF 3.7** Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a

	railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	**DTS/DPF 3.8** None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	**DTS/DPF 3.9** None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	**DTS/DPF 4.1** None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	**DTS/DPF 5.1** Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	**DTS/DPF 6.1** Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	**DTS/DPF 6.2** None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	**DTS/DPF 6.3** None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	**DTS/DPF 6.4** None are applicable.
PO 6.5	**DTS/DPF 6.5**

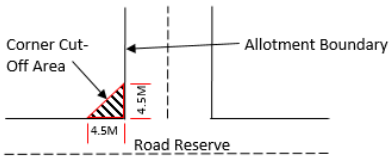
Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	**DTS/DPF 6.6** Loading areas and designated parking spaces are wholly located within the site.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	**DTS/DPF 7.1** None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	**DTS/DPF 9.1** Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	**DTS/DPF 9.2** None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	**DTS/DPF 9.3** 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: 

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.

Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.

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

Class of Development	Car Parking Rate 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.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone

Table 3 - Off-Street Bicycle Parking Requirements

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.

Schedule to Table 3

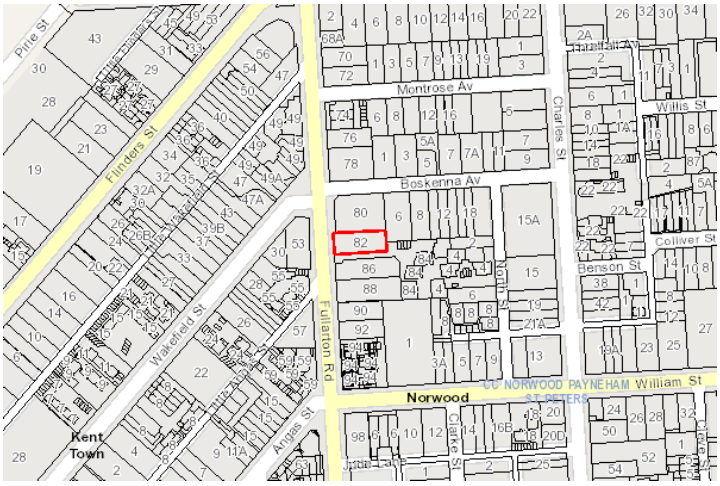
Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide

	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	

Address: 82 FULLARTON RD NORWOOD SA 5067

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Zone

Suburban Business

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Future Road Widening
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Traffic Generating Development
Urban Transport Routes

Local Variation (TNV)

Maximum Building Height (Levels) *(Maximum building height is 3 levels)*

Selected Development(s)

Shop

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

Shop - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Suburban Business Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.
DO 2	A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature

Land Use and Intensity

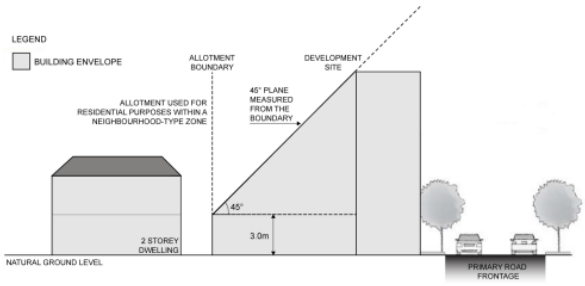
PO 1.1 Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types.	**DTS/DPF 1.1** Development comprises one or more of the following: (a) Consulting room (b) Dwelling (c) Institutional facility (d) Light industry (e) Motor repair station (f) Office (g) Residential flat building (h) Retail fuel outlet (i) Service trade premises (j) Shop (k) Store (l) Warehouse
PO 1.2 Retail, business and commercial development is of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development.	**DTS/DPF 1.2** Shops, offices and consulting rooms do not exceed 500m^2 in gross leasable floor area.

Built Form and Character

PO 2.1 Building scale and design complement surrounding built form, streetscapes and local character.	**DTS/DPF 2.1** None are applicable.
PO 2.2 Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones is primarily intended to accommodate sensitive receivers.	**DTS/DPF 2.2** None are applicable.

Building height and setbacks

PO 3.1 Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality.	**DTS/DPF 3.1** Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 3 levels (b) in all other cases (ie there is a blank field for both values): (i) 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development (ii) 3 building levels or 12m in all other cases. In relation to DTS/DPF 3.1, in instances where: (c) more than one value is returned in the same field: (i) for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (ii) only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
PO 3.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	**DTS/DPF 3.2** Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary, or where this boundary is the street boundary):

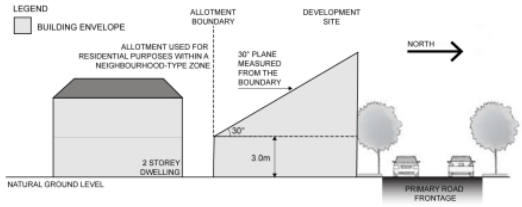


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 3.3

Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):



PO 3.4

Buildings are set back from primary street boundaries to contribute to a consistent streetscape.

DTS/DPF 3.4

Buildings setback from the primary street boundary in accordance with the following table:

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 - 6m
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	6m

For the purposes of **DTS/DPF 3.4:**

(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

(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

PO 3.5 Buildings are set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.	**DTS/DPF 3.5** Building walls are set back from the secondary street frontage: (a) the average of any existing buildings on adjoining sites having frontage to the same street or (b) not less than 900mm where no building exists on an adjoining site.
PO 3.6 Buildings are set back from side boundaries to maintain adequate separation and ventilation.	**DTS/DPF 3.6** Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.
PO 3.7 Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses.	**DTS/DPF 3.7** Building walls are set back from the rear boundary at least 3m.
PO 3.8 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	**DTS/DPF 3.8** None are applicable.
Concept Plans	
PO 6.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	**DTS/DPF 6.1** The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 6.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met.

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. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. 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) advertisement	Except development that exceeds the maximum building height specified in Suburban

(b) ancillary accommodation (c) community facility (d) dwelling (e) residential flat building (f) student accommodation.	Business Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Suburban Business Zone DTS/DPF 3.2 2. Suburban Business Zone DTS/DPF 3.3.
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 exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Suburban Business Zone DTS/DPF 1.2 2. Suburban Business Zone DTS/DPF 3.2 3. Suburban Business Zone DTS/DPF 3.3.
5. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire. (p) tree damaging activity (q) verandah (r) water tank.	None specified.
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.

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: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay*.	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* 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.

Future Road Widening Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development which is consistent with and will not compromise efficient delivery of future road widening requirements.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Future Road Widening	
PO 1.1 Development does not compromise or is located and designed to minimise its impact on future road widening requirements.	**DTS/DPF 1.1** Development does not involve building work, or building work is located wholly outside the land subject to the 6m Consent Area, the C Type Requirement or the Strip Requirement of the Metropolitan Adelaide Road Widening Plan.

Procedural Matters (PM)

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
Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development (including the division of land) that is within or may encroach within a Future Road Widening Area.	Commissioner of Highways.	To provide expert technical assessment and direction to the relevant authority on the safe and efficient operation and management of	Development of a class to which Schedule 9

		all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	clause 3 item 4 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.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	**DTS/DPF 3.1** Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	**DTS/DPF 1.2** 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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3 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.	**DTS/DPF 1.3** 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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.

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: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development

(d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more.				and Infrastructure (General) Regulations 2017 applies.

Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	**DTS/DPF 1.1** An access point satisfies (a), (b) or (c): (a) where servicing a single (1) dwelling / residential allotment: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) (b) where the development will result in 2 and up to 6 dwellings: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site) (c) where the development will result in 7 or more dwellings, or is a non-residential land use: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	

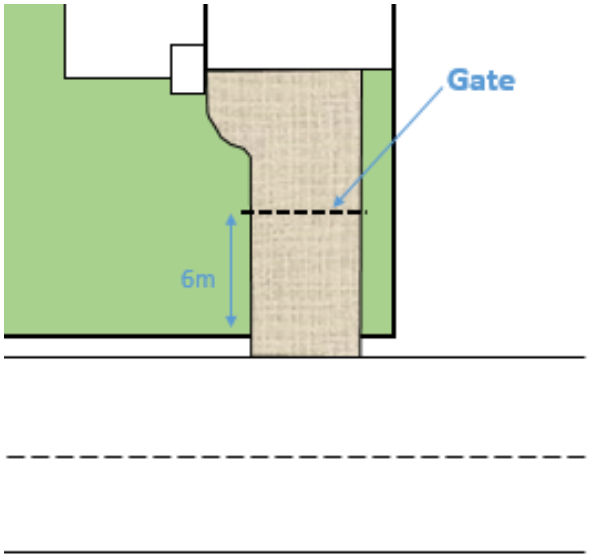
PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.

DTS/DPF 2.1

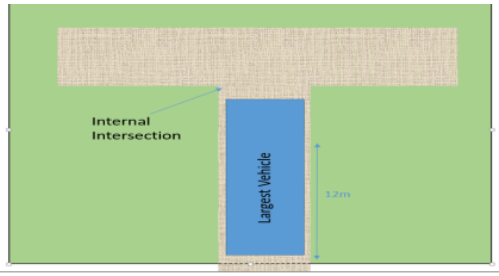
An access point in accordance with one of the following:

(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:



(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length no greater than 6.4m
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)

(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
- (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop
- (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:



Access - (Location Spacing) - Existing Access Point

PO 3.1

Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point satisfies (a), (b) or (c):

(a) it will not service, or is not intended to service, more than 6 dwellings

(b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access

(c) is not located on a Controlled Access Road and development constitutes:
- (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa
- (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment
- (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area
- (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area

(v) an office or consulting room with a <500m² gross leasable floor area
(vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.

Access – Location (Spacing) – New Access Points

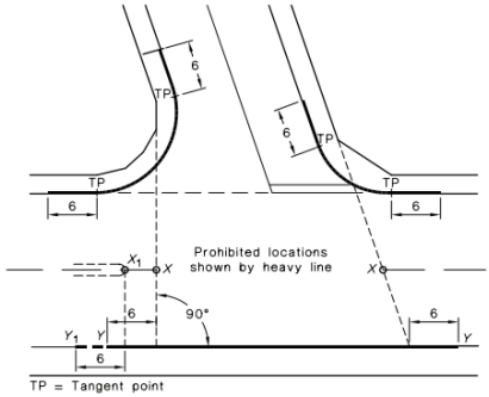
PO 4.1

New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

DTS/DPF 4.1

A new access point satisfies (a), (b) or (c):

(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:



NOTE:
The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y_1.

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:
(i) is not located on a Controlled Access Road
(ii) is not located on a section of road affected by double barrier lines
(iii) will be on a road with a speed environment of 70km/h or less
(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
(v) is located a minimum of 6m from a median opening or pedestrian crossing

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

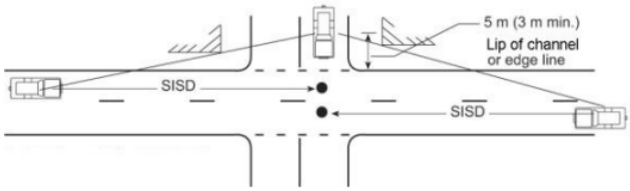
DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

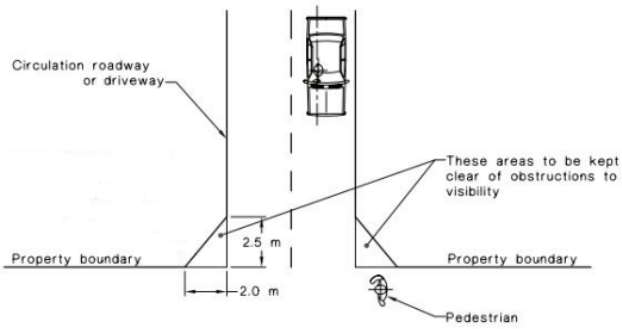
Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m

100 km/h	169m	262m
110km/h	195m	300m



and

(c) pedestrian sightlines in accordance with the following diagram:



Access – Mud and Debris

PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	**DTS/DPF 6.1** Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).

Access - Stormwater

PO 7.1 Access points are designed to minimise negative impact on roadside drainage of water.	**DTS/DPF 7.1** Development does not: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road.

Building on Road Reserve

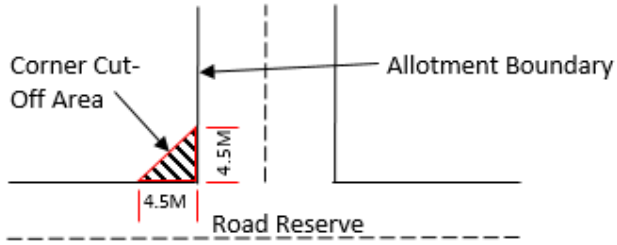
PO 8.1 Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.	**DTS/DPF 8.1** Buildings or structures are not located on, above or below the road reserve.

Public Road Junctions

PO 9.1 New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.	**DTS/DPF 9.1** Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.

Corner Cut-Offs

PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.	**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:



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, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority).	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 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 *Electricity Act 1996* (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	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	**DTS/DPF 1.1** None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	**DTS/DPF 1.2** None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	**DTS/DPF 1.3** None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	**DTS/DPF 1.4** Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	**DTS/DPF 1.5** None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	**DTS/DPF 2.1** None are applicable.

PO 2.2 Development is designed to differentiate public, communal and private areas.	**DTS/DPF 2.2** None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	**DTS/DPF 2.3** None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	**DTS/DPF 2.4** None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	**DTS/DPF 2.5** None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	**DTS/DPF 3.1** None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	**DTS/DPF 4.1** None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	**DTS/DPF 4.2** None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	**DTS/DPF 4.3** None are applicable.
On-site Waste Treatment Systems	
PO 6.1 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.	**DTS/DPF 6.1** Effluent disposal drainage areas do not: (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 (b) use an area also used as a driveway (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.
Car parking appearance	
PO 7.1	**DTS/DPF 7.1**

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: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	**DTS/DPF 7.2** None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	**DTS/DPF 7.3** None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	**DTS/DPF 7.4** Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	**DTS/DPF 7.5** Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	**DTS/DPF 7.6** None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	**DTS/DPF 7.7** None are applicable.
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 or (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: (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 or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	**DTS/DPF 11.1** None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	**DTS/DPF 11.2** None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	**DTS/DPF 11.3** None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	**DTS/DPF 11.4** None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	**DTS/DPF 11.5** None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	**DTS/DPF 12.1** None are applicable.
PO 12.2	**DTS/DPF 12.2**

Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	**DTS/DPF 12.3** None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	**DTS/DPF 12.4** None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	**DTS/DPF 12.5** Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	**DTS/DPF 12.6** Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	**DTS/DPF 12.7** Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	**DTS/DPF 12.8** None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	**DTS/DPF 13.1** Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	**DTS/DPF 13.2** Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

Site area	Minimum deep soil	Minimum dimension	Tree /

	area		deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

Tree size and site area definitions

Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	**DTS/DPF 13.3** None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	**DTS/DPF 13.4** Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.

Environmental

PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	**DTS/DPF 14.1** None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	**DTS/DPF 14.2** None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas	**DTS/DPF 14.3** None are applicable.

(c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	**DTS/DPF 15.1** Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	**DTS/DPF 15.2** None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	**DTS/DPF 16.1** None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	**DTS/DPF 42.1** None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	**DTS/DPF 42.2** None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	**DTS/DPF 42.3** None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management	**DTS/DPF 43.1** None are applicable.

Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (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.	**DTS/DPF 44.1** Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

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)

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td>Hours of Operation</td><td></td></tr>
<tr><td>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.</td><td>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
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday and Sunday</td></tr>
</table>
</td></tr>
<tr><td>Overshadowing</td><td></td></tr>
<tr><td>PO 3.1</td><td>DTS/DPF 3.1</td></tr>
</table>

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.	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.
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 (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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	**DTS/DPF 4.2** None are applicable.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	**DTS/DPF 4.5** None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	**DTS/DPF 4.6** Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** | **Music noise level** Externally at the nearest existing or envisaged noise	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the

	sensitive location	sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality		
PO 5.2 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: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	**DTS/DPF 5.2** None are applicable.	
Light Spill		
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	**DTS/DPF 6.1** 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.	

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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

Site Contamination

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
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	**DTS/DPF 1.1** Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (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) (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: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or 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) and (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).

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
Movement Systems	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	**DTS/DPF 1.4** All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1	**DTS/DPF 2.1**

Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	None are applicable.
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.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	**DTS/DPF 3.1** The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	**DTS/DPF 3.2** None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	**DTS/DPF 3.3** None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	**DTS/DPF 3.4** None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	**DTS/DPF 3.5** 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 pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	**DTS/DPF 3.6** Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	**DTS/DPF 3.7** Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.

PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	**DTS/DPF 3.8** None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	**DTS/DPF 3.9** None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	**DTS/DPF 4.1** None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	**DTS/DPF 5.1** Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	**DTS/DPF 6.1** Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	**DTS/DPF 6.2** None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	**DTS/DPF 6.3** None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	**DTS/DPF 6.4** None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	**DTS/DPF 6.5** None are applicable.
PO 6.6	**DTS/DPF 6.6**

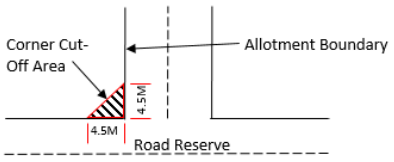
Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces are wholly located within the site.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	**DTS/DPF 7.1** None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	**DTS/DPF 9.1** Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	**DTS/DPF 9.2** None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	**DTS/DPF 9.3** 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: 

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.
Commercial Uses	
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.

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

Class of Development	Car Parking Rate 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.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone

Table 3 - Off-Street Bicycle Parking Requirements

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.	
Shop	1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.	
Schedule to Table 3	Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.

	All zones	City of Adelaide
	Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	Metropolitan Adelaide

SK00 - COVER SHEET

SK01 - EXISTING SITE PLAN
SK02 - PROPOSED SITE PLAN

SK11 - BASEMENT L2
SK12 - BASEMENT L1 (UNDERCROFT)
SK13 - UPPER GROUND (CAFE, PHARMACY)
SK14 - LEVEL 2 (MEDICAL SPECIALISTS, GYM)
SK15 - LEVEL 3 (APARTMENTS)
SK16 - LEVEL 4 (APARTMENTS)

SK21 - NORTH ELEVATION
SK22 - SOUTH ELEVATION
SK23 - EAST ELEVATION
SK24 - WEST ELEVATION
SK25 - WEST ELEVATION (TREES REMOVED)

SK30 - SECTION AA
SK31 - SECTION BB
SK32 - SECTION CC

SK40 SHADOW DIAGRAM 21 JUNE 08:00 AM
SK41 SHADOW DIAGRAM 21 JUNE 10:00 AM
SK42 SHADOW DIAGRAM 21 JUNE 12:00 PM
SK43 SHADOW DIAGRAM 21 JUNE 02:00 PM
SK44 SHADOW DIAGRAM 21 JUNE 04:00 PM
SK45 SHADOW DIAGRAM 21 JUNE 06:00 PM

SK60 - UPPER GROUND CAFE, PHARMACY
LANDSCAPING PLAN
SK61 - LEVEL 2 MEDICAL SPECIALISTS
LANDSCAPING PLAN
SK62 - LEVEL 3 APARTMENT
LANDSCAPING PLAN

SK81 - PERSPECTIVE 01
SK82 - PERSPECTIVE 02
SK83 - PERSPECTIVE 03
SK84 - PERSPECTIVE 04
SK85 - PERSPECTIVE 05
SK86 - PERSPECTIVE 06
SK87 - PERSPECTIVE 07
SK88 - PERSPECTIVE 08
SK89 - PERSPECTIVE 09
SK90 - PERSPECTIVE 10
SK91 - PERSPECTIVE 11
SK92 - PERSPECTIVE 12
SK93 - PERSPECTIVE 13
SK94 - PERSPECTIVE 14
SK95 - PERSPECTIVE 15
SK96 - PERSPECTIVE 16
SK97 - PERSPECTIVE 17
SK98 - PERSPECTIVE 18
SK99 - PERSPECTIVE 19
SK100 - PERSPECTIVE 20
SK101 - PERSPECTIVE 21

Norwood Medical Centre

Medical Specialist Offices and Apartments

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Plot Date: Friday, 21 March 2025

TEL: 0421 964 453
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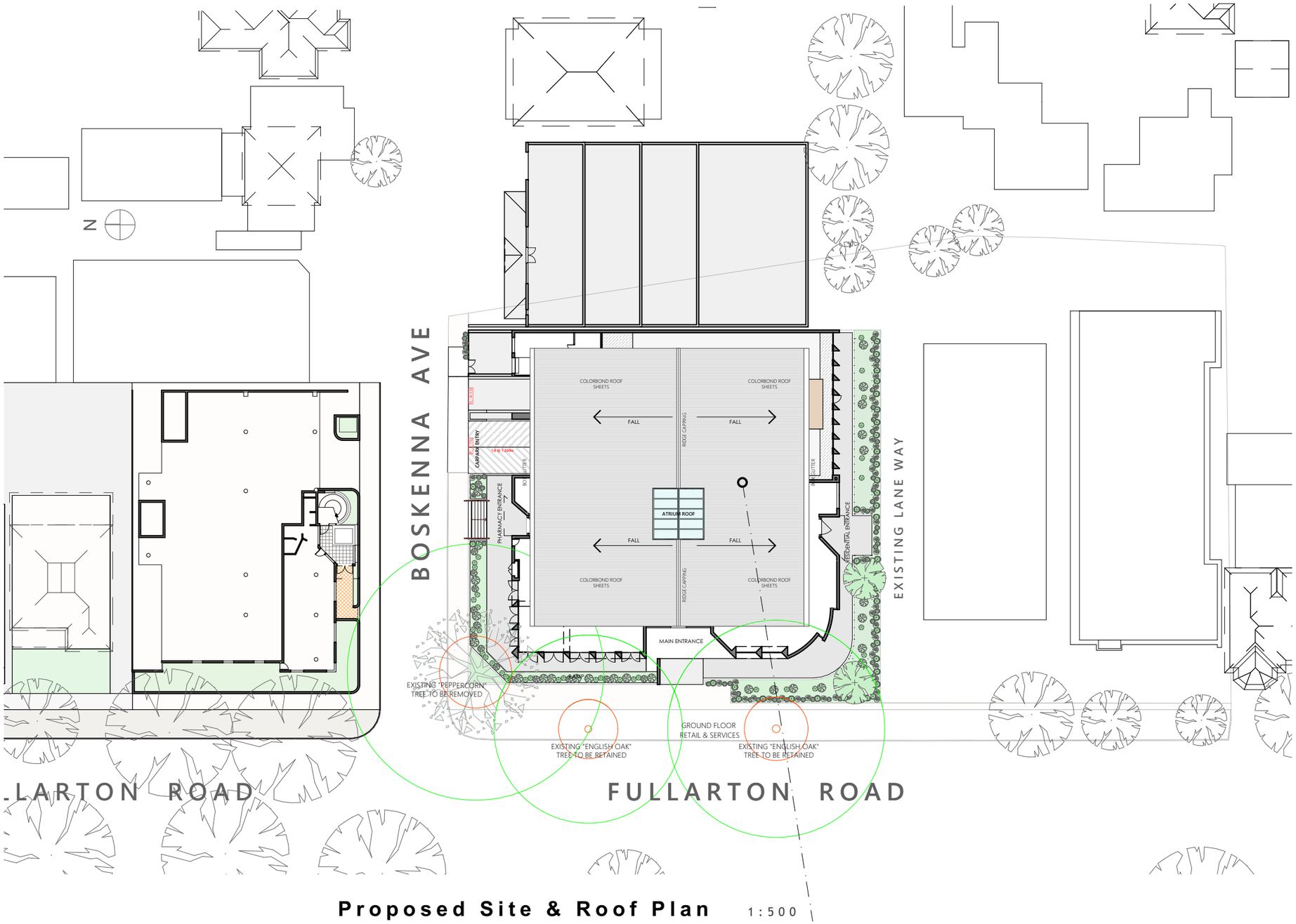
Existing Site Plan 1:500

PREMIER MEDICAL CENTRE Existing Site Plan	Job No: 23-003	Drawing No: SK01	Scale: 1:500	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD EDEN HILLS SA 5050 TEL: 0421 954 453 Kirkbride Architects



Proposed Site & Roof Plan 1:500

AREA SCHEDULE

SITE AREA	
LOT 33	750
LOT 34	1244
TOTAL:	1994 M²
BASEMENT L2	
CAR PARKING	1385
STAIRS AND LIFTS	59
WATER TANK STAORAGE	156
TOTAL:	1600 M²
BASEMENT L1 - UNDERCROFT	
CAR PARKING	452
STAIRS AND LIFTS	59
PLANT/ STORAGE	164
TOTAL:	675 M²
UPPER GROUND - CAFE & PARMACY	
CAR PARKING	458
STAIRS AND LIFTS	59
BUILDING AREA	710
TOTAL:	1227 M²
LEVEL 2 - CONSULTANTS & SPECIALIST	
STAIRS AND LIFTS	59
BUILDING AREA (Excl Void)	1099
BALCONY AREA	99
TOTAL:	1257 M²
LEVEL 3 - APARTMENT	
STAIRS AND LIFTS	59
BUILDING AREA	867
BALCONY AREA	359
TOTAL:	1284 M²
LEVEL 4 - APARTMENT	
STAIRS AND LIFTS	59
BUILDING AREA	730
BALCONY AREA	146
TOTAL:	934 M²
GRAND TOTAL	**7061 M²**

ROOFTOP AND PLANT EQUIPMENT NOTE:

NO ROOFTOP PLANT OR EQUIPMENT IS PROPOSED AT THIS STAGE.

CAR PARKING SPACES

UPPER GROUND CAR PARKING RESIDENTIAL)	14 (R)
BASEMENT L1 CAR PARKING (TENANCY)	02 (R) 40 (T)
BASEMENT L2 CAR PARKING (TENANCY)	40 (T)
TOTAL RESIDENTIAL CARPARKING	16
TOTAL TENANCY CAR PARKING	42
GRAND TOTAL CAR PARKING SPACES	**58**

PREMIER MEDICAL CENTRE

Proposed Site & Roof Plan

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23-003	SK02	1:500	A3	21/03/2025	1	AK

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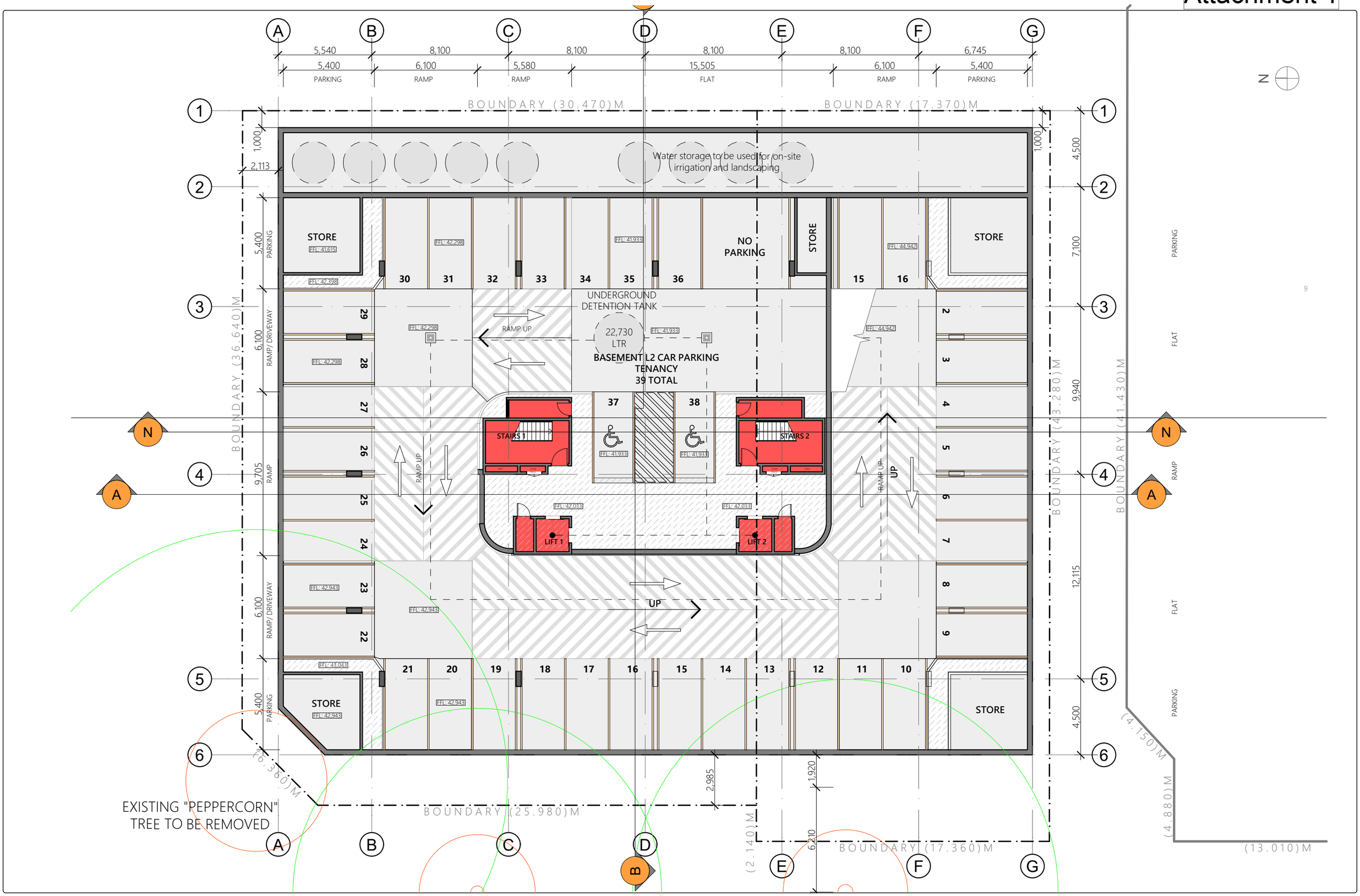

PREMIER MEDICAL CENTRE

Basement L2

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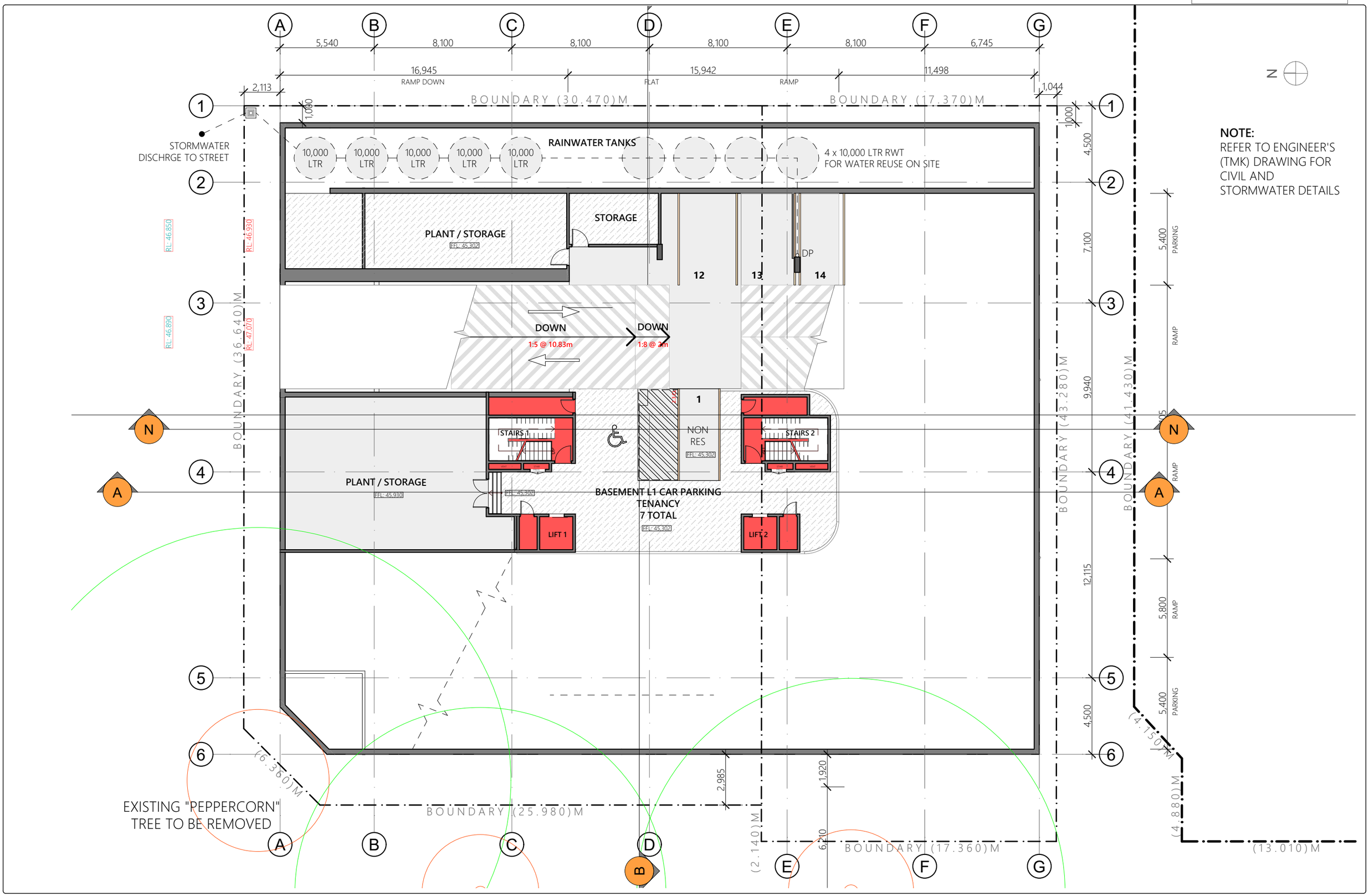

NOTE:
REFER TO ENGINEER'S (TMK) DRAWING FOR CIVIL AND STORMWATER DETAILS

PREMIER MEDICAL CENTRE

Basement L1 (Undercroft)

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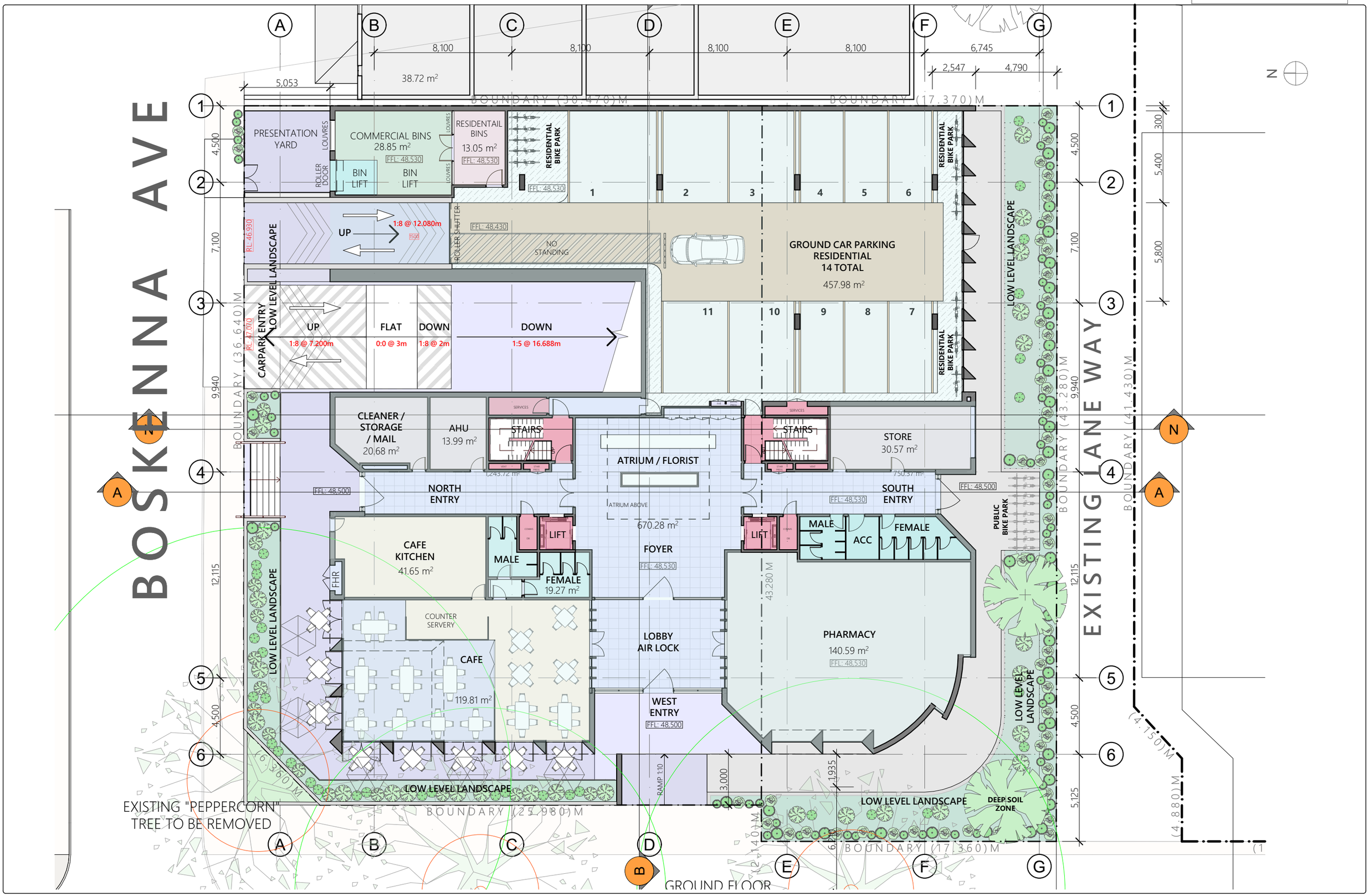

PREMIER MEDICAL CENTRE

Upper Ground (Cafe, Pharmacy)

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK13	1:200	A3	11/06/2025	1	AK

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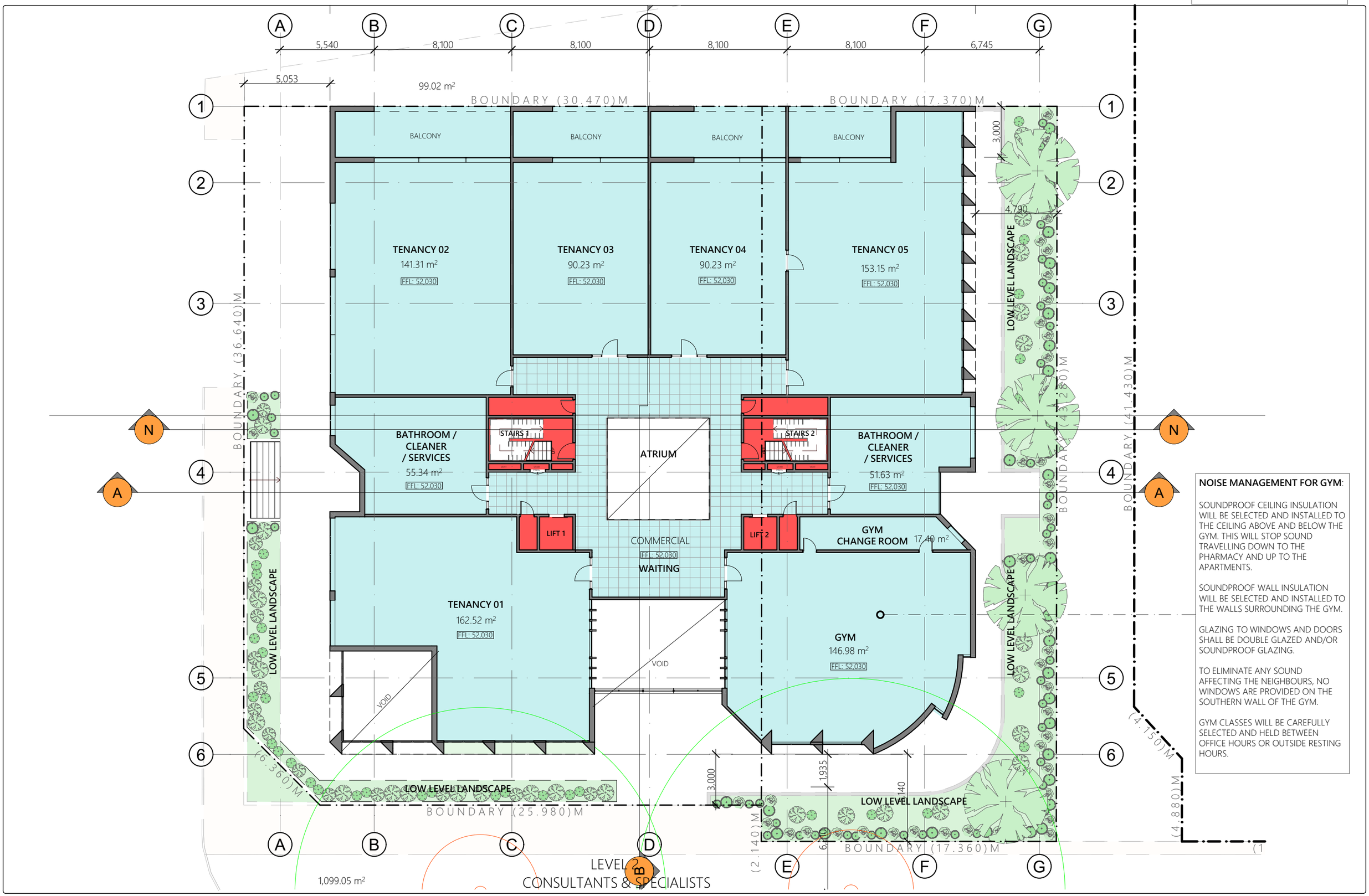

NOISE MANAGEMENT FOR GYM:

SOUNDPROOF CEILING INSULATION WILL BE SELECTED AND INSTALLED TO THE CEILING ABOVE AND BELOW THE GYM. THIS WILL STOP SOUND TRAVELLING DOWN TO THE PHARMACY AND UP TO THE APARTMENTS.

SOUNDPROOF WALL INSULATION WILL BE SELECTED AND INSTALLED TO THE WALLS SURROUNDING THE GYM.

GLAZING TO WINDOWS AND DOORS SHALL BE DOUBLE GLAZED AND/OR SOUNDPROOF GLAZING.

TO ELIMINATE ANY SOUND AFFECTING THE NEIGHBOURS, NO WINDOWS ARE PROVIDED ON THE SOUTHERN WALL OF THE GYM.

GYM CLASSES WILL BE CAREFULLY SELECTED AND HELD BETWEEN OFFICE HOURS OR OUTSIDE RESTING HOURS.

PREMIER MEDICAL CENTRE

Level 2 (Medical Specialists, Gym)

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK14	1:200	A3	21/03/2025	1	AK

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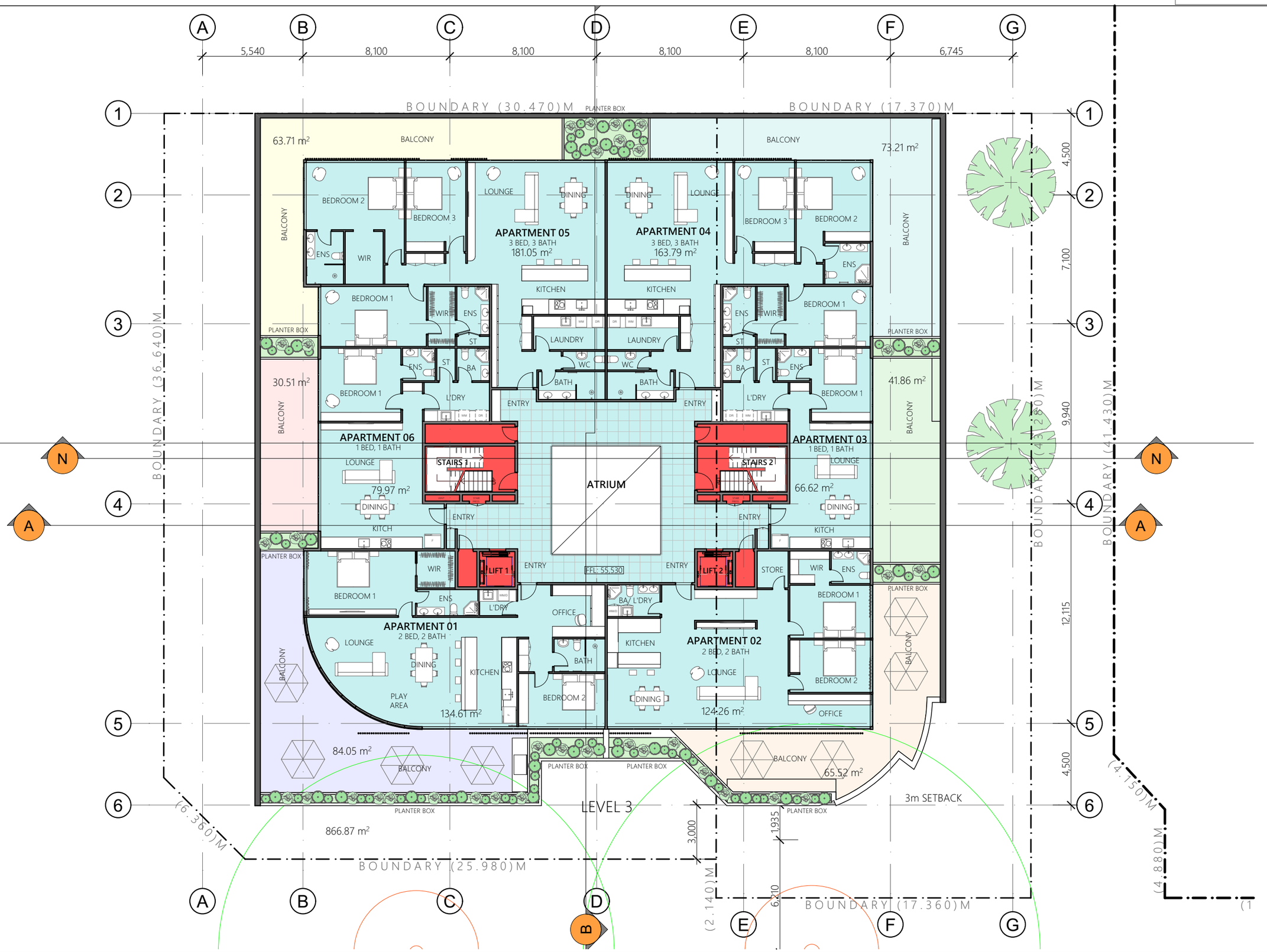

PREMIER MEDICAL CENTRE

Level 3 (Apartments)

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK15	1:200	A3	21/03/2025	1	AK

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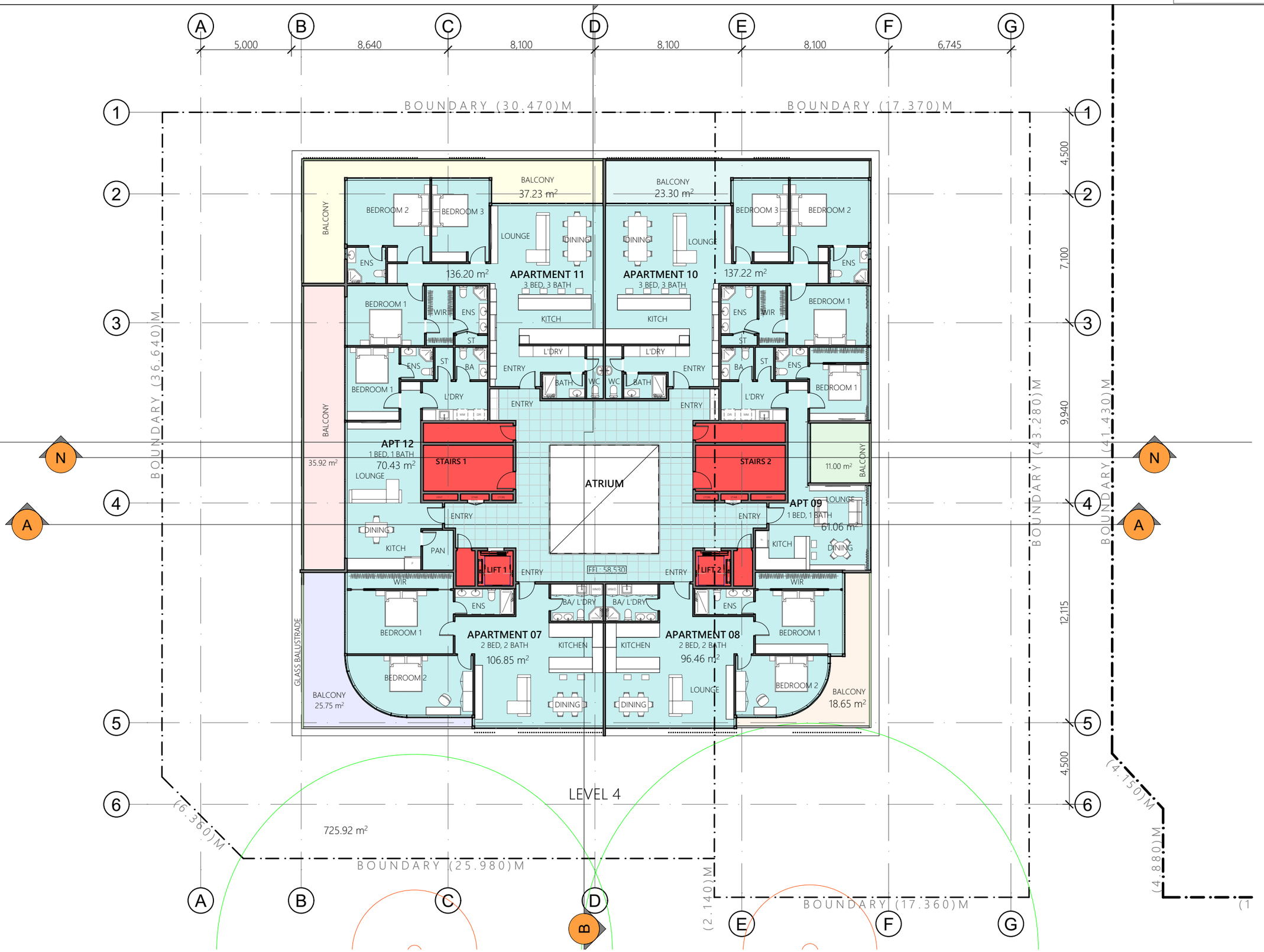

PREMIER MEDICAL CENTRE

Level 4 (Apartments)

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK16	1:200	A3	21/03/2025	1	AK

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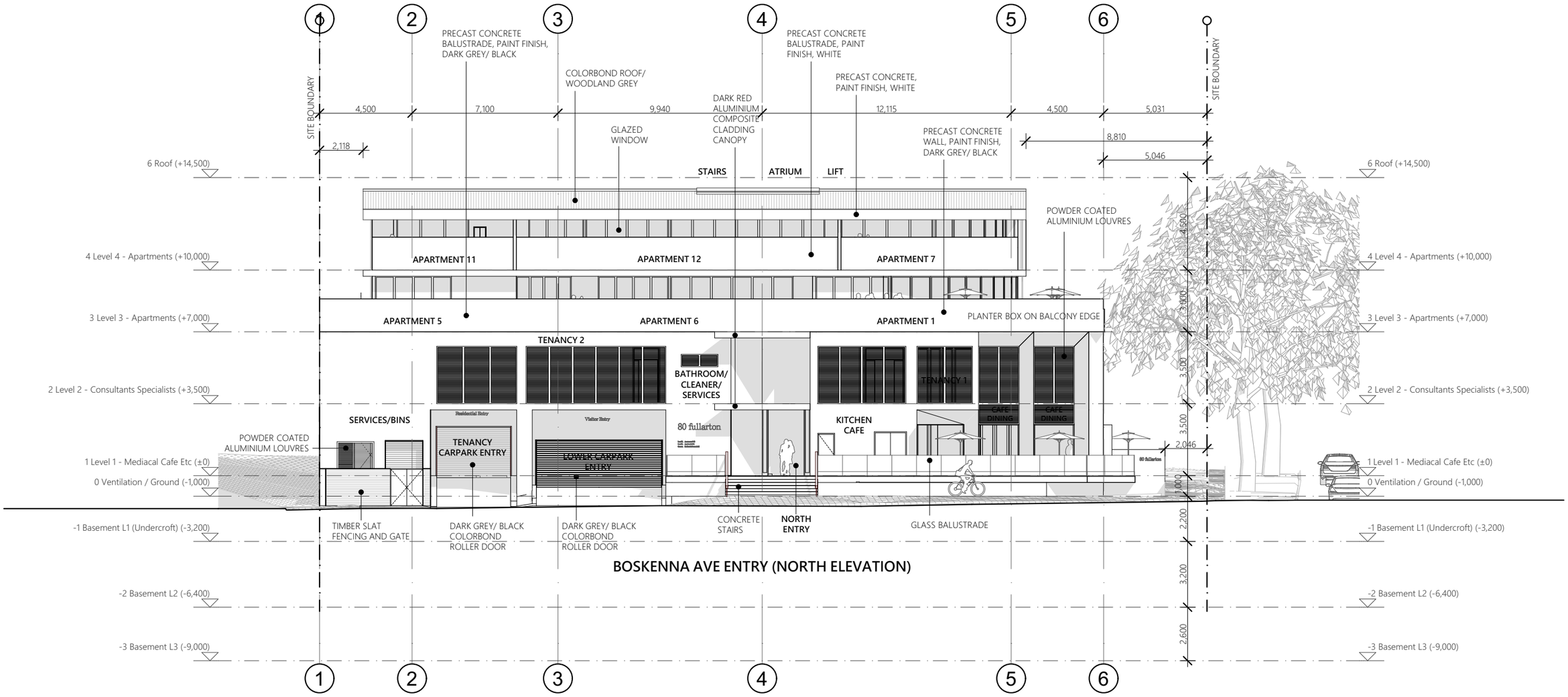

BOSKENNA AVE ENTRY (NORTH ELEVATION)

PREMIER MEDICAL CENTRE **North Elevation**	Job No: 23-003	Drawing No: SK21	Scale: 1:200	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln

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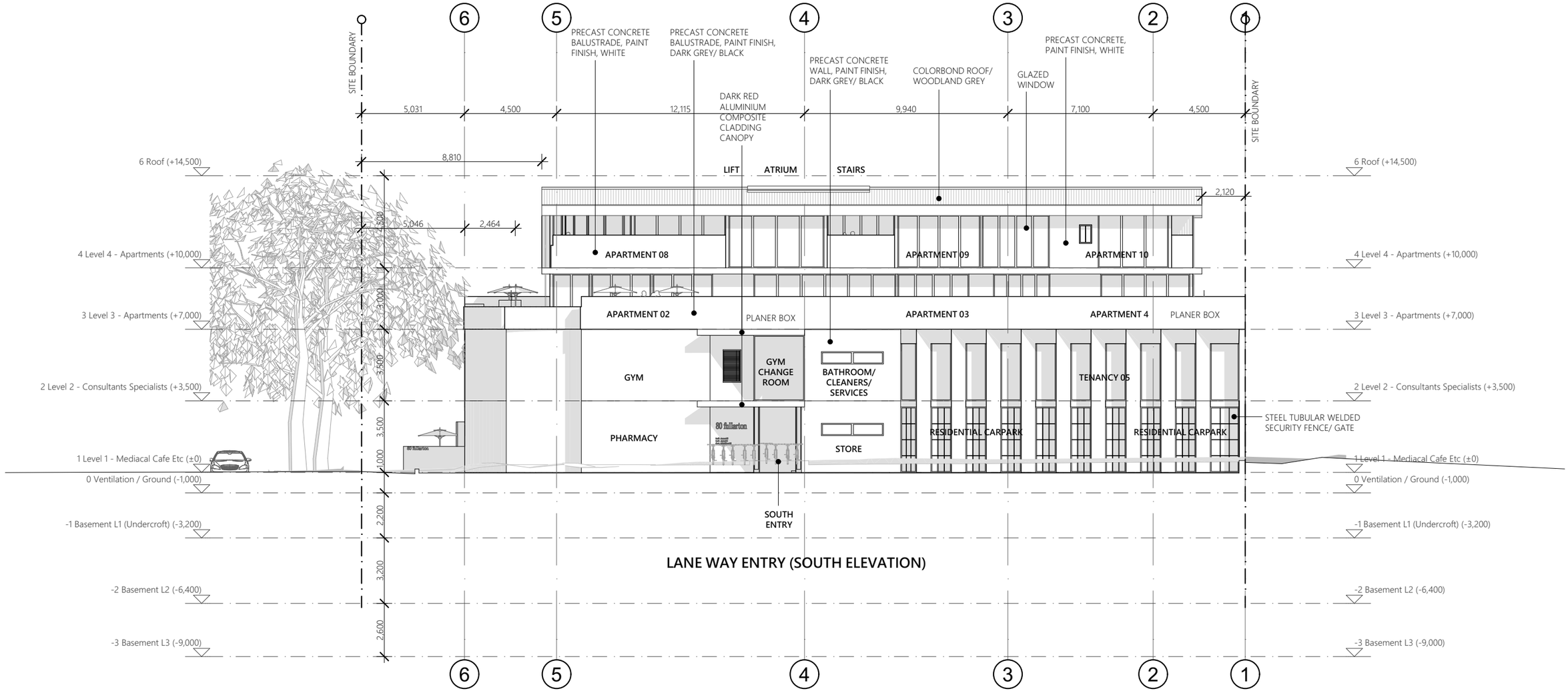

LANE WAY ENTRY (SOUTH ELEVATION)

PREMIER MEDICAL CENTRE **South Elevation**	Job No: 23-003	Drawing No: SK22	Scale: 1:200	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln

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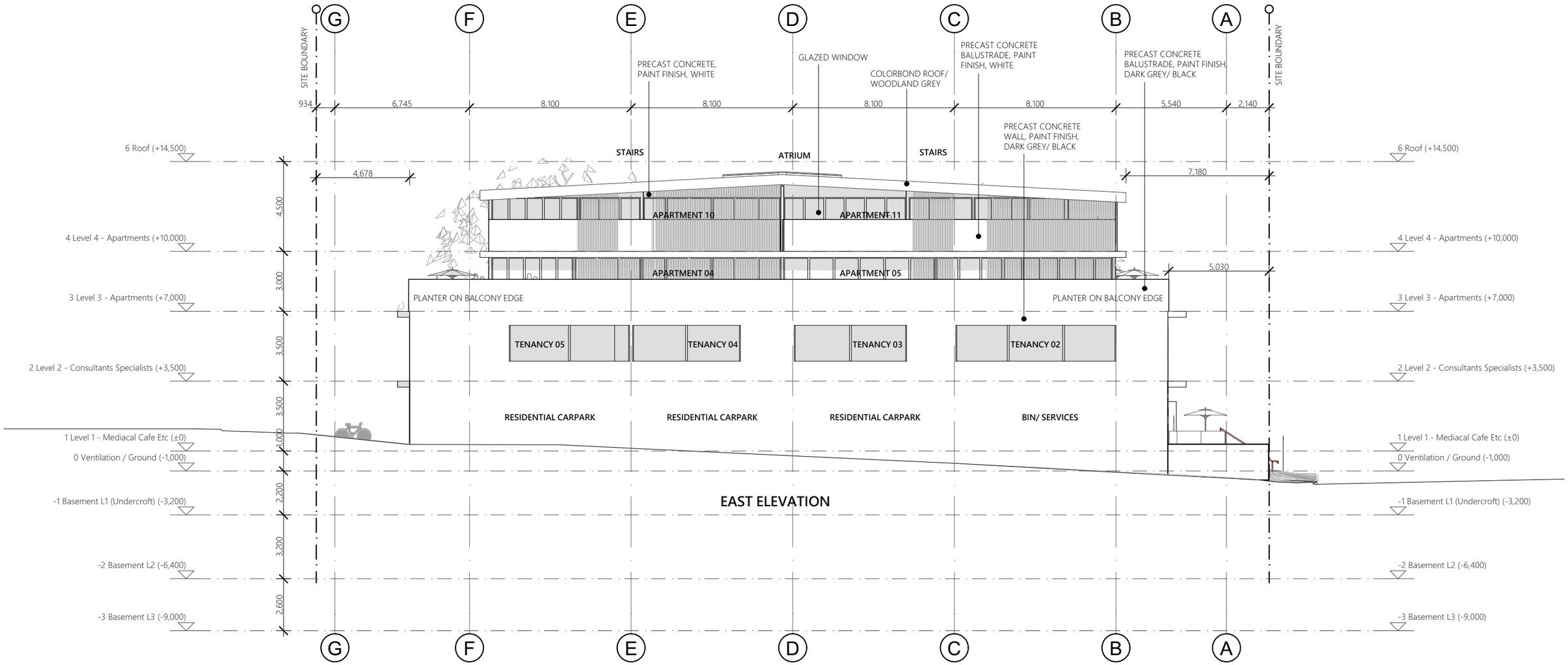

EAST ELEVATION

PREMIER MEDICAL CENTRE

East Elevation

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK23	1:200	A3	21/03/2025	1	AK

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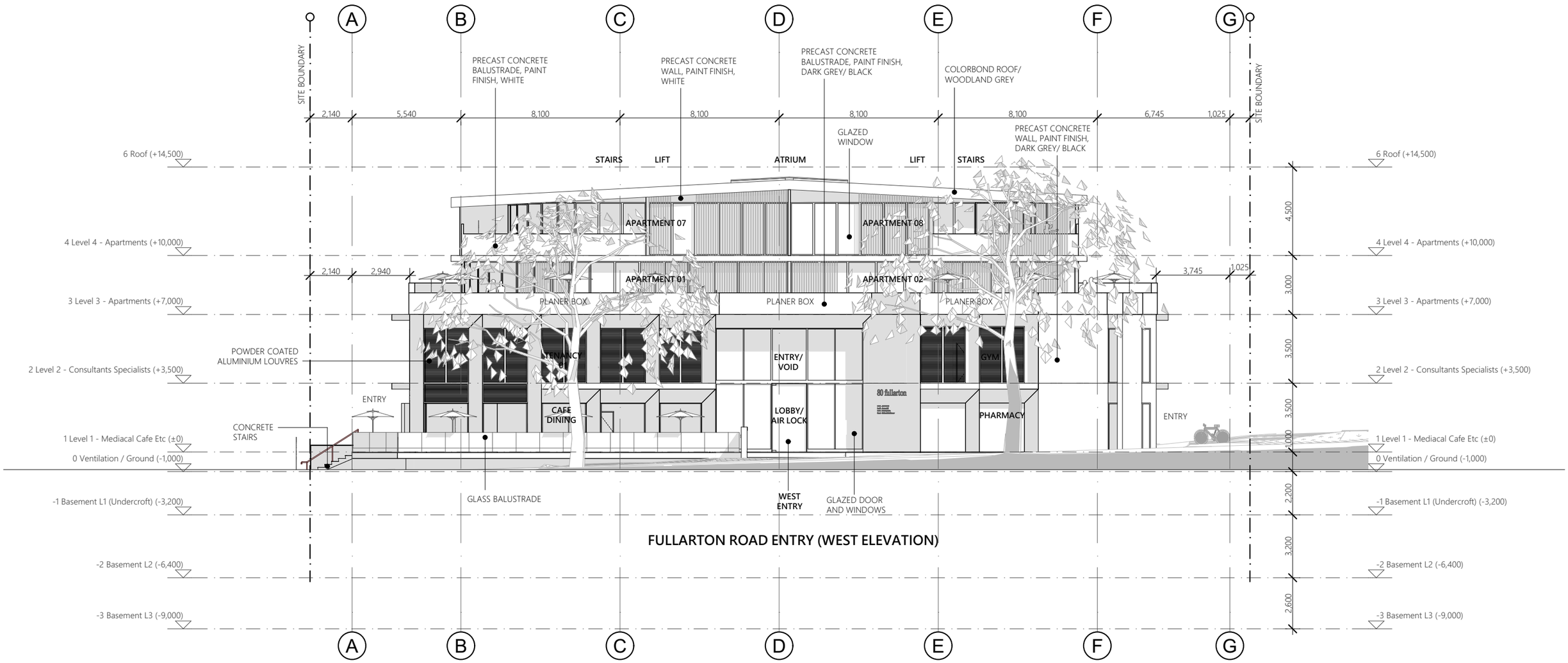

FULLARTON ROAD ENTRY (WEST ELEVATION)

PREMIER MEDICAL CENTRE

West Elevation

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK24	1:200	A3	21/03/2025	1	AK

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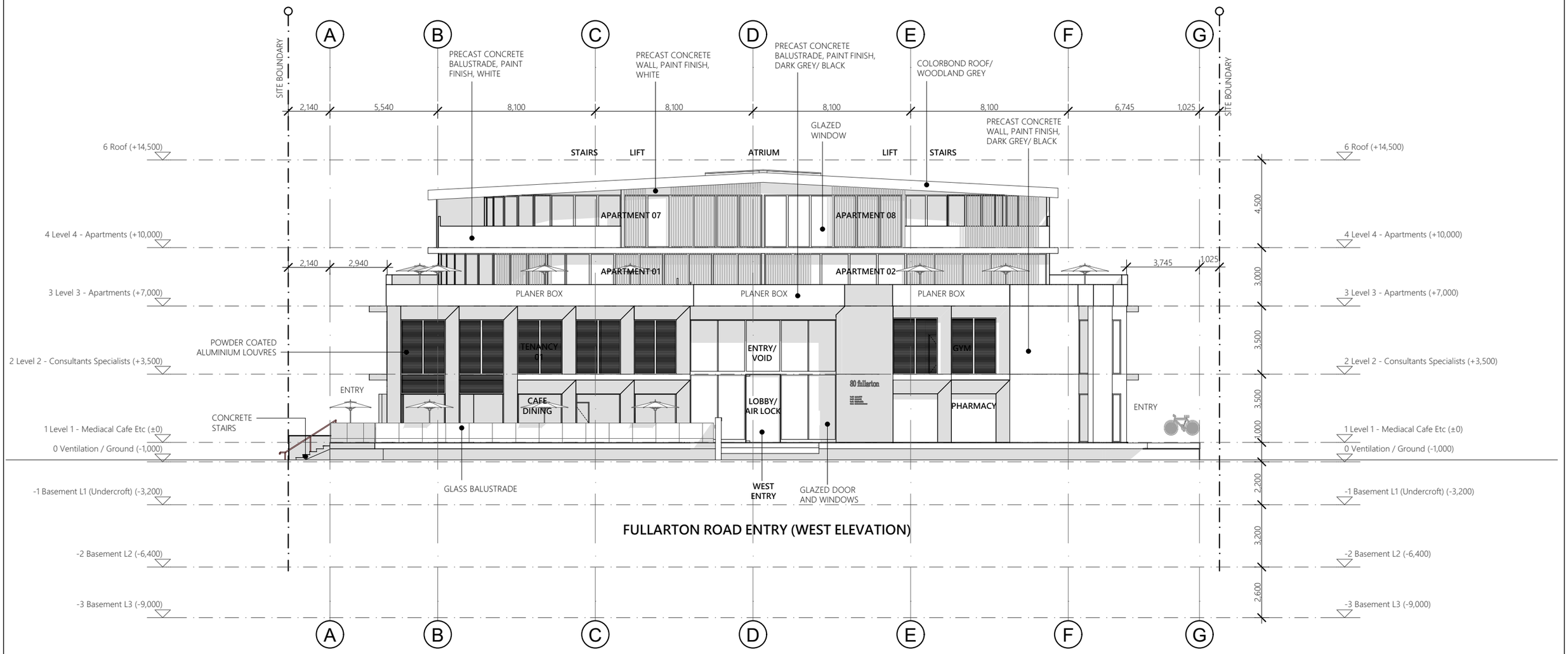

FULLARTON ROAD ENTRY (WEST ELEVATION)

PREMIER MEDICAL CENTRE

West Elevation (Trees Removed)

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK025	1:200	A3	21/03/2025	1	AK

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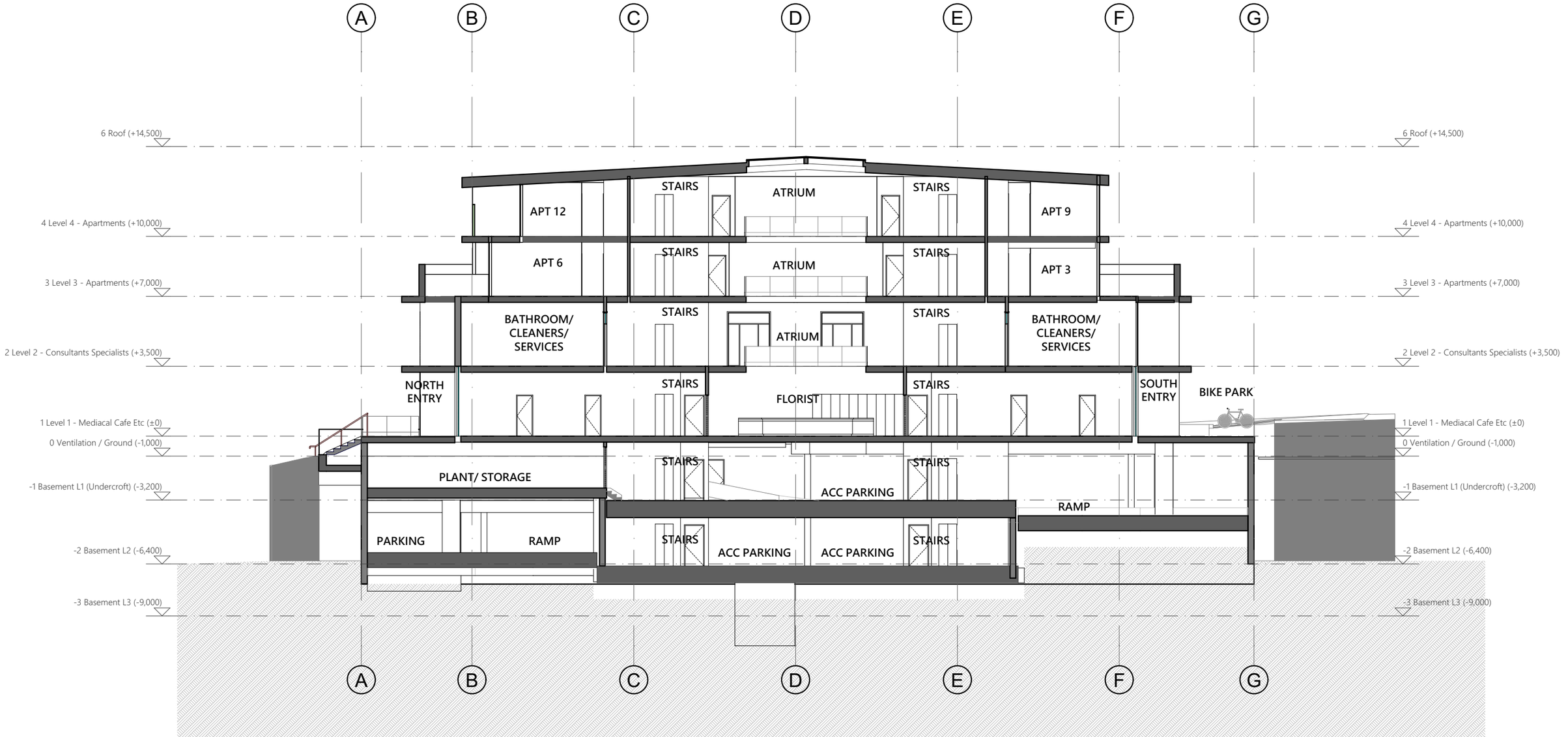

PREMIER MEDICAL CENTRE

Section AA

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK30	1:200	A3	21/03/2025	1	AK

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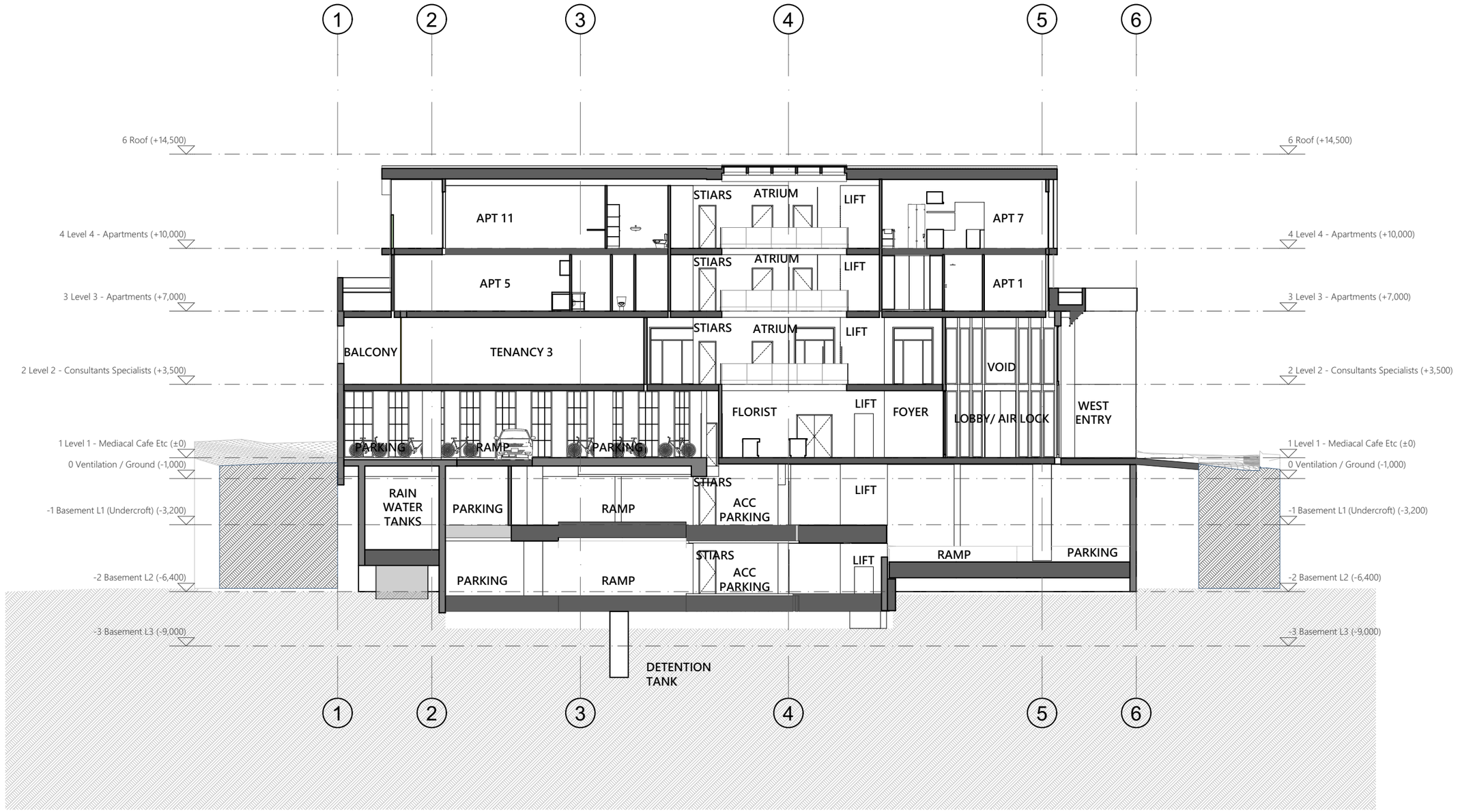

PREMIER MEDICAL CENTRE

Section BB

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK31	1:200	A3	21/03/2025	1	AK

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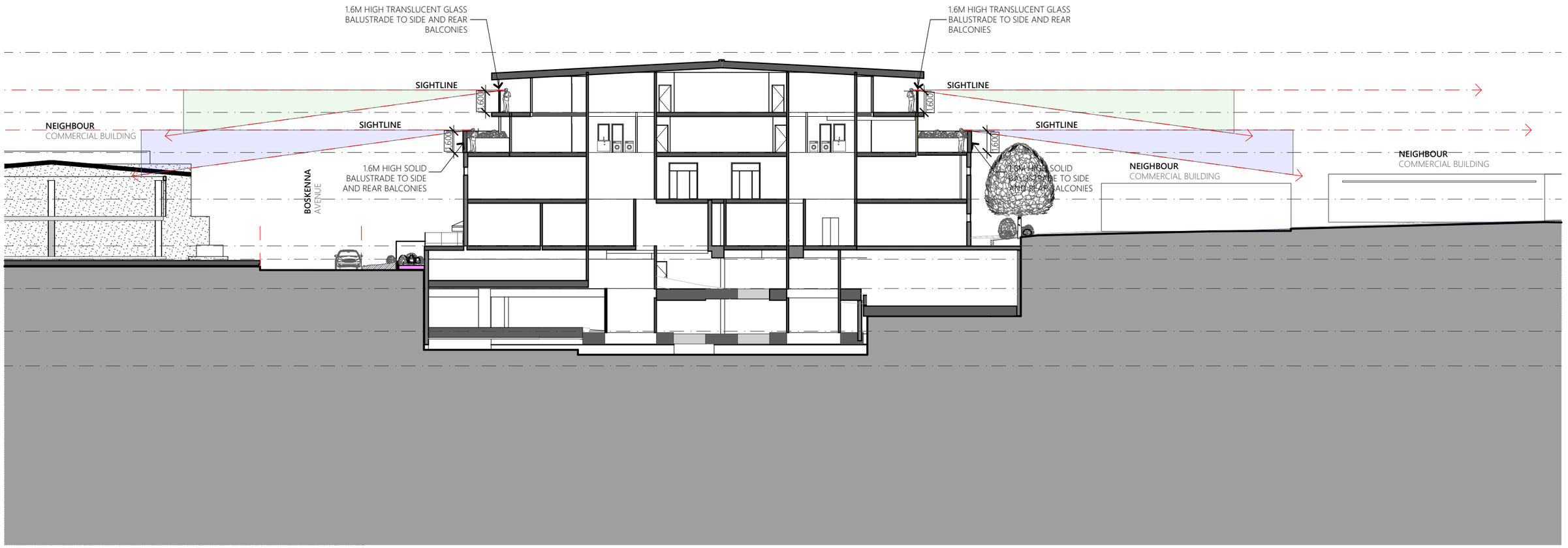

C SECTION

PREMIER MEDICAL CENTRE Section CC	Job No: 23-003	Drawing No: SK32	Scale: 1:300	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK

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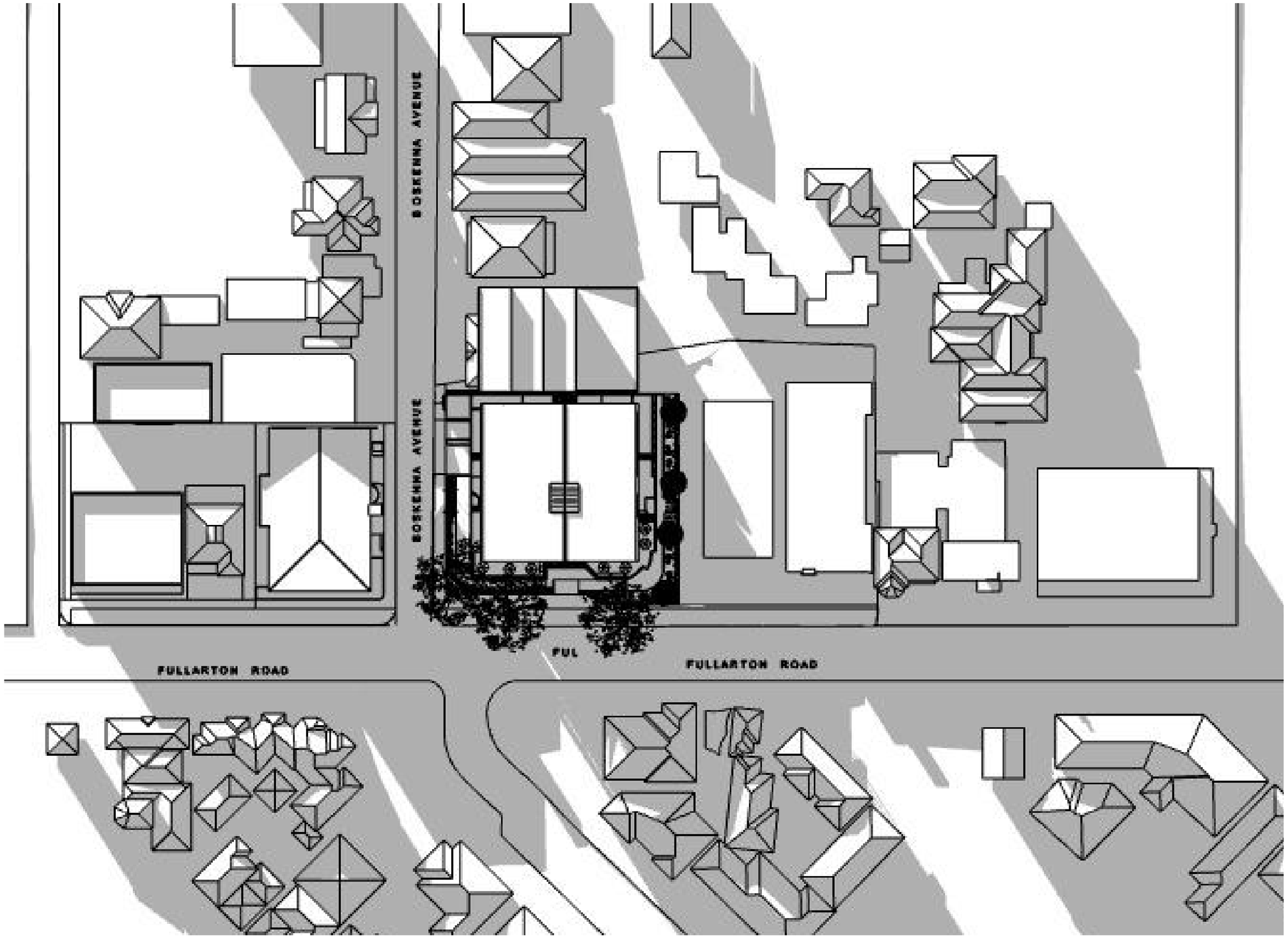
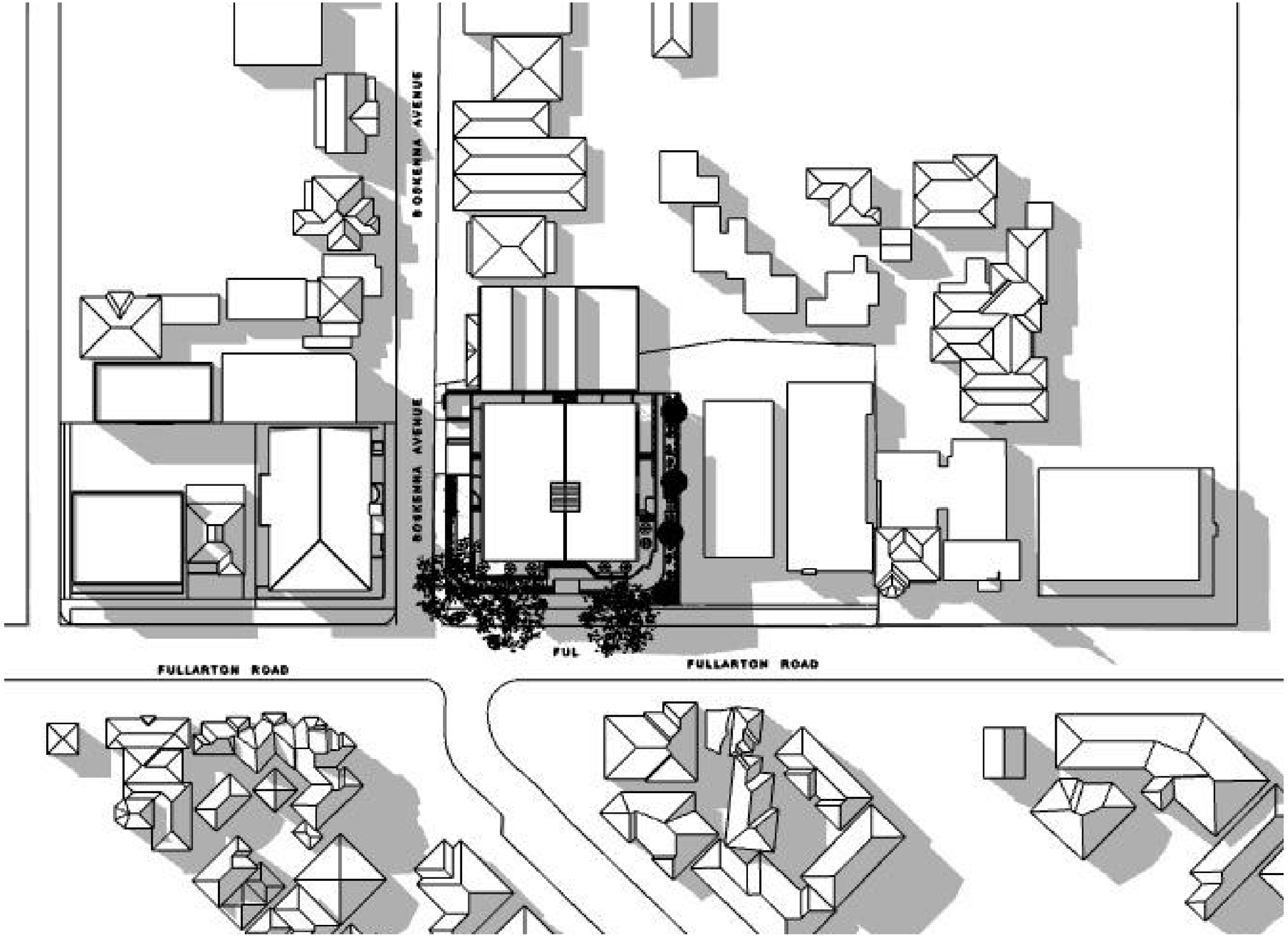


21 June 08-00 AM

Scale : NTS

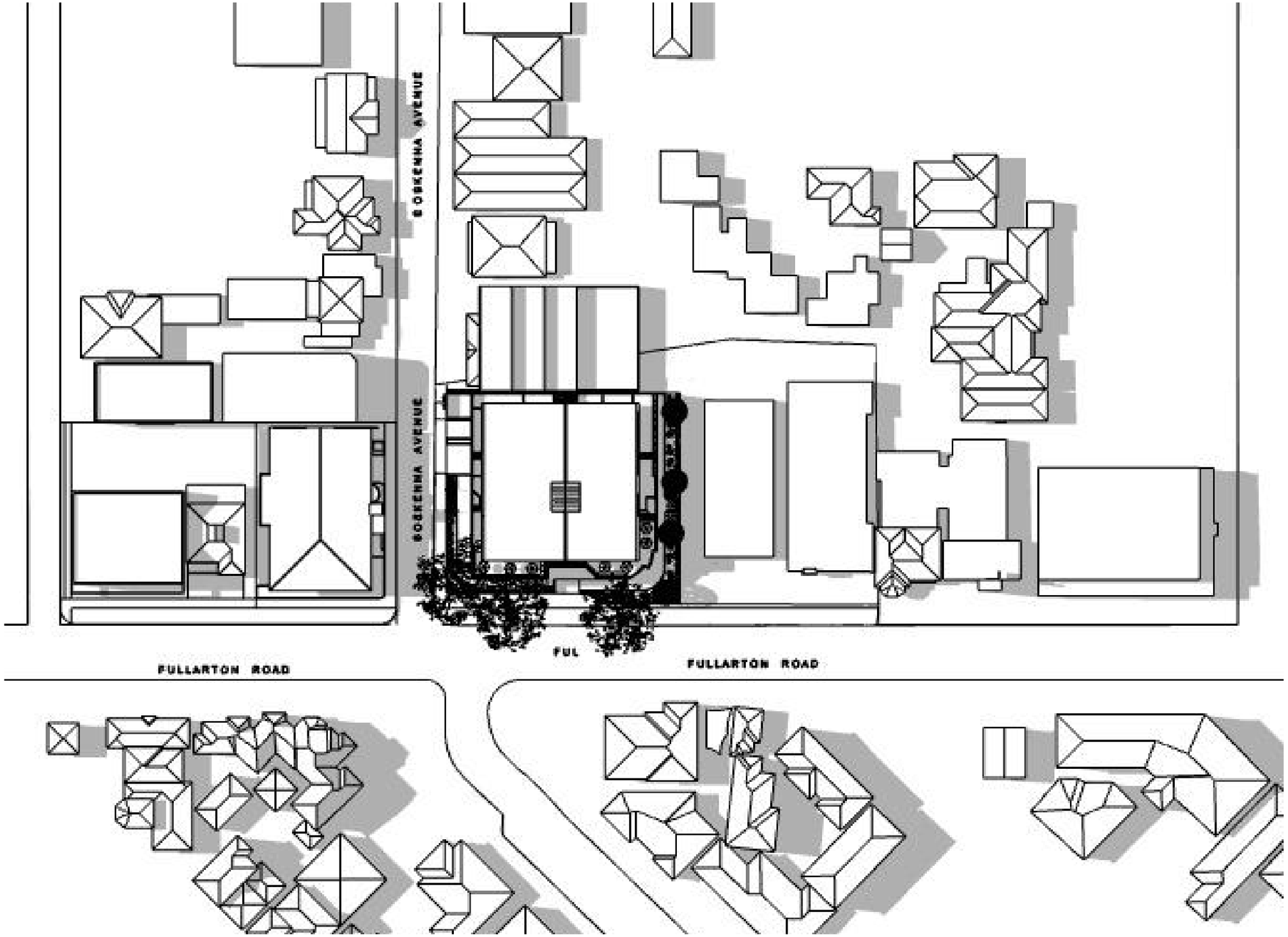
PREMIER MEDICAL CENTRE Shadow Diagram 21 June 08-00AM	Job No: 23-003	Drawing No: SK40	Scale:	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD TEL: 0421 954 453 EDEN HILLS SA 5050 Kirkbride Architects



21 June 10-00 AM

Scale : NTS

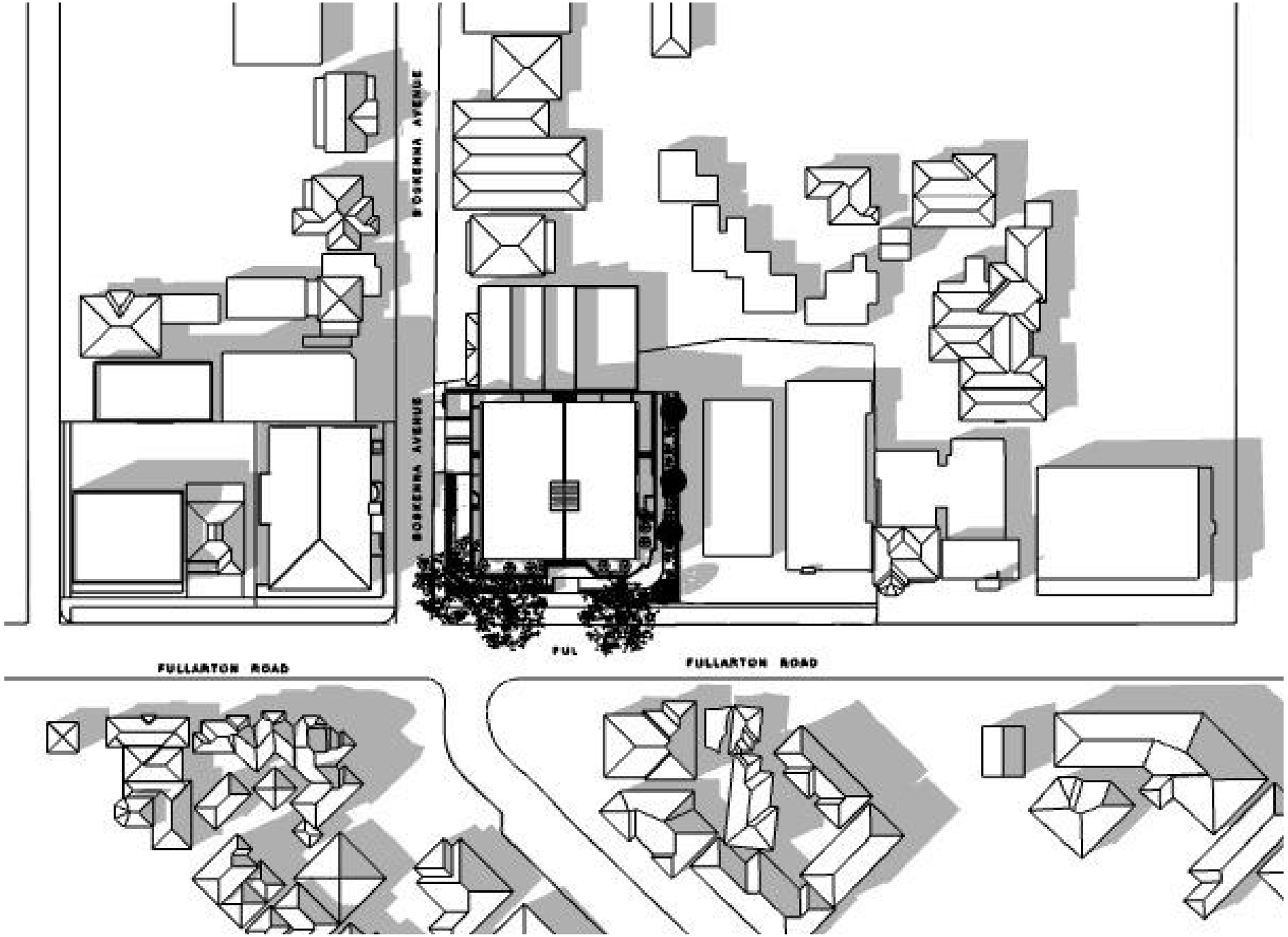
PREMIER MEDICAL CENTRE Shadow Diagram 21 June 10-00AM	Job No: 23-003	Drawing No: SK41	Scale:	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD EDEN HILLS SA 5050 TEL: 0421 954 453 Kirkbride Architects



21 June 12-00 PM

Scale : NTS

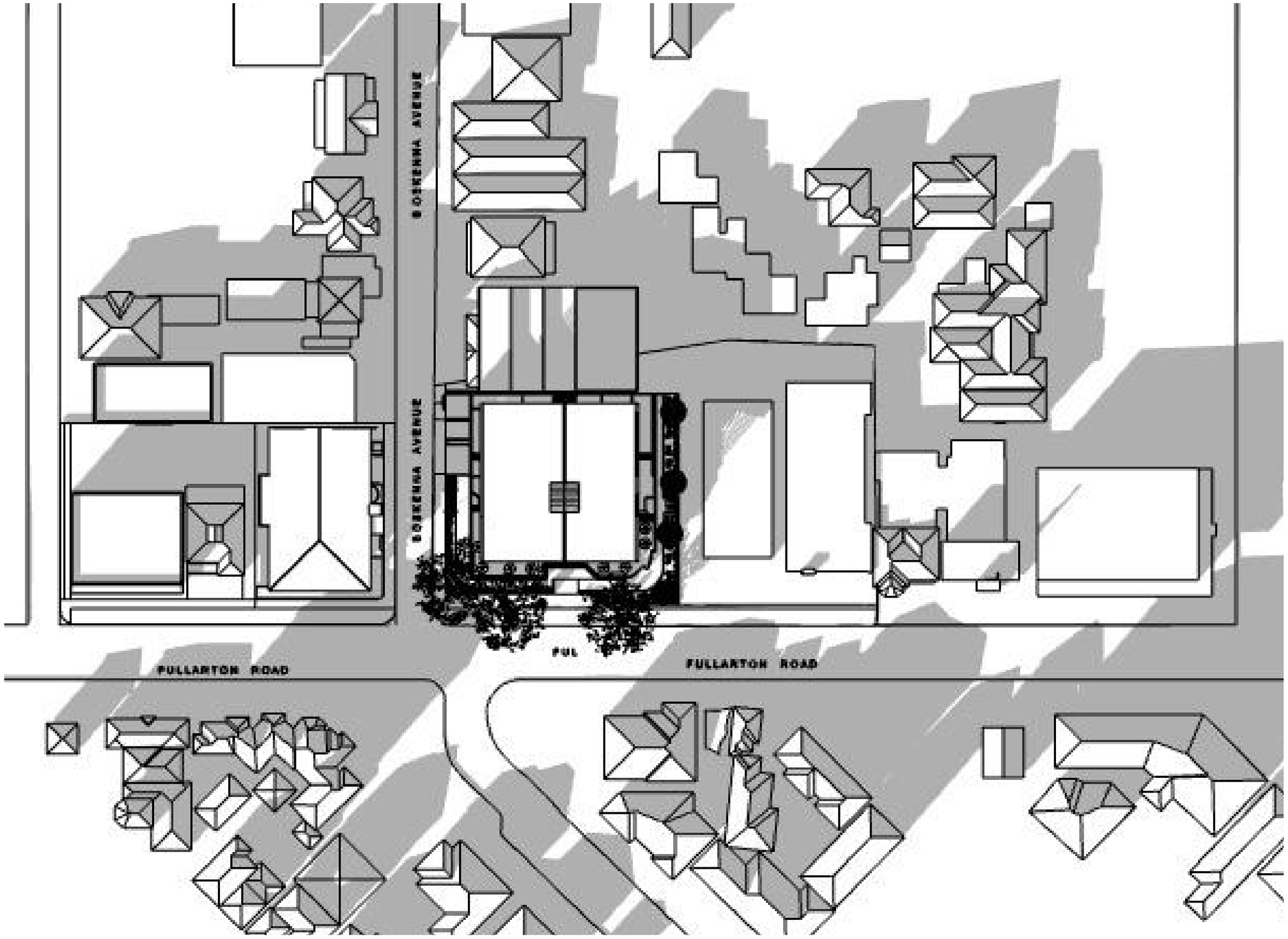
PREMIER MEDICAL CENTRE Shadow Diagram 21 June 12-00PM	Job No: 23-003	Drawing No: SK42	Scale:	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD EDEN HILLS SA 5050 TEL: 0421 954 453 Kirkbride Architects



21 June 02-00 PM

Scale : NTS

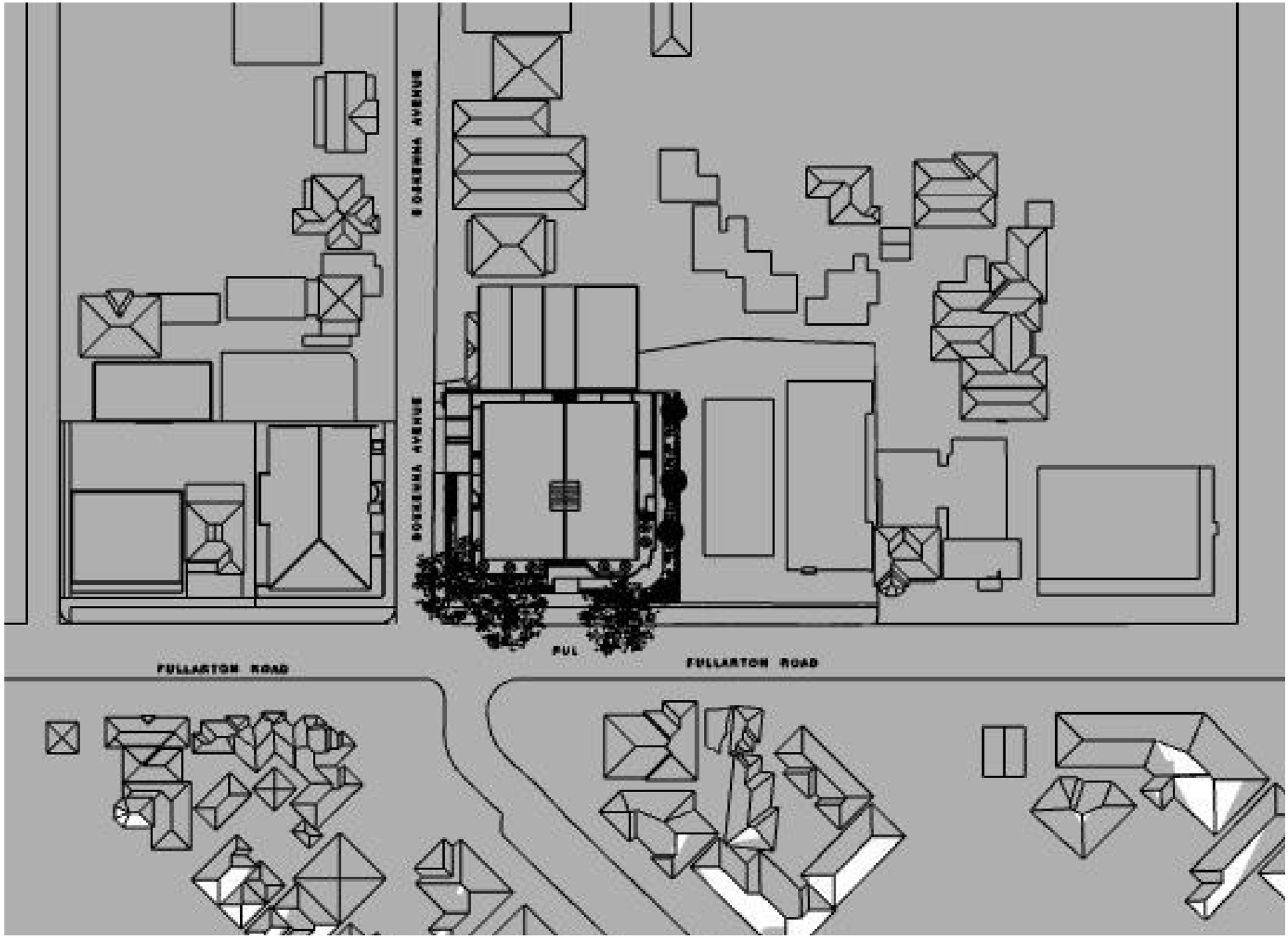
PREMIER MEDICAL CENTRE Shadow Diagram 21 June 02-00PM	Job No: 23-003	Drawing No: SK43	Scale:	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD EDEN HILLS SA 5050 TEL: 0421 954 453 Kirkbride Architects



21 June 04-00 PM

Scale : NTS

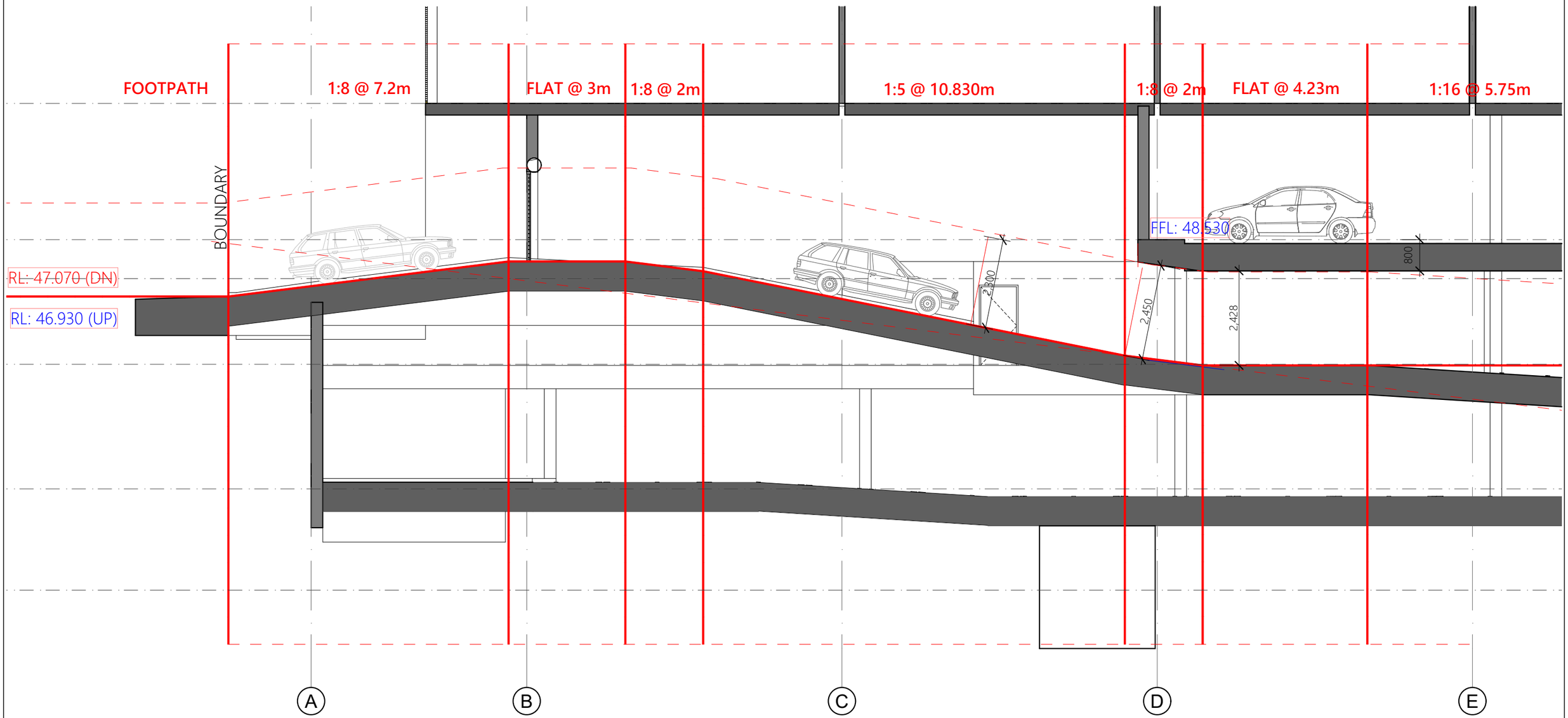
PREMIER MEDICAL CENTRE **Shadow Diagram 21 June 04-00PM**	Job No: 23-003	Drawing No: SK44	Scale:	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD EDEN HILLS SA 5050 TEL: 0421 954 453 Kirkbride Architects



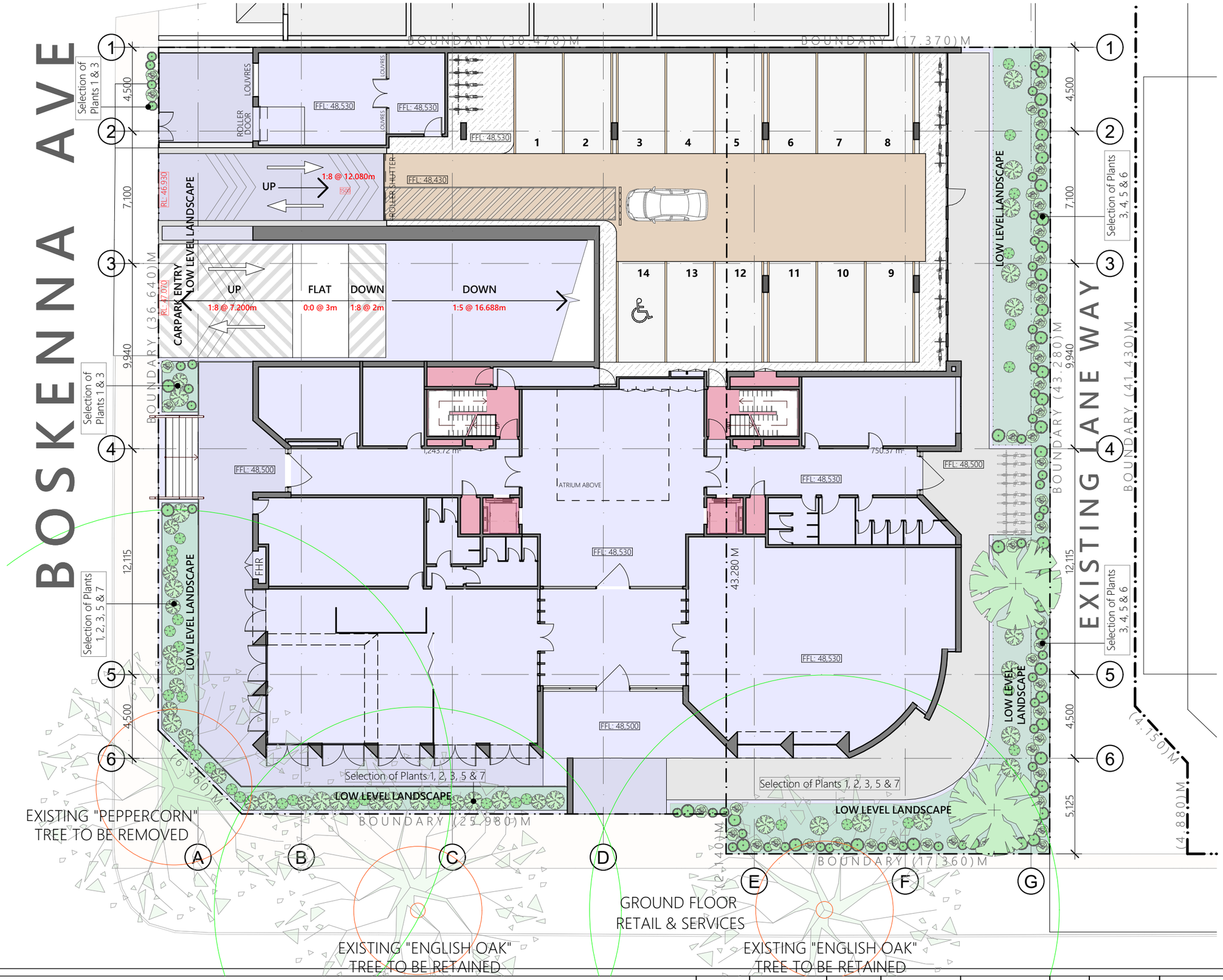
21 June 06-00 PM

Scale : NTS

PREMIER MEDICAL CENTRE **Shadow Diagram 21 June 06-00PM**	Job No: 23-003	Drawing No: SK45	Scale:	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD EDEN HILLS SA 5050 TEL: 0421 954 453 Kirkbride Architects



PREMIER MEDICAL CENTRE **Ramp Sections**	Job No: 23-003	Drawing No: SK50	Scale: 1:100	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD EDEN HILLS SA 5050 TEL: 0421 954 453 Kirkbride Architects



A selection of sun-tolerant Australian native plants has been carefully chosen to bring softness and natural beauty to the streetscape. These plants, including Grevilleas, Banksias, Lomandra, Callistemons, Kangaroo Paw, Eremophila, Melaleuca, and Hakea provide vibrant colors, texture, and diversity, while thriving in full sun and enhancing the landscape with minimal maintenance.

1. Grevilleas

6. Eremophila

2. Banksias

7. Melaleuca

3. Lomandra

8. Hakea

4. Callistemons

9. Dianella

5. Kangaroo Paw

PREMIER MEDICAL CENTRE

Upper Ground Cafe, Pharmacy - Landscaping Plan

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK60	1:200	A3	21/03/2025	1	AK

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A selection of sun-tolerant Australian native plants has been carefully chosen to bring softness and natural beauty to the streetscape. These plants, including Grevilleas, Banksias, Lomandra, Callistemons, Kangaroo Paw, Eremophila, Melaleuca, and Hakea provide vibrant colors, texture, and diversity, while thriving in full sun and enhancing the landscape with minimal maintenance.

1. Grevilleas

6. Eremophila

2. Banksias

7. Melaleuca

3. Lomandra

8. Hakea

4. Callistemons

9. Dianella

5. Kangaroo Paw

PREMIER MEDICAL CENTRE

Level 2 Medical Specialists - Landscaping Plan

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK61	1:200	A3	21/03/2025	1	AK

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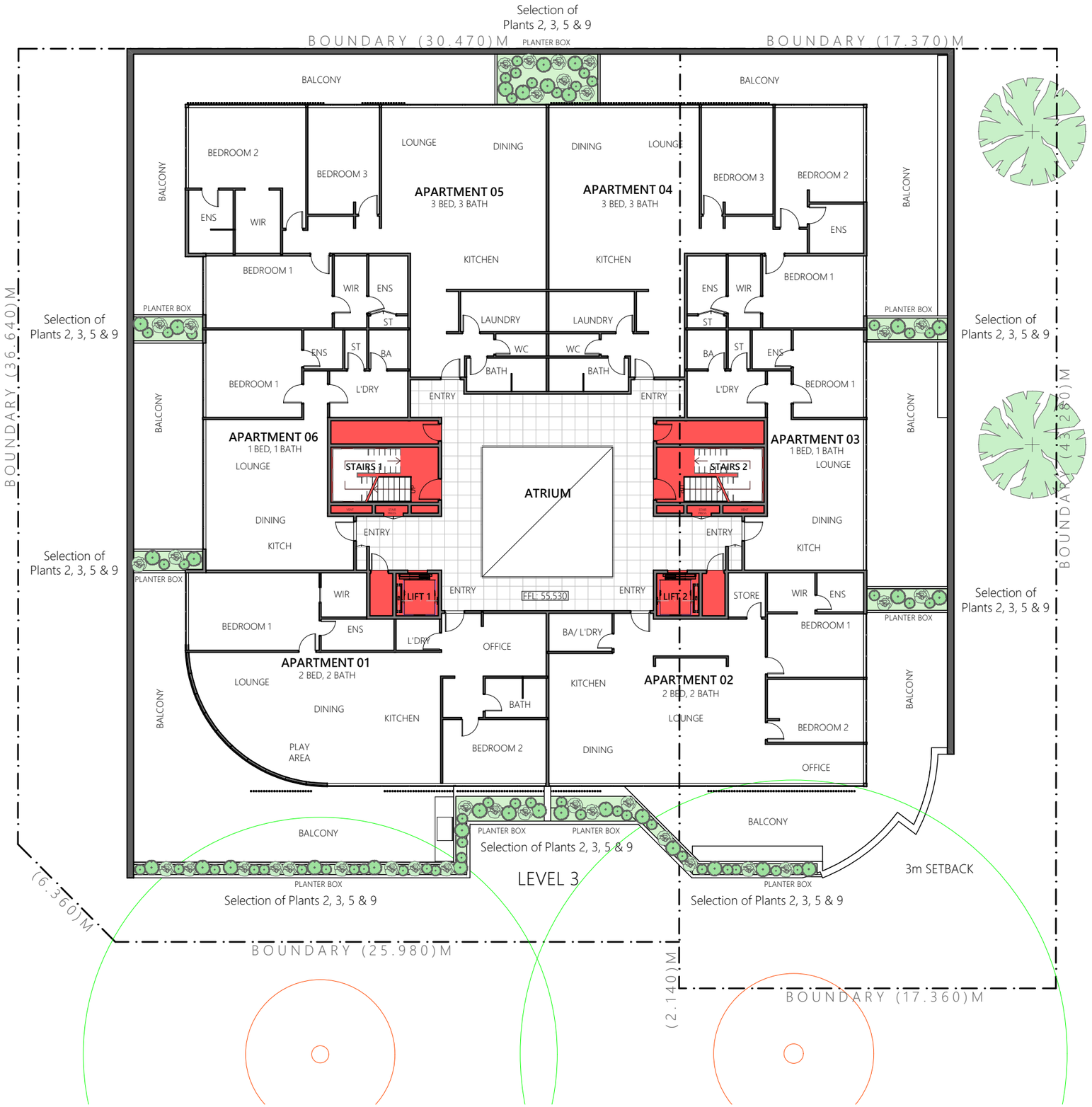

A selection of sun-tolerant Australian native plants has been carefully chosen to bring softness and natural beauty to the streetscape. These plants, including Grevilleas, Banksias, Lomandra, Callistemons, Kangaroo Paw, Eremophila, Melaleuca, and Hakea provide vibrant colors, texture, and diversity, while thriving in full sun and enhancing the landscape with minimal maintenance.

1. Grevilleas

6. Eremophila

2. Banksias

7. Melaleuca

3. Lomandra

8. Hakea

4. Callistemons

9. Dianella

5. Kangaroo Paw

PREMIER MEDICAL CENTRE **Level 3 Apartment - Landscaping Plan**	Job No: 23-003	Drawing No: SK62	Scale: 1:200	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln

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PREMIER MEDICAL CENTRE

Perspective 01

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK81		A3	21/03/2025	1	AK

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PREMIER MEDICAL CENTRE

Perspective 02

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK82		A3	21/03/2025	1	AK

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PREMIER MEDICAL CENTRE

Perspective 03

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK83		A3	21/03/2025	1	AK

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PREMIER MEDICAL CENTRE

Perspective 04

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK84		A3	21/03/2025	1	AK

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PREMIER MEDICAL CENTRE

Perspective 05

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK85		A3	21/03/2025	1	AK

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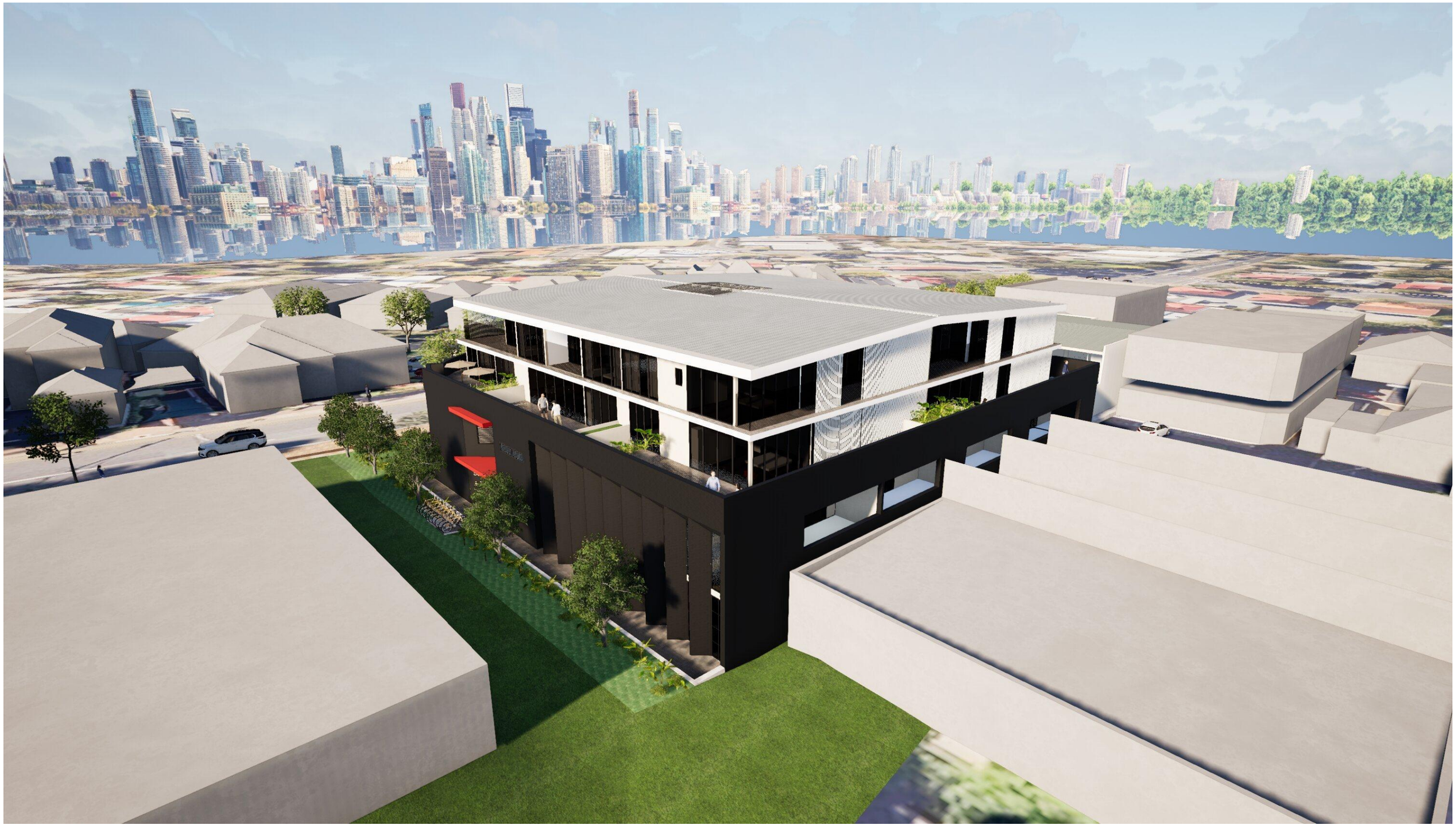

PREMIER MEDICAL CENTRE

Perspective 06

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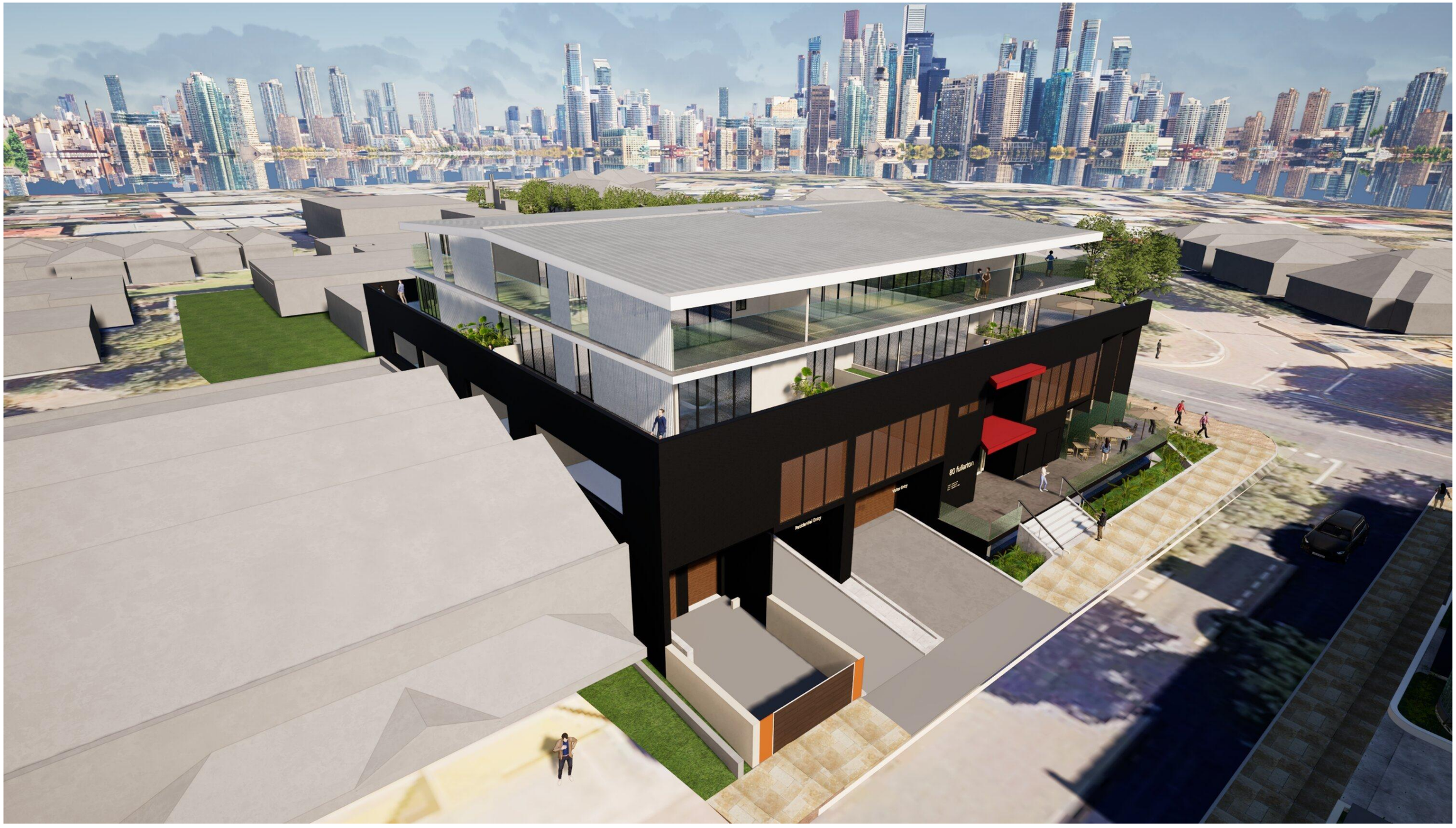

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PREMIER MEDICAL CENTRE

Perspective 08

Job No:	Drawing No:	Scale:	Drawing Size:	Date:	Issue:	Checked By:
23-003	SK88		A3	21/03/2025	1	AK

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PREMIER MEDICAL CENTRE Perspective 09	Job No: 23-003	Drawing No: SK89	Scale:	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln	32 MURTOA ROAD EDEN HILLS SA 5050 TEL: 0421 954 453 Kirkbride Architects

PREMIER MEDICAL CENTRE **Perspective 10**	Job No: 23-003	Drawing No: SK90	Scale:	Drawing Size: A3	Date: 21/03/2025	Issue: 1	Checked By: AK	This drawing is copyright and the property of Kirkbride Architects and must not be used without written authorisation. © COPYRIGHT cadd file: L:\8.3 Projects\23-003 PHC Norwood Medical\02 Planning Documents\23-003 Padman 80 Fullarton.pln

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Perspective 11

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Perspective 12

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Perspective 14

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Perspective 15

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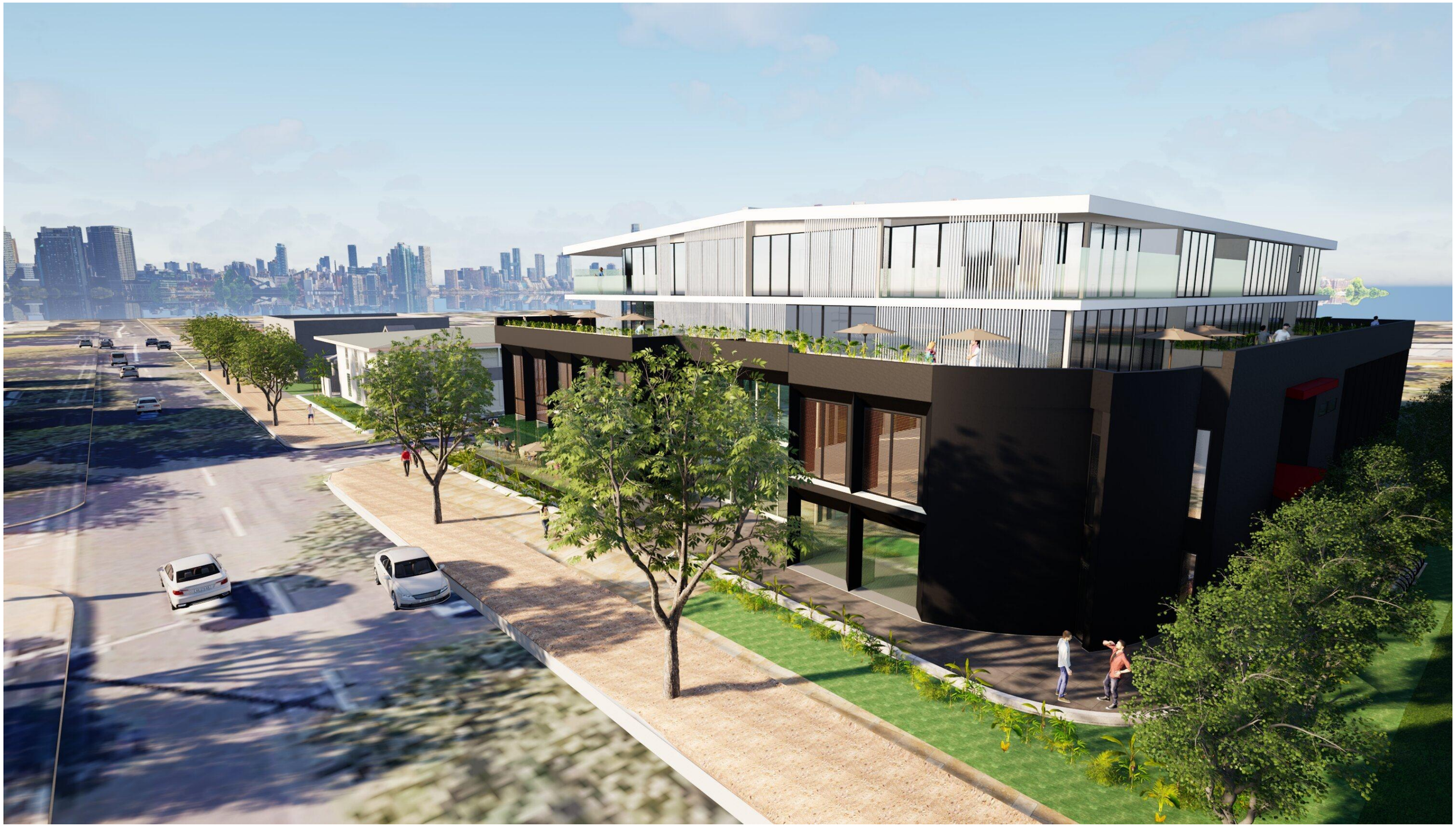

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Perspective 17

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Perspective 18

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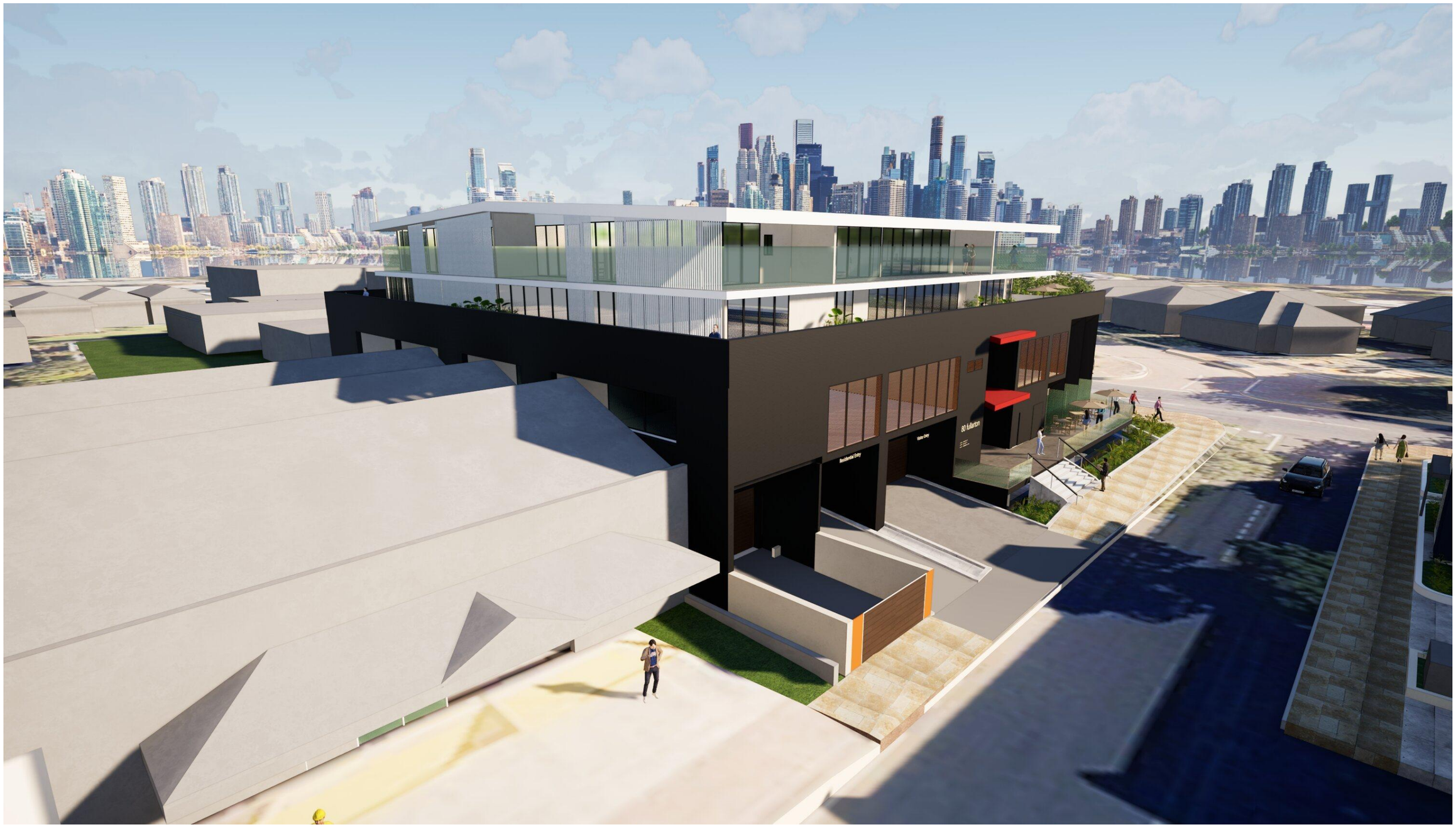

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Perspective 19

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Perspective 20

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Perspective 21

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240221 P3122A Review of Subconsultant Documents

21 March 2024

Kirkbride Architects

By email: andrew@kbarchitects.com.au

Dear Andrew

Response to RFI and letter of support for proposed new Medical Centre & Apartments at 80-82 Fullarton Rd, Norwood, SA 5067

Kirkbride Architects, on behalf of Premier Health Care, have engaged Jensen PLUS to assist with the preparation of a Planning Letter of Support to respond to The City of Norwood Payneham and St Peters' Request for Information (RFI) dated 18/09/2023 for the Medical Centre Apartments proposal for 80-82 Fullarton Rd, Norwood, SA 5067.

This Planning Letter addresses each of the topics raised in the RFI, including an overall review of the current Architectural Design proposal, current planning zones and policy provisions under the Planning & Design Code of SA, and a review and summary of the Subconsultant Document that support the proposed new development. The updated architectural drawings have been prepared in response to the RFI and the subconsultant's recommendations. They include an additional landscape drawing, shadow diagrams, cross sections through the building indicating potential overlooking through upper-level residential balconies, rainwater detention to mitigate potential basement flooding, bicycle parking and potential noise mitigation strategies, including proposed operating hours for the Gym.

Our planning response letter is provided below in the following sections:

1. Site Description
2. The Locality
3. Description of Development.
   - 3.1 Architect's Design Statement
4. Procedural Matters
   - 4.1 Zones and Overlays
   - 4.2 Zones
   - 4.3 Overlays
5. Development Assessment
   - 5.1 Land Use and building Design
   - 5.2 Design
   - 5.3 Private Open Space
   - 5.4 Overlooking
   - 5.5 Overshadowing
   - 5.6 Waste Storage
   - 5.7 Car parking and access
   - 5.8 Landscaping
   - 5.9 Waste Collection and Servicing
   - 5.10 Site Contamination

5.11 Arboricultural Assessment
5.12 Civil and Stormwater
5.13 Noise Analysis
6. Conclusion

We note that Council recommends that additional information may be required as part of a Reserved Matter, which includes:

- A Construction Environment Management Plan (CEMP)
- A Stormwater Management Plan (SMP) – including calculations to demonstrate that the development will allow for the detention of the post-development 1% AEP event at the rate of the predevelopment 20% AEP event.

The above items would be addressed at the Building Rules Consent stage of the Development Approval.

1. Site Description

The Proposed Medical Specialist Offices and Apartments Development is at 80-82 Fullarton Road, Norwood, in the City of Norwood, Payneham and St Peters (Council) – see Figure 1 below, which shows an overview of the site.

Figure 1 - Existing site plan showing adjoining neighbours on Boskenna Ave and south of lot 33 and 34 with existing laneway.

The subject land is located at 80 & 82 (shown as no 34 and 33 above) Fullarton Road, Norwood.

The site contains two land parcels that sit entirely within the *Suburban Business Zone*.

Lot 80 is within Parcel: F100101A34
Valuation: 1500689005
Title: CT6017/573
Lot 82 is within Parcel: F100101A33
Valuation: 1500690006
Title: CT5078/808.

An existing laneway is located between 82 and 84 Fullarton Road. The laneway extends to North Street, which runs parallel to Fullarton Road. However, the laneway does not extend between the two streets, nor is there a pedestrian or vehicle link between North Street and Fullarton Road.

The total site area is approximately 1,988 sqm.

Figure 2 - View of Fullarton Road and Boskenna Ave (to the left) corner looking south east with single storey dwelling on the corner and two storey office building on opposite corner. Note – the existing four trees along the Fullarton Road frontage.

Figure 3 - Showing Lot 82 in red with Lot 80 above from SAPPA maps.

Lot 82 Fullarton Road (the southern parcel - which does not include the laneway (which is located on a separate title)) contains a single storey building fronting onto Fullarton Road and a two-storey building on its eastern boundary, accessed via the laneway. Both allotments have access from Fullarton Road, with 80 Fullarton Road having a secondary access off Boskenna Avenue.

The site is relatively flat, with a subtle north-west slope. The site is adjacent three street trees and one peppercorn (Tree 3) is located on-site.

Tree 1 is identified as Eucalyptus socialis (Red Mallee), a native and is not Regulated. Trees 2 and 3 are Quercus robur (English Oak), are exotic and Significant Trees. Tree 4 is a Schinus areira (Peppercorn tree), an exotic and is exempt from Legislative Status and is not a Regulate Tree.

2. The Locality

The site is located along the suburb of Norwood's western border and is adjacent to the suburb of Kent Town. The site is located approximately 1.1 kilometres east of East Terrace (the edge of the Adelaide CBD).

The surrounding locality comprises of a mixture of commercial and residential land uses.

The allotments that face onto Fullarton Road are a variety of businesses and commercial land uses. The allotments adjacent to the site include a mixture of single and two-storey structures.

Residential dwellings are typically located along the side streets and behind the commercial and businesses that face onto Fullarton Road. However, there are a scattering of businesses located within the residential areas.

The Kent Town Historic Area (NPSP7) is located on the opposite side of Fullarton Road (in relation to the site). Although the construction of the area's historic structures includes sandstone walls, steel roofs, decorative wall treatments, brick quoining and gabled roofs, the site's adjacent properties located along Fullarton Road include a mixture of contemporary structures that include two-storey flats and townhouses, single and double storey offices.

The mixing of early 19th century structures with contemporary structures, is also prevalent along Boskenna Avenue and through the residential areas to the site's east and south.

3. Description of development

The Proposed Medical Specialist Offices and Apartments development is at 80-82 Fullarton Road, Norwood, in the City of Norwood, Payneham and St Peters (Council) – see Figure 1, which shows an overview of the site.

As per plans, elevations, cross sections and perspectives, including landscape plans, (SK01-SK97, dated 01 March 2024), the proposed development is comprised of a mixed use, multi-storey building with frontage onto Fullarton Road and vehicle access via Boskenna Avenue.

The proposal has an overall height of four levels above ground with Medical Specialist Tenancies occupying the first two levels and apartments occupying the third and fourth levels above the medical tenancies, which are set back. In addition, there are two levels of basement car parking below ground, with a total of 55 car parks provided. See plans below for further details.

The concept provides for Offices, Pharmacy and café and atrium space on the ground level with additional ten Medical Tenancies on Level 2. Apartments are located on Levels 3 and 4, with six large apartments and balconies ranging from 111 sqm to 160 sqm on Level 3, and six additional large apartments ranging from 93 sqm to 118 sqm on Level 4.

In summary, the Development proposes to comprise of six levels, four above ground, and two levels of below-ground basement car parking:

- Ground floor (Level 1) Commercial tenancies – 140.59 m2 pharmacy with an Atrium Kiosk / Florist (40m2) and 162.61 m2 café (with a total of 68 seats), including a 16-space residential car parking area, bicycle storage area, and a bin storage area in the north-eastern corner of the site.
- Level 2 - Five Medical Specialist tenancies (637.44 m2 total), on Level 2, together with a 148.98 m2 gymnasium
- Level 3 - Residential Apartments 6 x 2-bedroom apartments from 95.07 sqm to 148.69 sqm with balconies ranging from 18 to 84 sqm.
- Level 4 - Residential Apartments 6 x 2-bedroom apartments from 95.25 sqm to 110.44 sqm with balconies ranging from 18 to 37.23 sqm.
- Total of 12 x 2-bedroom apartments over two levels (Levels 3 and 4)
- Two levels of basement car parking accommodating a further 55 on-site car parking spaces.
- Vehicular access into and out of the subject development will be provided by separate ramps to the upper ground and lower-level car parking area.
- There is no rooftop plant/equipment proposed. Refer to Figure 4 below - SK02 - Proposed Site & Roof Plan.

The Arboricultural Impact Assessment has identified that the two Regulated Local Government owned and managed street trees, Trees 2-3 and the one Unregulated tree, Tree 1 in the area of the proposed development are unlikely to be negatively impacted by the proposed works. The proposed works for Trees 2 and 3 are within existing encroachment and the proposal includes a landscape section which has the potential to effectively improve the root zone of these trees.
However, **Tree 4 is Conflicted by the proposal and requires removal** to facilitate development. As a tree with a Moderate Retention Rating and listed as an Exempt species, **its removal to accommodate development is acceptable.**

3.1 Architect's Design Statement

The Norwood Medical Centre project is a mixed-used development situated on the corner of Fullarton Road and Boskenna Avenue in Norwood, South Australia.

The design objective for this project was to design an uplifting contemporary building to enrich the existing streetscape but at the same time the building is to neutralize and blend into the existing surrounding environment. To achieve this, the building is articulated horizontally and vertically with natural pelmet break lines to the surrounding structure to neutralize and blend the building into the existing streetscape.

The proposed development will provide a luxurious Café and a Pharmacy on ground level with 5 Medical Tenancies and a Fitness Gymnasium on level 2. Above all this the development will provide 12 two-bedroom lifestyle apartments across level 3 and 4 with generous views into the city and the hills.

The development provides sufficient off-street underground car parking with an easy access entrance off Boskenna Avenue. Within the vicinity the development will bring together quality lifestyle living and all the health and medical benefits to the one convenience location.

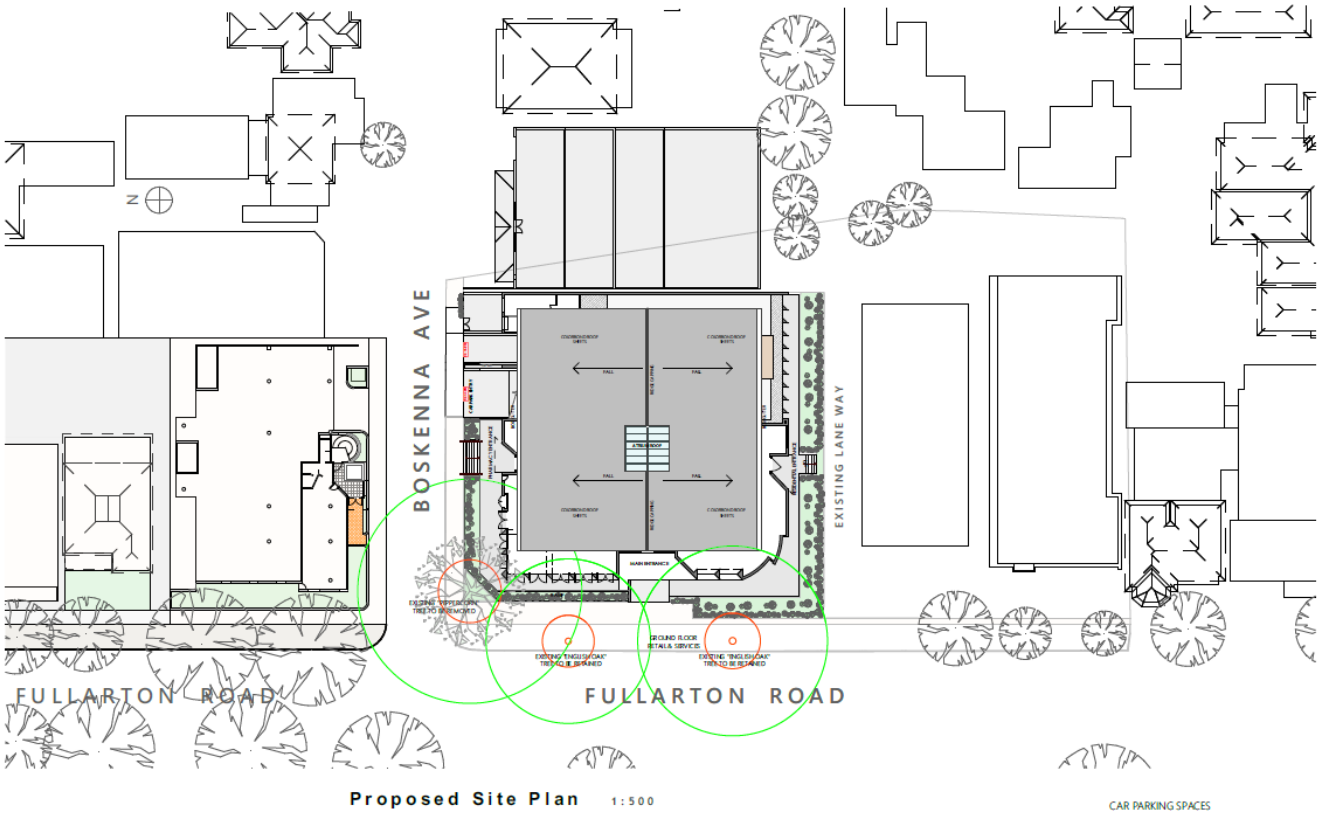

Figure 4 - site plan of proposed development.

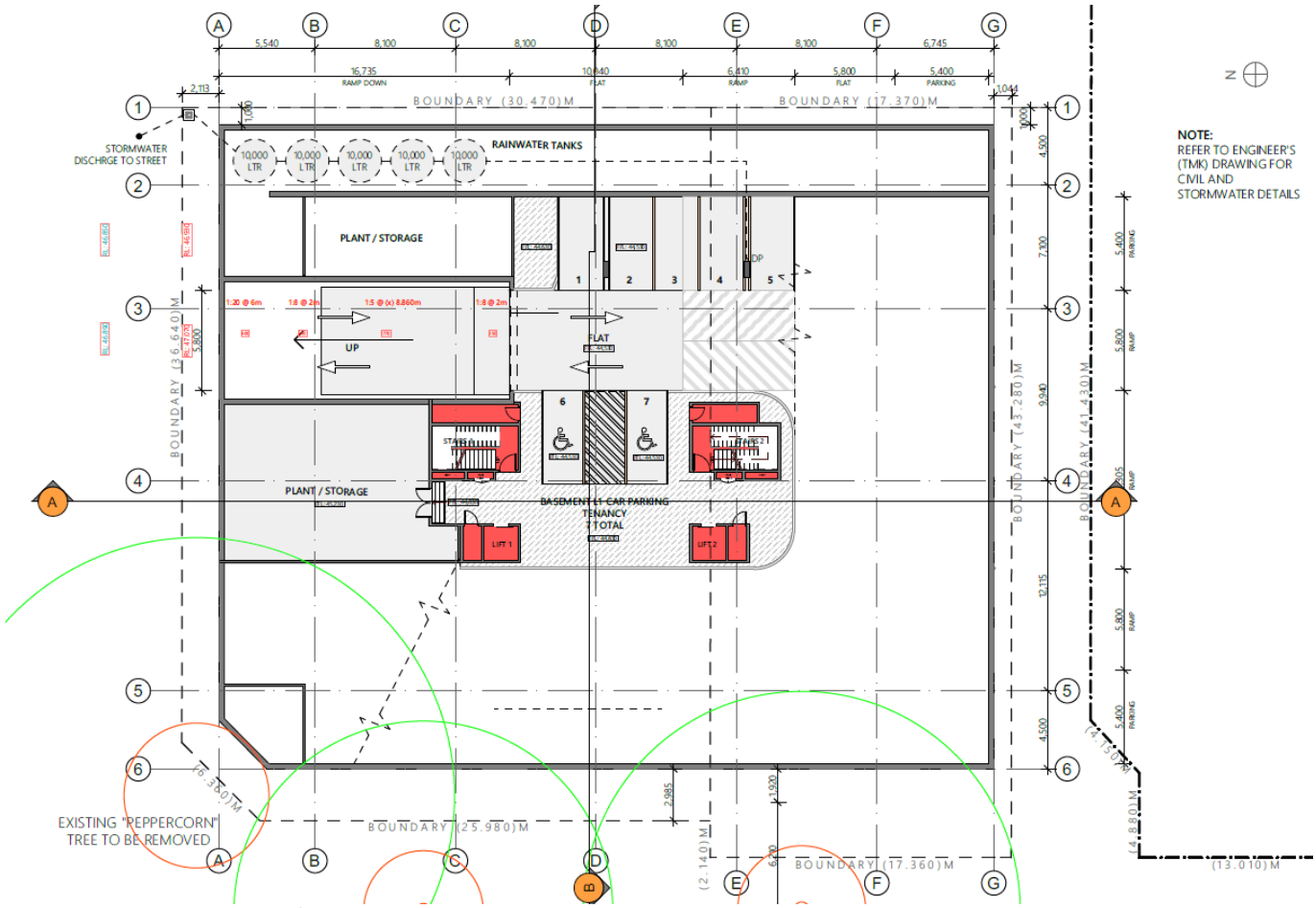

Figure 5 - Basement Car park 1

Figure 6 - Basement Car park 2

Figure 7 - Ground Level - retail and services.

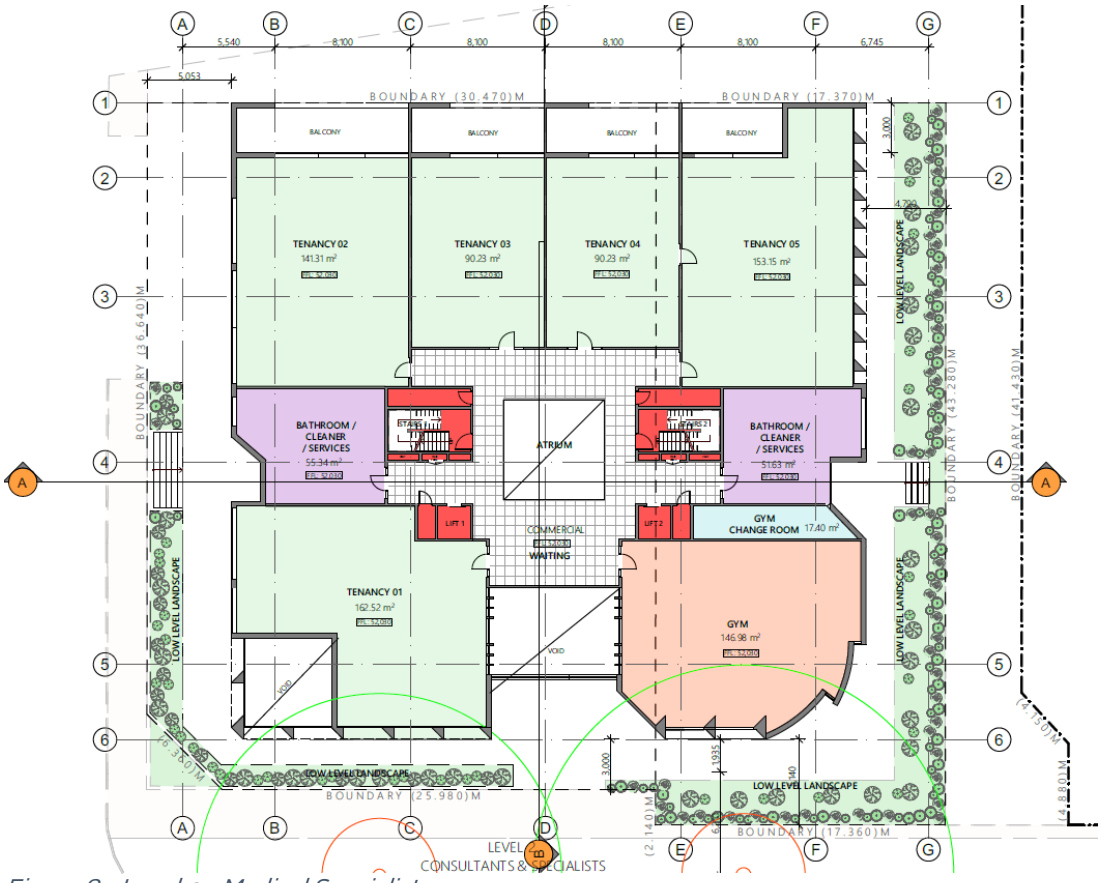

Figure 8 - Level 2 - Medical Specialists

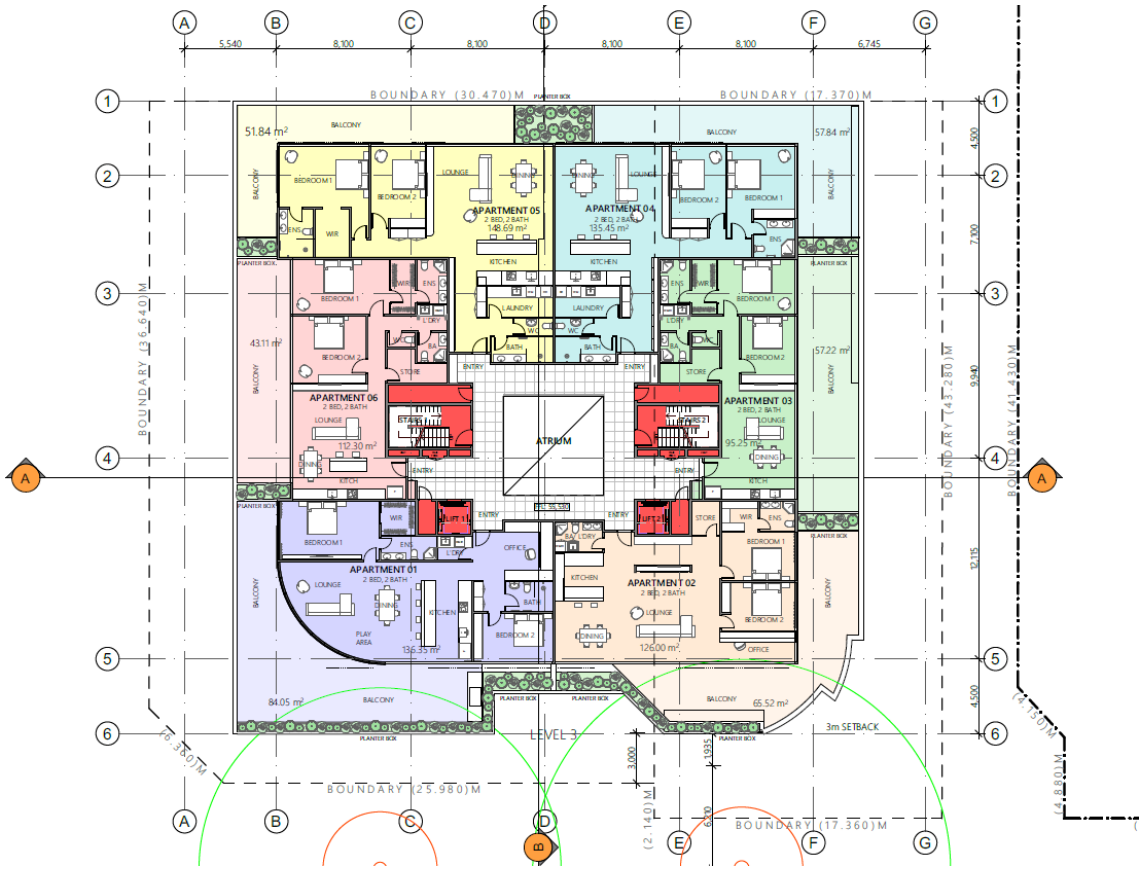

Figure 9 - Level 3 - Residential apartments

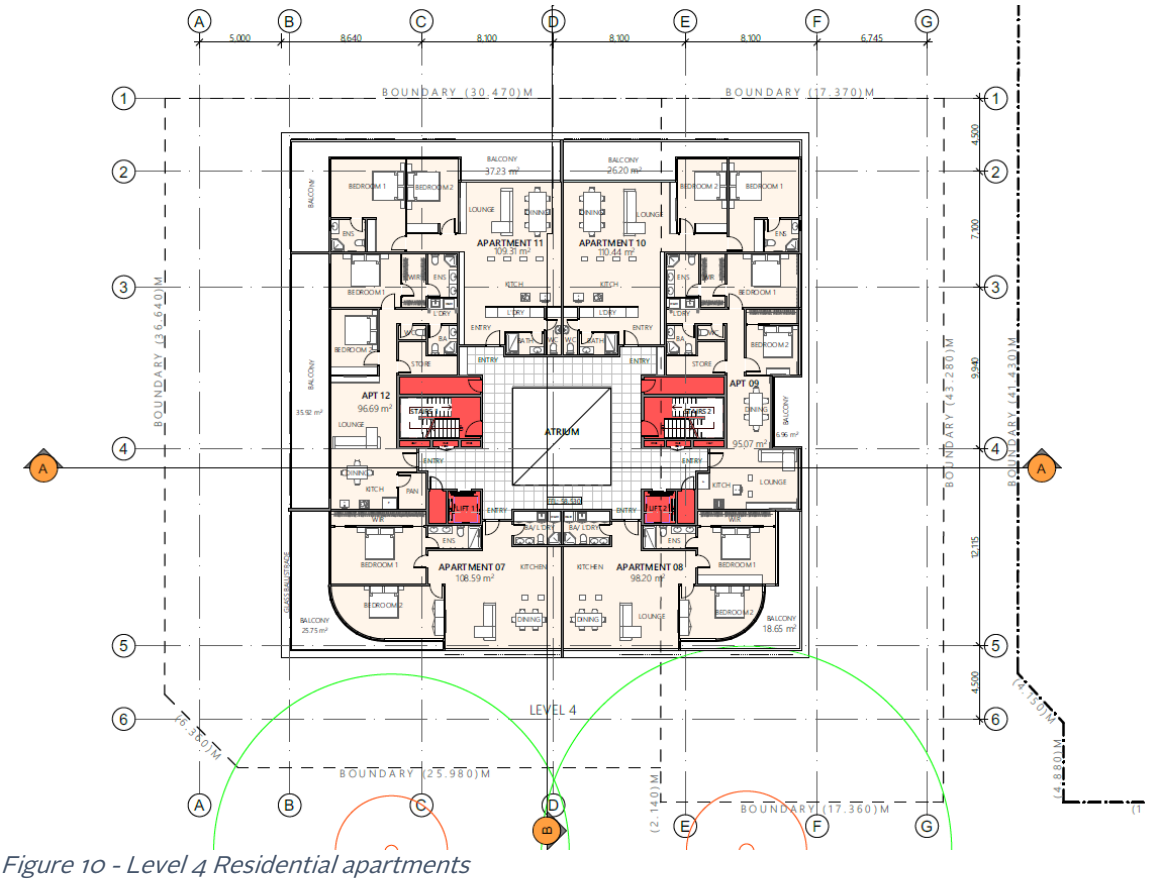

Figure 10 - Level 4 Residential apartments

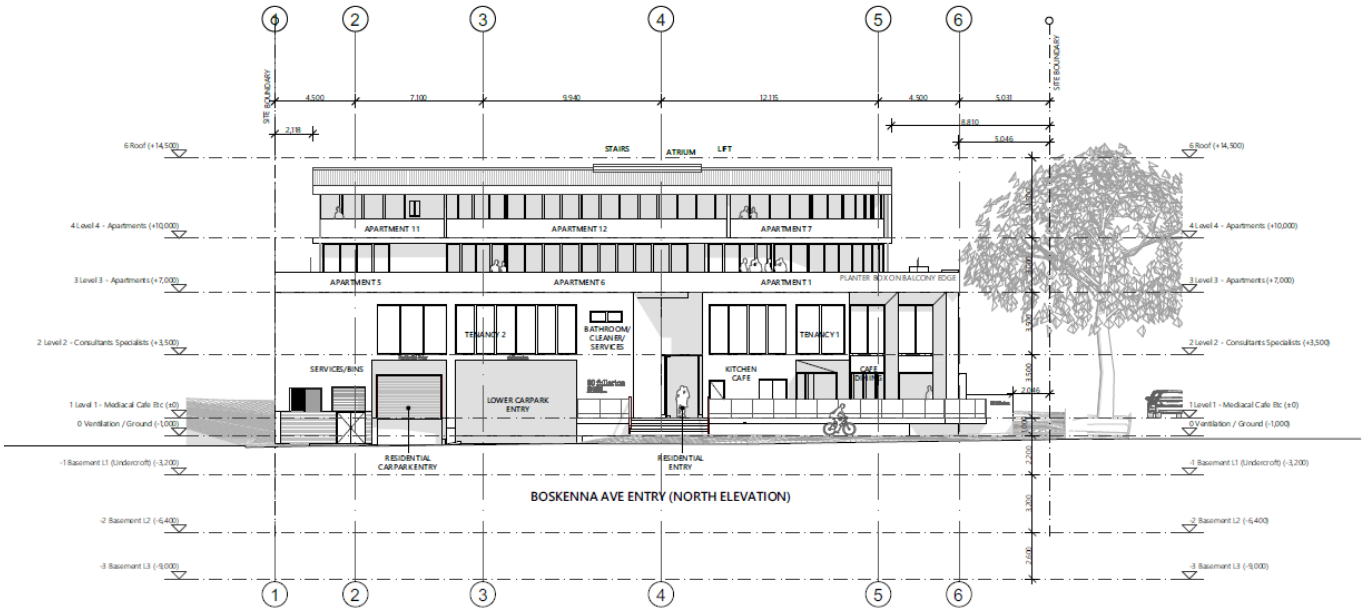

Figure 11 - North Elevation along Boskenna Ave

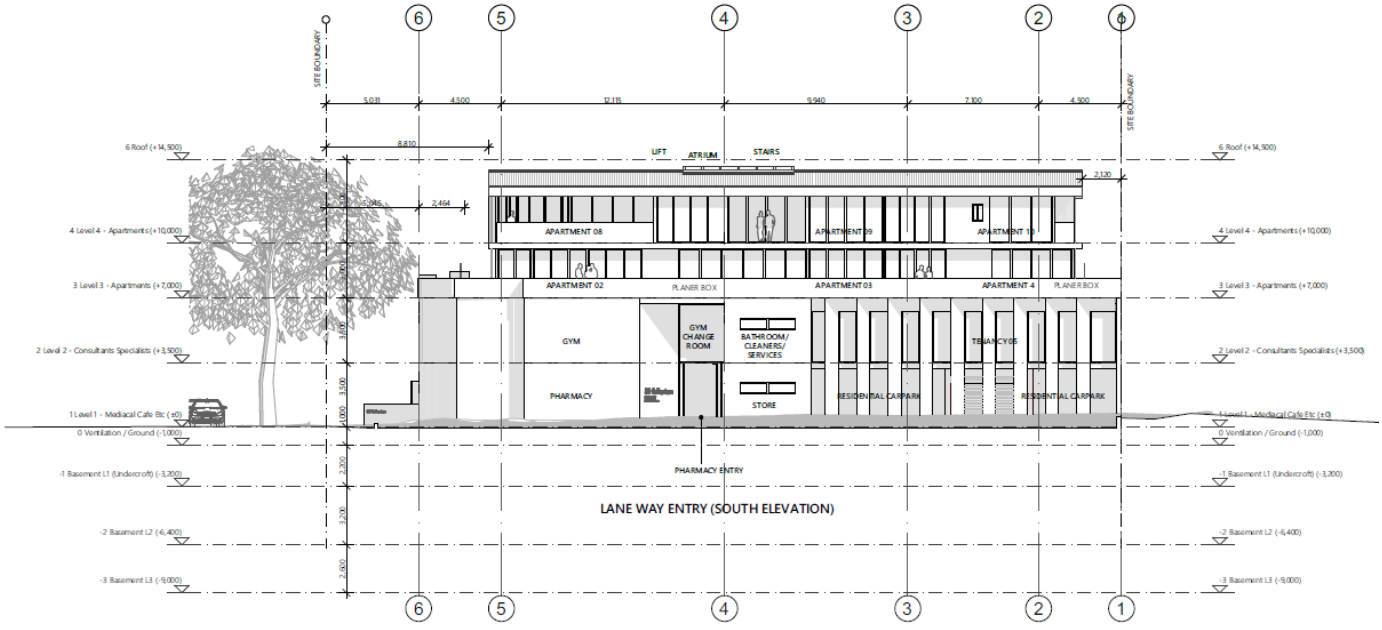

Figure 12 - South Elevation.

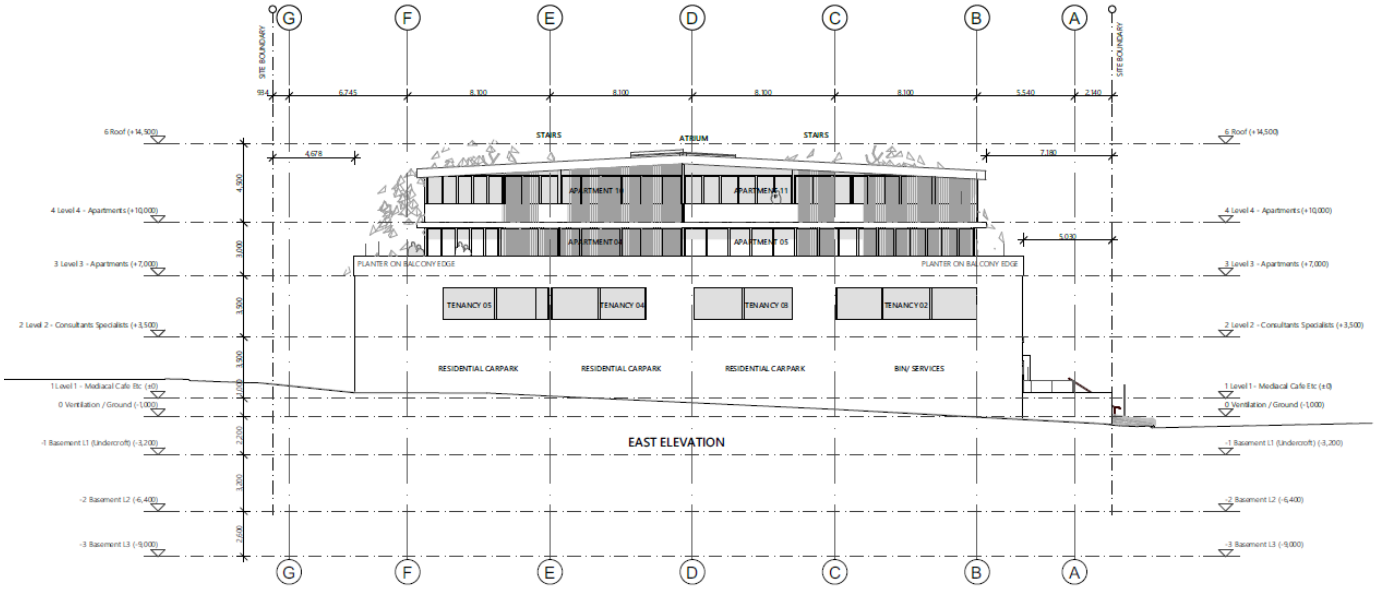

Figure 13 - East Elevation – showing setbacks from Fullarton Road and eastern neighbours.

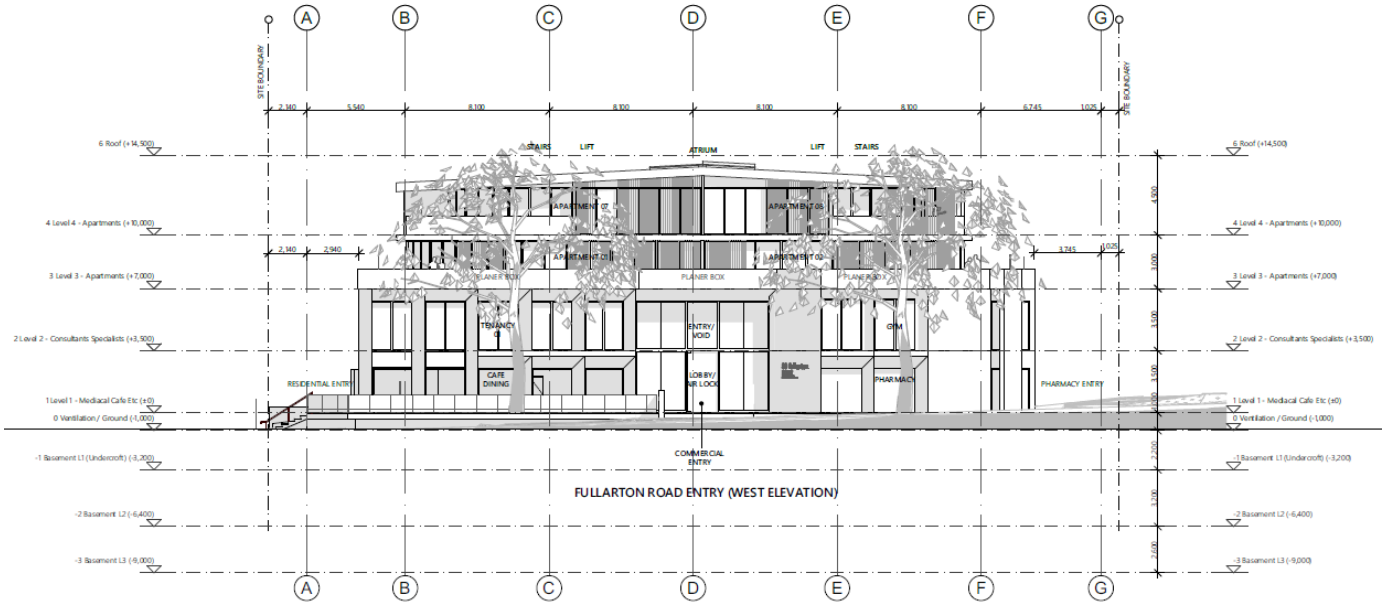

Figure 14 - West Elevation along Fullarton Road

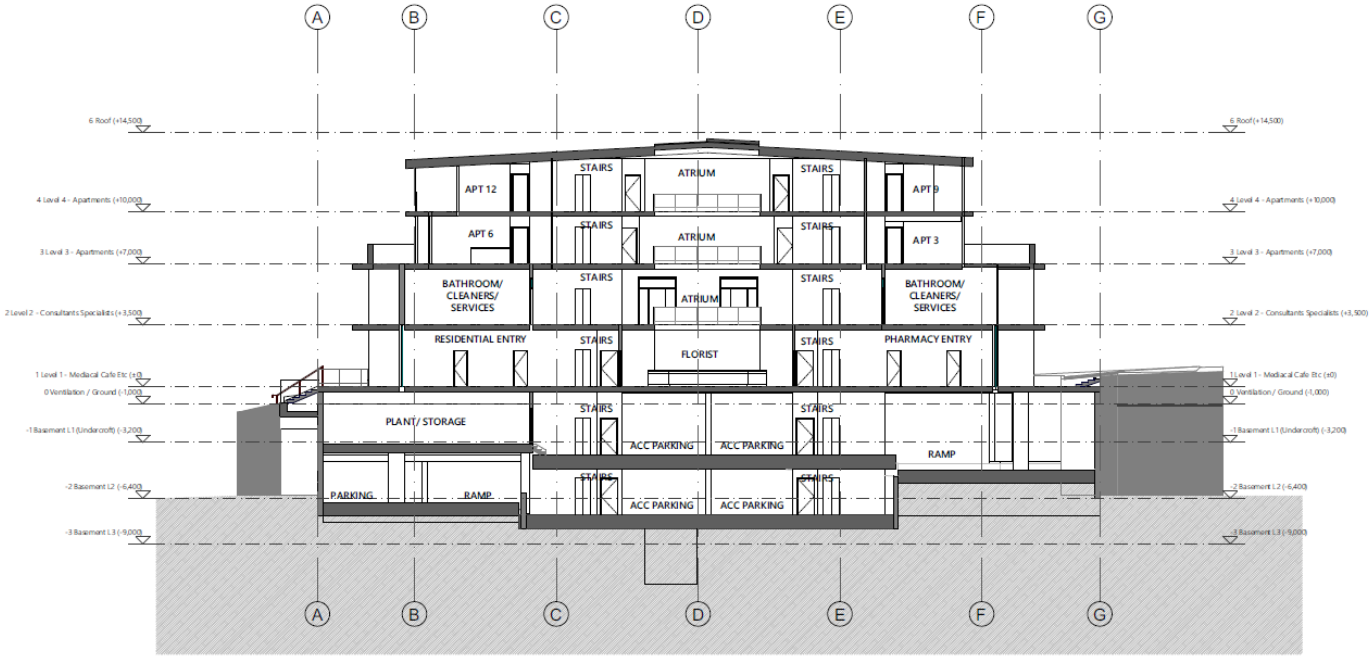

Figure 15 - Section AA

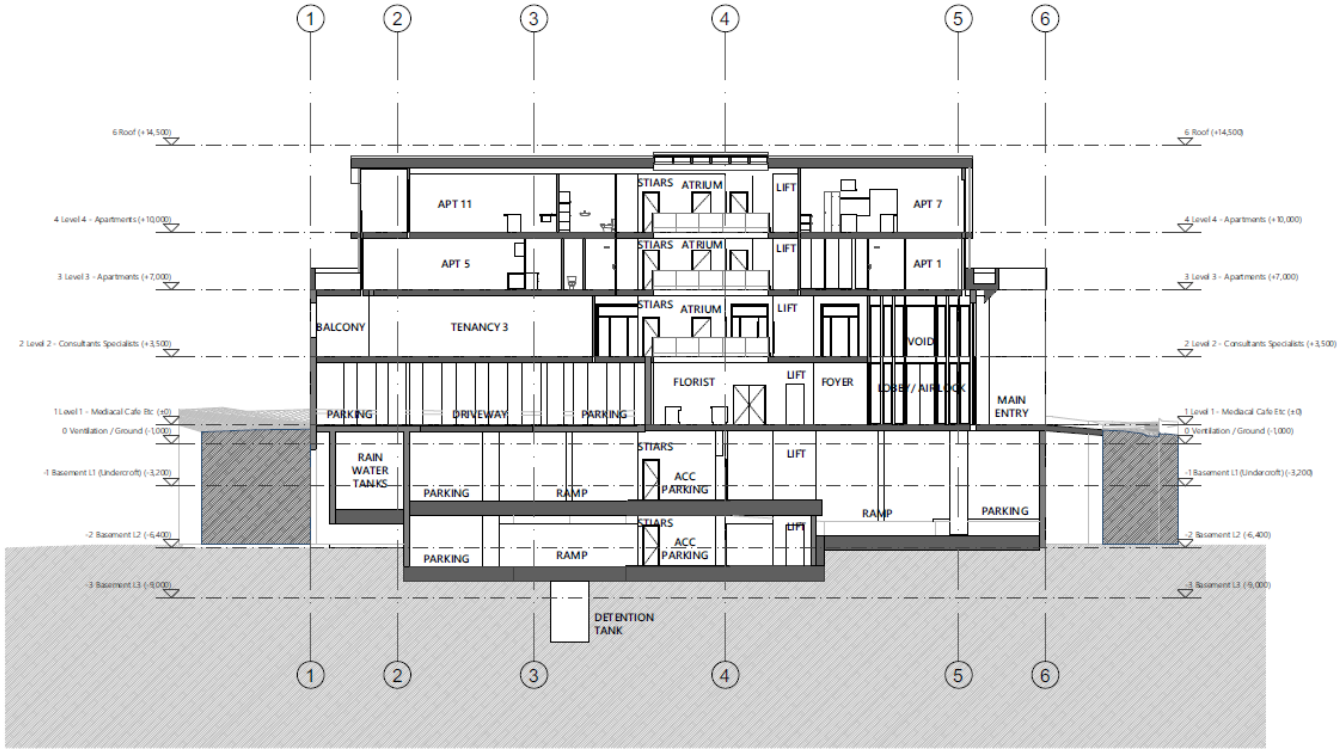

Figure 16 - Section BB

Figure 17 - Perspective view along Fullarton Rd looking north towards Medical Centre and Apartments corner.

Figure 18 - Perspective view of frontage along Fullarton Road at eye level - showing apartment Levels 3 and 4 setback from the road frontages – Boskenna Ave and Fullarton Rd.

4. Procedural Matters

The Planning & Design Code provides for the following policies for the development site at Lots 80 and 82 Fullarton Road.

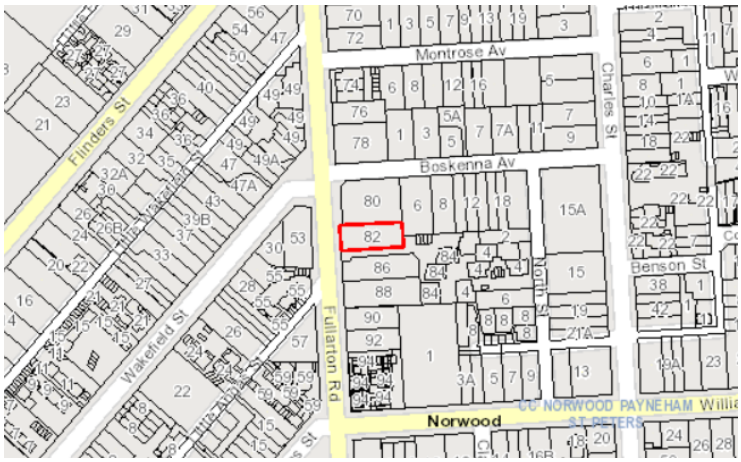

Figure 19 - Showing Lot 82 in red with Lot 80 above Lot 82.

4.1 Zone and Overlays

The subject site is within the Suburban Business Zone of the P&D Code.

The following Overlays apply. Those Overlays which have particular relevance have been responded to in further detail below:

Zones

Suburban Business - SB

Overlays

Airport Building Heights (Regulated) - All structures over 45 metres
The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Future Road Widening
The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Hazards (Flooding)
The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - General)
The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Prescribed Wells Area
The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree
The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development
The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Urban Transport Routes
The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

Variations
Maximum Building Height (Levels)
Maximum building height is 3 levels

Below is a response to the above and policy overlays.

4.2 Zones

Suburban Business – SB zone

The Desired Outcomes (DO) of the Zone are as follows:

DO 1- A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.

DO 2- A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.

Response
The overall land uses proposed by the proposal are in line with the Desired Outcomes DO 1 - as a business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts, and includes residential development, and DO 2 - as a low-rise building of four levels in a well-serviced and accessible area where additional height is appropriate.

4.3 Overlays

Airport Building Heights (Regulated) - All structures over 45 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Response
Refer to Section 2.2.9 Technical & Numeric Variations below for clarification. The overall building height falls significantly below the maximum 45 metres building height.

Future Road Widening
The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Response
Refer to the Traffic Report prepared by Phil Weaver and Associates.
Initial discussions with DIT and Phil Weaver indicate that DIT are not intending to create any road widening adjacent the site along Fullarton Road.

Hazards (Flooding)
The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Response

Refer to Section 13 for detailed TMK Civil & Stormwater Report and drawings 2311173-C1/PA, 2311173-C2/PA, 2311173-C3/PA, and 2311173-C4/PA for the proposed stormwater design for the proposed development. Essentially the client has been notified of the potential for flooding in the basement car parking in the event of a 1 in 100-year flood. However, to mitigate such a potential risk, the architect has included rainwater detention tanks in place as shown on the updated architectural drawings.

Hazards (Flooding - General)
The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Response
The development site is adjacent and has frontage to Boskenna Avenue to the north and Fullarton Road to the west, which is an Urban Transport Route and is in a Traffic Generating Development area.
The site is also in a Stormwater Management Catchment area, and both Boskenna Avenue and Fullarton Road are subject to Hazards (Flooding – General) as shown below from the Plan SA SAPPA portal. As such, in the case of a 1 in 100 flood, there is a possibility that the basement car parks may be flooded, which the client is aware of. The current architectural plans include rainwater detention areas to minimise the potential for flooding in the lower basement car parks.

Refer to the detailed TMK Civil & Stormwater Report below and drawings 2311173-C1/PA, 2311173-C2/PA, 2311173-C3/PA, and 2311173-C4/PA for the proposed stormwater design for the proposed development.

Figure 20 - Proposed Development site bounded by 'blue hatching' on Fullarton Road to the west and Boskenna Ave to the north – both roads are subject to flooding – refer to Sect 6. TMK Final Civil & Stormwater Report below for further details.

Prescribed Wells Area
The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Response
Refer to the TMK Final Civil & Stormwater Report below for further details.

Regulated and Significant Tree
The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment. Refer to Arborist Final Report by Arborman Solutions dated 2023-12-11 in Section 4 for further information below.

Response
The Arboricultural Impact Assessment has identified that the two Regulated local government owned and managed street trees, Trees 2-3 and the one Unregulated tree, Tree 1 (Red Mallee, with a 5-10 m height and spread) in the area of the proposed development are unlikely to be negatively impacted by the proposed works.

The proposed works for Trees 2 and 3 (English Oaks, 5-10m height and 10-15 m spread) are within existing encroachment and the proposal includes a landscape section which has the potential to effectively improve the root zone of these trees.

Tree 4 (Peppercorn, with a 10-15m radius) located on the Boskenna Ave frontage is conflicted by the proposal and requires removal to facilitate development.
As a tree with a Moderate Retention Rating, and listed as an Exempt species, its removal to accommodate development is considered acceptable.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Response
Refer to Section 7 Traffic Report by Phil Weaver dated February 2024, below, for further details.
The proposal is like to generate a total of 83.3 trips for evening weekday peak hour vehicle trips.

Phil has had discussions with DIT to understand the likelihood of the road widening eventuating in the future. In this instance, this is not a priority for DIT and they are not intending to undertake the road widening in the future.

Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes. Refer to Section 7 Traffic Report by Phil Weaver dated February 2024, below for further details.
Vehicular access into and out of the subject development will be provided by separate ramps to the upper ground and lower level car parking area including:-

- An approximately 4.0 m wide ramp servicing the upper-level car (residential) parking area with a
- grade of 1 in 8 extending over a total length of 12.08m, and
- an approximately 6.2 m wide ramp servicing the basement parking areas. The design of this ramp will include:-
  - a near flat area extending 6 m into the site at the top of the ramp over a length of 1 in 20,
  - a transition of 1 in 8 extending over 2 m between the near flat area at the main section of the
  - ramp,
  - a maximum grade of 1 in 5 over a length of 8.86 metres, and
  - a transition at the bottom of the ramp with a grade of 1 in 8.

Response
The above ramp grades would meet the requirements of the relevant off-street car parking standard for a design accommodating residential and commercial car parking.
A minimum clearance of 2.4m (subject to review) will be provided above the main car parking ramp / below the floor plate of the ground parking area.
As such, it is considered that the design of the on-site car parking areas would conform to the relevant off-street parking standards (AS/NZS 2890.1:2004, AS 2890.3:2015, and AS/NZS 2890.6:2009).

Technical & Numeric Variations

Maximum Building Height (Levels) is three levels.

Response
The overall bulk and scale of the building, although currently at 4 levels and 14.5m in height has been reduced significantly from the original 6 level design. In addition, the two levels of apartments have been set back

significantly from the street and the floor to ceiling levels have been reduced so as to approximately 14.5m in overall height with upper balconies on levels 3 and 4 significantly setback from the two street frontages of Boskenna Ave and Fullarton Road.

5. Development Assessment

5.1 Land use and building design

The Desired Outcomes (DO) of the Zone are as follows:

DO 1- A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.

DO 2- A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.

Response
The overall land uses proposed are in line with the Desired Outcomes DO 1 - as a business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts, and includes residential development, and DO 2 - as a relatively low-rise building of four levels in a well-serviced and accessible area where additional height is appropriate.

Deemed to Satisfy Criteria (DTS) / Designated Performance Features (DPF) are prescribed as follows:

DTS/DPF 1.1 - Development comprises one or more of the following:
Consulting room, Dwelling, Institutional facility, Light industry, Motor repair station, Office, Residential flat building, Retail fuel outlet, Service trade premises, Shop, Store and Warehouse.

DTS/DPF 1.2 - Shops, offices and consulting rooms do not exceed 500m2 in gross leasable floor area.

Response
The Ground floor (Level 1) contains Commercial tenancies – 140.59 m2 pharmacy with an Atrium Kiosk / Florist (40m2) and 162.61 m2 for a café along with Level 2 – with Five Medical Specialist tenancies (637.44 m2 total), and a 148.98 m2 gymnasium. This totals approximately 1,127 sqm of floor space, which is double the 500m2 gross leasable floor area. However, the proposal straddles two lots or potential development sites which averages out at just over 500 m2 for each site.

PO 2.1 - Building scale and design complement surrounding built form, streetscapes and local character.
PO 2.2 - Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones is primarily intended to accommodate sensitive receivers.

DTS/DPF 3.1 - Building height (excluding garages, carports and outbuildings) is no greater than 3 levels or 12m in all other cases.

Response
The proposal straddles two lots of potential development and therefore provides a bulk and scale commensurate with a development that is larger in scale than one normally on one allotment. The proposal aligns with DTS/DPF 3.1 as the development, although four levels, at 14.5m in height, is not significantly higher than 12m in overall height and the upper residential levels 3 and 4 are set back substantially from the street. As the proposed building is in a well-serviced and accessible location, the additional height is considered appropriate and designed in such a way that it reduces potential amenity impacts on surrounding sites.

PO 3.2 – Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. and
DTS/DPF 3.2 - Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary, or where this boundary is the street boundary):

Response
The proposal faces both street frontage and there will have minimal impact on its northern or western neighbours due to the setback from the roads and the existing street trees.
The proposal is adjacent to its southern neighbour along its southern boundary and therefor DTS/DPD 3.2 does not strictly apply. In addition, the upper residential levels have been set back with 1.6m height screens to ensure minimal overlooking and impact to its neighbours.

PO 5.1- Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape.

Response
Signage is proposed to be integrated on the building façade and will therefore not be visually dominant within the overall streetscape along Fullarton Road.

PO 3.1 suggests *"Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality."*

Response
The development, being of a high architectural design, in addition to providing a mixed use of critical services, such has medical facilities, gymnasium and café, and residential dwellings, will positively contribute to the local neighbourhood by providing more positive ground level street activation and nighttime activity and passive surveillance.

The site is adjacent to the Established Neighbourhood – EN Zone, which is located to the east and west of the site. However, the neighbouring properties are commercial in nature, and will be minimally affected by noise or overlooking or overshadowing – refer to relevant sections of the letter below.

5.2 Design

The proposal is in keeping with the overall DO 1 and DO 2 design requirements of the Planning and Design code. That is, the proposal creates a *business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses. And provides additional height in well serviced and accessible locations.* The site is a well serviced and accessible location.

5.3 Private Open Space

Open space provision has been included via the balcony areas for the residential apartments. These areas range from 43.11 m2 to 84 m2 for level 2 and between 18 m2 to 37 m2 for level 3.
In addition, landscaping is provided on the ground level areas to increase overall amenity of the residents.

PO 7.2 from the Suburban Business Zone outlines private space provisions from the Planning and Design Code.
DTS/DPF 7.2 - *Ancillary buildings and structures do not result in:*
less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

Means a private outdoor area associated with a dwelling that:

1. *is for the exclusive use of the occupants of that dwelling*
2. *has a minimum dimension of 2.0m for ground level areas and 1.8m for balconies*
3. *is screened from public view by a building, fence, wall or other similar structure with a minimum height of 1.8m above ground level and a maximum transparency of 20%.*

The proposal satisfies the above Table 1 Private Open space provisions.
Table 1 – Private Open Space also nominates the following minim areas for open space provision:

- *Dwelling (above ground level):*
- *Studio (no separate bedroom): 4m2 with a minimum dimension 1.8m*
- *One bedroom: 8m2 with a minimum dimension 2.1m*
- *Two bedroom dwelling: 11m2 with a minimum dimension 2.4m*
- *Three + bedroom dwelling: 15m2 with a minimum dimension 2.6m*

The proposal provides additional open space above the recommended minimums as outlined above.

5.4 Overlooking

Refer to architectural drawings SK30 Section AA, SK31 Section BB and SK32 Section CC for typical cross sections indicating potential for minimal overlooking from the residential upper-level apartment balconies, as per below. As per the cross sections and the perspective below, the balconies are to be provided with screen walls – obscure glass at 1.6m in height, that will effectively block direct views to the southern and eastern neighbours.

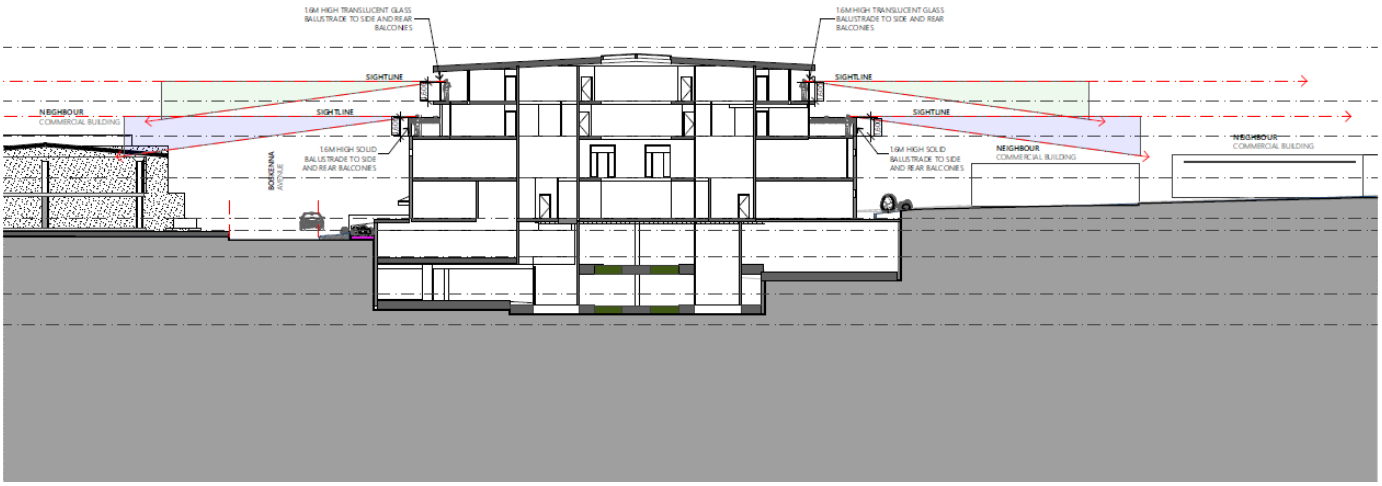

Figure 21 - SK32 showing Section C and potential overlooking to neighbours from residential balconies.

The proposal satisfies PO 10.1 and DTS/DPF 10.1 Overlooking and Visual Privacy provisions in the Part 4 General Policy Provisions i.e.

1. *Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:*
2. *are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm*
3. *have sill heights greater than or equal to 1.5m above finished floor level*

5.5 Overshadowing

Refer to architectural drawing for further details on specific times during June 21 – SK40 for 8am, Sk41 for 10am, SK42 for 12pm, SK43 for 2pm, SK44 for 4pm and SK45 for 6pm.

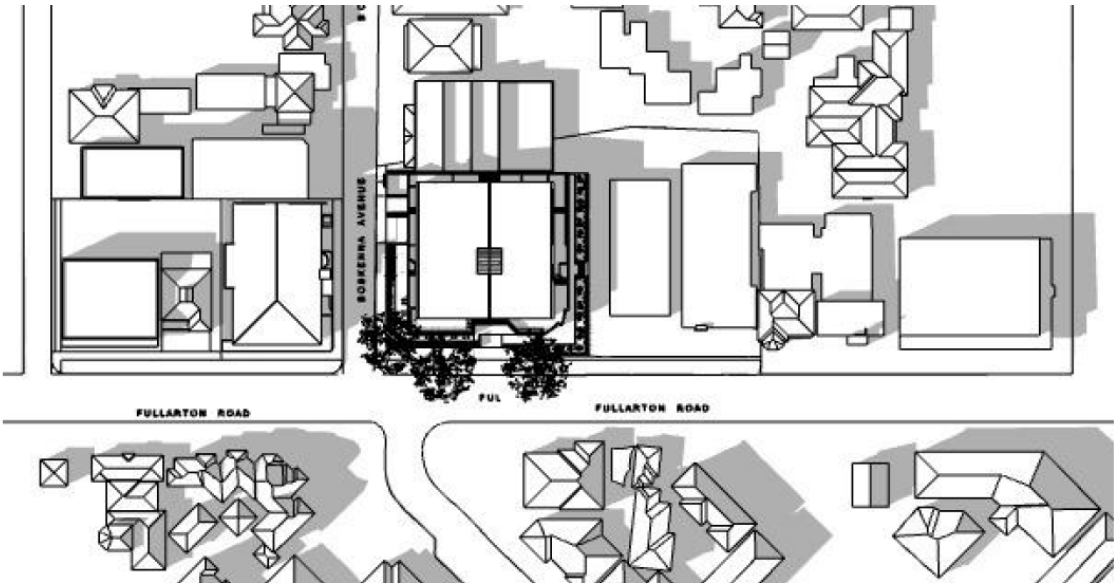

Figure 22 - Shadow Diagram SK43 for 21 June 2pm

Response

The overall impact from overshowing is not considered, on balance, to be unreasonable given the building faces north and overshadowing impacts to the adjoining southern and eastern neighbours do not last more than 2 to 3 hours.
Refer to PO 3.1 - *Overshadowing of habitable room windows of adjacent residential land uses in a neighbourhood-type zone is minimised to maintain access to direct winter sunlight or 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.*

General development policies- interface between land uses;
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:*

1. *the nature of the development*
2. *measures to mitigate off-site impacts*
3. *the extent to which the development is desired in the zone*
4. *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.*

It is considered that on balance the proposal does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers as they are generally commercial uses.

5.6 Waste storage and collection

Table 1 includes the recommended Waste Resource Generation Rate (WRGR) classifications (for each land use) based on the State Guideline (Zero Waste SA, 2014), which are used to estimate waste and recycling volumes to assess waste storage required for the site. The proposed development includes the demolition of the existing building and the construction a multipurpose, multilevel commercial building.

Land Use	Description	Site Location	Land Use Type	Dev. Metric(s)	
Residential	Apartments	Level 3-4	High Density Residential Dwelling	22	bedrooms
Commercial	Florist	Upper Ground	Florist (Proprietary)*	40	m^2 GFA
	Light Café	Upper Ground	Light Café**	120	m^2 Active area
	Pharmacy	Upper Ground	Dry Retail > 100m2 + medical waste	140	m^2 GFA
	Gym	Level 2	Gym (Proprietary)*	147	m^2 GFA
	GP Clinic	Level 2	Consulting Rooms (GP)	304	m^2 GFA
	Allied Health	Level 2	Consulting Rooms (Allied)	335	m^2 GFA

* WRGRs for florists and gyms do not exist within the State Guidelines. As such, proprietary WRGRs have been utilised to reflect the consultant's experience with typical waste volumes produced in gyms and florists.

** Derated Café WRGRs from State Guideline: General waste = -50%, Recycling = -50%, Food Waste = - 70%, 100% active area

Figure 23- Summary of land uses for the Development.

Use	Local Disposal Location	Collection Presentation Location	Routine Service	Estimated Waste/Recycling Volumes (L/wk)	Collection Frequency (Events/wk)	Provider	Max. Bins/Items Stored & Collected (per Event)		
							No.	*Size (L)*	*Type*
Residential	Residential Bin Room	Presentation Yard	General Waste	660	1	Council	1	660	Skip
			Dry Comingled Recycling	550	0.5		1	1100	Skip
		Kerbside	Food / Garden Organics	220	0.5		2	240	MGB
Commercial	Commercial Bin Room	Presentation Yard	General Waste	2,802	1	Private	3	1,100	Skip
			Dry Comingled Recycling	1,944	1		2	1,100	Skip
			Recycled Deposit Container	130	1		1	240	MGB
			Confidential Paper	150	1		1	240	Secure MGB
			Medical Waste	210	0.5		2	240	Secure MGB
			Food / Garden Organics	1,320	1		2	660	Skip

Figure 25 - Waste storage and bin schedule for Routine Services

Service Type	Residential	Commercial					
	Dwellings	Florist	Light Café	Pharmacy	Gym	GP Clinic	Allied Health
Routine (regularly scheduled)	General Waste Recycling Food Organics	General Waste Recycling Cardboard Food Organics Recycled deposit containers (OPTION) Cooking Oil (OPTION)	General Waste Recycling Cardboard Food Organics Recycled deposit containers (OPTION) Cooking Oil (OPTION)	General Waste Recycling Cardboard Minor food waste Medical waste	General Waste Recycling Cardboard Minor food waste	General Waste Recycling Minor food waste Cardboard Medical waste	General Waste Recycling Cardboard Minor food waste
At-call (as needed)	Hard/E-waste Printer Cartridges Batteries						
Maintenance (waste removed by contractor)	Sanitary (in-room or public toilets) Lighting (where applicable)						
External (by tenant off-site)	Not applicable						

Figure 24- Expected or recommended waste & recycling services for the proposed Development.

Waste/Recycling Service	Residential	Commercial					
	Apartments	*Florist**	*Light Café#*	*Pharmacy*	*Gym**	*GP Clinic*	*Allied Health*
	L/week	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*
General Waste	660	182	1,260	640	80	300	340
Dry Comingled Recycling	550	42	290	150	30	90	100
Cardboard (Uncompacted)		112	420	390		150	170
Recycled Deposit Container			130				
Confidential Paper				20		60	70
Medical Waste				30		180	
Food / Garden Organics	220	280	840	30	10	80	80
TOTAL	1,430	618	2,940	1,260	120	860	760

Modified Café / Restaurant WRGR to reflect Light Café tenant: General waste WRGR derated by 50%, recycling/cardboard by 50%, and food waste by 70%.

* Proprietary WRGRs used for florist and gym, based on the consultant's experience

Figure 25 - Estimated waste & recycling volumes (Litres/week) for the proposed Development.

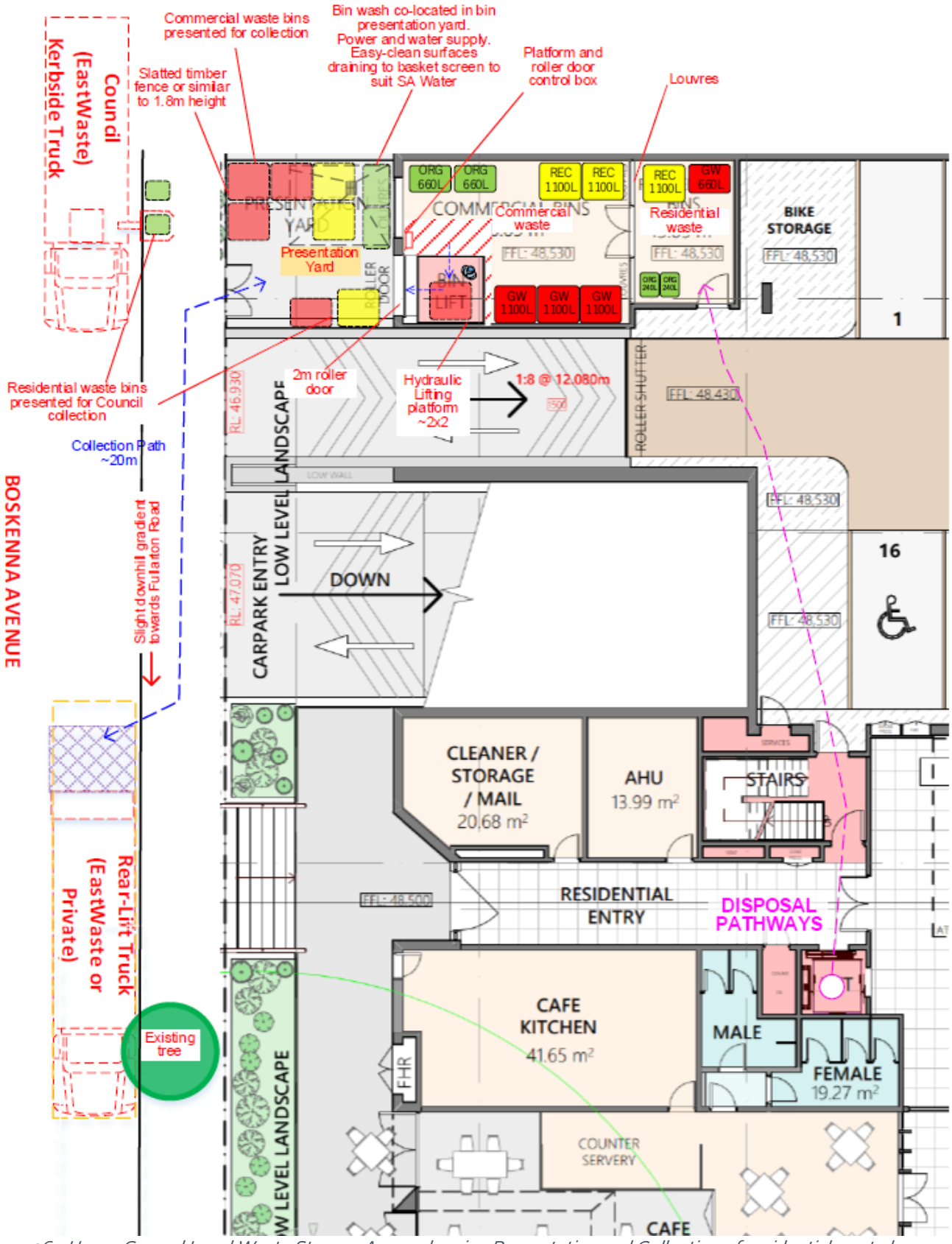

Figure 26 - Upper Ground Level Waste Storage Areas, showing Presentation and Collection of residential waste by council contractor (EastWaste) and Private contractor for commercial waste.

Figure 27 - Site Overview, including transfer pathways.

Residential Local Disposal and Waste Storage

Residents would dispose of General Waste, Recycling and Organic Waste into shared skip bins provided in the Upper Ground Floor waste room. The maximum disposal path distance from any residence is approximately 30 - 40 m. The Waste Area at the Upper Ground Level is internal to the building which ensures that bins are screened from public view.

Space in the waste storage area is provided for:

- 1 x 660L General Waste skip.
- 1 x 1100L Dry Co-mingled Recycling skip.
- 2 x 240L Organics / Food Waste MGB's.

The room should have mechanical ventilation to remove odours. The ventilation should extract to the atmosphere, with location selected to avoid impact on tenants, customers, and residents.

This location been detailed in the update architectural design.

Commercial Local Disposal and Waste Storage area

An enclosed bin storage area is provided for the disposal of all wastes generated in the commercial tenancies. This area would serve the waste requirements of the tenancies, where cleaners or staff would collect waste and recycling from each tenancy and dispose of it in the bins provided in this area. Disposal distance is 20 to 40m.

Space in the commercial waste room is provided for:

- 3 x 1,100 L General Waste Skip Bin.
- 2 x 1,100 L Mixed Recycling / Cardboard Skip Bin.
- 2 x 660L Food Waste Skip Bins.

Specialist waste bins are to be stored within each tenancy, and may include:

- 240L secure Confidential Paper bins.
- 240L CDL (10c bottle deposit) bin.
- 240L secure Medical Waste bins.

Tenancy staff or cleaners would transfer waste and recycling and/or bins to the upper ground level commercial Waste Disposal Area as needed.

Planning & Design Code Objectives

An assessment relating to how the proposed development performs in regards to the applicable General Development Policies relating to Waste is provided below:

PO 1.5 - The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), considering the form of development contemplated in the relevant zone.

Response: - Bin storages are in enclosed rooms within the building.

PO 11.1 - Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.

Response: - Collection systems are provided for source-separated landfill, recycling, and food waste. Allowance is made for specialist waste (medical waste, confidential paper and 10c recycling bottles) and a bin wash area/system is included in the Presentation Yard.

PO 11.2 - Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space, and dwellings.

Response: - Bins are to be stored in an enclosed ventilated room at Upper Ground Level.
Separate rooms are provided for Commercial and Residential wastes.

PO 11.3 - Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.

Response: - Bins are to be stored in enclosed ventilated rooms at Upper Ground Level.

PO 11.4 - Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.

Response: - Waste would be collected via a rear lift truck that would temporarily park alongside the development on Boskenna Avenue. Commercial waste is to be collected by a Private waste contractor. Collection distance for the Private collection contractor is around 20m. Collections should be completed within four to ten minutes per service.

Residential waste is proposed to be collected by Council's contractor (EastWaste). Collection distance for Council contractor is around 20m. Collections should be completed within 2 to 4 minutes per service.
The truck movements have been assessed by a traffic engineer and confirmed to be acceptable.

PO 11.5 - For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

Response: - Space is allowed for sorting and collection of a variety of wastes. Food waste can be separated into dedicated bins for collection and composting offsite.

PO 35.3 - Provision is made for suitable household waste and recyclable material storage facilities which are:
a) located away, or screened, from public view, and
b) conveniently located in proximity to dwellings and the waste collection point.

Response: - 3-bins system is to be stored in an enclosed room at the upper ground floor.
Bins are to be presented for collection on Boskenna Avenue by the Building Manager or other designated person.

PO 35.4 - Waste and recyclable material storage areas are located away from dwellings.

Response: - Bins are in an enclosed room more than 3m from any habitable room.

PO 35.5 - Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.

Response: - Council has been contacted and provided in-principle support for waste to be collected using a rear-lift truck, stopping on Boskenna Avenue as shown in the Waste Management Plan.

PO 43.1 - Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:
a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off
b) paved with an impervious material to facilitate wastewater collection
c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area
d) are designed to drain wastewater to either:
    a. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or
    b. a holding tank and its subsequent removal off-site on a regular basis

Response: - Bin wash is to be provided within the presentation yard, with washdown graded to a suitable basket screen prior to sewer disposal. A canopy or roof is to be included to prevent stormwater entering the sewer.

5.7 Car Parking and Access

Refer to PO 1.4 DTS/DPF 1.4 I of the Suburban Business Zone parking provisions:
off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:

Summary of Phil Weaver's Traffic Report

The proposed car parking areas have been designed generally in accordance with a User Class 1A (residential and employee parking) facility, typically providing 5.4m long and 2.4m wide spaces adjacent to a 5.8m wide driveway aisle.

Vehicular access into and out of the subject development will be provided by separate ramps to the

upper ground and lower level car parking area including:-

- An approximately 4.0 m wide ramp servicing the upper-level car (residential) parking area with a grade of 1 in 8 extending over a total length of 12.08m, and
- an approximately 6.2 m wide ramp servicing the basement parking areas. The design of this ramp will include:-
  - a near flat area extending 6 m into the site at the top of the ramp over a length of 1 in 20,
  - a transition of 1 in 8 extending over 2 m between the near flat area at the main section of the
  - ramp,
  - a maximum grade of 1 in 5 over a length of 8.86 metres, and
  - a transition at the bottom of the ramp with a grade of 1 in 8.

The above-ramp grades would meet the requirements of the relevant off-street car parking standard for a design accommodating residential and commercial car parking.
A minimum clearance of 2.4m (subject to review) will be provided above the main car parking ramp / below the floor plate of the ground parking area.
As such, I consider that the design of the on-site car parking areas would conform to the relevant offstreet parking standards (AS/NZS 2890.1:2004, AS 2890.3:2015, and AS/NZS 2890.6:2009).

It is therefore estimated that the proposed 634.38m2 medical component of the subject development could generate up to 47 weekday peak hour vehicle trips.

Response
The subject site is located within a Suburban Business Zone and also a high-frequency public transit area. It is therefore noted that while Table 1 - General Off Street Car Parking Requirements within the Transport Access and Parking Overlay of the Planning and Design Code would apply to the residential component of the subject development, however Table 2 - Off Street Car Parking Requirements in Designated Areas applies to the non-residential components of the proposed development.
On the above basis, the car parking requirements relevant to the proposed development are reproduced below.

For a Residential Flat Building (three or more 2-bedroom dwellings) - 1 space per dwelling, plus 0.33 visitor spaces per dwelling is required.

For Non-residential development Minimum 3 spaces per 100m2 – a Maximum of 6 spaces per 100m2 is required.

On the above basis, the 12 two-bedroom dwellings would require a total of 16 on-site car parking spaces, including one resident space for each dwelling, plus four visitor spaces. Such a requirement will be fully accommodated within the proposed 16-space residential car parking area on the Ground Floor of the subject building.

Furthermore, there will be a total of 1,085.14m2 of commercial floor area, which would require a minimum of 33 and a maximum of 66 on-site car parking spaces. The proposed provision of 55 car parking spaces associated with the non-residential component of the subject site would therefore satisfy these criteria with a car parking provision of approximately 5.0 spaces per 100m^2.7.2 Traffic movements

Traffic movements associated with each of the remaining land use components would be much lower and for the for the purpose of this assessment have been based upon traffic generation rates within the 'Guide to Traffic Generating Developments' report produced by the (former) Roads and Traffic Authority of NSW as reproduced in Table A below.

Table A: Forecast peak hour traffic generation

Land use component	Area /units	Traffic generation rates	Evening weekday peak hour vehicle trips
Medium-density residential	12 units	0.65 trips / dwelling	7.8 trips
Consulting rooms	634.38 m²	7.4 trips / 100m²	47.0 trips
Café	162.61 m²	5.0 trips / 100m²	8.1 trips
Pharmacy	139.51m²	5.0 trips / 100m²	7.0 trips
Gymnasium	148.64 m²	9.0 trips / 100m²	13.4 trips
Total			83.3 trips

It is therefore considered that the proposed development will not result in adverse traffic impacts within the locality, generating levels of additional traffic volumes which will be appropriately accommodated by the adjoining road network. The on-site parking areas and will also provide appropriate design outcomes in terms of on-site manoeuvrability.

Bicycle Parking

From Table C: Off-street bicycle parking requirements, the proposed development would require a total of 10 bicycle parking spaces, including 7 resident / employee spaces and 3 visitor spaces.
Such a requirement will be accommodated by the provision of 8 spaces located within the internal bicycle storage area and 4 visitor bicycle spaces located adjacent to landscaped area on the northern side of the Café component of the subject development (4 spaces).
Bike storage is shown on SK13 Upper Ground, located on the southern side of the building.

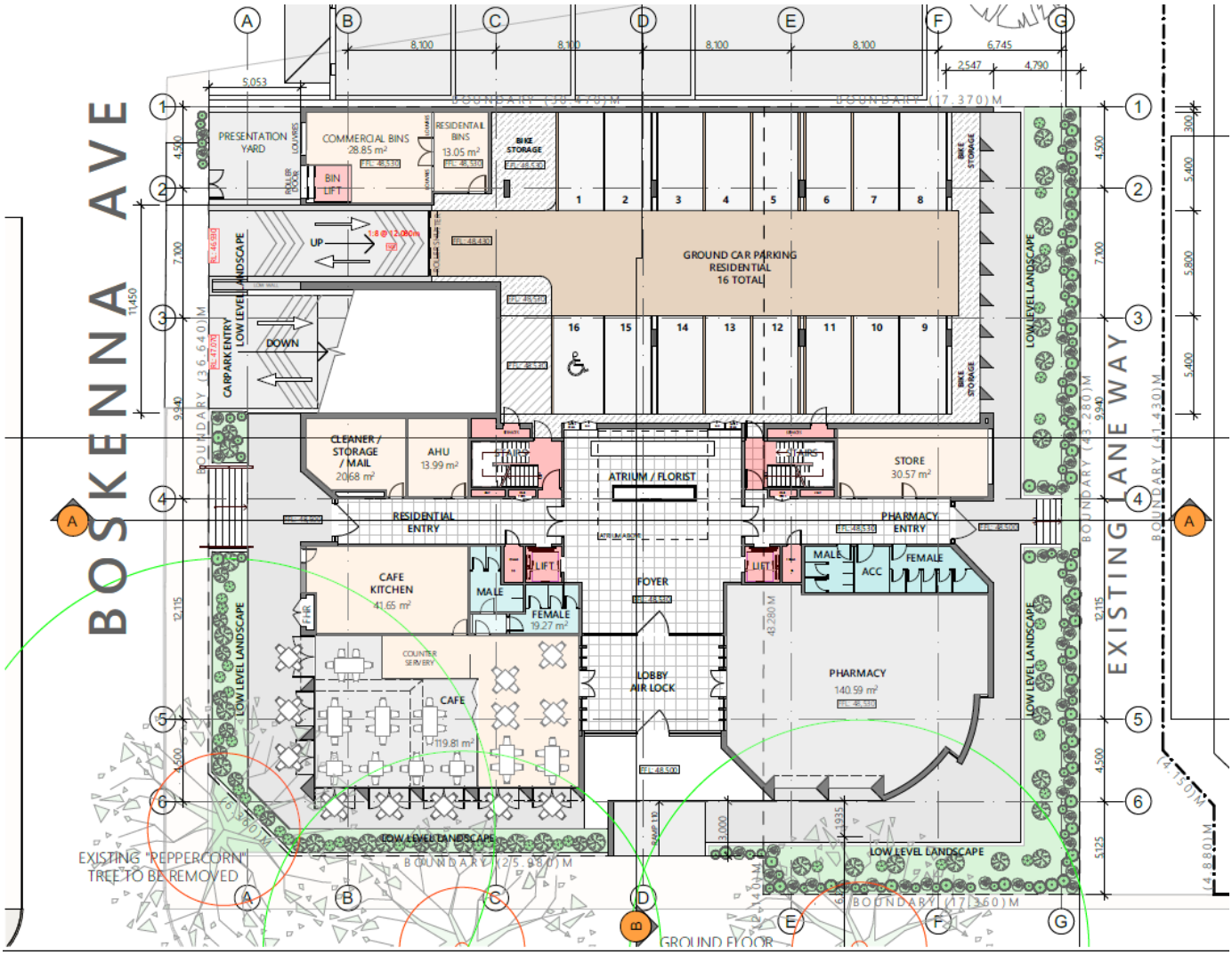

Figure 28 - SK13 Upper Ground level showing proposed Bike Storage area of the southern side of the building.

Access

Given that it would not be possible to provide simultaneous entry and exit to and from the smaller (residential) car park it is proposed that access into and out of this car park would be controlled by a roller shutter operated either by remote control or vehicle recognition with the roller shutter closed unless a vehicle is either entering or exiting the site. This would therefore minimise any potential for drivers to attempt to both enter and exit this car park at the same time.

A review of the ability to turn within the corners of the major car parking area has indicated that it would not be possible for two cars to pass when simultaneously turning in these areas. It is therefore recommended that mirrors could be installed within the car park to clearly identify the passage along the aisle of an oncoming vehicle and the need for drivers to give way. However, given the very low volumes of traffic required to turn in the bends within these areas the frequency of such movements would be very infrequent.

As part of the Building Rules Consent – mirrors will be detailed on the architectural construction drawings.

5.8 Landscaping

Response

A landscaping plan has been supplied and forms part of the development documentation. It is considered that the proposed landscaping is appropriate to satisfy the general requirements of the P&D Code.

The landscaping and architectural design align with PO 2.2 - *Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones is primarily intended to accommodate sensitive receivers.*

The existing trees along Fullerton Road and Boskenna Ave will be maintained with additional landscaping to enhance the corner site proposal environment and streetscape. See Landscape plan below for further information.

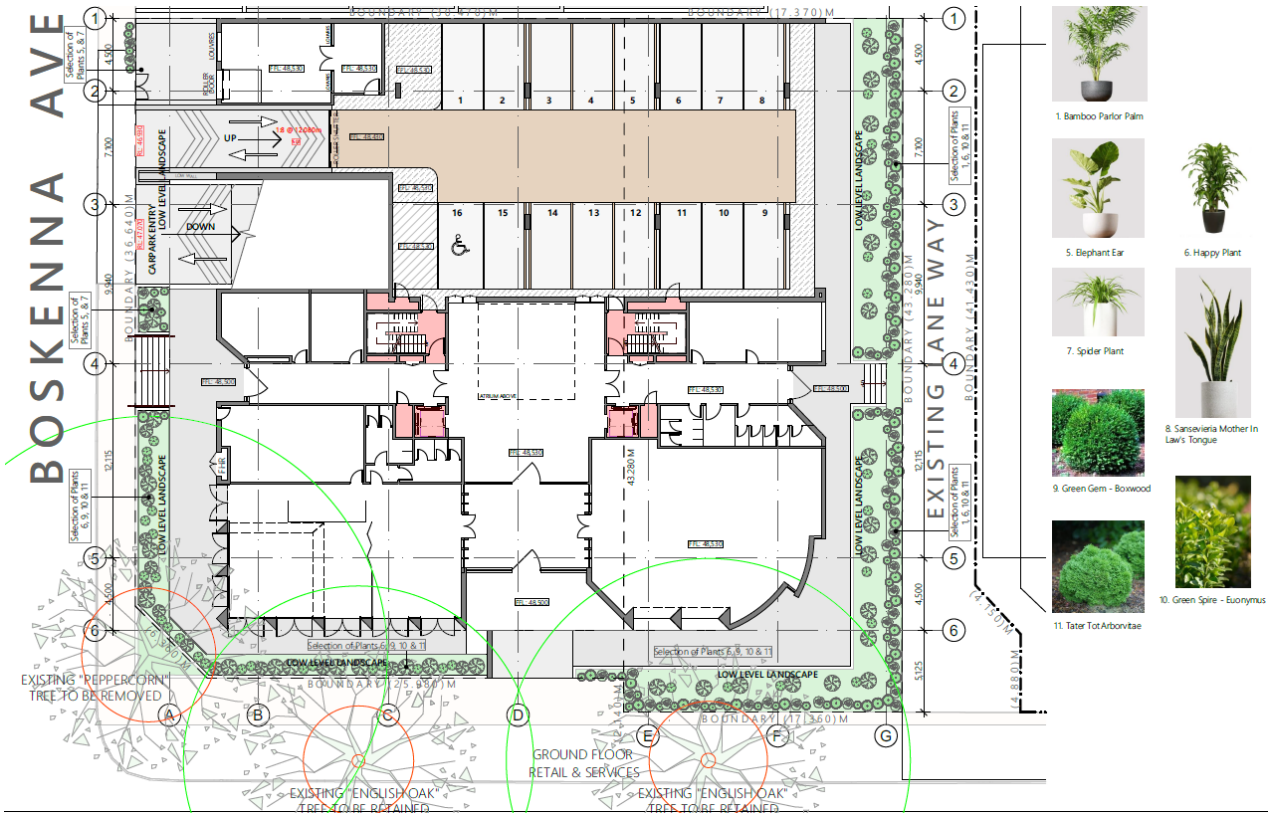

Figure 29 - Landscaping Plan A ground level

5.9 Waste Collection and Servicing

A detailed Waste Management Plan has been prepared by Colby Phillips Advisory dated 8 February 2024 which has identified, inter alia, that:-

- Collection of all Commercial waste would be carried out by Private contractors. For general waste, mixed recycling, and organics, a rear-lift service would be used. For other wastes (container deposit, medical and confidential paper), specialist contractors will determine the lift method (typically rear-lift or rear tailgate lift).
- The bins could be collected directly from the presentation yard by the waste contractor (pull-in / pull-out service). The collection distance is around 20m with a flat transfer path.
- The rear-lift truck would park alongside the development on Boskenna Avenue and temporarily stop to collect the waste as shown in Figure 5-1.
- Collections would normally be 3 to 10 minutes per collection.
- Up to 6 collections per week in total across all services are expected.

In order to accommodate loading of waste / recyclables into the collection vehicles without these trucks blocking vehicular access into either of the on-site parking areas it is suggested that the existing loading area on the southern side of Boskenna Avenue in front of the subject land could be relocated further to the west.

It is therefore suggested that this could be accommodated by a shift of the loading zone into the area currently occupied by the half hour parking area on the southern side of Boskenna Avenue i.e. approximately 9 metres further to the west, with this zone potentially signposted for loading during weekday periods but reverting to a parking area in evening periods and on weekends.

The above suggestions have been integrated into the updated architectural drawings.

Summary & Conclusions

In summary, we consider that the proposed development will:

- Provide a design standard which is appropriate and essentially meets the requirements of the relevant Australian Standards for off-street parking areas,
- Not result in unacceptable adverse traffic impacts on the adjacent road network in terms of site accessibility or vehicular trip generation, and
- Satisfy the off-street parking requirements identified by the Planning and Design Code.

5.10 Site Contamination

Executive Summary

LBWco was commissioned by Premier Health Care (PHC) C/- Kirkbride Architects (Kirkbride) to undertake a Preliminary Site Investigation (PSI), comprising a site history for 80 – 82 Fullarton Road, Norwood SA (the site). Based on the information provided by Kirkbride, LBWco understood that PHC intends to redevelop the site with the construction of a multi-storey mixed use commercial and residential building with basement and undercroft parking.

The objectives of the site history investigation were to:
Identify potentially contaminating activities (PCAs) that may have occurred on or near the site.
Provide a desktop assessment of risk with respect to the likelihood that the PCAs could have caused site contamination that could adversely affect the proposed land use.

There may be historical fill material present at the site. Similarly, there may be imported fill materials currently present on site from an unknown origin. Based on anecdotal information, the premises had been treated for pests approximately 10 years ago. However, fill or soil importation or termite treatment are not PCAs for the purpose of PD14.

Summary

In summary, the site has likely had a history of residential and commercial / industrial use, including ownership by Bondo Motor Services from 1945 to 1953, and Kent Town Motor Body Works from 1964 to 1974. Historical uses listed at adjacent properties included motor body repairers / panel beaters, possible fuel storage and printing works. The site was most recently used as offices and massage services.

Based on the report conclusions, in order to determine the suitability of the site for the proposed future land uses (Commercial Class 1 and Residential Class 1, per PD14), including construction of a basement, it is recommended that the following intrusive investigation works are undertaken at the site:

The client has confirmed that the soil assessment, soil vapour assessment and groundwater assessment will be undertaken after the planning approval has been granted. It is suggested that these items can be made as Conditions of the Planning Consent Approval.

Figure 30 - Site Layout plan.

5.11 Arboricultural Assessment

Refer to Arborman Tree Solutions Pty Ltd Report dated 6 December 2023 and summary below for details. Arborman Tree Solutions was engaged by Kirkbride Architects to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at 80-82 Fullarton Road, Norwood. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

Summary

The Arboricultural Impact Assessment has identified that the two Regulated Local Government owned and managed street trees, Trees 2-3 and the one Unregulated tree, Tree 1 in the area of the proposed development are unlikely to be negatively impacted by the proposed works. The proposed works for Trees 2 and 3 are within existing encroachment and the proposal includes a landscape section which has the potential to effectively improve the root zone of these trees.
However, **Tree 4 is Conflicted by the proposal and requires removal** to facilitate development. As a tree with a Moderate Retention Rating and listed as an Exempt species, **its removal to accommodate development is acceptable.**

Site Location

Three trees are located in the council verge in front 80-82 Fullarton Road, Norwood and the verge in Boskenna Avenue i.e. Trees 1, 2 and 3.
One tree (Tree 4) is located on or within the site. Tree 4 (a Peppercorn tree) is located at the corner of the site and has been nominated for removal. Refer to figure 26 for further details.

Figure 31 - Site location - 80-82 Fullarton Road, Norwood, SA 5067 circle/outline indicates the 4 trees

Tree 1 is identified as Eucalyptus socialis (Red Mallee), a Native and is unregulated. Tree 2 and 3 are Quercus robur (English Oak), are Exotic and significant. Tree 4 is a Schinus areira (Peppercorn tree), an Exotic and is exempt from Legislative Status.

The Arboricultural Impact Assessment has identified that the two Regulated Local Government owned and managed street trees, Trees 2-3 and the one Unregulated tree, Tree 1 in the area of the proposed development are unlikely to be negatively impacted by the proposed works. The proposed works for Trees 2 and 3 are within existing encroachment and the proposal includes a landscape section which has the potential to effectively improve the root zone of these trees.
However, **Tree 4 is Conflicted by the proposal and requires removal** to facilitate development. As a tree with a Moderate Retention Rating and listed as an Exempt species, **its removal to accommodate development is acceptable.**

5.12 Civil & Stormwater

Refer to the detailed TMK Civil drawings 2311173-C1/PA, 2311173-C2/PA, 2311173-C3/PA, and 2311173-C4/PA for the proposed stormwater design for the proposed development.

TMK have been engaged to develop a stormwater management plan for the proposed medical centre with apartments, located on Fullarton Road in Norwood. The total site area is approximately 1,997m2, with the predevelopment area comprising of an existing building and mostly paved areas, with a predevelopment discharge of approximately 38.17L/s.

For the proposed site, all roof runoff will be captured and discharged into a 50,000L ground level detention tank located at the eastern side of the building, to then be pumped to the street water table. Pits located on the ground level car park will be discharged via gravity to the street water table at the North-Eastern corner of the building. All remaining pits from the Basement L1 and below will be discharged to a 22,730L underground tank, which is then pumped to a separate street water table outlet on the Western side.

A minimum flood level of 0.5m can be expected for a 1% AEP flood event. In order to mitigate the effects of such a flood, all carpark stormwater is collected and detained by a 22,730L underground tank located below Basement L2, which is then pumped to the street at a rate of 10L/s.

Detention Volume Required: 41,631 L
Detention Volume Provided: 50,000 L

Pre-Development Discharge: 38.17 L/s
Post Development Discharge: 10.00 L/s

Refer to Section 13 for detailed TMK Civil & Stormwater Report and drawings 2311173-C1/PA, 2311173-C2/PA, 2311173-C3/PA, and 2311173-C4/PA for the proposed stormwater design for the proposed development. Essentially the client has been notified of the potential for flooding in the basement car parking in the event of a 1 in 100-year flood. However, to mitigate such a potential risk, the architect has included rain water in place in the updated architectural drawings.

5.13 Noise analysis

Refer to Sketch SK14 - Level 2 Medical Specialists, Gym - for details and notation regarding noise management measures proposed by the Architect to reduce the overall amount of noise form the proposal on sensitive receptors such as the adjoining neighbours.

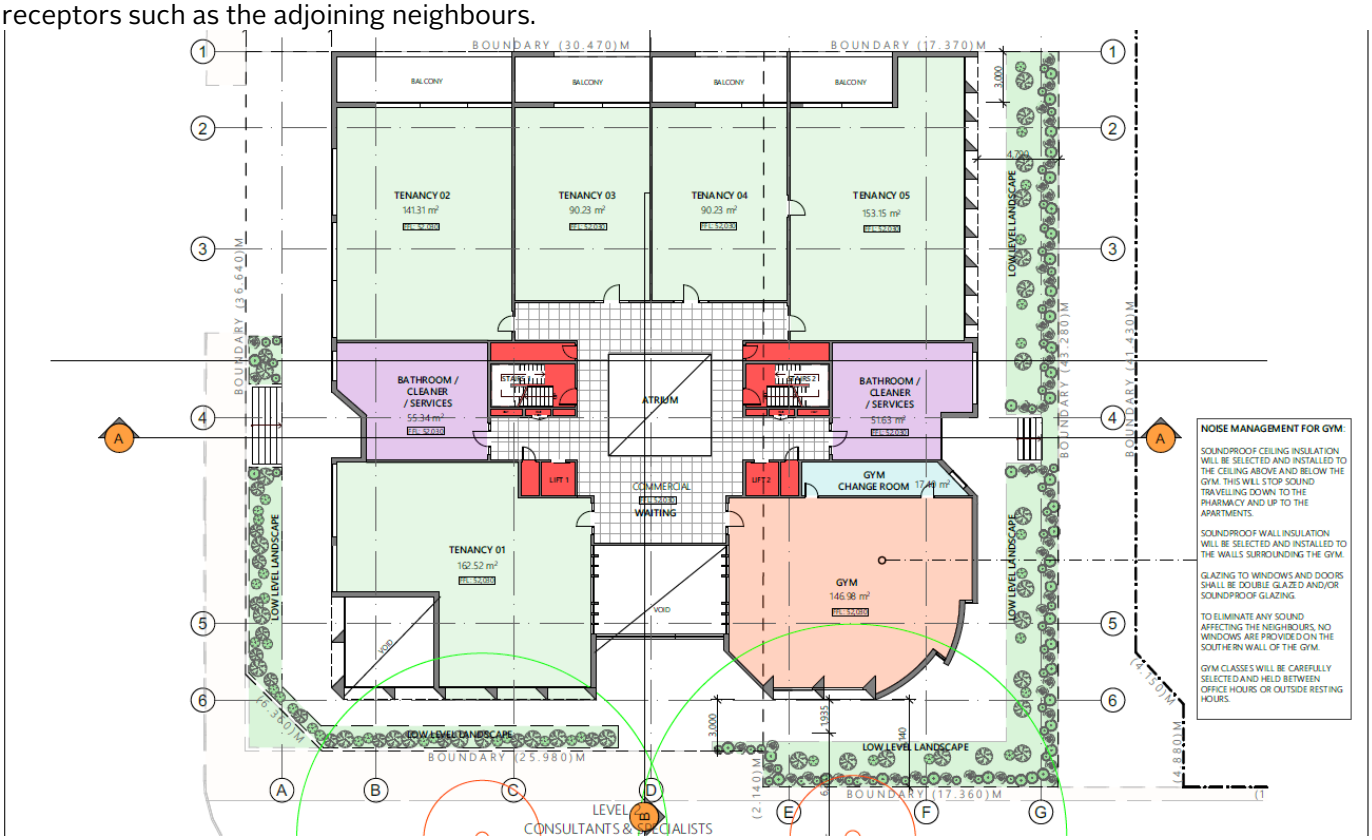

Figure 32 – SK14 Level 2 indicating noise reduction measures

Noise Management for the Gym includes the following measures:

- Soundproof of ceiling insulation will be selected and installed to the ceiling above and below the Gym. This will stop sound travelling down to the Pharmacy and up to the apartments.
- Soundproof wall insulation will be selected and installed to the walls surrounding the Gym.
- Glazing to windows and doors shall be double glazed and/or be soundproof glazing.
- To eliminate any sound affecting the neighbours, no windows are provided on the southern wall of the Gym.
- Gym classes will be carefully selected and held between office hours or outside resting hours.

This sound proofing has been adopted into the building design.

The proposed hours of operation are 9am till 7 pm.

6 Conclusion

The overall land uses of Medical Specialist Tenancies, Gymnasium, Café and Medical Specialist Offices on ground and level 1 with additional apartments/ 2-bedroom housing, are in line with the Suburban Business Zone Desired Outcome (DO) 1 – as a business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts and include residential development, and DO 2 – as a low-rise building which has additional height in what is considered a well-serviced and accessible location.

The overall land uses proposed are in line with Deemed to Satisfy Criteria DTS/DPF 1.1 as the development comprises consulting rooms, dwellings, shops, and a store. The proposal aligns with DTS/DPF 3.1 as the development, although 4 levels, is 14.5 in overall height and only 2.5m above the 12m height limit. In addition, due to the upper residential levels being set back from the street, the overall bulk and scale of the proposal has been reduced.

Where they have been suggested by consulting experts, adjustments to the design of the building have been made to ensure the development meets best practice, Australian Standards and the Planning and Design Code.

It is considered that, on balance, the proposal provides critical community services and housing for the local community of Kent Town and Norwood, St Peters. In addition, the corner site is a gateway site, that is - the site is on a key corner location and therefore the overall four-level height of the development is commensurate with the importance of its location on Fullarton Road, which is a major DIT transport generating road. The proposal, based on its overall design and land use mix, is not considered to be seriously at variance with the Planning & Design Code and is considered to warrant Planning Consent.

Yours faithfully

Marko Separovic
Senior Urban Designer and Urban Planner
RAIA MPIA MURP
Registered Architect SA (2549) Registered Planner (7400)
Jensen PLUS

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Fire • Green ESD • Lifts • Hydraulics
Tel: 08 8238 4100 • Fax: 08 8410 1405
Email: tmksa@tmkeng.com.au

Principal:	PREMIER HEALTH CARE PTY LTD	**Job Number:**	2311173
Project Title:	PROPOSED MEDICAL CENTRE WITH APARTMENTS	**Date:**	19 March 2025
Site:	80 FULLARTON ROAD, NORWOOD		

ATTACHMENTS:

SW4 – SW6	Critical 1:5 Year A.R.I. design storm calculations Critical 1:100 Year A.R.I. major storm calculations
2311173-C1/PC	Civil Plan

DESIGN:
TMK have been engaged to develop a stormwater management plan for a proposed medical centre with apartments, located on Fullarton Road in Norwood. The total site area is approximately 1,997m^2, with the pre development area comprising of an existing building and mostly paved areas, with a pre development discharge of approximately 38.17L/s.

Due to the location of the carpark entrance, significant flooding may occur during a 1% AEP storm event. As per discussions with council, to reduce the risk of flooding in the basement, the carpark ramp is raised to 900mm above the front boundary level, to prevent water ingress from the street. As such, minimal drainage has been provided within the below ground car parks as the presence of water will be very minimal.

Stormwater runoff from the roof will be detained via 2 x 10,000L detention tanks, which will be pumped to the street and discharged via the SEP on Boskenna Avenue. 4 x 10,000L tanks have also been provided for water retention for use within the building and irrigation systems. A grated sump has been provided at the bottom of the basement to collect any water that may reach the lowest levels, and will be detained within a 5,000L underground tank and discharged to an outlet on Fullarton Road if required. The AG pipe running around the basement retaining wall will also be connected into the tank under the basement, with an assumed flow rate of 5L/s.

Detention Volume Required: 16,743 L
Detention Volume Provided: 25,000 L

Pre-Development Discharge: 38.17 L/s
Post Development Discharge: 18.21 L/s

GENERAL NOTES:

1. These calculations are to be read in conjunction with the relevant associated Drawings, Footing Construction Report, Civil Drawings and / or details.

2. All work is to comply with relevant SAA Standards and Guides.

AS 2876-1987:	Concrete kerbs and channels (gutters) – manually or machine placed
AS 2200-2006:	Design charts for water supply and sewerage
AS/NZS 3500:	Plumbing and drainage
AS 3798-1990:	Guidelines on earthworks for commercial and residential developments
AS 4000-1997: and AS 2124-1992:	General conditions of contract

ARRB Special Report 35: Subsurface drainage of road structures
Australian Rainfall and Run-off Volumes 1 and 2: A guide to flood estimation
Austroads 2008 – Guide to pavement technology
NAASRA 1987 – Pavement design
Storm drainage design in small urban catchments: A handbook for Australian practice
Water Sensitive Urban Design (WSUD) Engineering Procedure: Stormwater
Water Services Association of Australia Code (WSAA).

For and on behalf of
TMK Consulting Engineers

Alex Sonza
Engineer

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DESIGN: ALS

STORMWATER CALCULATIONS - DETENTION VOLUMES

MINOR STORM EVENT 20 % AEP

MAJOR STORM EVENT 1 % AEP

PRE-DEVELOPMENT:

1. CATCHMENT DETAILS

	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	1312	66
Paving:	0.75	675	34
Landscaping:	0.30	10	1
Total Pre-Dev	**0.85**	**1997**	**100**

2. PRE-DEVELOPMENT SITE DISCHARGE

Design Storm Event	20	% AEP
Time of Concentration	5 min	
Run-off Coefficient (C)	0.85	
Rainfall Intensity	81.30	mm/hr
Catchment Area	1997	m^2
Allowable Discharge	**38.17**	**L/sec**

POST-DEVELOPMENT:

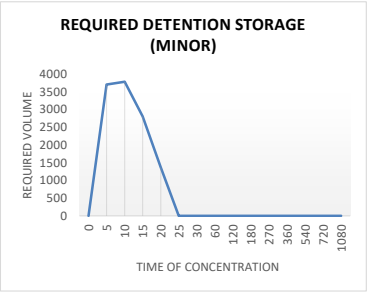
Proposed Detained:	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	1100	55
Paving:	0.75	0	0
Landscaping:	0.30		0
	0.90	**1100**	**55**

Proposed Undetained:	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	0	0
Paving:	0.75	210	11
Landscaping:	0.30	687	34
	0.41	**897**	45
Total Post-Dev	**0.68**	**1997**	**100**

3. REQUIRED DETENTION STORAGE - 20% AEP (MINOR STORM EVENT)

Design Storm Event	**20**	% AEP
Catchment Area to Detention	**1100**	m^2
Run-off Coefficient (Detained Areas)	**0.90**	
Discharge	**10.00**	L/sec

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Inflow (L/sec)	Outflow (L/sec)	Required Volume (L)
0	0	0	0	0
5	81.30	22.36	10.00	3707
10	59.30	16.31	10.00	3785
15	47.70	13.12	10.00	2806
20	40.50	11.14	10.00	1365
25	35.50	9.76	9.76	0
30	31.70	8.72	8.72	0
60	20.40	5.61	5.61	0
120	12.80	3.52	3.52	0
180	9.75	2.68	2.68	0
270	7.39	2.03	2.03	0
360	6.05	1.66	1.66	0
540	4.56	1.25	1.25	0
720	3.71	1.02	1.02	0
1080	2.77	0.76	0.76	0
Critical Detention Volume (L)				**3785**



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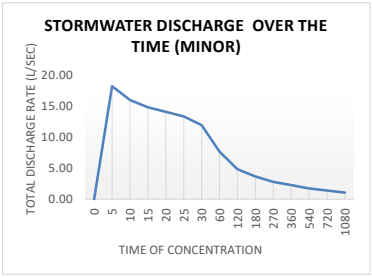
4. PROPOSED MAX DISCHARGE RATE - 20% AEP

Design Storm Event	20	% AEP
Run-off Coefficient (C) Undetained Area	0.41	
Catchment Area	897	m^2

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Undetained Discharge (L/sec)	Detained Discharge (L/sec)	Total Discharge (L/sec)
0	0	0	0.00	0.00
5	81.30	8.21	10.00	18.21
10	59.30	5.99	10.00	15.99
15	47.70	4.82	10.00	14.82
20	40.50	4.09	10.00	14.09
25	35.50	3.59	9.76	13.35
30	31.70	3.20	8.72	11.92
60	20.40	2.06	5.61	7.67
120	12.80	1.29	3.52	4.81
180	9.75	0.98	2.68	3.67
270	7.39	0.75	2.03	2.78
360	6.05	0.61	1.66	2.27
540	4.56	0.46	1.25	1.71
720	3.71	0.37	1.02	1.39
1080	2.77	0.28	0.76	1.04
Max Discharge Rate Minor Storm Event				**18.21**
Pre Development Flow				**38.17**
Flow rate satisfies				



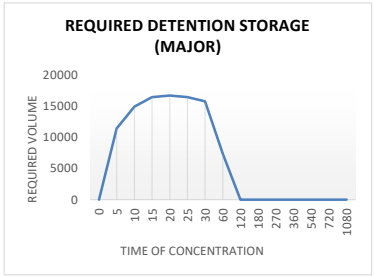
5. STORAGE SIZE AND PUMP DISCHARGE RATE - 20% AEP

Proposed Number of Detention Storage	1	
Detention Storage Required (Total)	3785	L
Detention Storage Required (Per Tank)	3785	L
Pump discharge rate	10.00	L/sec

6. REQUIRED DETENTION STORAGE - 1% AEP (MAJOR STORM EVENT)

Design Storm Event	**1**	% AEP
Catchment Area to Detention	**1100**	m^2
Run-off Coefficient (Detained Areas)	**0.90**	
Discharge	**10.00**	L/sec

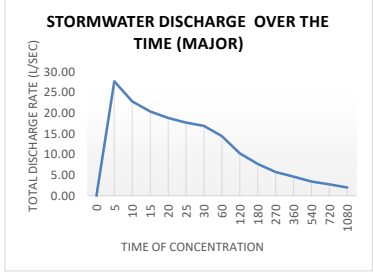
Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Inflow (L/sec)	Outflow (L/sec)	Required Volume (L)
0	0	0	0	0
5	175.00	48.13	10.00	11438
10	127.00	34.93	10.00	14955
15	103.00	28.33	10.00	16493
20	87.10	23.95	10.00	16743
25	76.30	20.98	10.00	16474
30	68.30	18.78	10.00	15809
60	43.80	12.05	10.00	7362
120	27.30	7.51	7.51	0
180	20.50	5.64	5.64	0
270	15.20	4.18	4.18	0
360	12.30	3.38	3.38	0
540	9.07	2.49	2.49	0
720	7.27	2.00	2.00	0
1080	5.28	1.45	1.45	0
Critical Detention Volume (L)				**16743**



7. PROPOSED MAX DISCHARGE RATE - 1% AEP

Design Storm Event	1	% AEP
Run-off Coefficient (C) Undetained Area	0.41	
Catchment Area	897	m^2

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Undetained Discharge (L/sec)	Detained Discharge (L/sec)	Total Discharge (L/sec)
0	0	0	0.00	0.00
5	175.00	17.68	10.00	27.68
10	127.00	12.83	10.00	22.83
15	103.00	10.40	10.00	20.40
20	87.10	8.80	10.00	18.80
25	76.30	7.71	10.00	17.71
30	68.30	6.90	10.00	16.90
60	43.80	4.42	10.00	14.42
120	27.30	2.76	7.51	10.26
180	20.50	2.07	5.64	7.71
270	15.20	1.54	4.18	5.72
360	12.30	1.24	3.38	4.62
540	9.07	0.92	2.49	3.41
720	7.27	0.73	2.00	2.73
1080	5.28	0.53	1.45	1.99
Max Discharge Rate				**27.68**
Pre Development Flow				**38.17**
Flow rate satisfies				



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8. STORAGE SIZE AND PUMP DISCHARGE RATE - 1% AEP

Proposed Number of Detention Storage	2	
Detention Storage Required (Total)	16743	L
Detention Storage Required (Per Tank)	8372	L
Pump Discharge Rate	10.00	L/sec

9. OVERSIZED PIPE STORAGE VOLUME IF APPLICABLE

Pipe Diameter	0	mm
Pipe Length	0	m
EFFECTIVE VOLUME:	**0**	**L**

10. ABOVE GROUND DETENTION BASIN VOLUMES IF APPLICABLE

BASIN 1

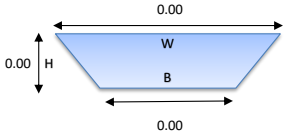
Area	0	m^2
Depth	0	m
BASIN VOLUME =	**0**	**L**

BASIN 2

Area	0	m^2
Depth	0	m
BASIN VOLUME =	**0**	**L**

11. SWALE VOLUMES IF APPLICABLE

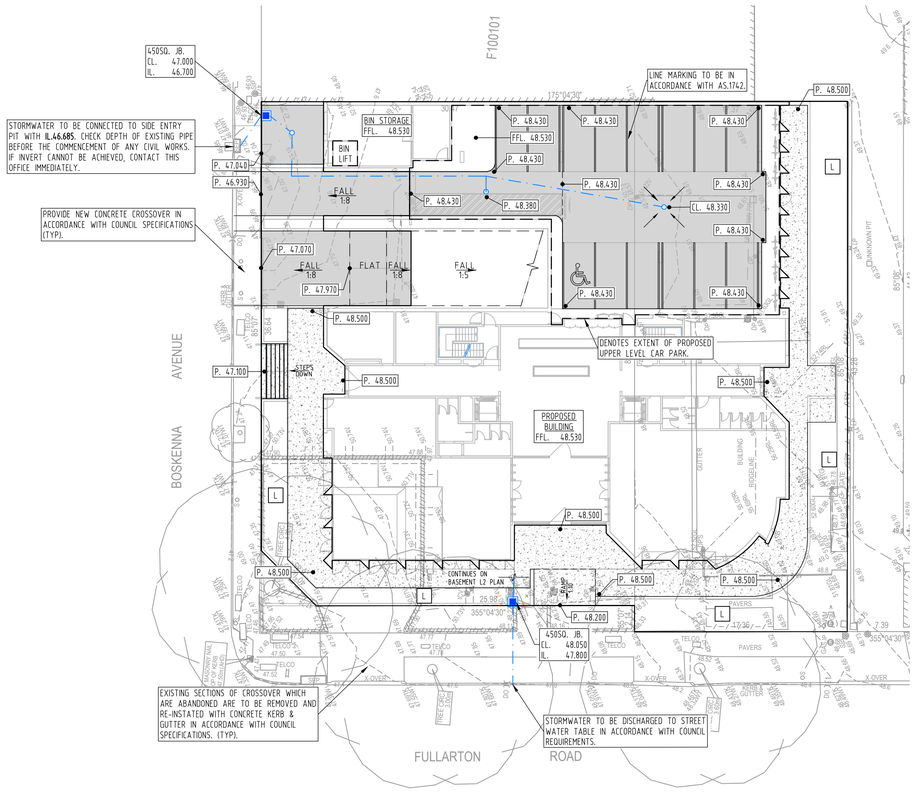
Wide (W)	0.00	**m**
Base (B)	0.00	**m**
Height (H)	0.00	**m**
Length	0.00	**m**
SWALE VOLUME =	**0**	**L**



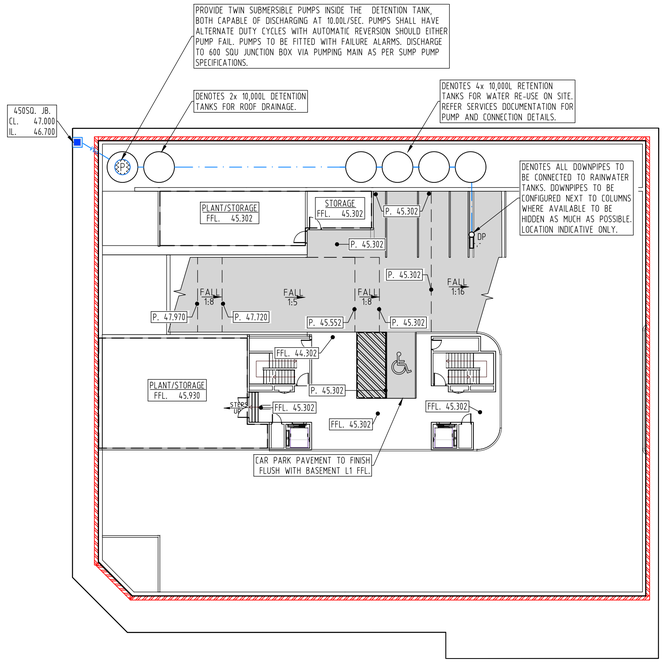
Total Basin Volume	0	**L**	
Total rainwater tanks	20000	**L**	(only tank volume not including oversized pipes ie. RI industries etc)
Total Swale volume	0		
Total Storage	20000	**L**	
Total Storage Required	16743	**L**	

Therefore,
Total storage volume required has been achieved.

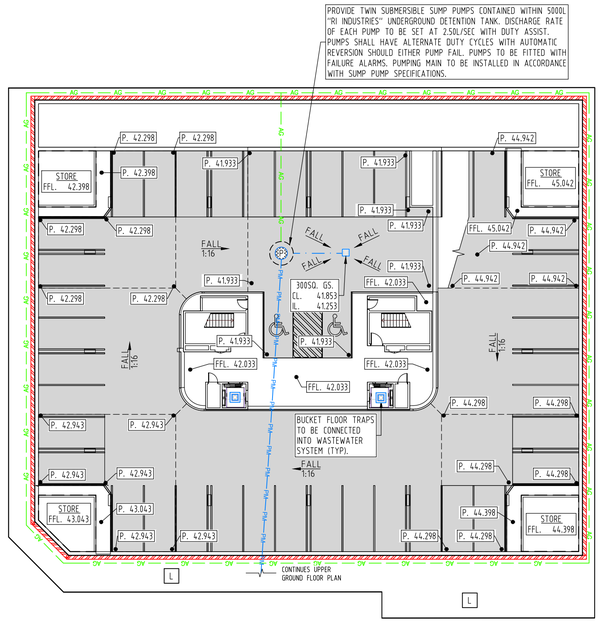
Attachment 1



UPPER GROUND FLOOR
1:250



BASEMENT L1
1:250



BASEMENT L2
1:250

LEGEND

- SELECTED VEHICULAR PAVEMENT
- SELECTED PEDESTRIAN PAVEMENT
- L — LANDSCAPING / GRASSED AREA
- x 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- PM — PUMPING MAIN, AS PER SUMP PUMP SPEC.
- ØSTORMWATER PIPE 0.5% MIN U.N.O.
- AG — Ø100 AG. DRAIN WITH 16mm SCREENINGS
- DP — SELECTED DOWNPIPE
- (GIP) Ø90 GRATED INLET PIT
- (GS) 450SQ. GRATED SUMP (UNO)
- (JB) 450SQ. JUNCTION BOX (UNO)
- 300SQ. BUCKET FLOOR TRAP
- SELECTED RETAINING WALL
- 300 WIDE GRATED TRENCH DRAIN
- 99.89 — DESIGN LEVEL
  - T.K. TOP OF KERB.
  - W.T. WATER TABLE.
  - P. PAVEMENT.
  - T.R.W. TOP OF RETAINING WALL.
  - B.R.W. BOTTOM OF RETAINING WALL. (PAV. / GROUND LEVEL)
  - C.L. COVER LEVEL
  - I.L. INVERT LEVEL
  - F.F.L. FINISHED FLOOR LEVEL
  - B.L. BENCH LEVEL
  - N.S. NATURAL SURFACE LEVEL

NOTE:

THIS IS A PLANNING DRAWING ONLY, FURTHER ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.

THE LOCATION OF EXISTING STRUCTURES ADJACENT TO THE AREA OF CONSTRUCTION ARE TO BE CHECKED ON SITE BY THE BUILDER / CONTRACTOR. SHOULD A RISK OF POTENTIALLY UNDERMINING AN EXISTING STRUCTURE EXIST, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY.

BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO LOCATE AND CONFIRM DEPTH OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.

No	REVISION	DRAWN	CHE'KD	DATE
PC	FOR PLANNING APPROVAL	AS	__	19.03.25
PB	FOR PLANNING APPROVAL	AS	__	12.08.24
PA.	FOR PLANNING APPROVAL	ALS	BF	09.02.24

PROJECT
PROPOSED MEDICAL CENTRE
WITH APARTMENTS
AT: 80 FULLARTON ROAD,
NORWOOD
FOR: PREMIER HEALTH CARE PTY LTD

DRAWING TITLE
CIVIL PLAN

Civil, Geotechnical, Environmental, Structural, Mechanical, Electrical
Fire, Hydraulics, Forensic, Construction Assist, Vertical Transport
Adelaide Office: 08 8238 4100
Melbourne Office: 08 8238 4115
Riverland Office: 08 8582 3970
www.tmkeng.com.au

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0 2.5 5 7.5 10 12.5m

SCALES: AS SHOWN
DRAWN: ALS
DATE: DEC' 23
ENGINEER: ALS
CHECKED: BF

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DRAWING No.
2311173-C1/PC

Attachment 1

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
E: mail@philweaver.com.au

File: 23-154

14 March 2024

Mr Winson Ly
Kirkbride Architects

By email: wly@kbarchitects.com.au

Dear Winson

PROPOSED MIXED USE DEVELOPMENT – 80-82 FULLARTON ROAD, KENT TOWN – TRAFFIC AND PARKING ASSESSMENT

I refer to our recent discussions with respect to the proposed mixed-use development on the above site. As requested, we have undertaken the following review of the traffic and parking related aspects of the subject development.

EXISTING SITUATION

The subject site is located on the south-eastern corner of the intersection of Boskenna Avenue with Fullarton Road, Kent Town.

The subject land is located within a *Suburban Business Zone* and is subject to overlays within the *Planning and Design Code* including the *Urban Transport Routes Overlay*.

The subject site currently accommodates separate single-storey commercial developments, with vehicular access provided via:

- A dual-width crossover on Boskenna Avenue Road near the eastern end of the site, providing access to an 8-space on-site car parking area and warehouse roller door associated with No. 80 Fullarton Road,

- A dual-width crossover on Fullarton Road opposite Wakefield Street, providing access to a 5-space on-site car parking area associated with No. 80 Fullarton Road, and

- A single-width crossover on Fullarton Road located adjacent to the northern boundary of 82 Fullarton Road, providing access to an approximately 8-space on-site car parking area associated with this allotment.

Fullarton Road is an arterial roadway under the care and control of the Department for Infrastructure and Transport (DIT). This roadway has a posted speed limit of 60km/h and carries an Annual Average Daily Traffic (AADT) volume of approximately 19,900 vehicles per day (vpd).

Adjacent to the subject site, Fullarton Road has a kerb-to-kerb width of approximately 12m, accommodating a bicycle lane and a traffic lane in each direction. These bicycle lanes are both operational from 7.00am to 10.00am and 3.00pm to 7.00pm Monday to Friday, with kerbside parking typically unrestricted outside of these periods.

Boskenna Avenue is an undivided two-way local roadway under the care and control of the City of Norwood Payneham and St Peters. This roadway has a kerb-to-kerb width of approximately 7.2m and is located within a 40km/h area.

Kerbside parking on Boskenna Avenue includes:-

- a loading area (with a length of approximately 11.6m) and a half hour (1/2P) parking zone (9.00 am to 5.00 pm Monday to Friday) directly adjacent to the site, and
- a 1/2P (9.00 am to 5.00 pm Monday to Friday) spaces directly opposite the site.

No Stopping Anytime restrictions otherwise apply on Boskenna Avenue in the locality of the subject site.

Boskenna Avenue extends to Charles Street to the east and terminates at Fullarton Road adjacent to the subject site. The Wakefield Street intersection on the western side of Fullarton Road is staggered approximately 10m from the Boskenna Avenue intersection.

In the most recent five-year reporting period (2018 to 2022, inclusive), there have been two recorded road crashes adjacent to the subject site, both of which occurred during daytime periods at the intersection of Boskenna Avenue with Fullarton Road (1 x side swipe, 1 x right angle), neither of which resulted in injury.

The subject site is located approximately 400m from the Adelaide Parklands, and within 200m of the high-frequency public transport (bus) corridor on The Parade and Flinders Street, to the north / north-west of the subject site.

The subject land is located within 200 m of a signalised intersection (The Parade / Fullarton Road) and is therefore the subject of a *Type C* Road Widening Requirement. However, consultation with relevant staff (Mr Reece Loughron, Transport Assessment Officer, Transport Strategy & Planning) of the Department for Infrastructure and Transport (DIT) has indicated that there are currently no plans for widening of Fullarton Road adjacent to the subject site.

Aerial imagery of the subject site and adjoining locality is provided in *Figure 1* below.

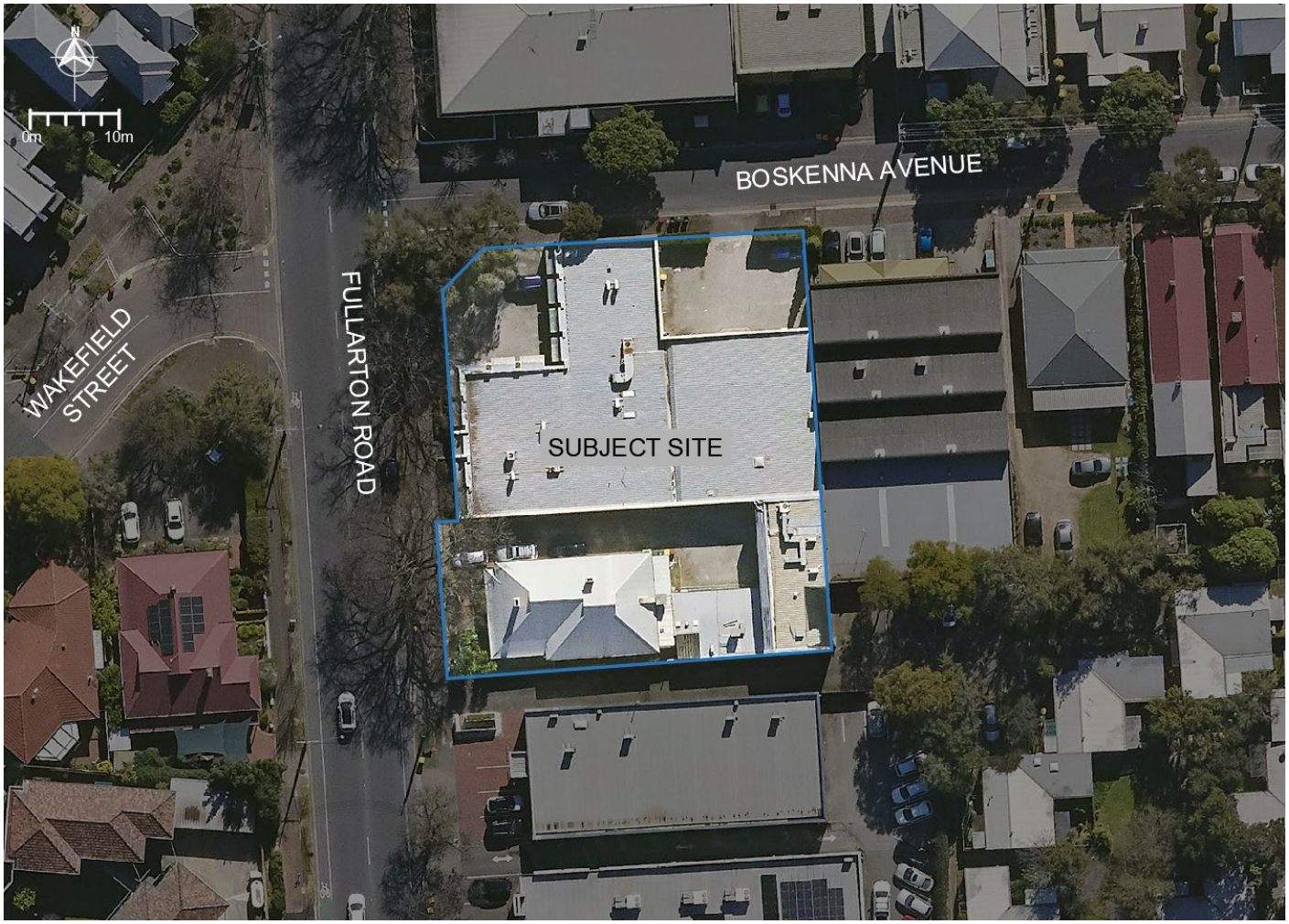


Figure 1: Subject site and surrounding locality

TRAFFIC SURVEYS

Surveys of traffic movements entering and exiting Boskenna Avenue at the intersection with Fullarton Road and Wakefield Street, Norwood, have recently been undertaken in order to identify peak hour traffic volumes on Boskenna Avenue.

The above traffic surveys were conducted on Thursday 8 February 2024 and comprised counts in quarter hour periods during both the morning and afternoon commuter peak hour periods on the adjoining road network.

The results of the above surveys are included in an appendix to this report with the peak hour traffic volumes bi-directional flows summarised within Figure 2 below.

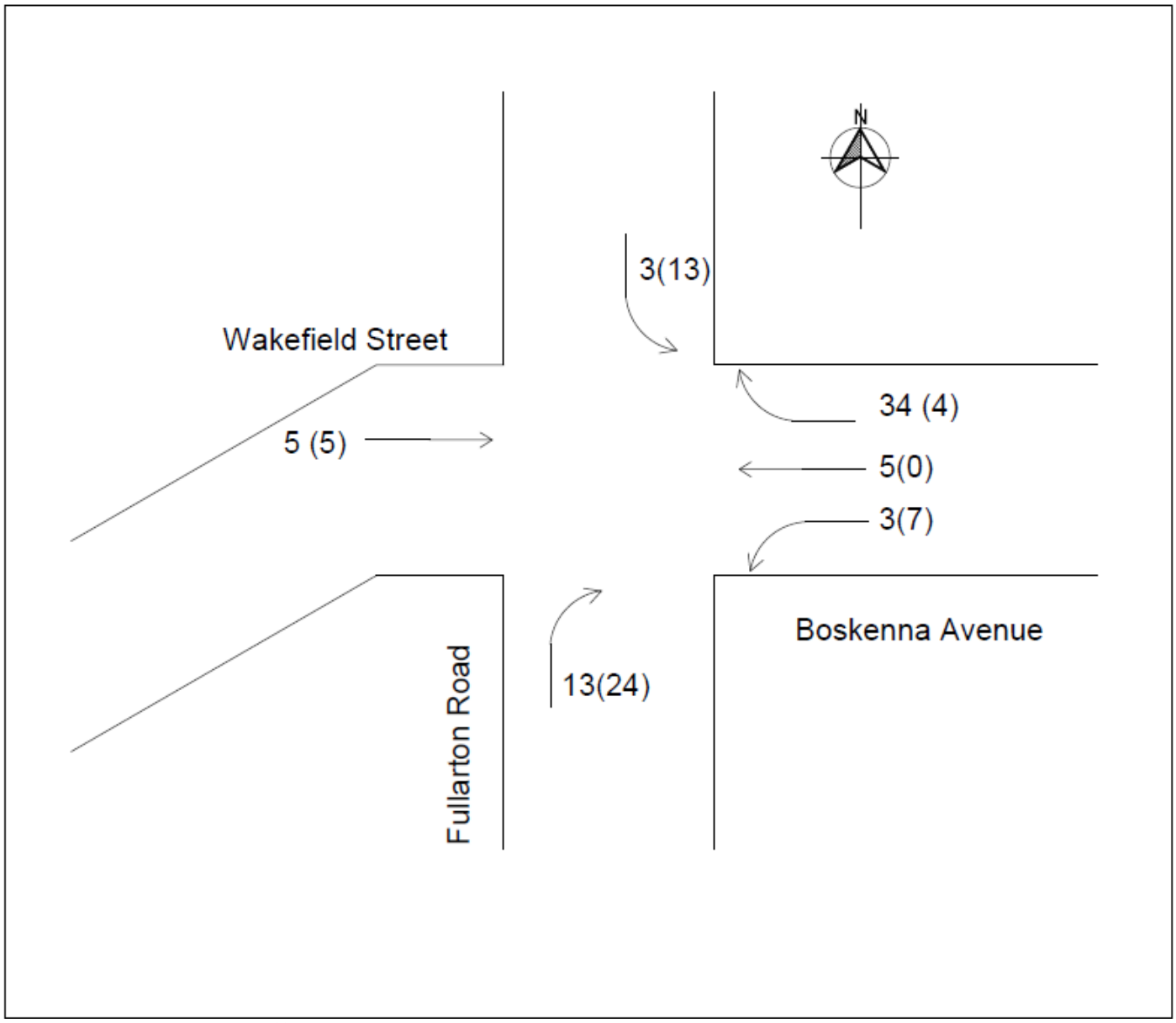


Figure 2: Peak Hour traffic volumes – Entering and exiting Boskenna Avenue, Norwood – 8.2.2024

The above surveys identified only relatively low levels of traffic movements during both the am peak hour period (8.00 am to 9.00 am) and the afternoon / evening peak hour period (4.45 pm to 5.45 pm).

PROPOSED DEVELOPMENT

The proposed mixed-use development is identified on a series of plans (Job No: 21.013 SK00 to SK21) prepared by your office (Kirkbride Architects).

The proposed development will include demolition of the existing developments on the subject land to provide:

- Twelve two-bedroom apartments across Levels 3 and 4, with six apartments on each level,
- Five medical tenancies (634.38m^2 total), on Level 2, together with a 148.64m^2 gymnasium and ancillary facilities,

- A 162.61m^2 café (with a total of 68 seats) and 139.51m^2 pharmacy on the ground floor, together with a 16-space residential car parking area, bicycle storage area, and a bin storage area in the north-eastern corner of the site, and

- Two levels of basement car parking accommodating a further 55 on-site car parking spaces.

The proposed car parking areas have been designed generally in accordance with a User Class 1A (residential and employee parking) facility, typically providing 5.4m long and 2.4m wide spaces adjacent to a 5.8m wide driveway aisle.

Vehicular access into and out of the subject development will be provided by separate ramps to the upper ground and lower level car parking area including:-

- An approximately 4.0 m wide ramp servicing the upper-level car (residential) parking area with a grade of 1 in 8 extending over a total length of 12.08m, and

- an approximately 6.2 m wide ramp servicing the basement parking areas. The design of this ramp will include:-

    - a near flat area extending 6 m into the site at the top of the ramp over a length of 1 in 20,

    - a transition of 1 in 8 extending over 2 m between the near flat area at the main section of the ramp,

    - a maximum grade of 1 in 5 over a length of 8.86 metres, and

    - a transition at the bottom of the ramp with a grade of 1 in 8.

The above ramp grades would meet the requirements of the relevant off-street car parking standard for a design accommodating residential and commercial car parking.

A minimum clearance of 2.4m (subject to review) will be provided above the main car parking ramp / below the floor plate of the ground parking area.

As such, I consider that the design of the on-site car parking areas would conform to the relevant off-street parking standards *(AS/NZS 2890.1:2004*, *AS 2890.3:2015*, and *AS/NZS 2890.6:2009)*.

TRAFFIC ASSESSMENT

Vehicular Trip Generation

The *'Trip Generation Surveys Medical Centres Analysis'* report produced by TEF Consulting, commissioned by the Roads and Maritime Services of NSW (dated August 2015) identifies a wide range of surveyed vehicular trip generation rates for medical centres. From surveys undertaken at 14 medical centre developments in Metropolitan Sydney, an average peak hour vehicular trip generation rate of 7.4 vehicle trips per 100m² was identified.

It is therefore estimated that the proposed 634.38m^2 medical component of the subject development could generate up to 47 weekday peak hour vehicle trips.

Traffic movements associated with each of the remaining land use components would be much lower and for the for the purpose of this assessment have been based upon traffic generation rates within the *'Guide to Traffic Generating Developments'* report produced by the (former) Roads and Traffic Authority of NSW as reproduced in *Table A* below.

Table A: Forecast peak hour traffic generation

Land use component	Area /units	Traffic generation rates	Evening weekday peak hour vehicle trips
Medium-density residential	12 units	0.65 trips / dwelling	7.8 trips
Consulting rooms	634.38 m²	7.4 trips / 100m²	47.0 trips
Café	162.61 m²	5.0 trips / 100m²	8.1 trips
Pharmacy	139.51m²	5.0 trips / 100m²	7.0 trips
Gymnasium	148.64 m²	9.0 trips / 100m²	13.4 trips
Total			83.3 trips

However, given that the proposed development is located within a designated area which, by definition, implies significant use of public transport to access a development within such a locality it is anticipated, that the actual volume of traffic generated by the proposed development would be considerably less than forecast above.

Furthermore, not all traffic movements generated by the proposed development will occur to and from the on-site parking areas of the proposed development as a proportion of the parking demand generated by the proposed development will occur off-site within walking distance of the subject land.

The forecast increases in traffic will include traffic entering and exiting from both ends of this roadway therefore reducing the actual volume of traffic passing any particular point along this roadway. Notwithstanding the forecast increase in traffic volume on Boskenna Avenue it is considered that there is sufficient capacity on this road network to accommodate the above traffic movements.

In any event the existing development on the site is currently generating traffic during peak hour periods on a weekday. Hence not all of the above forecast traffic movements would be new to the locality.

It is therefore considered that the proposed development will not result in adverse traffic impacts within the locality, generating levels of additional traffic volumes which will be appropriately accommodated by the adjoining road network. The on-site parking areas and will also provide appropriate design outcomes in terms of on-site manoeuvrability.

Site Accessibility

A series of turning path diagrams have been included within an appendix to this report demonstrating the ability for drivers of cars to access the two car parking areas. These figures include:-

- Figure A1 which demonstrates the ability for simultaneous left turn entry and exit movements to and from the basement car parking area,

- Figure A2 which demonstrates the ability of a B99 design vehicle to be turned left into the access point of the residential car parking area from Boskenna Avenue, and

- Figure A3 which demonstrates the ability of a B99 design vehicle to be turned left out of the access point of the residential car parking area onto Boskenna Avenue.

Given that it would not be possible to provide simultaneous entry and exit to and from the smaller (residential) car park it is proposed that access into and out of this car park would be controlled by a roller shutter operated either my remote control or vehicle recognition with the roller shutter closed unless a vehicle is either entering or exiting the site. This would therefore minimise any potential for drivers to attempt to both enter and exit this car park at the same time.

A review of the ability to turn within the corners of the major car parking area has indicated that it would not be possible for two cars to pass when simultaneously turning in these areas. It is therefore recommended that mirrors could be installed within the car park to clearly identify the passage along the aisle of an oncoming vehicle and the need for drivers to give way. However, given the very low volumes of traffic required to turn in the bends within these areas the frequency of such movements would be very infrequent.

Waste Collection and Servicing

A detailed Waste Management Plan has been prepared by Colby Phillips Advisory dated 8 February 2024 which has identified, inter alia, that:-

- *Collection of all Commercial waste would be carried out by Private contractors. For general waste, mixed recycling, and organics, a rear-lift service would be used. For other wastes (container deposit, medical and confidential paper), specialist contractors will determine the lift method (typically rear-lift or rear tailgate lift).*

- *The bins could be collected directly from the presentation yard by the waste contractor (pull-in / pull-out service). The collection distance is around 20m with a flat transfer path.*

- *The rear-lift truck would park alongside the development on Boskenna Avenue and temporarily stop to collect the waste as shown in Figure 5-1.*

- *Collections would normally be 3 to 10 minutes per collection.*

- *Up to 6 collections per week in total across all services are expected.*

In order to accommodate loading of waste / recyclables into the collection vehicles without these trucks blocking vehicular access into either of the on-site parking areas it is suggested that the existing loading area on the southern side of Boskenna Avenue in front of the subject land could be relocated further to the west.

It is therefore suggested that this could be accommodated by a shift of the loading zone into the area currently occupied by the half hour parking area on the southern side of Boskenna Avenue i.e. approximately 9 metres further to the west, with this zone potentially signposted for loading during weekday periods but reverting to a parking area in evening periods and on weekends.

The above proposal would also minimise any potential for congestion between traffic entering and exiting the Boskenna Avenue, notwithstanding a potential increase in the volume of traffic using this section of roadway as result of the proposed development.

PARKING ASSESSMENT

Car Parking

The subject site is located within a *Suburban Business Zone* and also a high-frequency public transit area. It is therefore noted that while ***Table 1 - General Off Street Car Parking Requirements*** within the *Transport Access and Parking Overlay* of the *Planning and Design Code* would apply to the residential component of the subject development, however ***Table 2 - Off Street Car Parking Requirements in Designated Areas*** applies to the non-residential components of the proposed development.

On the above basis, the car parking requirements relevant to the proposed development are reproduced in *Table 2* below.

Table B: Relevant off street car parking requirements

Class of Development	Number of Required Car Parking Spaces
Residential Flat Building *(three or more 2-bedroom dwellings)*	1 space per dwelling, plus 0.33 visitor spaces per dwelling
Non-residential development	Minimum 3 spaces per 100m^2 Maximum 6 spaces per 100m^2

On the above basis, the 12 two-bedroom dwellings would require a total of 16 on-site car parking spaces, including one resident space for each dwelling, plus four visitor spaces. Such a requirement will be fully accommodated within the proposed 16-space residential car parking area on the Ground Floor of the subject building.

Furthermore, there will be a total of 1,085.14m^2 of commercial floor area, which would require a minimum of 33 and a maximum of 66 on-site car parking spaces. The proposed provision of 55 car parking spaces associated with the non-residential component of the subject site would therefore satisfy these criteria with a car parking provision of approximately 5.0 spaces per 100m².

Bicycle Parking

Table 3 - Off Street Bicycle Parking Requirements within the *Transport Access and Parking Overlay* of the *Planning and Design Code* identifies bicycle parking requirements relevant to the proposed development as applied in *Table C* below.

Table C: Off-street bicycle parking requirements

Class of Development	Bicycle Parking Rate	Units	Number of Required Bicycle Parking Spaces
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.	20 employees and 10 consulting rooms	1 space plus 0.5 visitor spaces
Residential component of a multi-storey building	1 space for every 4 dwellings for residents, plus 1 space for every 10 dwellings for visitors.	12 dwellings	3 spaces, plus 1.2 visitor spaces
Shop (café)	1 space for every 300m^2 of gross leasable floor area plus 1 space for every 600m^2 of gross leasable floor area for customers.	162.61m^2	0.54 spaces, plus 0.20 visitor spaces
Shop (pharmacy)	1 space for every 300m^2 of gross leasable floor area plus 1 space for every 600m^2 of gross leasable floor area for customers.	139.51m²	0.47 spaces, plus 0.24 visitor spaces
Indoor Recreation Facility	1 space per 4 employees plus 1 space per 200m^2 of gross leasable floor area for visitors.	2 employees, 174.91m^2	2.0 spaces plus 0.87 visitor spaces
Total			7 staff /resident spaces plus 3 visitor spaces

On the above basis, the proposed development would require a total of 10 bicycle parking spaces, including 7 7 resident / employee spaces and 3 visitor spaces.

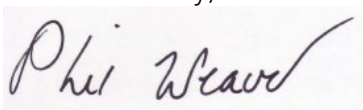
Such a requirement will be accommodated by the provision of 8 spaces located within the internal bicycle storage area and 4 visitor bicycle spaces located adjacent to landscaped area on the northern side of the Café component of the subject development (4 spaces).

SUMMARY AND CONCLUSIONS

In summary, we consider that the proposed development will:

- Provide a design standard which is appropriate and essentially meets the requirements of the relevant Australian Standards for off-street parking areas,
- Not result in unacceptable adverse traffic impacts on the adjacent road network in terms of site accessibility or vehicular trip generation, and
- Satisfy the off-street parking requirements identified by the *Planning and Design Code*.

Yours sincerely,



Phil Weaver
Phil Weaver and Associates Pty Ltd

	Thursday 08/02/24	Boskenna Avenue / Fullarton Road, Kent Town						
		Right Out	**Through Out**	**Left Out**	**Right In**	**Through In**	**Left In**	***Total (hour)***
am	7:00-7:15	1	0	0	0	0	0	-
	7:15-7:30	0	0	0	1	1	1	-
	7:30-7:45	0	1	0	2	1	0	-
	7:45-8:00	2	0	0	0	0	0	*10*
	8:00-8:15	12	3	2	2	1	1	*30*
	8:15-8:30	13	0	0	3	2	2	*47*
	8:30-8:45	6	1	0	3	1	0	*54*
	8:45-9:00	3	1	1	5	1	0	***63***
	9:00-9:15	0	0	1	1	0	0	*44*
	9:15-9:30	0	0	2	0	0	0	*26*
pm	3:00-3:15	1	0	1	2	0	0	-
	3:15-3:30	1	0	0	1	0	2	-
	3:30-3:45	2	0	2	2	0	3	-
	3:45-4:00	0	0	1	2	0	0	*20*
	4:00-4:15	0	0	1	2	1	0	*20*
	4:15-4:30	1	0	1	5	0	3	*26*
	4:30-4:45	0	0	1	5	2	3	*28*
	4:45-5:00	0	0	1	8	0	4	*38*
	5:00-5:15	2	0	3	7	0	2	*48*
	5:15-5:30	1	0	1	5	2	4	*51*
	5:30-5:45	1	0	2	4	3	3	*53*
	5:45-6:00	0	0	1	10	1	0	*52*
	Maximum							**63**

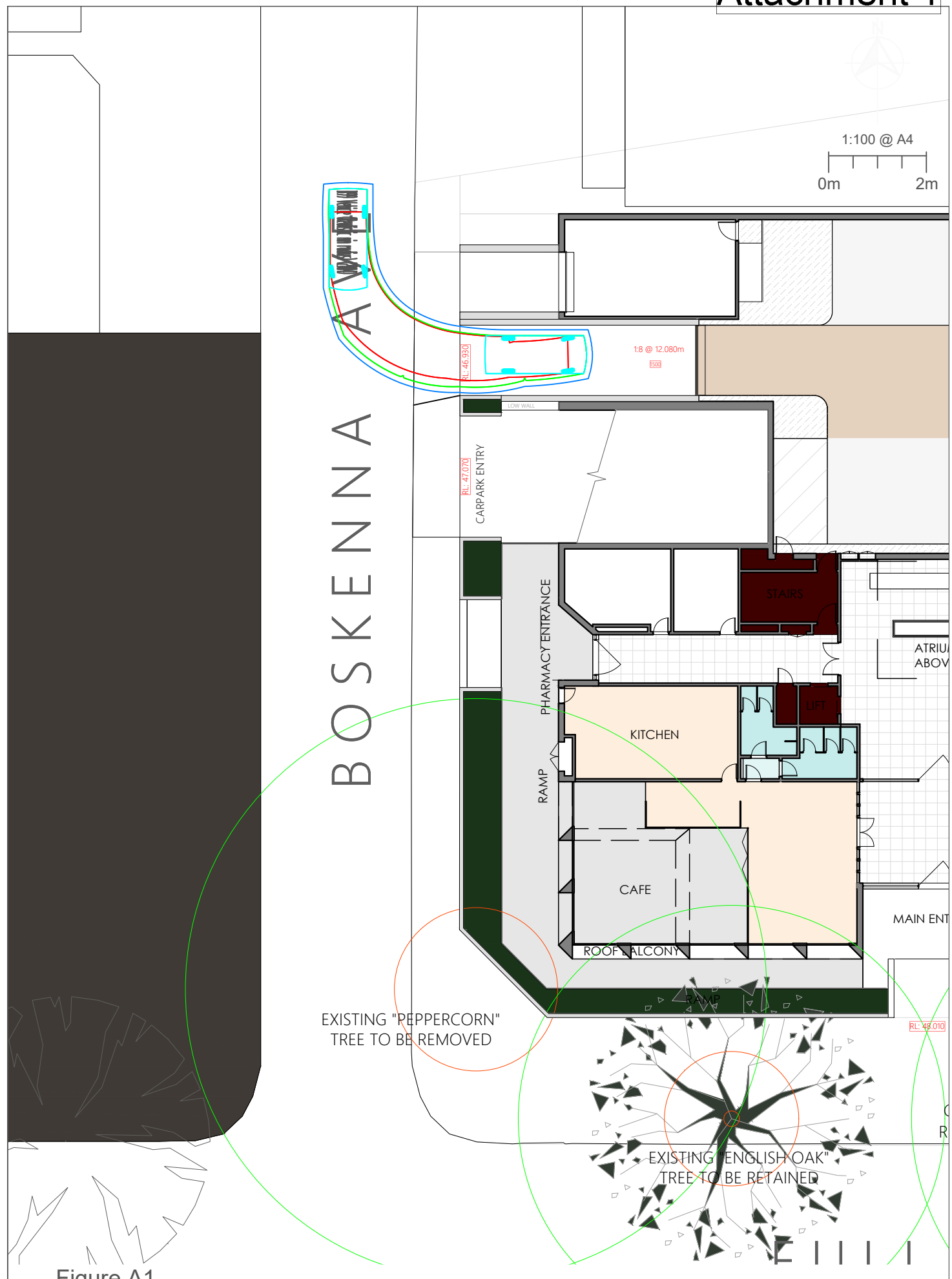


Figure A1

PHIL WEAVER & ASSOCIATES
TRAFFIC ENGINEERING CONSULTANTS

For:	REF: 23-154	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	DATE:	
Site Address:	DWG BY: AH	
	CHK BY: PW	

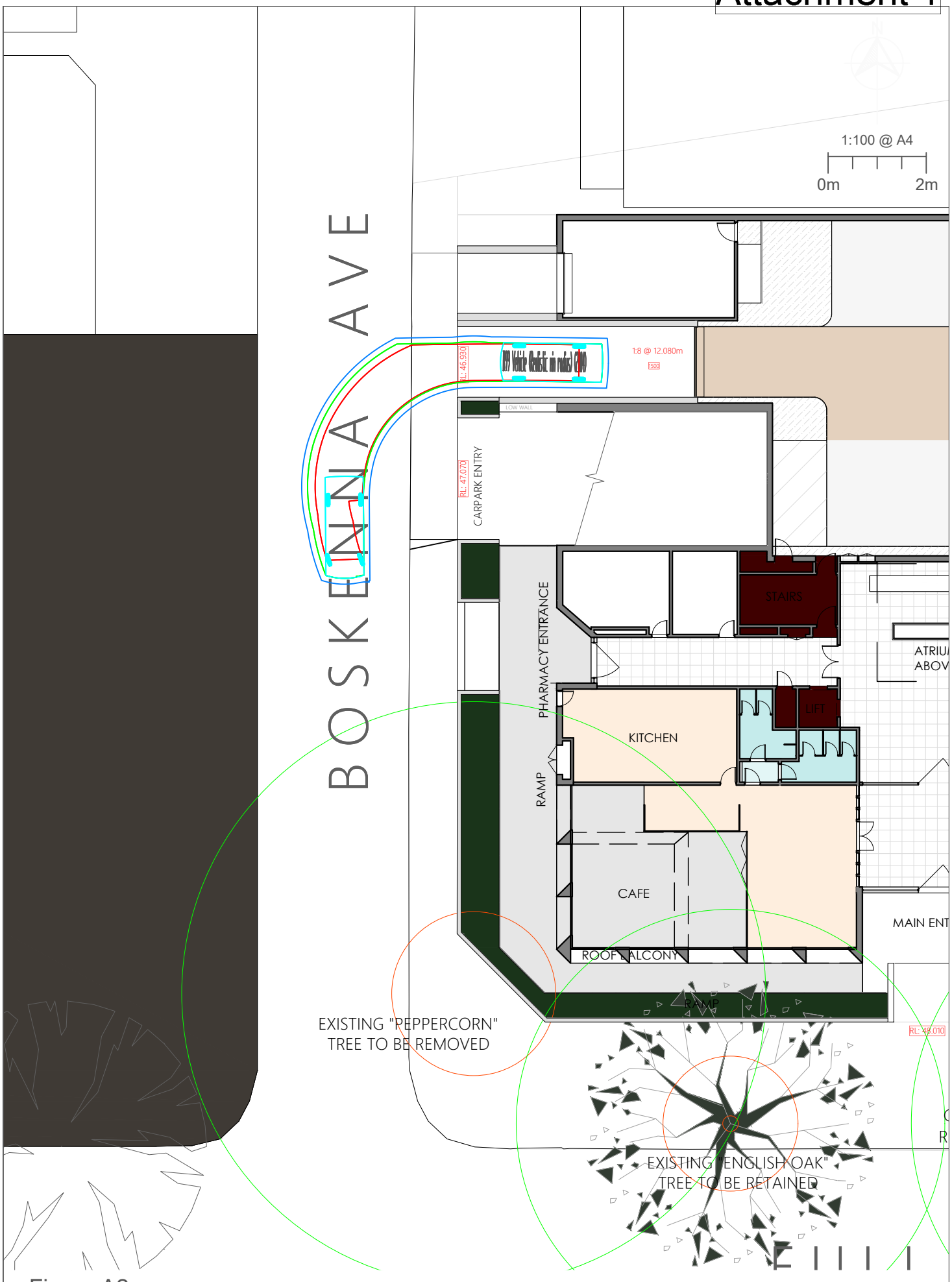


Figure A2

PHIL WEAVER & ASSOCIATES
TRAFFIC ENGINEERING CONSULTANTS

For:	REF: 23-154	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	DATE:	
Site Address:	DWG BY: AH	
	CHK BY: PW	

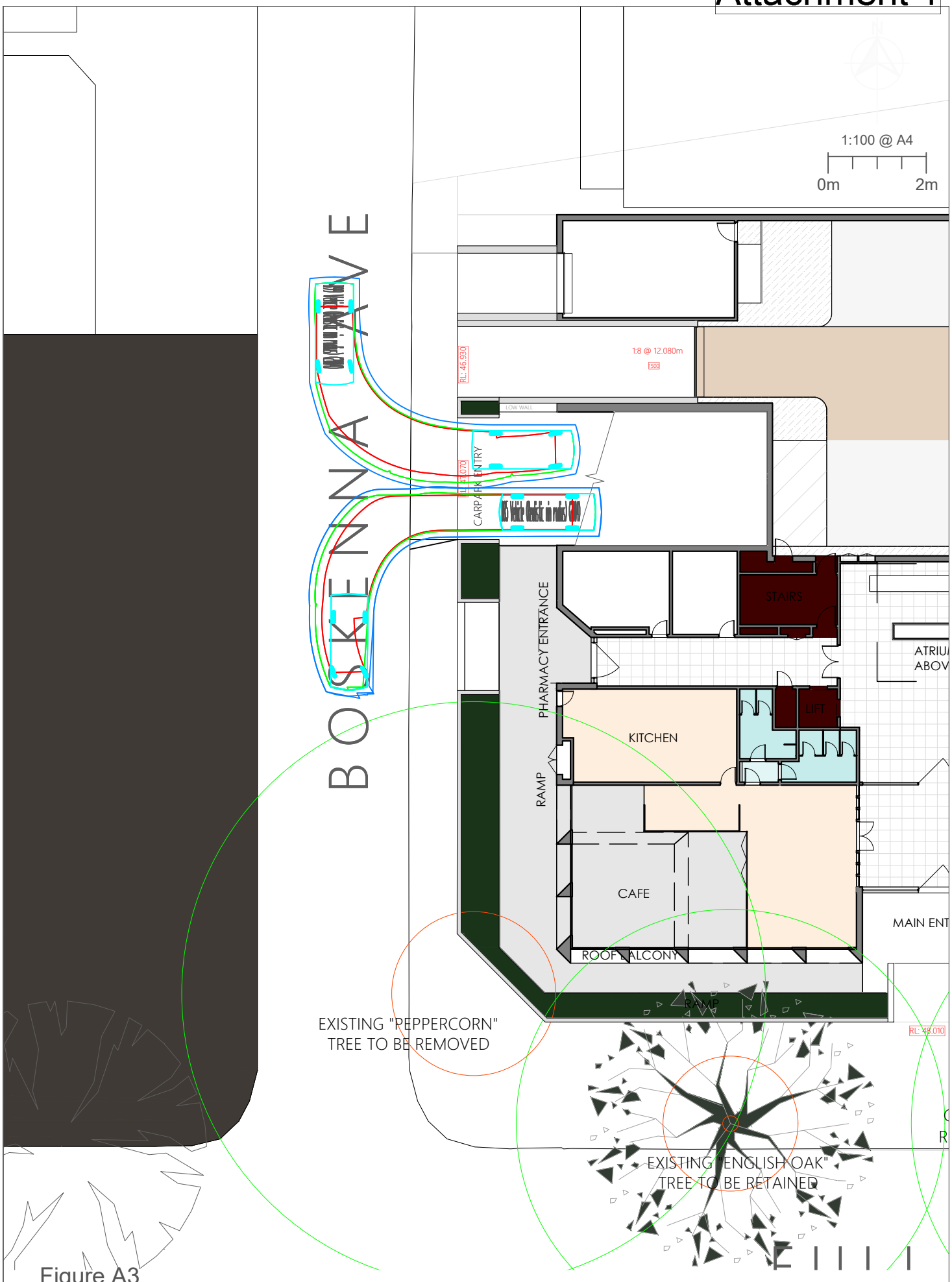


Figure A3

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	For:	REF: 23-154	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
		DATE:	
	Site Address:	DWG BY: AH	
		CHK BY: PW	

Attachment 1

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
E: mail@philweaver.com.au

File: 23-154

21 August 2024

Mr Winson Ly
Kirkbride Architects

By email: wly@kbarchitects.com.au

Dear Winson

PROPOSED MIXED USE DEVELOPMENT – 80-82 FULLARTON ROAD, KENT TOWN – RESPONSE TO COUNCIL RFI

I refer to the proposed mixed-use development on the above site. I note that a Request for information (RFI) document has been received from Mr Ned Feary, Senior Urban Planner, City of Norwood Payneham and St Peters, dated 13 June 2024.

A number of the items within the Council RFI relate to the traffic, parking and access aspects of the proposed development.

Accordingly, we have reviewed the relevant matters in the Council RFI and have provided responses to each of the relevant matters as reproduced below.

> *Traffic and Access*
>
> *The first in this section is the question of on-site loading. At present, the proposal does not include an on-site loading area, and proposes to utilise the on-street loading zone for all deliveries and waste collection. This is contrary to a series of provisions in the Code, such as Transport, Access and Parking PO 1.3 and 1.4, and there is an implication of this within Design in Urban Areas PO 11.4 regarding waste (though notably the Code does expect residential waste to be collected on-street, however commercial waste should be collected on-site).*
>
> *Therefore, while there is a loading zone on the street, the Code seems fairly clear to me that it expects loading to be done within the site boundaries.*
>
> *I can appreciate that this would create complications for the design, so I am seeking to understand what would need to change about the design in order to suitably accommodate a loading area. Can you please explore this and let me know? E.g. could you replace the lower ground parking spaces with a loading dock? (I am not sure that this would work given the dimensions involved, so this is just an example).*

In response to the above matters it should be noted that:-

- the ability to accommodate typical waste collection vehicles on site would typically require a minimum vertical clearance within the ground floor of the proposed development of at least 4.5 metres,

- to accommodate a smaller service vehicle such as a Small Rigid Vehicle (SRV) the building would require a minimum vertical clearance of 3.5 metres. Such a vehicle has a length of 6.4 metres and is smaller than a typical waste collection vehicle which potentially would have a length of 10.4 metres, and

- the potential to permit even the smaller of the above design vehicles to turn on site would have a significant impact upon the design and in particular the car parking areas and consequently would potentially reduce the number of spaces which could be accommodated by the subject development.

In order to minimise reliance on loading within Boskenna Avenue consideration could be given to allocating at least one and potentially two of the car parking spaces within the public parking area of the subject development for the purpose of loading by vans and other vehicles similar in size to the B99 design vehicle which would be accommodated by the currently proposed design.

> *The next question relates to sightlines and turning circles. The traffic report provided notes that there will be sightline and turning issues at the bends or intersections in the car park, but does not provide further detail beyond stating that mirrors should be provided, and that there would be "very low volumes of traffic required to turn in the bends within these areas". Can you please provide further clarity on this point including turn path and sightline diagrams demonstrating what can be achieved at each intersection/bend? I am also not convinced that there would be "very low traffic volumes" given the nature of the land uses, so I am concerned about safety issues arising from this.*

In response to the above matter, we have prepared a turning path diagram (*Figure 1*) attached as an appendix to this RFI response showing the ability to accommodate simultaneous turning movements on the 90° bends within the basement car park given that corner radii are now proposed in this area.

> *To continue on the theme of sightlines, I note the low wall between the two driveways which is shown on the 3D perspectives, and on the site plan, but it is unclear from the elevations. Can you please confirm the height, and intended purpose of this wall? In essence, I am seeking to confirm the sight distance for vehicles exiting the driveways, so please provide a diagram showing these sightlines.*

In response to the above matter, we have prepared a sight line diagram (*Figure 2*) also attached as an appendix to this RFI response. This figure shows the ability of drivers exiting from the two proposed access points on Boskenna Avenue to sight oncoming traffic on this roadway and also shows the potential to meet the required pedestrian-vehicular sight distance splays on each side of the exit points. Figure 2 identifies that a driver exiting the main access point to view oncoming traffic entering Boskenna Avenue at Fullarton Road and also traffic approaching from the east with a sight line of at least 75m. Such a distance would exceed the minimum Safe Sight Distance Requirement of 65m as per *Figure 3.2m* of the relevant off-street car parking standard (AS/NZS 2890.1:2004).

> *In addition to this is that the proposed 11.45m of driveway which pedestrians would have to cross without really having a safe place to stop is a concern, specifically when considering Transport, Access and Parking module PO 3.2 (below). Can you please indicate how this could be made safer or why you believe this is to be safe?*
>
> *Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.*

In response to the above matter, we note form our inspections of the site that the volume of pedestrian movements on the southern side of Boskenna Avenue appear to be very low and that a driver and pedestrians would have a clear line of sight of each other in this location subject to provision of permeable fencing on the eastern side of the residential car park access

Notwithstanding the above we are aware that there are examples of recent development approvals which have resulted in combined crossovers associated with adjoining properties within the City of Norwood. An example being a crossover located on the western side of George Street on the boundary of 65 and 73 George Street, Norwood (refer below).

Next, the residential driveway being single width. I note that a roller shutter is proposed at the top of the ramp. Given that this is at the top of the ramp, I presume that it would not be visible to someone seeking to turn in from the street, until they are already in the process of completing the turning manoeuvre, creating a conflict. Can you please provide further detail on how this is intended to be managed?

I understand that the roller door of the residential car parking area will be closed at all times unless a vehicle is entering or exiting the subject site. Hence a driver of a car entering the car park from Boskenna Avenue would only do so in the event that the roller door is in the down position. At most there would be of order of 8 traffic movements accessing the residential car parking area of the subject development in any one hour period inclusive of both entering and exiting movements. Hence the frequency of simultaneous entry and exit movement to occur will be minimal.

It is recommended that a loop detector could be provided within the driveway between the property boundary and the roller door which would then operate a traffic signal within the car park identifying to the driver of an exiting vehicle that a car is about to enter the subject car park. There would also be an opportunity to provide a holding line and storage position within the car park to accommodate an exiting vehicle when a driver is accessing the car park from Boskenna Avenue.

Regarding the number of parking spaces, the numbering seems to be inconsistent, for example there are two spaces numbered 22 and two spaces numbered 37. By my count, there are 48 spaces shown associated with the commercial part of the development, yet the traffic report provided refers to 55 spaces. Furthermore, the traffic report states that spaces were designed based on user class 1A, which is generally for longer-term users. Given that this is associated with a medical centre, my understanding is that these would be higher-turnover parking more akin to user class 3. This would mean the parking spaces would need to be wider than what is proposed. Can you please clarify the rationale behind designing for class 1A instead of 3? It may be necessary to amend the spaces to be wider in order to fit this category.

In response to the above issues it should be noted that:-

- The subject development will provide a total of 64 parking spaces including 16 spaces associated with the ground floor (residential) parking area and 48 spaces to be provided within the lower parking levels,

- The proposed residential car parking area has been designed in accordance with a User Class 1A (residential and employee parking) facility, typically providing 5.4m long and 2.4m wide spaces adjacent to a 5.8m wide driveway aisle.

- The proposed public car parking area has been designed in accordance with a User Class 3 facility, typically providing 5.4m long and 2.6m wide spaces adjacent to a 5.8m wide driveway aisle.

Finally in this section, the bicycle parking. The bike storage areas appear to all be located in the residential section of the car park, but of the 10 spaces sought by the Code, 7 of these are to be publicly accessible (either for visitors to the residential component, or being associated with the commercial component). Is it intended that the residential car parking area is publicly accessible to allow for bicycle storage here? I am concerned that the storage proposed is not sufficiently convenient given it would require either riding up the car park ramp and being able to activate the roller door (which seems impractical) or walking the bicycle through five doors inside the building, some of which will require a tight squeeze with a bicycle. I therefore ask that you consider alternative locations for bicycle storage.

In order to address the above concerns, there would be an opportunity to provide 6 bicycle parking spaces in the form of three double sided racks outside of the building. A potential location for such parking would be in front of the services / bin storage area with an opportunity to store at least four bicycles within the residential component of the subject development in the area labelled as bike storage.

Waste

I have reviewed the Waste Management Plan prepared by Colby Phillips. The residential waste collection (to be done by Council) seems to be broadly along the lines of what was discussed for preliminary advice, and I am awaiting confirmation as to whether this is suitable.

As noted above, my reading of the Planning and Design Code is that it expects residential waste to be collected kerbside, but that it expects commercial waste to be collected from an on-site loading area. The lack of a loading area for this is addressed above.

I note that the plan seems to work on the basis of discounts on the amount of waste generated by the café and medical consulting uses. Can you please elaborate on the rationale for this? I am unsure of how this can be properly regulated given that there would be no need for a Development Approval if these uses were to become a full-service restaurant or a different form of consulting rooms, so I am concerned that the proposed waste facilities for the commercial tenancies may be insufficient.

As identified above it is proposed that waste and recycling will be collected in front of the site on the southern side of Boskenna Avenue utilising the existing loading zone (subject to relatively minor dimensional and positional changes) given the implications of providing for servicing of waste and recycling within the site.

This operation has been addressed in detail by the Waste management consultant (Colby Phillips Advisory) and I understand has the support of relevant council staff.

Flooding

Council's Consultant Hydrological Engineer has provided the following advice relating to flooding:

The 1% AEP flood level on Boskenna Avenue is 47.65 mAHD. Allowing 300 mm freeboard, a minimum FFL of 47.95 mAHD will be required. The proposed ground floor level shown on the plans is 48.5mAHD and is satisfactory.

The building has a significant basement carpark, which has an entrance off Boskenna Avenue with a threshold level of 47.07 mAHD (approximately 0.6 m below the flood level).
It is normal practice to protect underground basement carparks from a 1% AEP event, due to the damage that can occur to parked vehicles and the safety risk associated with rapidly rising floodwaters. The flow arriving at the low point in Boskenna Avenue is of the order of 2 m3/s in a 1% AEP event. This flow would rapidly overwhelm the proposed storage provided in the basement and would fill the basement to a level at which damage to cars would occur (0.5 m) in less than 10 minutes.

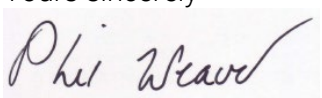
The proposal needs to be modified to prevent entry of the 1% AEP flow into the basement carparking area with 300 mm freeboard.

I am aware that this may have some impact on the traffic matters noted above and that it may be difficult to achieve. Please consider this when considering your response to those aforementioned traffic concerns. We are open to alternative solutions that you may wish to present.

I understand that this aspect has been addressed and consequently does not require changes to the grade of the main car park ramp.

On the above basis I consider that the various traffic, parking and access related matters raised in Councils RFI will be fully addressed by relatively minor changes to the design of the on-site parking areas of the subject development.

Yours sincerely



Phil Weaver
Phil Weaver and Associates Pty Ltd

Enc: Figures 1 and 2

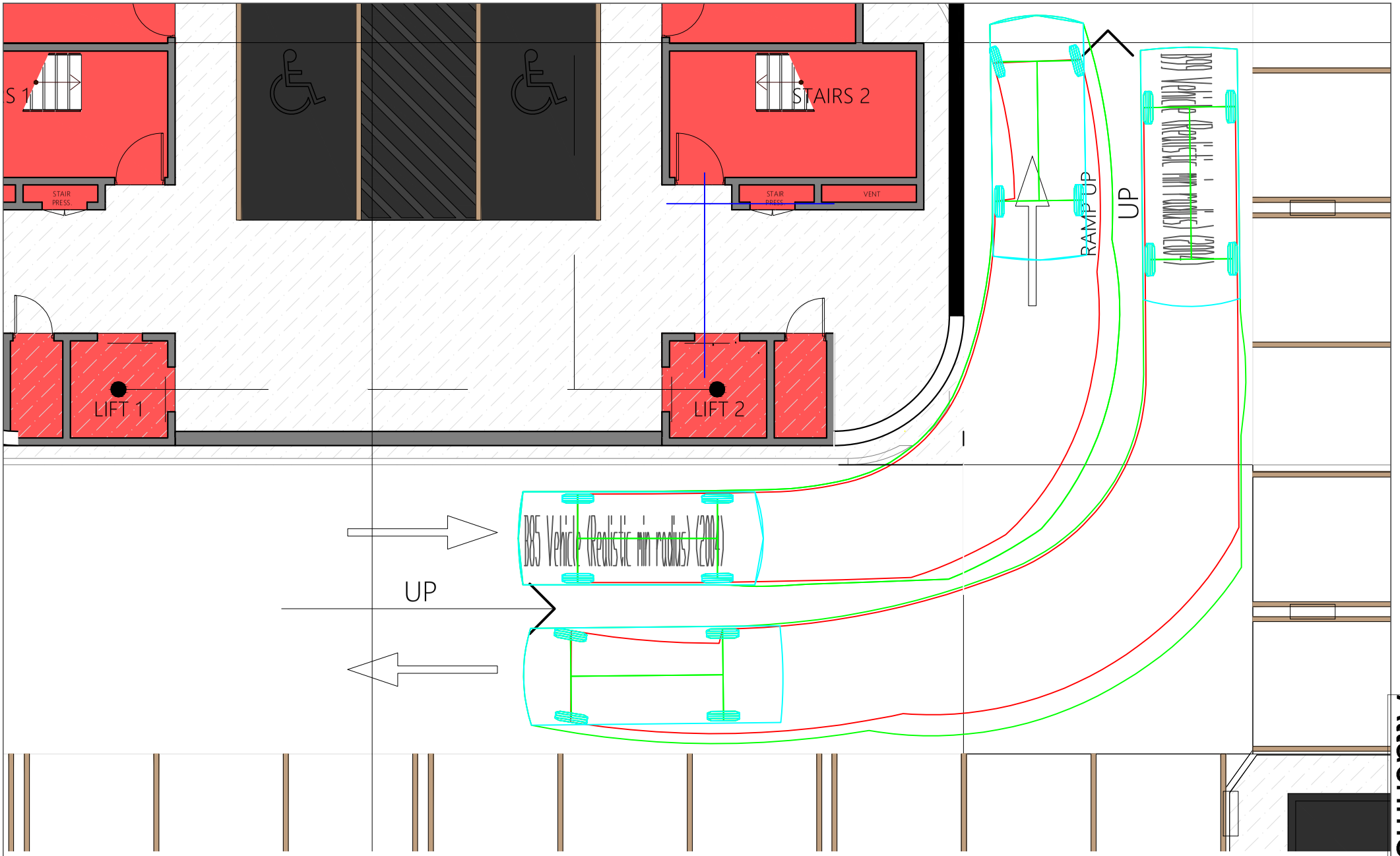


FIGURE 1:

Attachment 1

PHIL WEAVER & ASSOCIATES
TRAFFIC ENGINEERING CONSULTANTS

For:	REF: 24-154	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: contact@pwatraffic.com.au
	DATE:	
Site Address:	DWG BY:	
	CHK BY:	

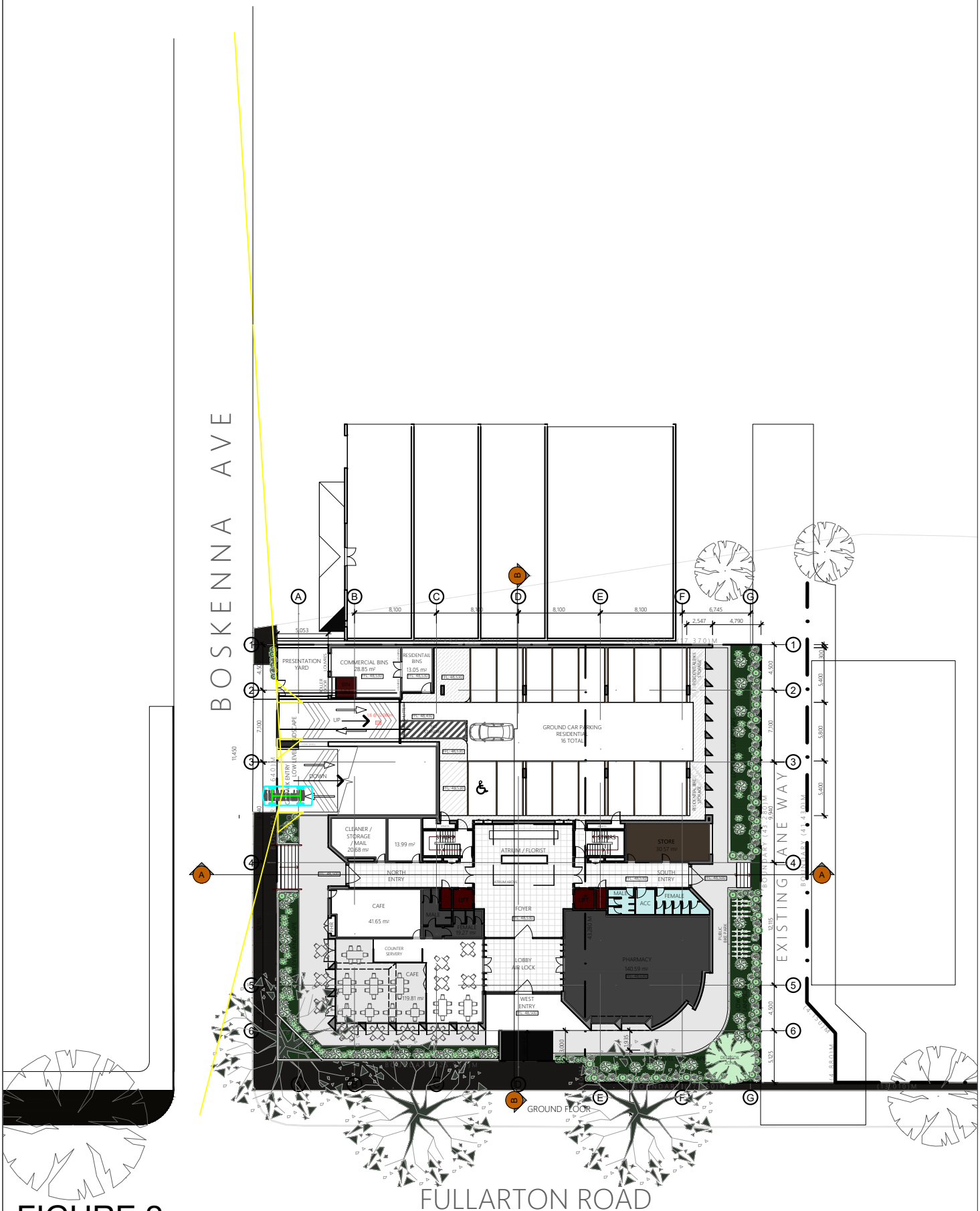


FIGURE 2:

PHIL WEAVER & ASSOCIATES
TRAFFIC ENGINEERING CONSULTANTS

For:
Site Address:

REF: 23-154
DATE:
DWG BY:
CHK BY:

204 Young Street
UNLEY SA 5061
P: 08 8271 5999
E: contact@pwatraffic.com.au

Ned Feary

From: Phil Weaver <phil@pwatraffic.com.au>
Sent: Thursday, 6 March 2025 12:36 PM
To: Winson Ly
Cc: Andrew Kirkbride; Andy Hayes
Subject: FW: 23-003 Norwood Medical Centre- Update (Carpark ramp and layout)
Attachments: Vertical clearance.pdf; 90-degree bend.pdf

Dear Winson

As per our discussions yesterday please find attached two figures showing respectively:-

- the vertical clearance associated with the ramp servicing the main car packing area underneath the slab associated with residential car park, and
- the opportunity to provide simultaneous turning movements within the main (basement) car parking area at the 90° corners.

I would anticipate that you will forward the attached figures onto Council

Please let me know if there is anything further you require in relation to this matter.

Best wishes

PHIL WEAVER
PHIL WEAVER AND ASSOCIATES PTY LTD
204 Young Street
Unley SA 5061
Telephone 08 8271 5999
Email phil@pwatraffic.com.au
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From: Andy Hayes
Sent: Thursday, 6 March 2025 10:58 AM
To: Phil Weaver
Subject: RE: 23-003 Norwood Medical Centre- Update (Carpark ramp and layout)

From: Winson Ly <WLy@kbarchitects.com.au>
Sent: Friday, 28 February 2025 6:37 PM
To: Phil Weaver <phil@pwatraffic.com.au>
Cc: 'Phil Weaver' <glenphil@internode.on.net>; Andrew Kirkbride <andrew@kbarchitects.com.au>; Andy Hayes <andy@pwatraffic.com.au>
Subject: RE: 23-003 Norwood Medical Centre- Update (Carpark ramp and layout)

Hi Phil,

Please find the link below to download the amended CAD file:

I've updated our drawing to allow for a 2450mm head height at the 1.8m transition ramp by chamfering the concrete floor above, as recommended.
I also recall that the council had concerns regarding the 90-degree turning points at the basement car park. Could you please run a turning circle template over the car park basement plan to confirm that our layout complies with the requirements?

Once you and Andy have reviewed both issues mentioned above, kindly confirm with me so I can notify the engineers to proceed with updating their report.

Thank you.

Kind Regards
Winson Ly

Kirkbride Architects

32 Murtoa Road, EDEN HILLS 5050

M: 0413 565 098
E: wly@kbarchitects.com.au
W: www.kbarchitects.com.au

From: Phil Weaver
Sent: Monday, 24 February 2025 5:03 PM
To: Winson Ly <WLy@kbarchitects.com.au>
Cc: 'Phil Weaver' <glenphil@internode.on.net>; Andrew Kirkbride <andrew@kbarchitects.com.au>; Andy Hayes <andy@pwatraffic.com.au>
Subject: RE: 23-003 Norwood Medical Centre- Update (Carpark ramp and layout)

Dear Winson

Further to our telephone discussions this afternoon I have attached a sketch plan showing our preferred option of addressing the vertical clearance associated with a vehicle accessing the basement car parking area when descending the ramp underneath the upper level (residential) car parking area. I have shown an indicative clearance of 2400 millimetres based upon chamfering the bottom of the slab above the car park on the attached sketch.

As discussed, the design of the residential car parking area would reduce the capacity of this car park from the previously proposed 16 car parking spaces to 13 spaces as a result of the redesign of the car park ramps in order to address stormwater requirements.

I note from our previous report that we had identified that the basement car park would provide a total of 48 car parking spaces with a minimum requirement associated with the commercial components of the development equivalent to 33 parking spaces and 16 spaces associated with the residential component.

Algebraically this would still result in a surplus of up to 14 parking spaces (61 spaces overall less a total requirement for 49 spaces) above the minimum required number of spaces based on the Planning and Design Code requirements for the subject development within a Designated Area.

Therefore, the slight reduction in overall car parking numbers associated with reduction / relocation of three of the resident spaces into the basement car park would still meet the overall car parking requirements of the Planning and Design Code provisions.

We would be pleased to discuss further with you if necessary.

Best wishes

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Email phil@pwatraffic.com.au

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From: Phil Weaver
Sent: Monday, 24 February 2025 2:30 PM
To: Winson Ly <WLy@kbarchitects.com.au>
Cc: 'Phil Weaver' <glenphil@internode.on.net>; Andrew Kirkbride <andrew@kbarchitects.com.au>; Andy Hayes <andy@pwatraffic.com.au>
Subject: RE: 23-003 Norwood Medical Centre- Update (Carpark ramp and layout)

Dear Winson and Andrew

Further to our recent discussions and your email below we have undertaken a review of vehicle access arrangements associated with the proposed amended design of the two car parking areas of the subject development including preparation of turning path diagrams and vehicle profiles based upon the grades within the car park ramps

Please see attached:

- SK13: Due to the single-width approach:
  - Spaces 1 and 2 should be amalgamated to one space,
  - Spaces 3, 4, and 5 should be amalgamated to two spaces, and
  - Spaces 12, 13, and 14 should be amalgamated to two spaces. Alternatively, space 13 could potentially become the accessible space and 14 could become the shared area if an accessible space is still desired in this area, although given the residential nature of this car parking area this would be better provided in the commercial car parking area.

- SK50: I understand that this plan wasn't provided in .dwg format, however in the first instance based on an approximate pdf convert:
  - Ground clearances look okay
  - There appears to be some vertical clearance conflict when passing under the ground floor car parking area. Subject to a review of the .dwg file, a 2300mm offset based on the adjoining 2m long 1:8 transition section would likely address this. This could potentially be addressed by either chamfering the underside of the slab to reflect / match the profile of the ramp below and/ or a possible reduction in the extension of the upper-level car park over this ramp given that the extent of overhang could be reduced based upon the turning path diagrams included with this email response.

We would be happy to discuss further this afternoon if needed.

Regards

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From: Winson Ly <WLy@kbarchitects.com.au>
Sent: Friday, 21 February 2025 11:38 AM
Cc: Phil Weaver <phil@pwatraffic.com.au>; 'Phil Weaver' <glenphil@internode.on.net>; Andrew Kirkbride <andrew@kbarchitects.com.au>
Subject: FW: 23-003 Norwood Medical Centre- Update (Carpark ramp and layout)

Hi Phil,

Please find the attached link to download the full set of updated documents for the Norwood Medical Centre project.

As we discussed a couple of weeks ago, we have redesigned the car park entry ramp to rise 900mm before descending into the basement car park. This modification addresses the potential 1 in 100 flooding issue.

Included are a full set of PDFs, a set of DWG drawings, and an IFC file for your review.

Could you kindly review the drawings and confirm that the car park layout works, and update your traffic report for submission to the council for final approval?

Let me know if you need any additional information.

Thank you!

Regards
Winson Ly

Kirkbride Architects

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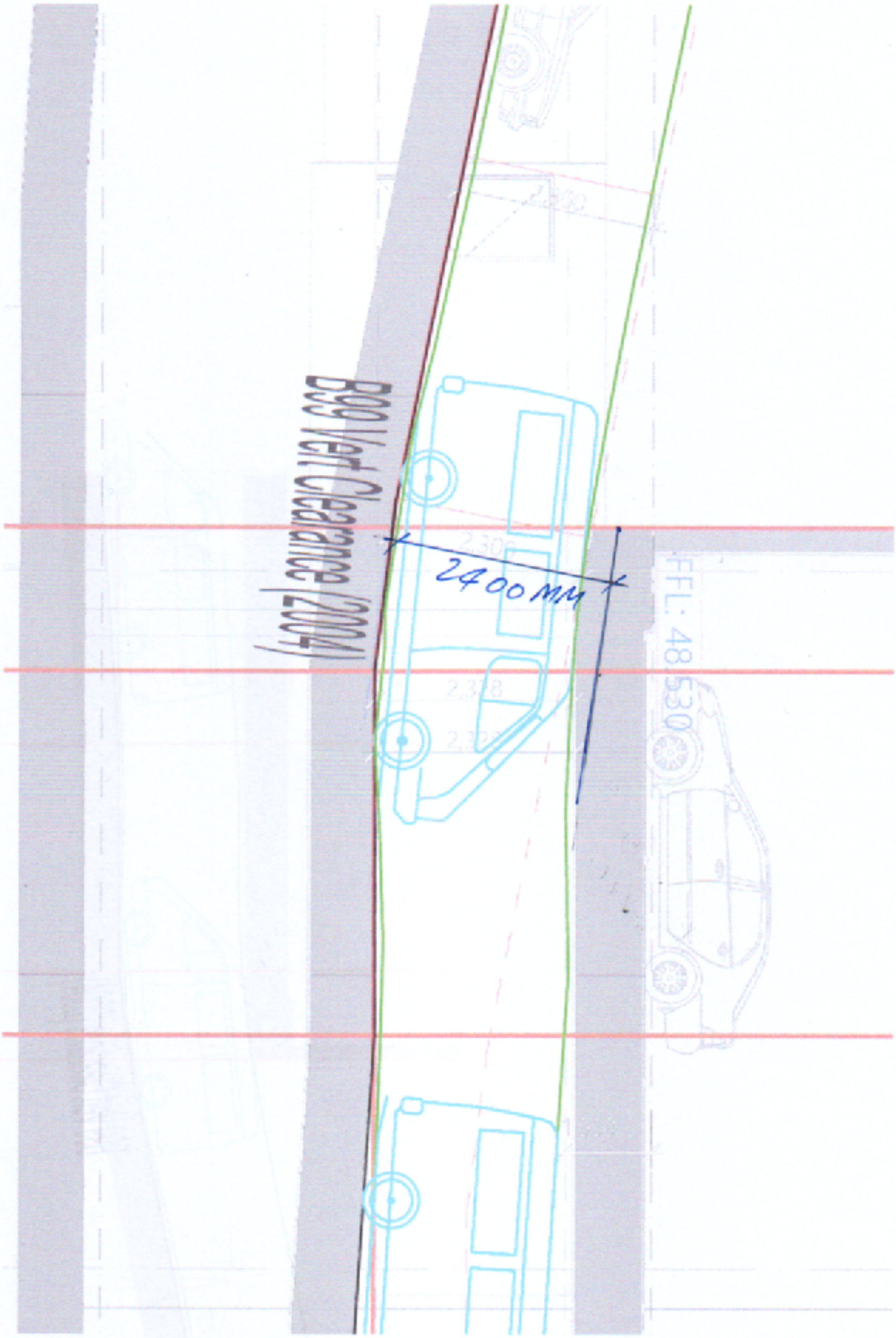
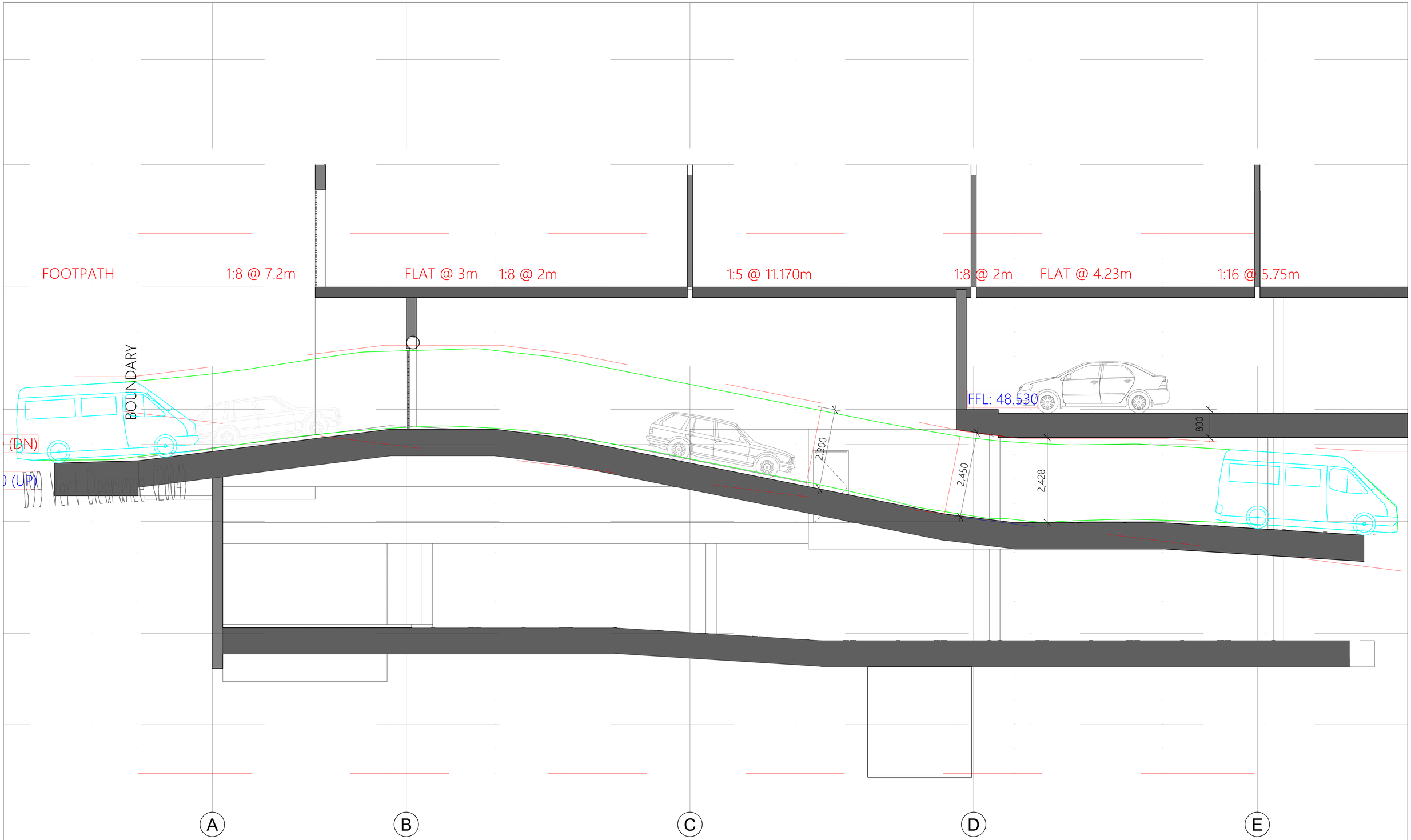

800 Vert Clearance (200)
2400mm
FFL: 48.530

B
C
D
E
F
8,100
8,100
8,100
8,100
6,745
2,547
4,790

BOUNDARY (30.470)M
BOUNDARY (17.370)M

COMMERCIAL BINS
28.85 m²
BIN LIFT
BIN LIFT
LOUVRES
LOUVRES
RESIDENTAIL BINS
13.05 m²
RESIDENTIAL BIKE PARK
FFL: 48,530
LOUVRES
1
2
3
4
5
6
7
8
RESIDENTIAL BIKE PARK
RESIDENTIAL BIKE PARK
LOW LEVEL LANDSCAPE

UP
1:8 @ 12.080m
1500
ROLLER SHUTTER
FFL: 48,430
GROUND CAR PARKING
RESIDENTIAL
14 TOTAL
457.98 m²
14
13
12
11
10
9
FLAT
DOWN
DOWN
0m
0:0 @ 3m
1:8 @ 2m
1:5 @ 11.170m
CLEANER / STORAGE / MAIL
20.68 m²
AHU
13.99 m²
SERVICES
STAIRS
FHR
SPRINKLER BOOSTER PRESS
SERVICES
STAIRS
STORE
30.57 m²



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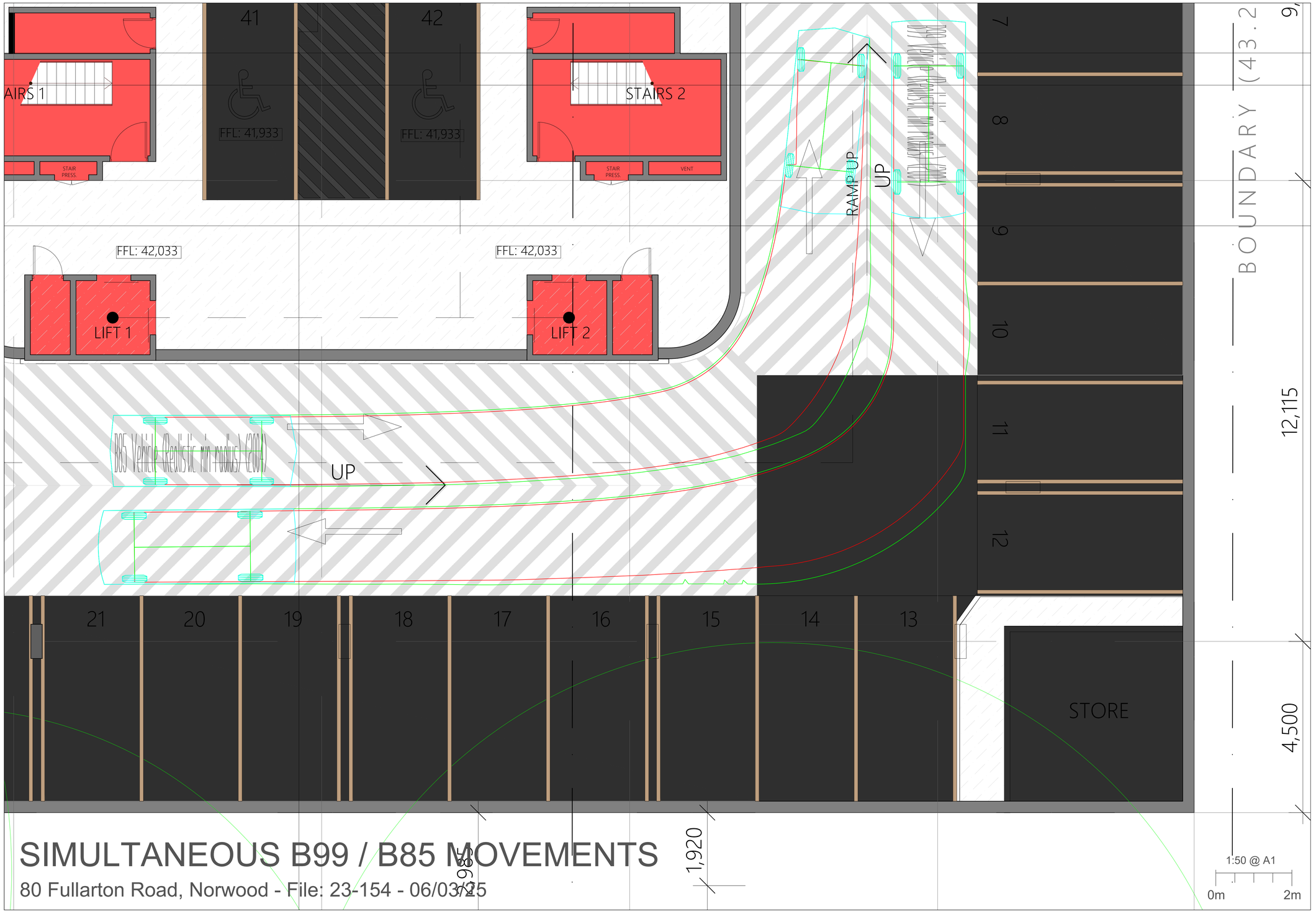
B99 VERTICAL CLEARANCE CHECK

80 Fullarton Road, Norwood - File: 23-154 - 06/03/25



SIMULTANEOUS B99 / B85 MOVEMENTS

80 Fullarton Road, Norwood - File: 23-154 - 06/03/25

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Arboricultural Impact Assessment and Development Impact Report

Site: 80-82 Fullarton Road, Norwood

Date: Wednesday, 6 December 2023

ATS7410-080FulRdDIR

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Appendix B - Tree Assessment Findings
Appendix C - Mapping
Appendix D - Tree Assessment Summary
Appendix E - Tree Protection Zone Guidelines

Report Reference Number: ATS7410-080FulRdDIR

Report prepared for
Jonathon Elkins, Kirkbride Architects

Author
Tom Richardson, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed the trees identified trees adjacent to 80-82 Fullarton Road, Norwood. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposal involves the demolition of the existing building and construction of a new multistorey, multipurpose building and associated infrastructure. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

The assessment considered four trees which are identified as a mix of various native and exotic species. These trees have all been planted as part of the landscaping of the area. The majority of trees are considered to be in Good overall condition and have extended useful life expectancies. Only one tree, Tree 1, is in Fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure. Additionally, this tree has a bias Form.

The growing environment of all the trees is restricted which includes the adjacent compacted road reserve, kerbing and bricked footpath.

Trees 2 and 3 are Significant trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Tree 4 is Exempt as it is listed as an Exempt species under the *PDI Regulations 2017.* Tree 1 is Unregulated. Significant trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features' Trees 2 and 3 are considered to be providing aesthetic and/or environmental benefit but not at a level that would be considered 'important' nor do they not display factors that indicate their removal is warranted. Additionally, Trees 1-3 are assets of The City of Norwood Payneham and St Peters warranting their protection regardless of their legislative status. As the main trunk of Tree 4 grows within the allotment and in part within the street scape, there is potential of dual ownership.

The Arboricultural Impact Assessment has identified that the two Regulated local government owned and managed street trees, Trees 2-3 and the one Unregulated tree, Tree 1 in the area of the proposed development are unlikely to be negatively impacted by the proposed works. The proposed works for Trees 2 and 3 are within existing encroachment and the proposal includes a landscape section which has the potential to effectively improve the root zone of these trees. However, Tree 4 is Conflicted by the proposal and requires removal to facilitate development. As a tree with a Moderate Retention Rating, and listed as an Exempt species, its removal to accommodate development is acceptable.

Brief

Arborman Tree Solutions was engaged by Kirkbride Architects to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at 80-82 Fullarton Road, Norwood. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

The proposed development includes the demolition of the existing building and the construction a multipurpose, multilevel commercial building. This assessment will determine the potential impacts the proposal may have on the trees within and adjacent the site and recommend impact mitigation strategies in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009) for trees to be retained.

In accordance with section 2.2 of the AS4970-2009 the following information is provided:-

- Assessment of the general condition and structure of the subject trees.
- Identification of the legislative status of trees on site as defined in the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016),* the *Native Vegetation Act 1991.*
- Identify and define the Tree Protection Zone and Structural Root Zone for each tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2009 for trees to be retained.
- Provide information in relation to the management of trees.

Documents and Information Provided

The following information was provided for the preparation of this assessment:-

- Email instruction on Scope of Works
- Design, PDFs and Survey Drawings
- Site Plans SK02, SK11-SK16
- KBA Concept Plan
- ATS7410 TAF DRAFT 231027.

Site Location

The trees are located in the council verge in front 80-82 Fullarton Road, Norwood and the verge in Boskenna Avenue.

Figure 1: Site Location – 80-82 Fullarton Road, Norwood

Methodology

The proposed design was reviewed in association with the information and in the Design Drawings and CAD files as provided by Kirkbride Architects.

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2009 *Protection of trees on development sites* (AS4970-2009). When determining potential impacts of an encroachment into a Tree Protection Zone (TPZ), the following should be considered as outlined in AS4970-2009 section 3.3.4 *TPZ encroachment considerations*:-

a) Location of roots and root development.

b) The potential loss of root mass from the encroachment.

c) Tree species and tolerance to root disturbance.

d) Age, vigour and size of the tree.

e) Lean and stability of the tree.

f) Soil characteristics and volume, topography, and drainage.

g) The presence of existing or past structures or obstacles affecting root growth.

h) Design factors.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories:-

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree, however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees will be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available, and the only option is alternative designs or tree removal.

Regulatory Status, Tree Protection Zones and Development Impacts are shown in Appendix B.

Assessment

Arborman Tree Solutions has assessed the trees identified trees adjacent to 80-82 Fullarton Road, Norwood. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposal involves the demolition of the existing building and construction of a new multistorey, multipurpose building and associated infrastructure. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

Tree Assessment

The assessment considered four trees which are identified as a mix of various native and exotic species. These trees have all been planted as part of the landscaping of the area. The majority of trees are considered to be in Good overall condition and have extended useful life expectancies. Only one tree, Tree 1, is in Fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure. Additionally, this tree has a bias Form.

The growing environment of all the trees is restricted which includes the adjacent compacted road reserve, kerbing and bricked footpath.

Table 1 - Tree Identification

Botanic Name	Common Name	Number of Trees	Origin	Tree Numbers
Eucalyptus socialis	Red Mallee	1	Native	1
Quercus robur	English Oak	2	Exotic	2 and 3
Schinus areira	Peppercorn Tree	1	Exotic	4

Findings on individual tree health and condition are presented in Appendix B - Tree Assessment Findings.

Eucalyptus socialis is a small tree and/or mallee typically reaching a maximum of height of 10 metres. This tree has a wide climatic range and can be naturally found in a states of mainland Australia, including areas of central Australia. This species appearance can alter with variations in glaucous of its leaves and fruit. The tree species is widespread and commonly found among several other species hence its name *'socialis'* meaning friendly.

Native to the UK, Europe, North Africa and Western Asia *Quercus robur* (English Oak) naturally occurs as a woodland tree where it forms a 20 metre high crown borne on a short, massive trunk. The Oak forests of England are very ancient and have been mentioned in many historical and mythical stories throughout the centuries and were once places of worship for the ancient druids. English Oak prefers fertile well-drained soils in areas of relatively high summer rainfall; continued drought and/or hot conditions can cause even quite mature specimens to show signs of stress.

Schinus areira (Peppercorn Tree) is a broad evergreen tree, extensively grown in Australia for its handsome foliage and ability to thrive in dry, inhospitable climates. As the tree becomes aged, it will develop a massive, gnarled trunk, with a few large branches occurring 1-2 metres from ground level, supporting an irregular, broad crown 10-15 metres tall. These old trees are extremely picturesque but only when grown in sufficient space to obviate the need for heavy pruning, which unfortunately destroys their natural beauty. Indigenous to the Peruvian Andes the Pepper-corn Tree is used in many areas of Australia and is relatively common in Adelaide. This species is listed under Regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017* as exempt from control under the *Planning, Development and Infrastructure Act 2016*.

Legislative Assessment

Trees 2 and 3 are Significant trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Tree 4 is Exempt as it is listed as an Exempt species under the *PDI Regulations 2017.* Tree 1 is Unregulated. Significant trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features', Trees 2 and 3 are considered to be providing aesthetic and/or environmental benefit but not at a level that would be considered 'important' nor do they not display factors that indicate their removal is warranted. Additionally, Trees 1-3 are assets of The City of Norwood Payneham and St Peters warranting their protection regardless of their legislative status. As the main trunk of Tree 4 grows within the allotment and in part within the street scape there is potential of dual ownership.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	2	2 and 3
Unregulated	1	1
Exempt	1	4

Retention Assessment

Trees that provide important environmental and/or aesthetic contribution to the area, are in good condition scored a High Retention Rating and conservation of these trees is encouraged. Trees that score a Moderate Retention Rating provide a level of environmental and/or aesthetic benefit, however not to an important level; these trees should be retained if they can be adequately protected. Trees identified as not suitable for retention or attained a Low Tree Retention Rating, displayed one or a number of the following attributes:-

a) provide limited environmental/aesthetic benefit,

b) short lived species,

c) represent a material risk to persons or property,

d) identified as causing or threatening to cause substantial damage to a structure of value,

e) limited Useful Life Expectancy, and

f) young and easily replaced.

All the trees are considered to be suitable for retention as they achieved a Moderate Retention Rating. The two Significant trees that scored a Moderate rating, Trees 2 and 3 whilst partially meeting these criteria they do not do so to a level that identifies them as important trees. They are however worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development.

Table 3 - Retention Rating

Retention Rating	Number of Trees	Tree Numbers
Moderate	4	1-4

***Note**: There are no trees on site that are identified as 'Special Value' trees due to their cultural or environmental value that would override their retention rating.*

Encroachment and Impact Assessment

Within AS4970-2009 relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree that requires protection should be retained whilst remaining viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2009. When assessing potential impacts, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) are the principle means of protecting a tree and are provided in accordance with AS4970-2009 section 1.4.5 and 3.2. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

There is no new encroachment into the TPZ of Tree 1 and therefore there is not expected to be any impact on the long-term viability of this tree as a result of the proposed development.

The encroachment for Tree 2 is less than 10% of the TPZ area and does not impact the SRZ, this type of encroachment is recognised as 'Minor' as defined in AS4970-2009 (See Appendix C - Mapping). This level of encroachment results in No or Low Impact and additional root investigations are not required, warranted and have not been recommended in this instance.

The encroachment for Tree 3 is 12% of the total TPZ area and is therefore classified as a 'Major Encroachment' as defined in AS4970-2009. AS4970-2009 also identifies relevant factors that should be considered when determining the 'impact' of encroachments such as this; these considerations are listed under section 3.3.4 *TPZ encroachment considerations*. When considering these factors, the proposed encroachment is unlikely to result in tree damaging activity that will result in the decline, death or failure of the tree and is therefore considered to be a Low Impact.

The following discusses the relevant factors of AS4970-2009 section 3.3.4 *TPZ encroachment considerations* for this tree:-

- 3.3.4 (d), '*Age, vigour and size of the tree'*.
  The tree is semi-mature and displays good health and vitality, indicating it can tolerate the proposed level of encroachment without noticeable impacts. Healthy and vigorous trees can manage various levels of pruning, demolition of existing structures, changes in soil grade and moisture, soil compaction and other root zone encroachments and are better able to adapt to the new site conditions, once the development phase has been completed.
- 3.3.4 (g), '*The presence of existing or past structures or obstacles affecting root growth'*.
  The existing encroachment has been in place or used for more than 30 years This would therefore restrict root development in this area due to the poor growing environment created by the encroachment. The replacement of the existing encroachment with the proposed encroachment is therefore unlikely to impact the long-term viability of Tree 3. The majority of the existing root architecture is likely to be located in the existing bricked footpath where the level of permeability is higher.
- 3.3.4 (h), '*Design factors'*.
  Although it is unlikely that any roots will be encountered during the redevelopment phase, low impact methodologies and materials have been recommended to ensure Tree 2 and 3 are not impacted in any way by the proposal, and with the implantation of a new landscape areas effectively improved.

The encroachment for Tree 4 impacts the SRZ and the trunk, and as such, it will be destabilised by the required work and it is therefore considered to be Conflicted by the proposed development.

Table 4 - Development Impact

Impact	Number of Trees	Tree Numbers
Conflicted	1	4
Low	2	2 and 3
No Impact	1	1

Conclusion

The Arboricultural Impact Assessment has identified that the two Regulated Local Government owned and managed street trees, Trees 2-3 and the one Unregulated tree, Tree 1 in the area of the proposed development are unlikely to be negatively impacted by the proposed works. The proposed works for Trees 2 and 3 are within existing encroachment and the proposal includes a landscape section which has the potential to effectively improve the root zone of these trees. However, Tree 4 is Conflicted by the proposal and requires removal to facilitate development. As a tree with a Moderate Retention Rating and listed as an Exempt species, its removal to accommodate development is acceptable.

Recommendation

Tree Protection

Whilst the viability of the trees to be retained is unlikely to be impacted by the proposed works, there is potential for incidental damage and as such, Tree Protection is recommended as part of this construction.

The following is recommended as a minimum:-

1. Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in consultation with the Project Arborist, i.e. no machinery operation in the vicinity of the trees without a Tree Protection Plan.
2. A Tree Protection Zone fence is to be erected to ensure access to the main trunk and branches is reasonably restricted to avoid accidental damage. The fence is to be installed prior to the commencement of all other site works including demolition.
3. If machinery access is required within any newly exposed area of the TPZ where roots to be retained have been identified, ground protection is to be installed in consultation with the Project Arborist to ensure tree roots are not damaged.

These recommendations have been provided to ensure the balance between development and arboricultural management have been addressed and considered. If the recommendations are followed and adhered to the subject trees will not be negatively impacted by this proposal.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,

TOM RICHARDSON
Consulting Arborist
Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist
ISA – Tree Risk Assessment Qualification

Definitions

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*.

Diameter at Breast Height: trunk diameter measured at 1.4 metres above ground level used to determine the Tree Protection Zone as described in Australian Standard AS4970-2009 *Protection of trees on development sites*.

Diameter at Root Buttress: trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2009 *Protection of trees on development sites* and is used to determine the Structural Root Zone.

Tree Damaging Activity Tree damaging activity includes those activities described within the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016),* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. Can also include forms of pruning above and below the ground.

Tree Protection Zone: area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone: calculated area within the tree's root zone that is considered essential to maintain tree stability.

Project Arborist a person with the responsibility for conducting a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.

Encroachment: the area of a Tree Protection Zone that is within the proposed development area.

Impact: the effect on tree health, structure and/or viability as a result of required works associated with the proposed development within the TPZ or the vicinity of the tree(s).

References

Australian Standard AS4970–2009 ***Protection of trees on development sites***: Standards Australia.

Matheny N. Clark J. 1998: ***Trees and Development a Technical Guide to Preservation of Trees During Land Development***: International Society of Arboriculture, Champaign, Illinois, USA.

Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species living for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. *Eucalyptus, Fraxinus* and *Melaleuca*. Species identifies the specific tree within the genus e.g. *Eucalyptus camaldulensis*, *Fraxinus griffithi* or *Melaleuca styphelioides*. Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. *Melia azedarach* is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the *Casuarina, Eucalyptus* and *Quercus* genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the *Development Act 1993*, the *Natural Resource Management Act 2004,* the *Native Vegetation Act 1991* and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 *Pruning amenity trees* where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as *Acacia sp*. may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	**Health**			
	Good	**Fair**	**Poor**	**Dead**
Good	Good	Fair	Poor	Very Poor
Fair	Fair	Fair	Poor	Very Poor
Poor	Poor	Poor	Poor	Very Poor
Failed	Very Poor	Very Poor	Very Poor	Very Poor

Size Matrix					
Spread	**Height**				
	>20	**15-20**	**10-15**	**5-10**	**<5**
>20	Very Large	Large	Medium	Medium	Medium
15-20	Large	Large	Medium	Medium	Medium
10-15	Medium	Medium	Medium	Medium	Medium
5-10	Medium	Medium	Medium	Small	Small
<5	Medium	Medium	Medium	Small	Very Small

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	**Condition**			
	Good	**Fair**	**Poor**	**Very Poor**
Very Large	High	Moderate	Low	Low
Large	High	Moderate	Low	Low
Medium	Moderate	Moderate	Low	Low
Small	Moderate	Low	Low	Low
Very Small	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.

Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	**Habitat**			
	High Habitat	**Medium**	**Low**	**No Habitat**
Indigenous	High	Moderate	Moderate	Low
Native	Moderate	Moderate	Low	Low
Exotic	Moderate	Low	Low	Low
Weed	Moderate	Low	Low	Low

Amenity Matrix				
Character	**Aesthetics**			
	High	**Moderate**	**Low**	**None**
High	High	High	Moderate	Moderate
Moderate	High	Moderate	Moderate	Low
Low	Moderate	Moderate	Low	Low
None	Moderate	Low	Low	Low

Tree Retention Rating Modifier			
Amenity	**Environment**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	High	Moderate	Moderate
Low	Moderate	Moderate	Low

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	**Preliminary Tree Retention Rating**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	Moderate	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

Trees can have 'Special Value' for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

Cultural Values
Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values
Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

Special Value These trees will in all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees will have either important cultural or environmental value, that warrant their protection regardless of other Arboricultural considerations.

High These trees will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees in this category will provide a high level of amenity and/or environmental benefit and are still good overall condition.

Moderate Trees with a moderate retention rating provide limited environmental benefit and amenity to the area. These trees may be semi mature or exotic species with limited environmental value. Moderate trees may also be large trees that display fair overall condition.

Low These trees may not be considered suitable for retention in a future development or redevelopment. These trees will either be young trees that are easily replaced or in poor overall condition. Trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard 4970-2009 *Protection of trees on development sites.* The identification of the impact of development considers a number of factors including the following:

a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.

b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.

c. Any required pruning that may be needed to accommodate the proposed development.

d. Tree species and tolerance to root disturbance.

e. Age, vigour and size of the tree.

f. Lean and stability of the tree.

g. Soil characteristics and volume, topography and drainage.

h. The presence of existing or past structures or obstacles potentially affecting root growth.

i. Design factors incorporated into the proposed development to minimise impact.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees should be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.

Appendix B - Tree Assessment Findings

Eucalyptus socialis

Tree No: 1

Red Mallee

Inspected:	4 September 2023
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	<2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	3.36 metres
Structural Root Zone:	2.67 metres

Observations

This tree is considered to be in Fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure.

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	No Impact

No new encroachment into the Tree Protection Zone area has been identified.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Quercus robur

Tree No: 2

English Oak

Inspected:	27 September 2023
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	10.92 metres
Structural Root Zone:	3.44 metres

Observations

This tree is in Good overall condition and has adapted to its local environment.

Legislative Status	Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant tree as defined in the PDI Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Quercus robur

Tree No: 3

English Oak

Inspected:	27 September 2023
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	12.60 metres
Structural Root Zone:	3.69 metres

Observations

The health and structure of this tree indicate it is in Good overall condition and has adapted to its local environment. Whilst there is a moderate level of decay this is not impacting on the overall stability of the tree. There is partial disturbance to the existing brick paved crossover.

Legislative Status	Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant tree as defined in the PDI Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is greater than 10% of the Tree Protection Zone area however the existing or past structures in the root zone would minimise root activity in this area.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Schinus areira

Tree No: 4

Peppercorn Tree

Inspected:	27 September 2023
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	14.88 metres
Structural Root Zone:	4.18 metres

Observations

The health and structure of this tree indicate it is in Good overall condition and has adapted to its local environment. There is a minor level of deadwood in the crown, is within normal range and is not a significant health concern. Moderate dieback at top of multiple stems. Growing on the property.

Legislative Status	Exempt

This tree species is listed as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Conflicted

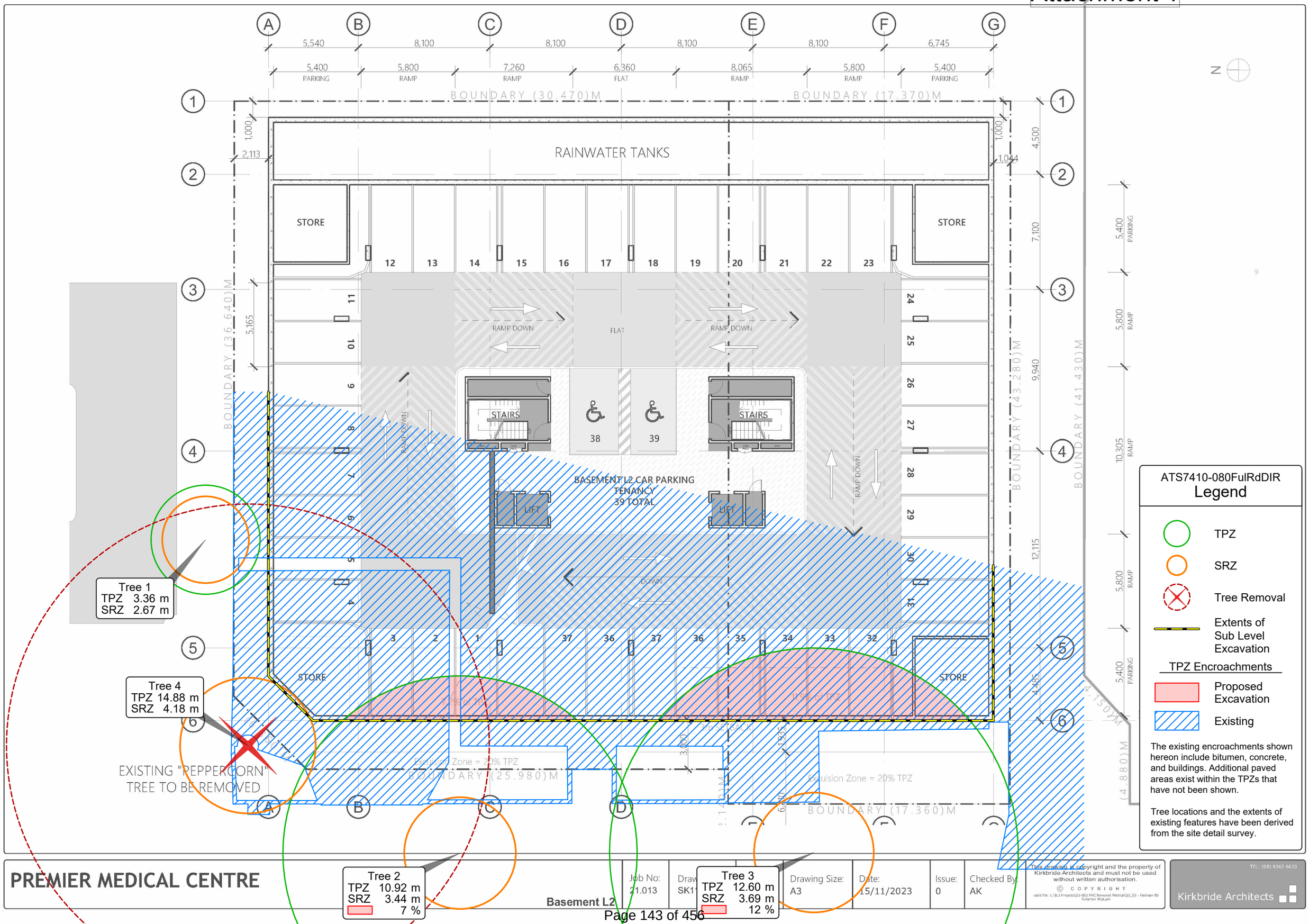
The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Appendix C - Mapping



ATS7410-080FulRdDIR

Legend

- TPZ
- SRZ
- Tree Removal
- Extents of Sub Level Excavation

TPZ Encroachments

- Proposed Excavation
- Existing

The existing encroachments shown hereon include bitumen, concrete, and buildings. Additional paved areas exist within the TPZs that have not been shown.

Tree locations and the extents of existing features have been derived from the site detail survey.

PREMIER MEDICAL CENTRE

Basement L2

Job No:	Drawing Size:	Date:	Issue:	Checked By:
21.013	A3	15/11/2023	0	AK

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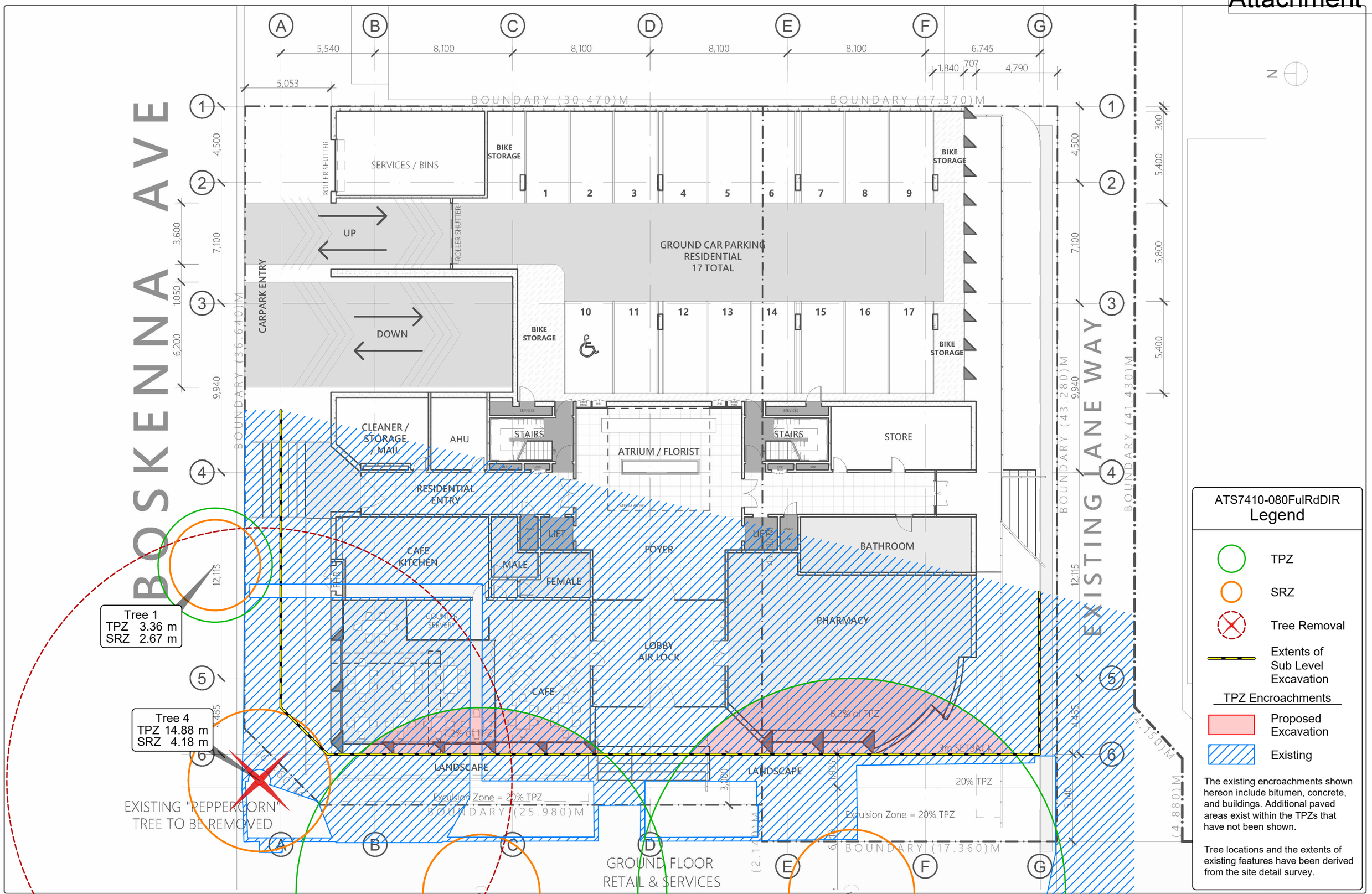
TEL: (08) 8362 6633
Kirkbride Architects



ATS7410-080FulRdDIR

Legend

- TPZ
- SRZ
- Tree Removal
- Extents of Sub Level Excavation

TPZ Encroachments

- Proposed Excavation
- Existing

The existing encroachments shown hereon include bitumen, concrete, and buildings. Additional paved areas exist within the TPZs that have not been shown.

Tree locations and the extents of existing features have been derived from the site detail survey.

PREMIER MEDICAL CENTRE

Upper Ground (Cafe, Gym, Foyer)

Job No:	Drawing Size:	Date:	Issue:	Checked By:
21.013	A3	15/11/2023	0	AK

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TEL: (08) 8362 6633
Kirkbride Architects

Appendix D – Tree Assessment Summary

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
1	*Eucalyptus socialis*	Unregulated	Moderate	No Impact	3.36 metres	This tree is considered to be in Fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure.	Protect Root Zone
2	*Quercus robur*	Significant	Moderate	Low	10.92 metres	This tree is in Good overall condition and has adapted to its local environment.	Protect Root Zone
3	*Quercus robur*	Significant	Moderate	Low	12.60 metres	The health and structure of this tree indicate it is in Good overall condition and has adapted to its local environment. Whilst there is a moderate level of decay this is not impacting on the overall stability of the tree. There is partial disturbance to the existing brick paved crossover.	Protect Root Zone
4	*Schinus areira*	Exempt	Moderate	Conflicted	14.88 metres	The health and structure of this tree indicate it is in Good overall condition and has adapted to its local environment. There is a minor level of deadwood in the crown, is within normal range and is not a significant health concern. Moderate dieback at top of multiple stems. Growing on the property.	Removal Required

Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

The Tree Protection Zone(s) is identified on the site plan, the TPZ is an area where construction activities are regulated for the purposes of protecting tree viability. The TPZ should be established so that it clearly identifies and precludes development/construction activities including personnel.

If development activities are required within the TPZ then these activities must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the tree(s) will remain viable as a result of this activity.

Work Activities Excluded from the Tree Protection Zone:

a) Machine excavation including trenching;

b) Excavation for silt fencing;

c) Cultivation;

d) Storage;

e) Preparation of chemicals, including preparation of cement products;

f) Parking of vehicles and plant;

g) Refuelling;

h) Dumping of waste;

i) Wash down and cleaning of equipment;

j) Placement of fill;

k) Lighting of fires;

l) Soil level changes;

m) Temporary or permanent installation of utilities and signs, and

n) Physical damage to the tree.

o) Any other activity that could impact on the tree.

Protective Fencing

Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should by chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates and liquids entering the protected area.

Temporary fencing on 28kg bases are recommended for use as this eliminates any excavation requirements to install fencing. Excavation increase the likelihood of root damage therefore should be avoided where possible throughout the project.

Existing perimeter fencing and other structures may be utilised as part of the protective fencing.

Any permanent fencing should be post and rail with the set out determined in consultation with the Project Arborist.

Where the erection of the fence is not practical the Project Arborist is to approve alternative measures.

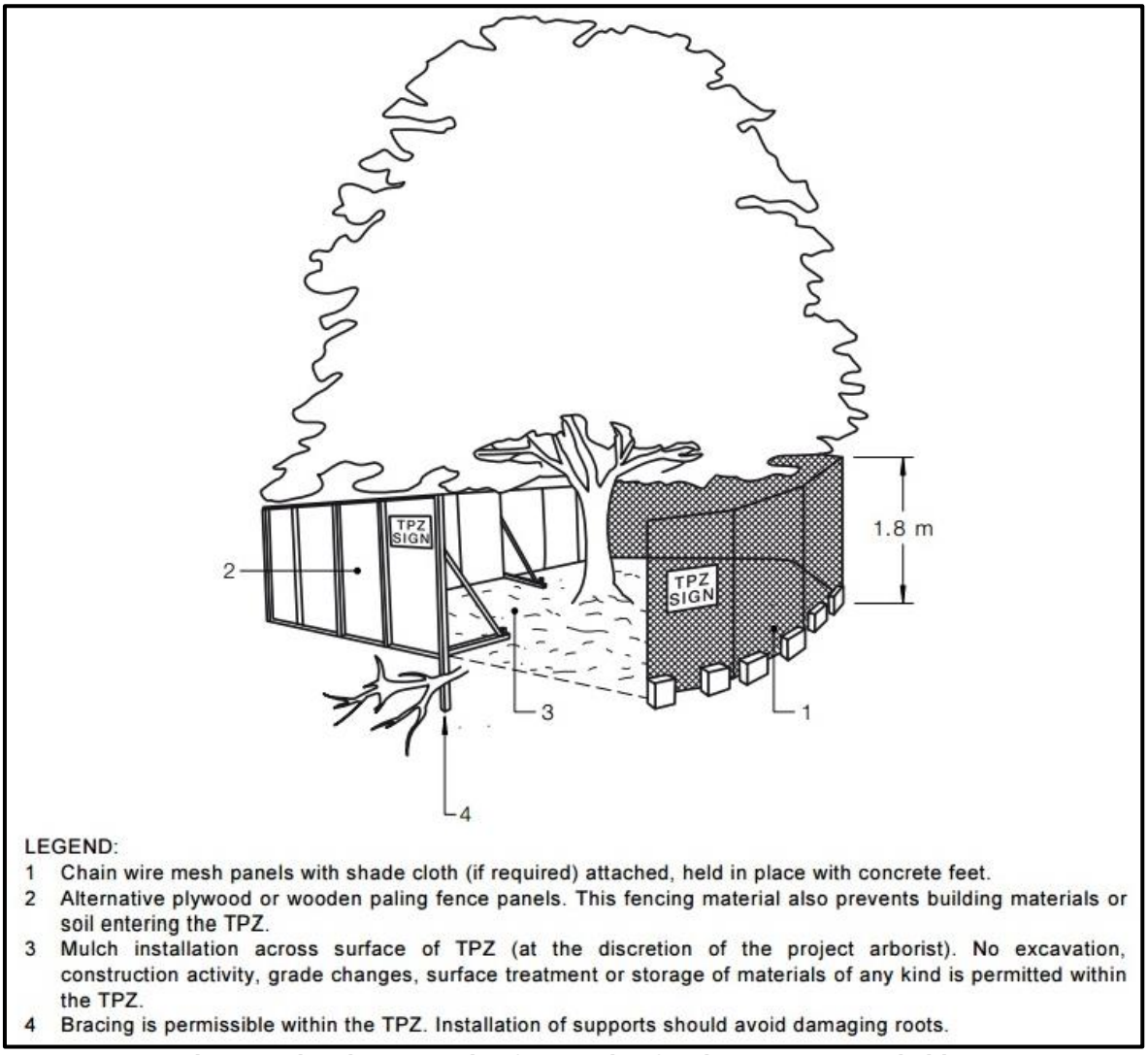


Figure 1 Showing example of protection fencing measures suitable.

Signage

The TPZ must be clearly identified with signs placed around the edge of the TPZ and be visible within the development site. Example of a Tree Protection Zone Sign at the end of this document..

Other Protection Measures

There are other protection methods that should be implemented within the development site and these include:

General

When a TPZ exclusion area cannot be established due to practical reasons or the area needs to be entered to undertake construction activities then additional tree protection measures may need to be adopted. Protection measures should be compliant with AS4970-2009 and approved by the Project Arborist

Installation of Scaffolding within Tree Protection Area.

Where scaffolding is required within the TPZ branch removal should be minimised. Any branch removal required should be approved by the Project Arborist and performed by a certified Arborist and performed in accordance with AS4373-2007. Approval to prune branches must be documented and maintained.

Ground below scaffold should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Figure below. The boarding should be left in place until scaffolding is removed.

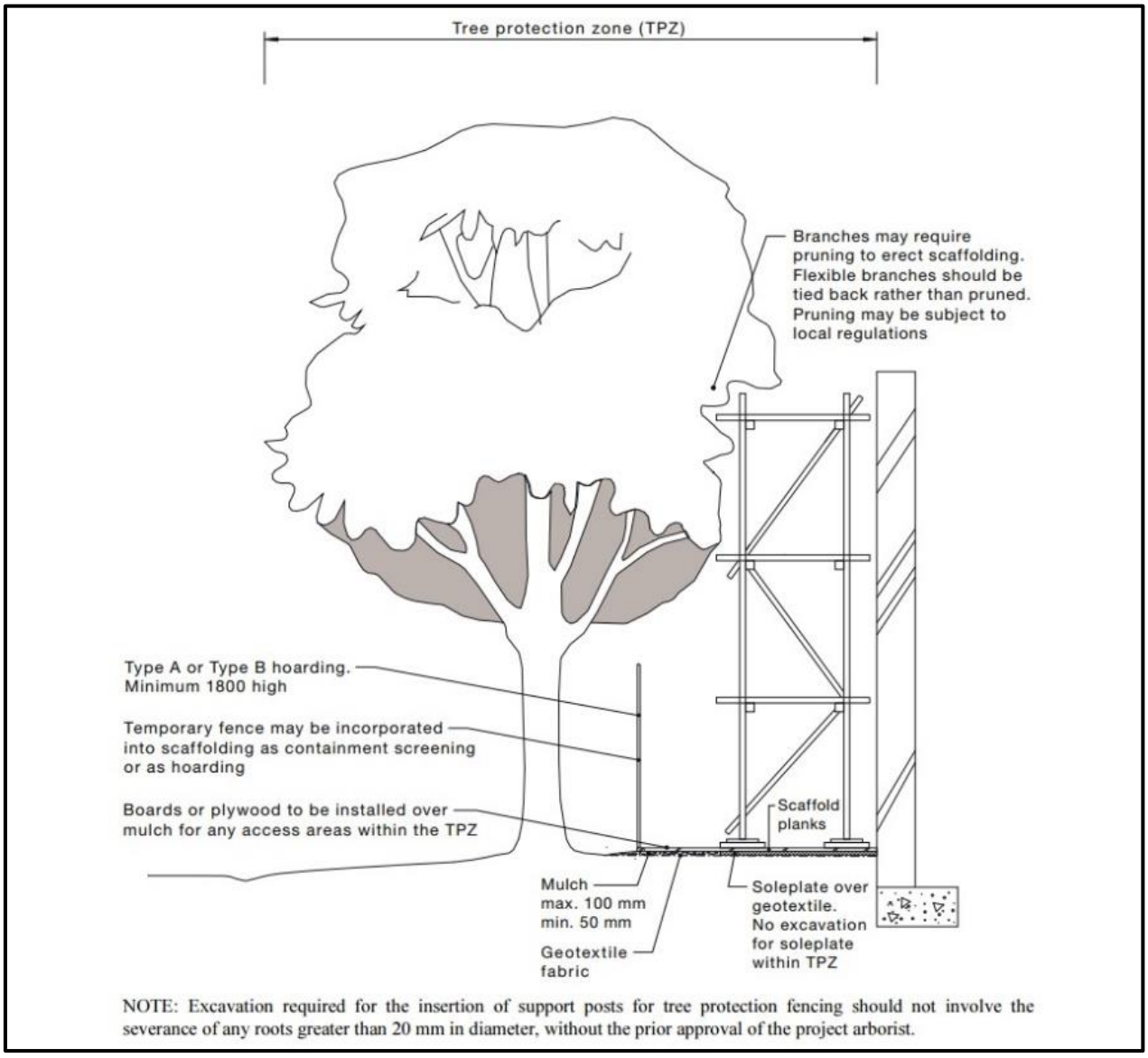
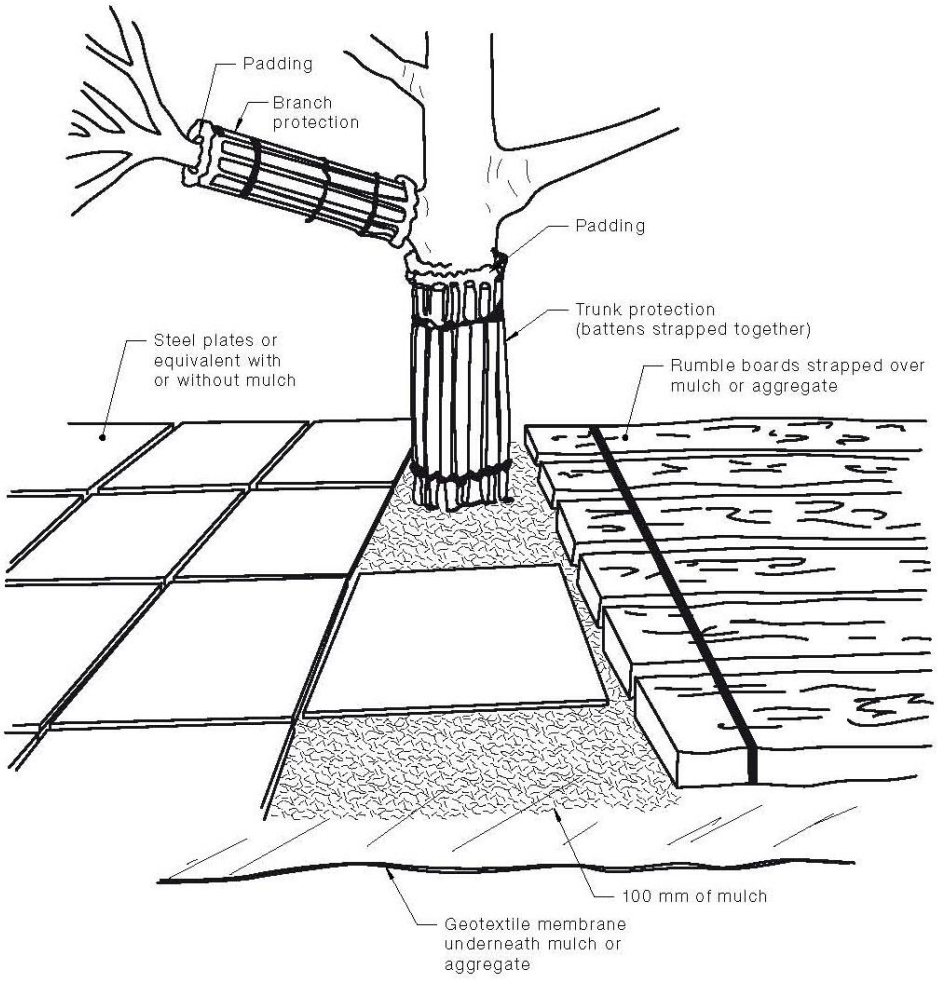


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection and TPZ Access

Temporary access within the TPZ can be achieved by the installation of suitable ground protection. The purpose of ground protection is to prevent damage to tree roots and avoid compaction of the soil.

Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.



NOTES:

1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.

2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 3 – Ground protection methods.

Document Source:

The previous three diagrams in this document are sourced from AS4970-2009 Protection of trees on development sites*. Further information and guidelines are available in within that document.*

Paving Construction within a Tree Protection Zone

Paving within any Tree Protection Zone (TPZ) must be carried out above natural ground level unless it can be shown with non-destructive excavation (AirSpade® or similar) that no or insignificant root growth occupies the proposed construction area.

Due to the adverse effect filling over a Tree Protection Zone (TPZ) can have on tree health; alternative mediums other than soil must be used. Available alternative mediums include structural soils or the use of a cellular confinement system such as *Ecocell*®.

Ecocell®

Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

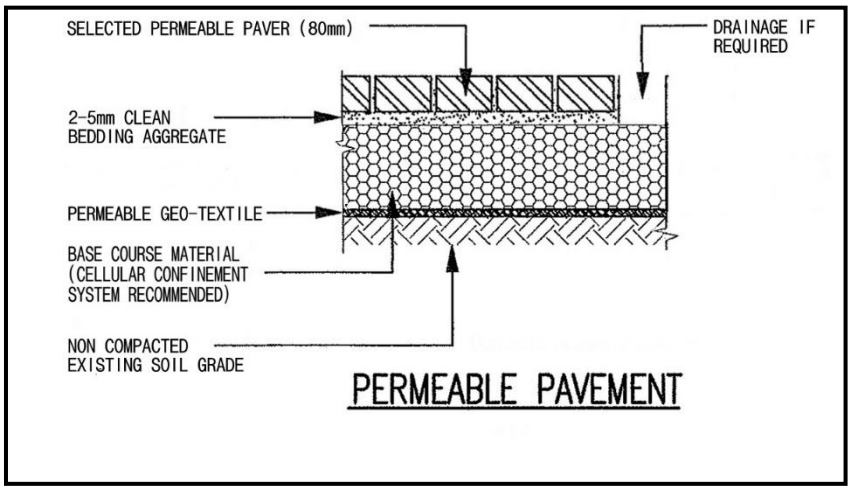
Site preparation

- Clearly outline to all contracting staff entering the site the purpose of the TPZ's and the contractors' responsibilities. No fence is to be moved and no person or machinery is to access the TPZ's without consent from the local council and/or the Project Arborist.

- Fence off the unaffected area of the TPZ with a temporary fence leaving a 1.5 metre gap between the work area and the fence; this will prevent machinery access to the remaining root zone.

Installation of Ecocell® and EcoTrihex Paving®

- Install a non-woven geotextile fabric for drainage and separation from sub base with a minimum of 600mm overlap on all fabric seams as required.
- Add Ecocell®, fill compartments with gravel and compact to desired compaction rate.
- If excessive groundwater is expected incorporate an appropriate drainage system within the bedding sand level.
- Add paving sand to required depth and compact to paving manufacturer's specifications.
- Lay EcoTrihex Paving® as per manufactures specifications and fill gaps between pavers with no fines gravel.
- Remove all debris, vegetation cover and unacceptable in-situ soils. No excavation or soil level change of the sub base is allowable for the installation of the paving.
- Where the finished soil level is uneven, gullies shall be filled with 20 millimetre coarse gravel to achieve the desired level.



This construction method if implemented correctly can significantly reduce and potentially eliminated the risk of tree decline and/or structural failure and effectively increase the size of the Tree Protection Zone to include the area of the paving.

Attachment 1

Certificates of Control

Stage in development	Tree management process	
	Matters for consideration	Actions and certification
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees
Pre-construction (Sections 4 and 5)		
Initial site preparation	State based OHS requirements for tree work Approved retention/removal Refer to AS 4373 for the requirements on the pruning of amenity trees Specifications for tree protection measures	Compliance with conditions of consent Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning Establish/delineate TPZ Install protective measures Certification of tree protection measures
Construction (Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection
Post construction (Section 5)		
Defects liability/ maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

Document Source:

This table has been sourced from AS4970-2009 Protection of trees on development sites. *Further information and guidelines are available in within that document.*

Tree Protection Zone

NO ACCESS

Contact: Arborman Tree Solutions

0418 812 967

e: arborman@arborman.com.au

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Reference Number:
ATS7410-080FulRdRFI

Thursday, 25 July 2024

Kirkbride Architects
Attn: Jonathon Elkins
Email: jon@kbarchitects.com.au

Dear Jon,

Re: 80-82 Fullarton Road, Norwood – Request for Information

Arborman Tree Solutions provides the following responses regarding the Request for Information received 13 June 2024.

In Response Impact on Street Trees,
Point 9

Tree 1, Eucalypt street tree in Boskeena Ave:

- *I agree with the Arborman report the tree has fair structure and form, and good health. The report mentions it could be considered for retention if it can be protected, rather than to advise on specific protection techniques for this tree.*
  - *Such as, the tree will require substantial pruning for room to construct the proposed development. The arb impact assessment should advise whether the tree is worth retaining following the clearance that will be required for the scaffold and building materials/machinery etc.*

When considering the practical phase of development, the removal of this tree will likely be required if impact to its crown cannot be avoided. Alterations to its crown will leave to a reduced amenity value and its removal and replacement in this circumstance would be more appropriate.

Point 10

Regarding the oak trees, I am of the opinion that the trees are of high to extremely high value and contribute to the avenue of oaks at this section of Fullarton Road. The Council intends to infill plant and maintain the avenue of oaks that form an entrance to The Parade, Norwood. I am of the opinion the avenue is of extremely high value. I disagree with the Arborman report that the oak trees would not be considered important and would not be adversely effected by the proposed development.

Arborman has assessed the trees as individuals and not as part of the planted avenue, when considering them as part of an avenue they may reach a higher Retention Rating, however as the trees are to be retained as part of the proposal, the difference of opinion in Retention Value has no real relevance in terms of providing adequate protection.

- *Substantial above ground pruning will be required to facilitate development. The trees eastern extending branches will be limited to approx. 7m (Tree 2) and 8.5m (Tree3) on completion of the development. A pruning plan should be added to the initial arb impact assessment, and should include commentary on the amount of healthy tree parts that will require removal to facilitate development and how this will not affect the health of the tree. The continued pruning required should the development be approved will have long term detrimental effect to the trees.*

There will be a level the of pruning required to facilitate development, however the species is highly tolerant of pruning and would not lead to long-term detrimental effects, this species in intergenerational and has a long-life span of more than 500 years some closer to 900, and there are examples that remain in semi-ancient forests of Britain and Europe that were once coppiced and subsequently have regrown. Whilst the Adelaide climate does differ, there is opportunities to improve the remaining environment around the trees to ensure their longevity.

The pruning could also be staggered into different phases, to limit the amount of short-term stress on the subject trees.

- *The TPZ … in the Arborman report incorporates the roadway. There would not be tree roots under the roadway, so the TPZ should technically be modified to show this. As such, the development requires a major encroachment into the TPZ.*

The roadway would certainly limit the existing root architecture of the trees as would the existing building, concrete, any underground services and other environmental influences such as traffic within the access road. The trees will have a modified root area and the only realistic way to accurately measure this would be to excavate the area. The areas of excavation have also been identified as preexisting encroachment and therefore would not have any realistic impact.

- *Approx. 6m depth excavation required for basement car parks will encroach heavily into the TPZ. The Arborman report only shows the encroachment at the finished basement wall, and not the additional excavation required to construct the basement i.e. excavation will exceed that which is shown on the design. I disagree the plans result in a 'low impact' to the community trees- the basement will likely require some form of benching during excavation and establishment of basement walls, this has not been addressed in the Arborman report. I am unsure how comments regarding the potential damage to the trees can be made without this (construction techniques) being further investigated.*

It was understood at the time of assessment that sheet piling was to be used that would limit the need for additional excavation and any benching, closer to the trees and exclusions zone, was previously recommended for the trees which has, so far, been adhered to by the supplied plans with the exception of necessary stairs and access points.

- *I don't agree that proposed work could be considered as matching existing encroachment, there are currently large areas of permeable surfaces and*
- *Thinner bitumen has been used (that would not require same level of compaction to construction as the roadway) for the existing carpark at number 80. To suggest that this car park and existing garden beds and permeable surfaces, are consistent with encroachment that a double level underground car park that occupies a large percentage of 80 and 82 requires, is not accurate in my own opinion. For example, there will be roots under the driveway between 80 and 82 and the front yard of 82.*

There is open ground within the existing garden beds only, which are not particularly large areas and the brick pavers. While there is some permeability between each brick, this would still limit root development as the majority of precipitation would have become surface run-off and over time, debris build up in between each brick further limiting permeability unless regularly maintained. Roots within the compacted gravel driveway between 80 and 82 would have been subject to compression from

vehicle traffic and this would reduce the favourable conditions for root development and limit their importance to the health and vitality of the trees.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,

TOM RICHARDSON
Consulting Arborist
Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist
ISA – Tree Risk Assessment Qualification

Attachments:
Attachment 1 - 7410 - TAF DIR RERUN - 231206
Attachment 2 - ATS7410 DIR Map - 231129

arborman tree solutions
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Attachments

Eucalyptus socialis

Red Mallee

Inspected:	4 September 2023
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	<2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	3.36 metres
Structural Root Zone:	2.67 metres

Observations

This tree is considered to be in Fair overall condition due to the moderately increased volume of deadwood, level of decay activity and branch failure.

Legislative Status	Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	No Impact

No new encroachment into the Tree Protection Zone area has been identified.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Quercus robur

Tree No: 2

English Oak

Inspected:	27 September 2023
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	10.92 metres
Structural Root Zone:	3.44 metres

Observations

This tree is in Good overall condition and has adapted to its local environment.

Legislative Status	Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant tree as defined in the PDI Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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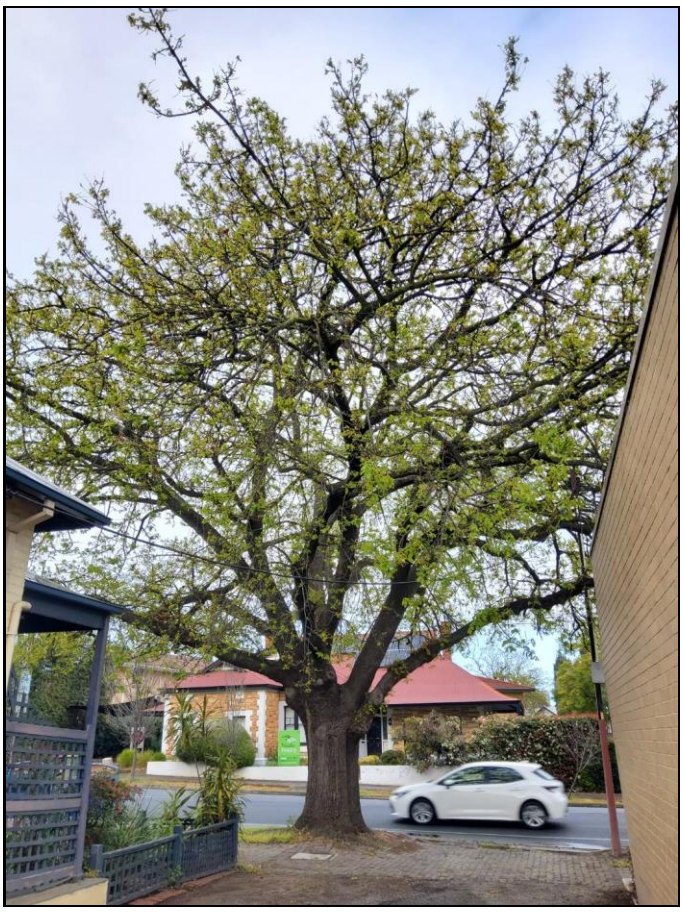
PROFESSIONALS IN ARBORICULTURE

Quercus robur

Tree No: 3

English Oak

Inspected:	27 September 2023
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	12.60 metres
Structural Root Zone:	3.69 metres



Observations

The health and structure of this tree indicate it is in Good overall condition and has adapted to its local environment. Whilst there is a moderate level of decay this is not impacting on the overall stability of the tree. There is partial disturbance to the existing brick paved crossover.

Legislative Status	Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant tree as defined in the PDI Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is greater than 10% of the Tree Protection Zone area however the existing or past structures in the root zone would minimise root activity in this area.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Schinus areira

Tree No: 4

Peppercorn Tree

Inspected:	27 September 2023
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	14.88 metres
Structural Root Zone:	4.18 metres

Observations

The health and structure of this tree indicate it is in Good overall condition and has adapted to its local environment. There is a minor level of deadwood in the crown, is within normal range and is not a significant health concern. Moderate dieback at top of multiple stems. Growing on the property.

Legislative Status	Exempt

This tree species is listed as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

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BOSKENNA AVE

EXISTING LANE WAY

BOUNDARY (30.470)M

BOUNDARY (17.370)M

BOUNDARY (36.640)M

BOUNDARY (43.280)M

BOUNDARY (41.430)M

BOUNDARY (25.980)M

BOUNDARY (17.360)M

SERVICES / BINS

ROLLER SHUTTER

BIKE STORAGE

GROUND CAR PARKING
RESIDENTIAL
17 TOTAL

UP

DOWN

CARPARK ENTRY

CLEANER / STORAGE / MAIL

AHU

STAIRS

ATRIUM / FLORIST

STORE

RESIDENTIAL ENTRY

CAFE KITCHEN

LIFT

MALE

FEMALE

FOYER

BATHROOM

PHARMACY

COUNTER SERVERY

LOBBY AIR LOCK

CAFE

LANDSCAPE

3m SETBACK

7.2% of TPZ

8.2% of TPZ

20% TPZ

Exclusion Zone = 20% TPZ

EXISTING "PEPPERCORN" TREE TO BE REMOVED

GROUND FLOOR
RETAIL & SERVICES

Tree 1
TPZ 3.36 m
SRZ 2.67 m

Tree 2
TPZ 10.92 m
SRZ 3.44 m
7 %

Tree 3
TPZ 12.60 m
SRZ 3.69 m
12 %

Tree 4
TPZ 14.88 m
SRZ 4.18 m

ATS7410-080FulRdDIR
Legend

TPZ

SRZ

Tree Removal

Extents of Sub Level Excavation

TPZ Encroachments

Proposed Excavation

Existing

The existing encroachments shown hereon include bitumen, concrete, and buildings. Additional paved areas exist within the TPZs that have not been shown.

Tree locations and the extents of existing features have been derived from the site detail survey.

PREMIER MEDICAL CENTRE

Upper Ground (Cafe, Gym, Foyer)

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TEL: (08) 8362 6633
Kirkbride Architects

Fullarton Medical Centre

Waste Management Plan

Date: 9 February 2024

Prepared for:

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1 INTRODUCTION

This document presents a waste management plan (WMP) for the Fullarton Medical Centre Development (the "Development"). The Development comprises of Commercial tenancies and High-Density Residential dwellings. The Project architect is Kirkbride Architects.

The WMP explains how the Development can manage waste effectively to achieve regulatory requirements and desired design and operating objectives, including those recommended by the South Australian Better Practice Guide (State Guidelines) (Zero Waste SA, 2014), and the South Australia Planning and Design Code (Plan SA, 2024). The WMP should be read in conjunction with other planning approval documentation for the Development referenced herein.

The objectives of the waste management plan are to:

- Demonstrate how waste can be effectively managed on site
- Ensure that tenants are provided with suitable space to conveniently separate and store recoverable wastes from landfill
- Encourage education of waste system users to maximise diversion of waste from landfill
- Provide a cost-effective waste management system

2 STAKEHOLDER ENGAGEMENT

Council was contacted by email (C. McDermott, 11 and 29 Jan 2024) and phone (8 Feb 2024) with information on the proposed waste storage and collection provided. Council provided in principle support for the proposed waste management system as described in this Waste Management Plan.

3 DEVELOPMENT DESCRIPTION

The Development is at 80-82 Fullarton Road, Norwood, in the City of Norwood, Payneham and St Peters (Council) – see Figure 3-1 which shows an overview of the site. Per plans provided (21.013: SK01-02,SK11-16,SK21-25,SK30,SK50, dated 11 Dec 2023 and SK13, dated 01 Feb 2024), the Development is a mixed use, multi-storey building with frontage onto Fullarton Road and vehicle access via Boskenna Avenue.

Table 3-1 gives the proposed Development Metrics. In summary, the Development would comprise:

- *Residential Apartments (Levels 3-4)*
  - *12 x 2-bedroom apartments*
- *Commercial tenancies (Upper Ground / Level 2)*
  - *Kiosk / Florist (40m^2)*
  - *Light Café (120m^2)*
  - *Pharmacy (140m^2)*
  - *Gym (147m^2)*
  - *GP Clinic (304m^2)*
  - *Allied Health (335m^2)*

Table 3-1 includes the recommended Waste Resource Generation Rate (WRGR) classifications (for each land use) based on the State Guideline (Zero Waste SA, 2014), which are used to estimate waste and recycling volumes to assess waste storage required for the site.

Table 3-1: Summary of land uses for the Development, their Land Use Type (as defined in the State Guideline and used for Waste Resource Generation Rate) and relevant Development Metric.

Land Use	Description	Site Location	Land Use Type	Dev. Metric(s)	
Residential	Apartments	Level 3-4	High Density Residential Dwelling	22	bedrooms
Commercial	Florist	Upper Ground	Florist (Proprietary)*	40	m^2 GFA
	Light Café	Upper Ground	Light Café**	120	m^2 Active area
	Pharmacy	Upper Ground	Dry Retail > 100m2 + medical waste	140	m^2 GFA
	Gym	Level 2	Gym (Proprietary)*	147	m^2 GFA
	GP Clinic	Level 2	Consulting Rooms (GP)	304	m^2 GFA
	Allied Health	Level 2	Consulting Rooms (Allied)	335	m^2 GFA

* WRGRs for florists and gyms do not exist within the State Guidelines. As such, proprietary WRGRs have been utilised to reflect the consultant's experience with typical waste volumes produced in gyms and florists.

** Derated Café WRGRs from State Guideline: General waste = -50%, Recycling = -50%, Food Waste = - 70%, 100% active area

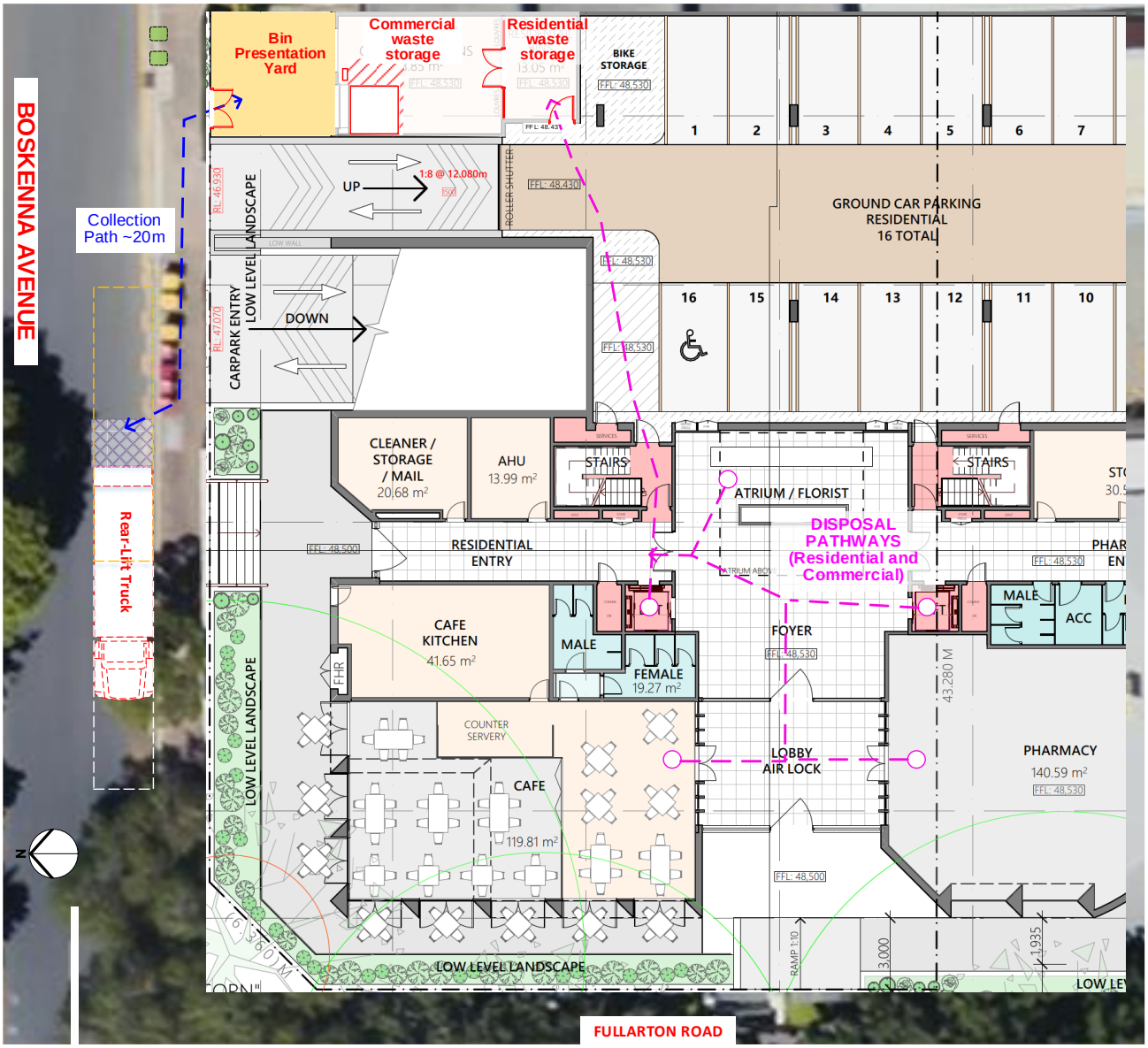


Figure 3-1: Site Overview, including transfer pathways.

4 DESIGN ASSUMPTIONS

4.1 Waste & Recycling Service Provision

Table 4-1 outlines the recommended waste services by land use per Table 3-1. The different waste service classifications listed in Table 4-1 are explained below.

- ***Routine Services –*** These require on-site waste storage and routine and regular collections, and would include services for general waste, dry (comingled) recyclables and food waste.
- ***At-call services –*** These involve non-frequent collections, such as Hard waste and are organised and provided on an as-needed basis.
- ***Maintenance services –*** Some waste items (e.g. lighting in common areas or commercial tenancies, sanitary waste in public/common toilets) would be removed and disposed of (off-site) by the contractor providing the related maintenance service (and hence on-site waste storage is not usually needed or provided).
- ***External Services –*** These are where waste items (e.g. printer cartridges, batteries, lighting) that can be dropped off by tenants/residents at external locations (e.g. Officeworks, waste depot) (and thus, separate on-site waste storage is not usually needed or provided).

The residential component of this development can be serviced by the City of Norwood, Payneham and St Peters via Council's collection contractor EastWaste.

All commercial components of this development would be serviced by a private contractor, collecting waste from Boskenna Avenue.

4.2 Waste & Recycling Volumes

Table 4-2 estimates expected waste and recycling volumes for the Development (in Litres/week).

- High Density Residential Dwelling WRGRs have been used for the Residential Apartments.
- De-rated Consulting Room WRGRs have been used for the GP Clinic and Allied Health tenancies.
- Proprietary WRGRs for the Florist and Gym have been utilised to reflect consultant's experience dealing with similar developments (refer to table note in Table 3-1).
- WRGRs (in the State Guidelines) do not exist for sanitary, lighting, printer cartridge or battery waste.
    - Volumes of these waste items, however, are relatively small, and thus, have not been estimated.
- The Light Café tenancy WRGRs are derated Café / Restaurant WRGRs (to reflect the fact a Café is not a full-service restaurant, which the WRGRs in the State Guidelines are based on – refer to Table 3-1 note).

Table 4-1 Expected or recommended waste & recycling services for the Development

Service Type	Residential	Commercial					
	Dwellings	**Florist**	**Light Café**	**Pharmacy**	**Gym**	**GP Clinic**	**Allied Health**
Routine (regularly scheduled)	General Waste Recycling Food Organics	General Waste Recycling Cardboard Food Organics Recycled deposit containers (OPTION) Cooking Oil (OPTION)	General Waste Recycling Cardboard Food Organics Recycled deposit containers (OPTION) Cooking Oil (OPTION)	General Waste Recycling Cardboard Minor food waste Medical waste	General Waste Recycling Cardboard Minor food waste	General Waste Recycling Minor food waste Medical waste	General Waste Recycling Cardboard Minor food waste
At-call (as needed)	Hard/E-waste Printer Cartridges Batteries						
Maintenance (waste removed by contractor)	Sanitary (in-room or public toilets) Lighting (where applicable)						
External (by tenant off-site)	Not applicable						

Table 4-2 Estimated waste & recycling volumes (Litres/week) for Development.

Waste/Recycling Service	Residential	Commercial					
	Apartments	***Florist****	***Light Café#***	***Pharmacy***	***Gym****	***GP Clinic***	***Allied Health***
	L/week	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*
General Waste	660	182	1,260	640	80	300	340
Dry Comingled Recycling	550	42	290	150	30	90	100
Cardboard (Uncompacted)		112	420	390		150	170
Recycled Deposit Container			130				
Confidential Paper				20		60	70
Medical Waste				30		180	
Food / Garden Organics	220	280	840	30	10	80	80
TOTAL	1,430	618	2,940	1,260	120	860	760

Modified Café / Restaurant WRGR to reflect Light Café tenant: General waste WRGR derated by 50%, recycling/cardboard by 50%, and food waste by 70%.

* Proprietary WRGRs used for florist and gym, based on the consultant's experience

5 WASTE MANAGEMENT SYSTEM

5.1 Waste Storage Area(s)

Waste storage is split into 2 areas:

1. Residential
    a. All apartments would share a single set of bins.
    b. These bins would be stored in the Upper Ground Floor waste room.
2. Commercial
    a. All commercial tenancies would share a set of bins.
    b. These bins would be stored in the Upper Ground Floor waste room.

An overview of storage areas is shown in Figure 3-1 (page 4). Detail is provided in Figure 5-1 and the following sections.

Table 5-1 (page 8) gives a schedule of recommended bin storages in each of these waste storage areas for routine Services (based on estimated waste volumes in Table 4-2 (page 6)) and includes for each land use and service:

- *Number and type of bins;*
- *Collection frequency (expected or proposed); and*
- *Service provider.*

Table 5-1 Waste storage and bin schedule for Routine Services, including collection frequency and collection service provider. *The type and size of bins for some commercial services may be refined in consultation with the commercial waste contractor when the building becomes operational.*

Use	Local Disposal Location	Collection Presentation Location	Routine Service	Estimated Waste/Recycling Volumes (L/wk)	Collection Frequency (Events/wk)	Provider	Max. Bins/Items Stored & Collected (per Event)		
							No.	*Size (L)*	*Type*
Residential	Residential Bin Room	Presentation Yard	General Waste	660	1	Council	1	660	Skip
			Dry Comingled Recycling	550	0.5		1	1100	Skip
		Kerbside	Food / Garden Organics	220	0.5		2	240	MGB
Commercial	Commercial Bin Room	Presentation Yard	General Waste	2,802	1	Private	3	1,100	Skip
			Dry Comingled Recycling	1,944	1		2	1,100	Skip
			Recycled Deposit Container	130	1		1	240	MGB
			Confidential Paper	150	1		1	240	Secure MGB
			Medical Waste	210	0.5		2	240	Secure MGB
			Food / Garden Organics	1,320	1		2	660	Skip

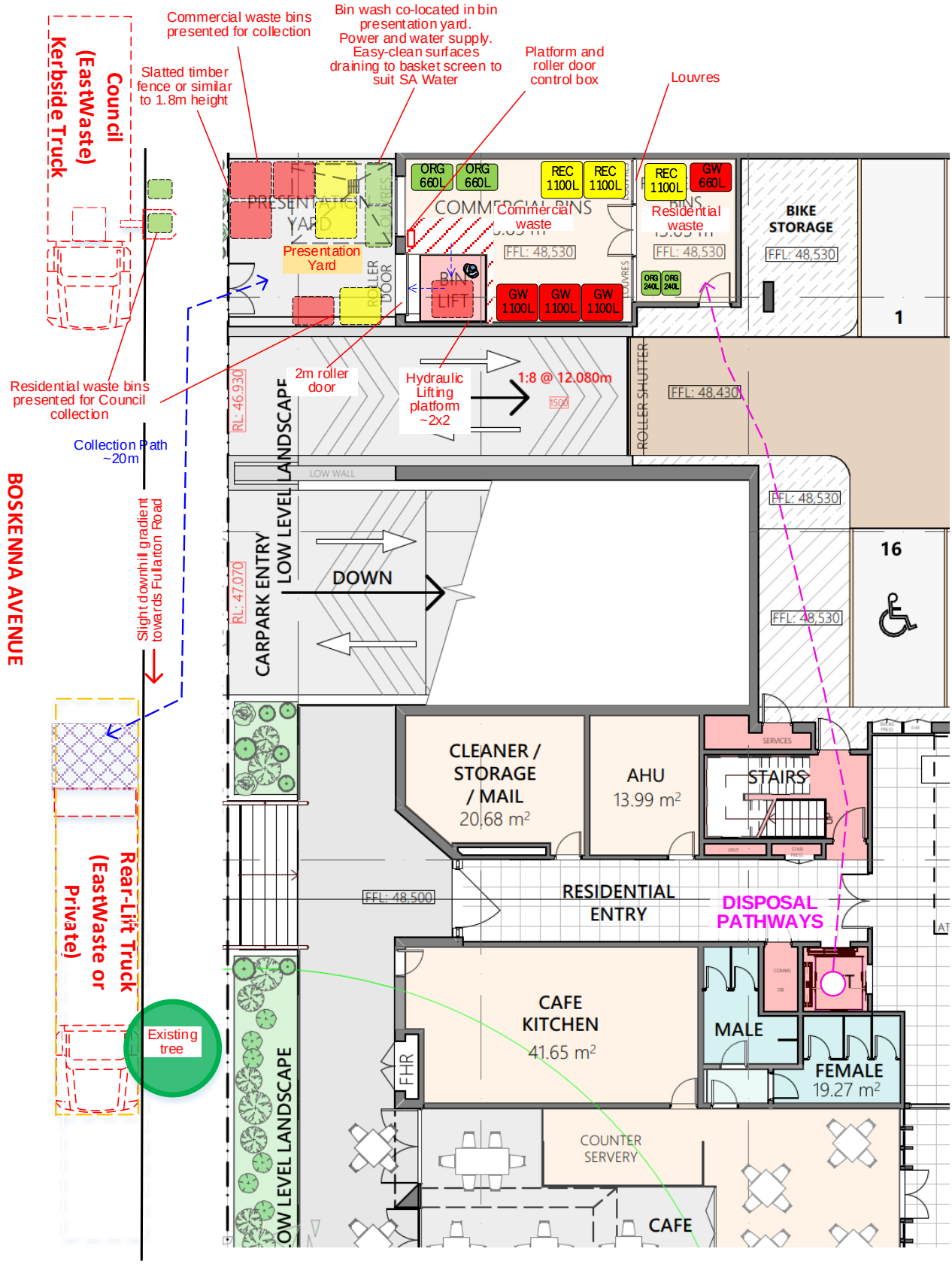


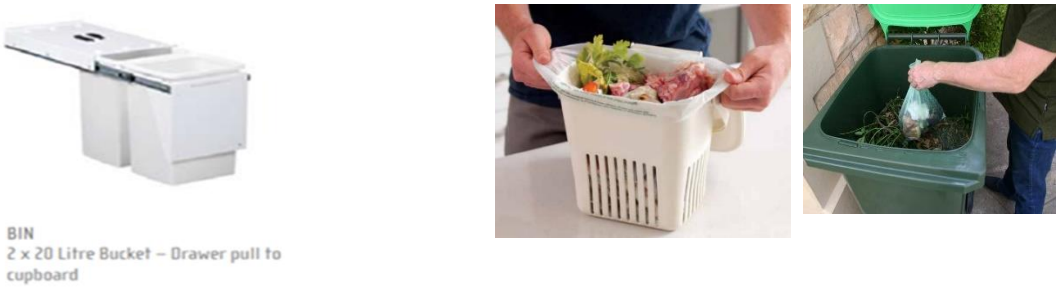
Figure 5-1: Upper Ground Level Waste Storage Areas, showing Presentation and Collection of residential waste by Council contractor (EastWaste) and Private contractor for Commercial waste.

5.2 Residential

5.2.1 User Storage

Residents would be provided with suitable kitchen bins with handles to enable easy carriage from their dwellings to their Local Disposal Area, e.g. Figure 5-2 below:

a) *General waste bin – at least 20L in size (bag lined)*
b) *Co-mingled recycling waste bin - at least 20L in size*
c) *Food organics bin (compostable bag lined)*



(a) *(b)*

Figure 5-2 Examples of suitable waste and recycling kitchen bins: *(a) General waste & recycling - 2×20L Buckets with carry-handles in pull-out drawer; and (b): Bench-top food waste kitchen caddy.*

5.2.2 Local Disposal and Waste Storage

Residents would dispose of General Waste, Recycling and Organic Waste into shared skip bins provided in the Upper Ground Floor waste room.

The maximum disposal path distance from any residence is approximately 30 - 40 m.

The Waste Area at the Upper Ground Level is internal to the building which ensures that bins are screened from public view.

Space in the waste storage area is provided for:

- 1 x 660L General Waste skip.
- 1 x 1100L Dry Co-mingled Recycling skip.
- 2 x 240L Organics / Food Waste MGB's.

The room should have mechanical ventilation to remove odours. The ventilation should extract to atmosphere, with location selected to avoid impact on tenants, customers, and residents.

5.2.3 Presentation Transfer

A responsible person must be assigned by the Body Corporate to move residential waste bins from the Residential Bin Room to the agreed presentation locations. The bins must be lowered to street level using an electric/hydraulic lifting platform as shown in Figure 5-1.

Organics / Food Waste bins are to be presented on the Boskenna Avenue kerb for collection by Council (EastWaste) standard kerbside collection service.

It is proposed that General Waste and Mixed Recycling skip bins are presented within the Presentation Yard (within the property boundary).

Bins should be returned to the room as soon as practicable after collection and within 24 hours of collection.

5.2.4 Collection

- It is proposed that Council's rear-lift collection service (operated by EastWaste) would collect general waste bins on a weekly basis and recycling bins on a fortnightly basis.
    - The bins could be collected from within the property boundary on Boskenna Avenue, as shown in Figure 5-1 (page 9). The collection distance is around 20m with transfer path that slopes slightly, with full bins moved on the downward gradient to the truck and empty bins moved on the upward gradient back to the presentation yard.
    - Collections would be around 2 – 4 minutes per service.
- Collections for food / garden organics would be every fortnight, provided by the Council's kerbside collection service (operated by EastWaste).
    - Collections would take 20 to 30 seconds.

5.2.5 Hard/E-waste

- Each residential household is entitled to two free hard waste collections each financial year. (ref. www.npsp.sa.gov.au/our_services/waste_and_recycling/hard_waste).
- Management (on residents' behalf) should inquire with Council regarding how these residents can access the Council's hard waste collection service when the building becomes operational, including establishing suitable arrangements and a presentation location (e.g. kerbside on Boskenna Avenue).
- The waste contractor would park alongside the development to deliver the hard waste collection services.
- The Building User Manual(s) for residents at the Development would advise on availability and/or organizing the Hard /E-waste collection services.

5.3 Commercial Tenancies

5.3.1 User Storage

- The commercial tenancies would have bins located in-tenancy for disposal of their waste and recycling.
- The types and sizes of the bins would be decided during tenancy fit out as they depend on type of commercial activity and services elected by the tenant.

5.3.2 Local Disposal and Waste Storage area

- An enclosed bin storage area is provided for the disposal of all wastes generated in the commercial tenancies (see Figure 5-1 on page 9).
- This area would serve the waste requirements of the tenancies, where cleaners or staff would collect waste and recycling from each tenancy and dispose of it in the bins provided in this area.
- Disposal distance is 20 to 40m.
- Space in the commercial waste room is provided for:
    - 3 x 1,100 L General Waste Skip Bin.
    - 2 x 1,100 L Mixed Recycling / Cardboard Skip Bin.
    - 2 x 660L Food Waste Skip Bins.

- Specialist waste bins are to be stored within each tenancy, and may include:
    - 240L secure Confidential Paper bins.
    - 240L CDL (10c bottle deposit) bin.
    - 240L secure Medical Waste bins.
- Table 5-1 (page 8) gives a list of bin types and numbers to service the assumed tenancy configuration in Table 4-1.
- Tenancy staff or cleaners would transfer waste and recycling and/or bins to the upper ground level commercial Waste Disposal Area as needed.

5.3.3 Presentation Transfer

- The Commercial Bin Room is sized to store waste for up to one week.
- Bins must be presented for collection in the Presentation Yard (see Figure 5-1). The Building/Facilities Manager would be responsible for moving the commercial waste bins from the bin room to the presentation yard.
- The bins must be lowered to street level using an electric/hydraulic lifting platform as shown in Figure 5-1.
- Bins should be returned to the room as soon as practicable after collection.

5.3.4 Collection

- Collection of all Commercial waste would be carried out by Private contractors. For general waste, mixed recycling, and organics, a rear-lift service would be used. For other wastes (container deposit, medical and confidential paper), specialist contractors will determine the lift method (typically rear-lift or rear tailgate lift).
- The bins could be collected directly from the presentation yard by the waste contractor (pull-in / pull-out service). The collection distance is around 20m with a flat transfer path.
- The rear-lift truck would park alongside the development on Boskenna Avenue and temporarily stop to collect the waste as shown in Figure 5-1.
- Collections would normally be 3 to 10 minutes per collection.
- Up to 6 collections per week in total across all services are expected.

5.3.5 Hard/E-waste

- Tenants would organise for private hard/e-waste collection direct from the tenancy as needed.
- The waste contractor delivering the services would temporarily park adjacent to the property. They would then collect the waste directly from the tenancy.
- The Building User Manual(s) for commercial tenants at the Development would advise on availability and/or organizing Hard /E-waste collection services.

5.4 Maintenance Services

Waste would be generated by some maintenance services or activities in the building and commercial tenancies at the site (e.g. lighting, repair work, cleaning of commercial toilets, etc.). These maintenance-generated waste materials would be handled and disposed of by the contractor undertaking these services. Dedicated on-site storage for these waste materials is therefore not needed.

5.5 External

Residents and commercial tenants would be able to dispose of smaller waste items, such as printer cartridges, batteries and lighting, to publicly available external drop off points (e.g. supermarkets, Office works, telco retail stores, etc.), which accept these materials.

The Building User Manual(s) for residents and commercial tenants at the Development will include advice on external drop-off points for these waste items, which may include reference to Council advice available at their Web site.

5.6 Bin cleaning (& On-site Bin Wash Area)

A dedicated on-site bin cleaning area would be provided inside the Presentation Yard – see Figure 5-1 (page 9).

- This bin wash area would require grading to a sewer drain with basket screen to remove gross solids, tiles or epoxy coating to water-proof adjacent walls and flooring, standard cold-water supply faucet and commercial-grade electrical power supply (if pressure washer system is to be used), plus bunds and screens for use during bin wash events.
- The bin wash should have a canopy or roof to prevent stormwater entering the sewer.
- Bin washing activity for residential bins and access by commercial tenants would be managed by the Building/Facilities Manager.
- Bin washing would be timed to occur immediately after bins are emptied.

Alternatively, bin cleaning at the Development could be outsourced to an external contractor (e.g. http://binforce.com.au/).

- These external contractors generally have self-contained bin washing systems on back of ute or truck that enable them to clean bins on site – e.g. Figure 5-3 below.
- Some service providers will remove bins from site, replacing them with an empty spare, clean the bins, then return them to site.

Figure 5-3 On-site bin wash system for rear-lift trucks on back of ute. *Source: http://binforce.com.au/*

5.7 Transfer pathways

There are several transfer pathways for the waste systems at the Development, which were described in earlier in Section 5. The following is provided as a guide for sizing and designing these transfer pathways.

- *Transfer pathways –*
  - *User disposal – prefer less than 50m each way and free of steps, no grades greater than 1:15, and cater for mobility impaired users.*
  - *Local disposal points to central storage – enough width to accommodate relevant bins or waste loads being transferred, free of steps, no grades greater than 1:12*
  - *Collection – less than 30m with no steps or grades greater than 1:10*
- *Corridor widths –*
  - *240L MGBs or smaller bins / loads – min. 1,000 mm (1,200mm preferred)*
  - *660L skip bins – min. 1,200mm (1,400mm preferred)*
  - *1,100L skip skips and/or other waste loads – min. 1,500mm (1,600mm preferred)*
- *Doors –*
  - *Local disposal access – 800mm*
  - *Transfer pathways– Appropriate to the size of bin to be transported, e.g.*
    - *240L MGB (or smaller) – min. 800mm*
    - *660L skip – min. 900mm (1,200mm preferred)*
    - *1,100L skip – min 1,400mm*
- *Floors – Hard surfaces where bins and skips are to be carted*
- *Lifts – All lifts should be sized to a minimum of 1400mm if they are needed for transfer of 1100L skip bins.*

Based on current plans, these requirements for transfer pathways in the Development appear to be generally satisfied. All relevant transfer pathways should be reviewed and confirmed at detailed design stage to ensure they are appropriate, including with Council for their residential collection services.

5.8 Collection & Traffic

Refer to the Traffic Engineer's report to show movement / parking of waste vehicles on Boskenna Avenue.

5.9 Management & Communication

5.9.1 Responsibilities

Table 5-2 summarises the responsibilities of different parties / stakeholders for proposed waste management and operational activities at the Development. In summary:

- ***Residents*** – The Building / Facilities Manager would be responsible for managing the waste system, but residents would play an important role in managing their local disposal activities and accessing the Council hard waste service, and Council (at its discretion) may support the with resident engagement and education to help drive good waste management outcomes.
- ***Commercial tenancies*** – The Building / Facilities Manager would manage the waste system, including ensuring that good waste management outcomes by tenants were achieved.

Table 5-2 Management & operational responsibilities for the waste systems at the Development

Waste System	Activity	Responsible party
Residential	*Local Disposal & External Disposal*	Residents
	Waste Storage Areas, Hygiene, Odour Management & Cleaning	Building Manager & their property management staff
	Collection services – Standard Waste & Recycling	Council Contractor, with presentation of bins by Building Manager
	Collection services – Hard Waste by Council Contractor	Tenants arrange with Council for hard waste collection
	Management	Building Manager
	Education, Training & Engagement (Residents)	Building Manager
Commercial tenancies	*Local Disposal, Hard Waste & External Disposal*	Tenants
	Waste Storage Areas, Hygiene, Odour Management & Cleaning	Tenants, Building Manager
	Collection services – Waste & Recycling	Commercial / Private Contractor(s)
	Management	Building Manager
	Education, Training & Engagement (tenants)	Building Manager

5.9.2 Implementation & Communication

5.9.2.1 Residential

To successfully implement this WMP, the following should be put in place.

- ***Mandated responsibilities for apartment residents –*** Obligations for residents to properly access, operate and use the waste systems provided should be written into any tenancy residency agreement and/or incorporated into the Community/Strata plan lodged with the Lands Titles Office.
- ***Resident Induction –*** Should include first-day guidance on how to correctly use the waste systems.
- ***Building User Manual*** – Multi-lingual advice and instructions on waste management and using the waste systems should be included in the Building User Manual(s) developed for residents, including contact information for further information, questions and issues.
- ***Emergency Response &/or Property Management Plan(s) –*** Should include response measures (or contingencies) for:
    - *Collection services suspended or not available;*
    - *Incorrect use by residents of the waste systems; and*
    - *Illegal dumping on-site.*

5.9.2.2 Commercial tenants

Like the residential system above, the following should be put in place for the commercial system:

- ***Community/Strata title arrangements for commercial property owners –*** Obligations for the commercial tenants and/or property owners to properly access, operate and use the waste systems would be written into any tenancy agreement and the Community/Strata plan lodged with the Lands Titles Office.
- ***Site Management System / Manual*** – Advice and instructions on waste management and using the waste systems should be provided for tenants, including contact information for further information, questions and issues.
- ***Tenant Induction –*** Should include guidance on how to correctly use waste /recycling bins as well as the site approach to waste and recycling.
- ***Emergency Response or Site Management Plan(s) –*** Should include response measures (or contingencies) for:
    - *Waste collection services suspended or not available;*
    - *Incorrect use by tenants of the waste systems;*
    - *Illegal dumping on-site; and*
    - *Poor waste management outcomes (including cleanliness, odour and/or low diversion).*

5.10 Other Waste System Design or Management Issues

The following would be considered and/or implemented for waste systems at the Development. More details for some of these items can be resolved at detailed design stage with the waste contractor and/or Council.

1) **Bins** – These would comply with Australian Standard for Mobile Waste Containers (AS 4213). Residential bins would be supplied by Council. Commercial bins may be supplied by the Private Collection Contractor.
2) **Signage** –
    - Appropriate signage in all Local Disposal and Waste Storage Areas should be used to ensure correct disposal of waste and recycling.
    - This signage should conform to the signage requirements of Council and/or the State Guideline (Zero Waste SA, 2014).
    - EastWaste can provide templates for signs.
3) **Vermin, hygiene & odour management (inc. ventilation)**
    - ***Inspection & Cleaning*** –
        - An inspection and cleaning regime would be developed and implemented by the Building / Facilities Manager for waste systems at the Development, including ensuring that surfaces and floors around disposal areas, transfer pathways and waste storage areas are kept clean and hygienic and free of loose waste and recycling materials.
            - *Where putrescible general waste or food waste is being stored, Local Disposal and Waste Storage areas should be graded to a sewer drain with tiling or epoxy coating to floors and adjacent walls to waterproof the area and for cleaning.*
    - ***Odour Control*** –
        - All Waste Storage Areas –
            - *Where putrescible general waste or food waste is being stored, these areas would be mechanically or naturally ventilated for control of odours.*

- *The extraction vent discharge location would be selected to avoid impact on residents, tenants and/or neighbours.*
- *It should be a requirement for food waste bins in Waste Storage areas that lids are closed after use.*

4) **Access & security** –
   - All Waste Storage Areas (residential and commercial) in the Building should be secure and only accessible by key or fob or access code.
     - *This key or fob or access codes would be provided to residents, tenants, property management staff and/or waste contractor(s) collecting from these areas.*
     - *CCTV is recommended to monitor waste disposal practices in all Waste Storage Areas.*

6 PLANNING & DESIGN CODE OBJECTIVES

The applicable General Development Policies relating to Waste are provided in the following table. The third column states how these policies have been addressed in the proposed design.

Design in Urban Areas		
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable	Response: Bin storages are in enclosed rooms within the building.
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable	Response: Collection systems are provided for source-separated landfill, recycling, and food waste. Allowance is made for specialist waste (medical waste, confidential paper and 10c recycling bottles) A bin wash area/system is to be included in the Presentation Yard.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space, and dwellings	DTS/DPF 11.2 None are applicable	Response: Bins are to be stored in an enclosed ventilated room at Upper Ground Level. Separate rooms are provided for Commercial and Residential wastes.

PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable	Response: Bins are to be stored in enclosed ventilated rooms at Upper Ground Level.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable	Response: Waste would be collected via a rear lift truck that would temporarily park alongside the development on Boskenna Avenue. Commercial waste is to be collected by a Private waste contractor. Collection distance for the Private collection contractor is around 20m. Collections should be completed within 4 to 10 minutes per service. Residential waste is proposed to be collected by Council's contractor (EastWaste). Collection distance for Council contractor is around 20m. Collections should be completed within 2 to 4 minutes per service. The truck movements have been assessed by a traffic engineer and confirmed to be acceptable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate	DTS/DPF 11.5 None are applicable	Response: Space is allowed for sorting and collection of a variety of wastes. Food waste can be separated into dedicated bins for collection and composting offsite.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: a) located away, or screened, from public view, and b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable	Response: 3-bins system is to be stored in an enclosed room at the upper ground floor. Bins are to be presented for collection on Boskenna Avenue by the Building Manager or other designated person.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	Response: Bins are in an enclosed room more than 3m from any habitable room.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and	DTS/DPF 35.5 None are applicable	Response: Council has been contacted and provided in principle support for waste to be collected using a rear-lift truck stopping on Boskenna Avenue as shown in the Waste Management Plan.

movement of waste collection vehicles.		
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off b) paved with an impervious material to facilitate wastewater collection c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area d) are designed to drain wastewater to either: a. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or b. a holding tank and its subsequent removal off-site on a regular basis	DTS/DPF 43.1 None are applicable	Response: Bin wash is to be provided within the presentation yard, with washdown graded to a suitable basket screen prior to sewer disposal. A canopy or roof is to be included to prevent stormwater entering the sewer.

7 REFERENCES

Plan SA. (2024). *South Australia Planning and Design Code.*

Zero Waste SA. (2014). South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments.

SITE CONTAMINATION DECLARATION FORM

Council area: City of Norwood Payneham and St Peters

Regarding the land comprised in Certificate(s) of Title Register Book Volume 5078 Folio 808 (Allotment 33 Filled Plan 100101 in the area named Norwood, Hundred of Adelaide); and Volume 6017 Folio 573 (Allotment 34 Filled Plan 100101 in the area named Norwood, Hundred of Adelaide).

I Annabel Geitz, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

LBWco, 2024, *80 – 82 Fullarton Road, Norwood SA, Preliminary Site Investigation – Site History*, ref: 231504 R01, 9 February 2024

(b) Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

~~**Part 2—Site contamination unlikely to exist (for the purposes of planning consent)***~~

~~A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land*;~~

~~A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.~~

Part 3—Site contamination exists or may exist*

(a) site contamination exists or may exist on or below the surface of the land* as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land*), class 2 activity, ~~class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land*;~~

(b) the site contamination or potential site contamination originated or is likely to have originated—

(i) on the subject land*—

(A) as a result of the following activities carried on there

- Metal coating, finishing or spray painting (Class 1)
- Motor vehicle repair or maintenance (Class 2)

(B) at the following location: See attached plan

or

**Delete whichever is not applicable*

(ii) on adjacent land (i.e. class 1 activity ~~or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas))*~~

(A) as a result of the following activities carried on there:

- Metal coating, finishing or spray painting (Class 1)
- Activities involving a listed substance (Class 1)
- Printing works (Class 1)

(B) at the following location: See attached plan

~~(C) the subject site is impacted by a notification of site contamination of underground water originating from adjacent land*:~~

Click here to enter text.

~~Part 4—Observations*~~

~~The subject land* is located on land within a [select any that apply]—~~

☐ ~~groundwater prohibition area (as shown on the South Australian Property and Planning Atlas)~~

☐ ~~subject of a notation under section 103P of the *Environment Protection Act 1993* on the relevant title that a site contamination audit report has been prepared in respect of the land.~~

Signed: Click here to enter text. Date: 9 February 2024

☐ *If being lodged electronically please tick to indicate agreement to this declaration.*

Name of company or business / accreditation body and number

LBWco Pty Ltd

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on *'Construction environmental management plans (CEMP)'* provides assistance on meeting the obligations of the *Environment Protection Act 1993.*

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: $20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016.*

Note 3—The "subject land" is the land the subject of the subject development application.

Note 4—"Adjacent land" is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

**Delete whichever is not applicable*

FIGURE 3
Potentially Contaminating Activities

Client: Premier Health Care

Project: PHC Norwood Medical Centre PSI

Site: 80-82 Fullarton Road, Norwood

Legend

- Site boundary
- 60 m from site boundary
- 250 m from site boundary

Potentially contaminating activity - premise match*

- Class 1
- Class 2

Potentially contaminating activity - road match*

- Class 1
- Class 2

*Classes as per PD14 2023. If both classes were applicable to a premise or road, the most conservative was applied (ie Class 1).

Premise match Lotsearch reference and PCA

1 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
2 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
3 Activities involving listed substances – Class 1
Metal coating, finishing or spray painting – Class 1
4 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
6 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
11 Printing works – Class 1
20 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
35 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
Plastics manufacture – Class 1
3(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
5(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
6(2) Motor vehicle repair or maintenance – Class 2
7(2) Motor vehicle repair or maintenance – Class 2
9(2) Dry cleaning – Class 1
10(2) Service stations – Class 1

Road match Lotsearch reference and PCA

39 Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
41 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance - Class 2
4(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
9(2) Dry cleaning – Class 1
10(2) Dry cleaning – Class 1
Service stations - Class 1
Motor vehicle repair or maintenance - Class 2
11(2) Motor vehicle repair or maintenance - Class 2

DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 40 80 120 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Nov, 2023)

Job	231504	Scale at A3:	1:2,400
Drawn	JC	Rev	0
Approved		Date	7/02/2024

Department for Infrastructure and Transport (DIT), 7 February 2023, Roads (shp), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023. DIT, 8 February 2023, Generalised Land Use 2021 (shp), data.sa.gov.au/data/dataset/land-use-generalised, downloaded 10 February 2023, adjusted by LBWco.

DELIVERING
ENVIRONMENTAL
SOLUTIONS

80 – 82 Fullarton Road, Norwood SA
Preliminary Site Investigation – Site History

Report for Premier Health Care C/- Kirkbride Architects

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Preliminary Site Investigation – Site History

Report for Premier Health Care C/- Kirkbride Architects

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DELIVERING ENVIRONMENTAL SOLUTIONS

List of Acronyms

PHC	Premier Health Care
ACM	Asbestos containing material
AS	Australian Standard
ASC NEPM	*National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)*
AST	Above ground storage tank
BaP	Benzo(a)pyrene
BTEX	Benzene, toluene, ethylbenzene, xylenes
BTEXN	Benzene, toluene, ethylbenzene, xylenes, naphthalene
CCME	Canadian Council of Ministers of the Environment
CEMP	Construction Environmental Management Plan
COC	Chain of custody
Code	Planning & Design Code 2019, State Planning Commission (the Code)
COI	Contaminants of interest
CRCCARE	Cooperative Research Centre for Contamination Assessment and Remediation of the Environment
CSM	Conceptual site model
CT	Certificate of title
DEW	Department for Environment and Water, Government of South Australia
EHS	Environment, Health and Safety
EIL/ESL	Ecological investigation/screening level
EP Act	*Environment Protection Act 1993, Government of South Australia*
EPA	*Environment Protection Authority, Government of South Australia*
EPP-WQ	*Environment Protection (Water Quality) Policy 2015, Government of South Australia*
EPR	*Environment Protection Regulations 2009, Government of South Australia*
EV	Environmental Value
GAR	Guidelines for the assessment and remediation of site contamination
GME	Groundwater monitoring event
HIL/HSL	Health investigation/screening level
IP	Interface probe
LBWco	LBW co Pty Ltd
LOR	Limit of reporting
mAHD	metres Australian Height Datum
mBGL	metres below ground level
mBTOC	metres below top of casing
mg/kg	milligrams per kilogram
mg/L	milligrams per litre

ML	Management limits
mS/cm	milliSiemens per centimetre
mV	millivolt
NAPL	Non-aqueous phase liquid
NATA	National Association of Testing Authorities
OCP	Organochlorine pesticides
OPP	Organophosphorus pesticides
PAH	Polycyclic aromatic hydrocarbons
PCA	Potentially contaminating activity
PCB	Polychlorinated biphenyls
PCE	Tetrachloroethene
PD14	*State Planning Commission Practice Direction 14 (Site Contamination Assessment)*
PDI Act	*Planning, Development and Infrastructure Act 2016*
PFAS	Perfluoroalkyl and polyfluoroalkyl substances
PID	Photoionisation detector
ppm	Parts per million
PSI	Preliminary Site Investigation
QA/QC	Quality assurance / quality control
RMP	Remediation Management Plan
RPD	Relative percentage difference
SA	South Australia
SAILIS	South Australian Integrated Land Information System
SAPPA	South Australian Property and Planning Atlas
SCAR	Site Contamination Assessment Report
SD	Standard deviation
Site	80 – 82 Fullarton Road, Norwood SA
SMP	Site Management Plan
SWL	Standing water level
TDS	Total dissolved solids
TEF	Toxicity equivalent factor
TEQ	Toxicity equivalent quotient
TRH	Total recoverable hydrocarbons
UCL	Upper confidence limit
VOC	Volatile organic compound

Executive Summary

LBWco was commissioned by Premier Health Care (PHC) C/- Kirkbride Architects (Kirkbride) to undertake a Preliminary Site Investigation (PSI), comprising a site history for 80 – 82 Fullarton Road, Norwood SA (the site).

Based on the information provided by Kirkbride, LBWco understood that PHC intends to redevelop the site with the construction of a multi-storey mixed use commercial and residential building with basement and under croft parking.

The objectives of the site history investigation were to:

- Identify potentially contaminating activities (PCAs) that may have occurred on or near the site.
- Provide a desktop assessment of risk with respect to the likelihood that the PCAs could have caused site contamination that could adversely affect the proposed land use.

Based on a desktop review of current and historical site information and site inspection, LBWco prepared a summary CSM for PCAs that were identified or inferred to have occurred at, adjacent to or near the subject site.

The PCAs and desktop assessment of risk for the proposed future uses of the site are listed below.

Two prescribed PCAs were identified to have possibly occurred at the site:

- Class 1
  - Metal coating, finishing or spray painting – possible complete source pathway receptor linkage
- Class 2
  - Motor vehicle repair or maintenance – possible complete source pathway receptor linkage

Four prescribed PCAs were identified to have occurred on adjacent land <60 m from the site:

- Class 1
  - Metal coating, finishing or spray painting – possible complete source pathway receptor linkage
  - Activities involving a listed substance – possible complete source pathway receptor linkage
  - Printing works – unlikely complete source pathway receptor linkage
- Class 2
  - Motor vehicle repair or maintenance – possible complete source pathway receptor linkage

Four Class 1 prescribed PCAs were identified to have occurred off-site (>60m from the site):

- Metal coating, finishing or spray painting – possible complete source pathway receptor linkage

- Plastics manufacture – possible complete source pathway receptor linkage
- Service stations – unlikely complete source pathway receptor linkage
- Dry cleaning – unlikely complete source pathway receptor linkage

There may be historical fill material present at the site. Similarly, there may be imported fill materials currently present on site from an unknown origin. Based on anecdotal information, the premises had been treated for pests approximately 10 years ago. However, fill or soil importation or termite treatment are not PCAs for the purpose of PD14.

In summary, the site has likely had a history of residential and commercial / industrial use, including ownership by Bondo Motor Services from 1945 to 1953, and Kent Town Motor Body Works from 1964 to 1974. Historical uses listed at adjacent properties included motor body repairers / panel beaters, possible fuel storage and printing works. The site was most recently used as offices and massage services.

Based on the conclusions, in order to determine the suitability of the site for the proposed future land uses (Commercial Class 1 and Residential Class 1, per PD14), including construction of a basement, it is recommended that the following intrusive investigation works are undertaken at the site:

- soil assessment
- soil vapour assessment
- groundwater assessment.

The information provided in this report is subject to the limitations expressed in Section 8. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

1 Introduction

LBWco was commissioned by Premier Health Care (PHC) C/- Kirkbride Architects (Kirkbride) to undertake a Preliminary Site Investigation (PSI), comprising a site history for 80 – 82 Fullarton Road, Norwood SA (the site). A site locality plan is provided as Figure 1, Appendix A.

Based on the information provided by Kirkbride, LBWco understood that PHC intends to redevelop the site with the construction of a multi-storey mixed use commercial and residential building with basement and under croft parking.

1.1 Objectives

The objectives of the site history investigation were to:

- Identify potentially contaminating activities (PCAs) that may have occurred on or near the site.
- Provide a desktop assessment of risk with respect to the likelihood that the PCAs could have caused site contamination that could adversely affect the proposed land use

This investigation was undertaken in accordance with LBWco's proposal PHC on 30 November 2023 (LBWco ref: P232518).

2 Regulatory Framework

In South Australia, the assessment, management and remediation of site contamination is regulated by the *Environment Protection Act 1993* (EP Act). The EP Act defines site contamination in section 5B as follows:

(1) For the purposes of this Act, site contamination exists at a site if –

(a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and

(b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and

(c) the presence of the chemical substances in those concentrations has resulted in –

(i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or

(ii) actual or potential harm to water that is not trivial; or

(iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.

(2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances –

(a) whether the harm is a direct or indirect result of the presence of the chemical substances; and

(b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.

(3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

The first stage in determining whether site contamination exists is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the EP Act provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by NEPC 1999, *National Environment Protection (Assessment of Site Contamination) Measure,* National Environment Protection Council (the ASC NEPM, as amended 2013), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

2.1 Planning, Development and Infrastructure Act

The process for assessing and approving development and/or land division applications in South Australia is governed by the *Planning, Development and Infrastructure Act 2016* (PDI Act). Under Section 42 of the PDI Act, the State Planning Commission is authorised to issue practice directions for the purposes of the PDI Act. The rules that relate to a change in the use of land, which is considered a form of development under the PDI Act, are set out in Section 4 of the Act.

Section 65(1) of the PDI Act requires that a Planning and Design Code (the Code) be established in South Australia.

The Code implements the requirements of Section 6 of the PDI Act by setting out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the State for the purposes of development assessment in South Australia.

Part 9 of the Code details the circumstances in which a relevant authority must refer a development application to an external body, including the EPA.

State Planning Commission Practice Direction 14 (Site Contamination Assessment) (PD14, 2023) is issued under sections 42 and 127 of the PDI Act and describes how site contamination risks are to be assessed in the planning and development decision making processes. In particular, PD14, 2023 details the requirements related to site contamination assessment that are to be considered by a relevant authority when considering an application for planning consent, including specific conditions for development authorisations where remediation may be necessary before occupation or use of land that is the subject of an application.

3 Site History Investigation Methodology

3.1 Site History Investigation Guidance

The site history investigation methodology was developed with reference to the guidance provided in the following documents:

- ASC NEPM, 2013
- Edwards J. W., Van Alphen M. and Langley A., Identification and Assessment of Contaminated Land: Improving Site History Appraisal. Contaminated Sites Monograph Series No 3, SA Health Commission, Adelaide (1994)
- EPA, 2019. Guidelines for the assessment and remediation of site contamination (GAR, 2019)
- PD14, 2023.

Assessment of PCAs was made with reference to Section 50 and Schedule 3 Part 1 of the *Environment Protection Regulations 2009* and schedule 1 of Practice Direction 14.

3.2 Methodology

The history of PCAs undertaken on or adjacent to the site was researched using:

- Lotsearch for records including:
  - Published geology and topographic maps of the region
  - Historical aerial photography
  - Water Connect database of groundwater records, maintained by the Department for Environment and Water (DEW)
  - Sands and McDougall Directory of South Australia and the Universal Business Directory
  - EPA authorisations (licences) and orders listed on the EPA Public Register
  - The Site Contamination Index of records held by EPA relating specifically to site contamination for the subject site and surrounding local area
- Certificate of title (CT) review of ownership and lease information – South Australian Integrated Land Information System
- The local planning authority records required to be disclosed under the Land and Business (Sales and Conveyancing) Act 1994
- EPA Public Register Section 7, Land and Business (Sales and Conveyancing) Act 1994 record search.
- SafeWork SA Dangerous Substances Register
- Interview(s) with persons having relevant knowledge of current and/or historical site use and activities.
- Observations and information gathered during a site inspection.

4 Site Information

4.1 Site Details and Identification

Site identification details are provided in Table 1. Copies of the current CT for the site are provided in Appendix B.

Table 1 Site Identification Details

Site Address	80 – 82 Fullarton Road, Norwood SA
CT Reference(s)	80 Fullarton Road CT 6017/573, Allotment 34 Filed Plan 100101 82 Fullarton Road CT 5078/808, Allotment 33 Filed Plan 100101
Current Site Owner(s)	PHC Properties No.8 PTY Ltd (CT 6017/573) PHC Properties No.22 PTY Ltd (CT 5078/808)
Total Site Area	1,984 m^2
Local Government Authority	City of Norwood Payneham and St Peters
Zoning	Suburban Business
Current Land Use	80 Fullarton Road Currently vacant, previously office space and storage: PD14 Hierarchy Item 5 – Commercial Class 1 82 Fullarton Road Massage services and office space: PD14 Hierarchy Item 5 – Commercial Class 1
Proposed Land Use	Mixed land use – multi-storey: • Basement – Car parking & under croft; PD14 Hierarchy Item 5 – Commercial Class 1 • Upper ground – Gym, cafe, foyer; PD14 Hierarchy Item 5 – Commercial Class 1 • Level 2 – Medical Specialists; PD14 Hierarchy Item 5 – Commercial Class 1 • Levels 3 & 4 – Residential; PD14 Hierarchy Item 1 – Residential Class 1

4.2 Topography

According to the topographic map supplied by Geoscience Australia (via Lotsearch), the site is generally flat and has an elevation of approximately 50 – 60 m Australian Height Datum (mAHD).

This is consistent with observations made during the site inspection.

4.3 Geology

The 1:100,000 surface geology map sheet for the region obtained from the SA Department of Environmental, Water and Natural Resources (via Lotsearch) indicated that the site was underlain by the Keswick Clay formation, described as a grey-green clay with red or yellow mottling, and rare sand lenses.

Soils at the site and surrounding areas are classified as Chromosols, described as areas of hard alkaline red cracking clays, and areas of hard alkaline yellow mottled soils.

CSIRO recorded the probability of occurrence of Acid Sulphate Soils as extremely low (1 – 5%).

4.4 Hydrogeology

As published in the South Australian Department of Mines and Energy Information Sheet 21, Groundwater in the Adelaide Metropolitan Area, there are three major aquifer groups that generally occur beneath the metropolitan area:

- Shallow Aquifers – consisting of sand and gravel layers within alluvial silt and clay, between 3 mBGL and 10 mBGL, with highly variable salinity.
- Deep Aquifers – formed by porous layers within marine sediments, these underlie the shallow aquifers. Deep tertiary aquifers include T1, T2, T3 and T4. Water from these aquifers is generally suitable for industrial and irrigation uses.
- Fractured bedrock – underlies the deep tertiary aquifers and is generally of good quality.

Shallow perched water can also occur, particularly where more permeable soils overly tight clay formations. Surface water inflows, stormwater inflows and leaky water infrastructure, can create a shallow perched water system strongly influenced by variability in the source water flows. Flows of shallow perched water are highly localised and influenced by the geological bedding planes.

On 18 October 2023, a search of the South Australian Government Water Connect database (via Lotsearch) identified 931 wells within a 2 km radius of the site. The search results are presented in Appendix C.

The following key information was identified from the database results:

No on-site bores were identified. The closest bore to the site with a recorded standing water level (SWL) was 102 m east of the site, drilled to a depth of 9 mBGL with a SWL of 5.2 mBGL.

Table 2 Summary of Local Groundwater Information within 2 km of site

Number of bores	931			
Range of installed depths (mBGL)	1.5 – 224			
Range of SWLs (mBGL)	0 – 33.53			
Range of TDS (mg/L)	262 – 8,482			
Purpose listed for bores Some listed with multiple purposes	207	Investigation	20	Drainage
	57	Monitoring	10	Irrigation
	2	Stock	140	Domestic
	35	Observation	3	Industrial
	20	Environmental	6	Recreational
	1	Exploration	1	General Usage
	6	Aquifer Recharge	428	Unlisted
	3	Town Water Supply		

4.5 Sensitive Receiving Environments

The following sensitive receiving environments were identified:

- Rymill Park Lake exists approximately 870 m west of the site.

4.6 Environmental Values of Groundwater

The following section documents the application of the four-step process in determining the Environmental Values (EV) of groundwater as recommended by the EPA.

This section steps through the EV process for groundwater at the site.

Flowchart 1 Process to determine EVs of groundwater at a site (EPA 2019c)

4.6.1 Step 1: Determination of Prescribed EVs of groundwater using the EPP-WQ

Clause 3, schedule 1 of the EPP-WQ prescribes EVs of groundwater in total dissolved solids (TDS) concentration ranges.

Table 3 Environmental Values Relative to TDS in wells

EV	EPP-WQ Specified TDS range (mg/L)	Measured TDS in Regional Groundwater	EV relevant for consideration based on TDS?
Drinking water for human consumption	<1,200	262 – 8,482 mg/L	Yes
Primary industry – irrigation and general use	< 3,000		Yes
Primary industry – livestock drinking water	<13,000		Yes
Primary industry – aquaculture	<13,000		Yes

Based on the regional TDS concentrations, all prescribed EVs are relevant for assessment of the groundwater in respect to whether site contamination exists.

- Drinking water – for human consumption
- Primary industries – irrigation and general uses
- Primary industries – livestock drinking water
- Primary industries – aquaculture and human consumption of aquatic foods

4.6.2 Step 2: Application of a buffer distance for the protection of surface waters

As recommended in the GAR, a buffer distance of 2 km was adopted for the consideration of surface water impacts within the assessment of EVs of groundwater.

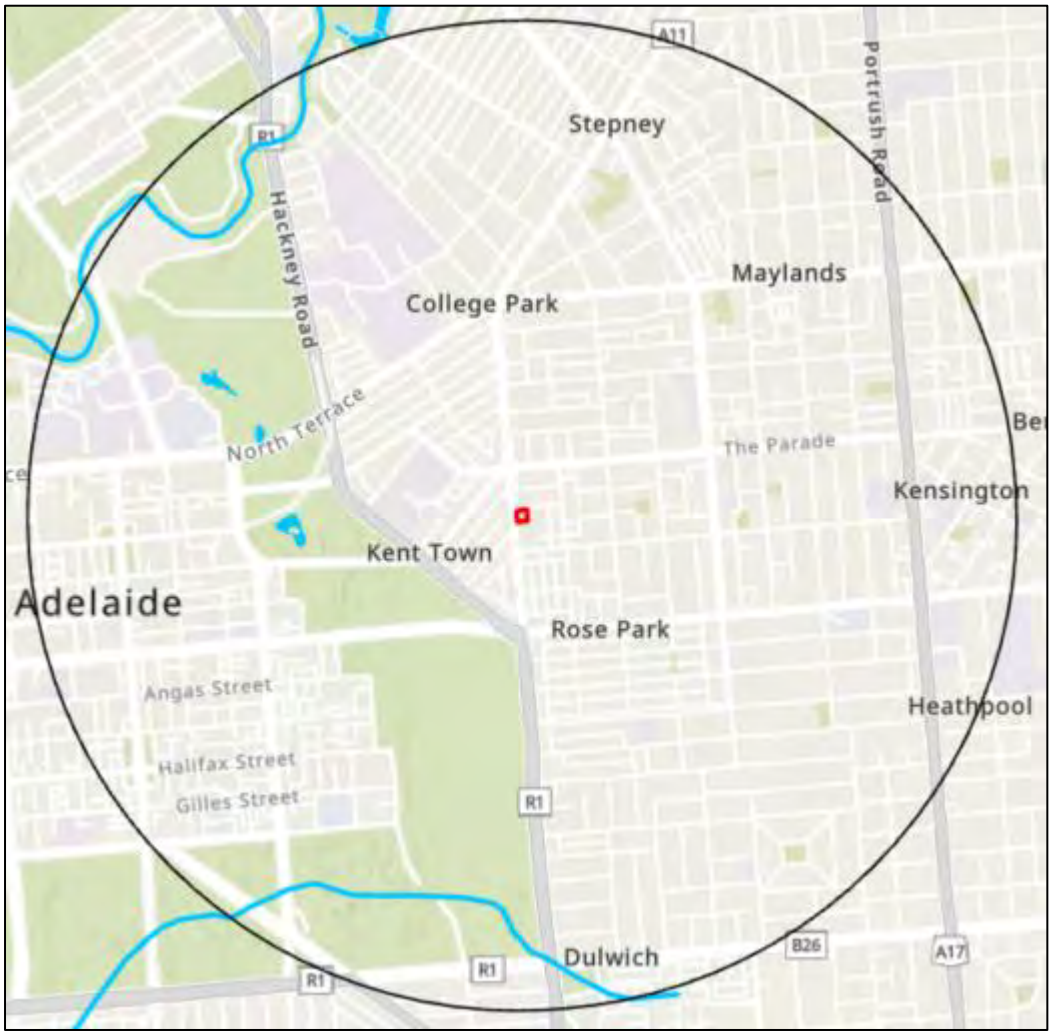


Diagram 1. Surface water records within 2km of site (Esri/DEW).

Table 4 Environmental Values Relative Surface Waters

EV	Notes	EV relevant within 2 km buffer zone?
Aquatic Ecosystems (freshwater)	Rymill Park Lake exists approximately 870 m west of the site. Wetlands and watercourses associated with the Adelaide Botanic Gardens exist approximately 1,000 m north-west of the site. The Torrens River exists approximately 1,800 m to the north-west of the site.	Yes
Aquatic Ecosystems (marine water)	None identified	No
Recreational (non-domestic)	As identified under freshwater aquatic ecosystems	Yes

Based on consideration of Table 4, aquatic freshwater ecosystems and recreation are considered relevant EVs for assessment relative to site groundwater.

4.6.3 Step 3: Review of groundwater data using Water Connect

The findings of the WaterConnect database search are presented in Table 5.

Table 5 Application of WaterConnect data to determine EVs

Registered Use	Notes	EV relevant based on registered uses within 2 km buffer zone?
Domestic	140 domestic bores were identified within 2 km of site of which may be used for potable, recreational or irrigation use.	Yes
Town Water Supply	3 town water supply bores were identified within 2 km of site of which may be used for potable, recreational or irrigation use.	Yes
Recreation and aesthetics	6 recreation bores were identified within 2 km of site of which may be used for recreation and aesthetic use.	Yes
Industrial (general industry)	3 industrial bores were identified within 2 km of site of which may be used for irrigation, aquaculture or industrial use.	Yes

Other factors may apply to the consideration of EVs, for which data was not available or which LBWco was not aware of, at the time preparing the above assessment. These factors alone, or in combination with other factors, may lead to a different outcome.

Based on the above assessment from steps 1, 2 and 3, the following EVs were determined to be applicable to the regional aquifer for assessment of site contamination based on applicability as a default EV set via the EPP-WQ or in the context of current or realistic potential future uses for groundwater in the vicinity of the site:

- Aquatic ecosystems (freshwater)
- Drinking water – for human consumption
- Recreation and aesthetics
- Primary industries – irrigation and general uses
- Primary industries – livestock drinking water
- Primary industries – aquaculture and human consumption of aquatic foods.

4.6.4 Step 4: EPA recognised criteria

Step 4 would be considered at the Detailed Site Investigation (DSI) stage and is not considered further for the PSI.

4.7 Site Inspection

On 12 January 2024 an experienced environmental consultant from LBWco conducted an inspection of the site, in the presence of Viv Padman of Premier Health Care, to identify current site activities and evidence of PCAs.

A site layout plan is presented in Figure 2, Appendix A and the following sections describe key observations made at the time of the site visit.

4.7.1 Current Land Use and Site Structures

The southern portion of site appeared to consist of a former residential property (Photograph 1), subsequently converted for commercial use, with a newer extension that had been constructed in the south-eastern corner. At the time of the inspection, this property was in use as a massage service. A cellar, which was not accessible, was present beneath the original residential building (Photograph 2).

The northern portion had been used as a commercial office, with a warehouse in the rear (to the east). The carpark and building appeared to be elevated compared to Boskenna Avenue, to the north.

Mr Padman noted that the warehouse has always been used for general storage and the whole building was treated for pests approximately 10 years ago, following the discovery of a white ant nest (Photograph 8). A sign noting the presence of asbestos material was observed on the building at 80 Fullarton Road.

4.7.2 Evidence of potential site contamination

Based on the site inspection, the following evidence of potential site contamination was identified:

- Pesticide treatment – pesticide treatment of 80 Fullarton Road had occurred across the whole property.

4.7.3 Site Photographs

Photographs recorded during the site inspection are presented below.

Photograph 1.

82 Fullarton Road, facing south-east.

12 January 2024

Photograph 2.

Cellar vent visible on northern wall of 82 Fullarton Road.

12 January 2024

Photograph 3.

Extension at rear of 82 Fullarton Road.

Facing south.

12 January 2024

Photograph 4.

Front carpark of 80 Fullarton Road.

Facing south.

12 January 2024

Photograph 5.

Rear carpark of 80 Fullarton Road.

Facing south-west.

12 January 2024

Photograph 6.

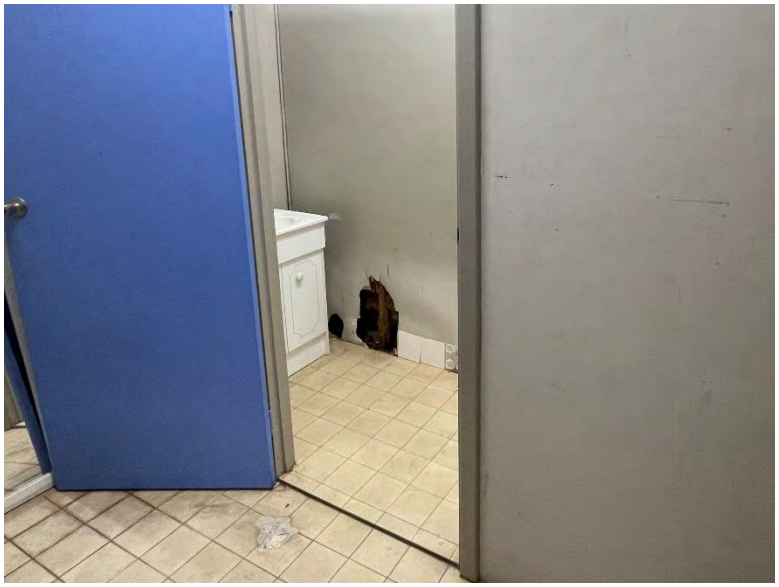
Interior of 80 Fullarton Road.

12 January 2024

Photograph 7.

Warehouse of 80 Fullarton Road.

12 January 2024



Photograph 8.

Hole from white ant nest in warehouse of 80 Fullarton Road.

12 January 2024

Photograph 8.

Asbestos Register Sign at 80 Fullarton Road.

12 January 2024.

4.8 Anecdotal Information

Mr Padman, who has owned the property for approximately 15 years, was interviewed during the inspection.

It was noted that 80 Fullarton Road was initially built as a construction companies head office, before converted to an aged care facilities head office once Mr Padman obtained the site.

82 Fullarton Road was initially a nursing agency to train nurses, when Mr Padman acquired the property.

Based upon the site inspection and review of current aerial photography, the general land use in the immediate vicinity of the site in all directions was predominantly Residential, with some commercial use.

5 Site History

5.1 Certificates of Title

On 8 January 2024 LBWco conducted a search of the current and historical CTs.

The site comprised two current certificates of title, with records dating back to 1913. Detailed historical site ownership information if summarised in a title tree, alongside the CTs, in Appendix B.

The site was initially comprised of one certificate of title registered to Frank Sowton in 1913. The site was transferred and split into two titles in 1925-1926 to individual persons listed as painters/art dealers.

No. 80 (the northern portion of the site) was registered to Bondo Motor Services Limited in 1945, before transfer to Albert George Bond in 1953. Subsequent ownership of the site was transferred to numerous registered proprietors, predominantly comprised of commercial entities and individual persons until 2003. Padman Health Care became the registered proprietor of this portion of the site in 2003, which was then transferred to current site proprietor PHC Properties No. 8 Pty Ltd in 2008.

No. 82 (the southern portion of the site) was registered to individual persons from 1935 to 1964, before site ownership was transferred to Kent Town Motor Body Works Pty Ltd, which owned the property until 1974. The site was subsequently transferred to various commercial entities and individuals until 2011, when PHC Properties No. 22 Pty Ltd, became the registered proprietor.

5.2 Historical Business Directory

The Lotsearch report (Appendix C) included a search of the Sands and McDougall and UBD Business to Business directories for businesses listed historically at the site, and nearby businesses in consideration of PCAs. These records were available until 1910.

There were more than 200 historical businesses listed, therefore only businesses with associated PCAs, up hydraulic gradient and within a relevant distance from the site were considered. Road matched data was omitted, as many of these are likely. Findings are summarised in Table 6 and 7 below.

Table 6 Historical Business Directory Summary – Premise Matches

Description, Occupier & Address	Lotsearch ref*	Year	Location	PCA, PD14 Class and Comment
Motor Engineers, Garages & Service Stations – Wright L G 82 Kent Tce Norwood	1	1955	On-Site	Motor vehicle repair or maintenance – *Class 2* Based on review of historical CTs, the site was owned by Bondo Motor Services from 1945 to 1953
Motor Engineers & Repairers Kent Town Motor Body Works Pty Ltd 80 Fullarton Rd Norwood	2	1973	On-Site	Metal coating, finishing or spray painting – *Class 1* Motor vehicle repair or maintenance – *Class 2* Based on review of historical CTs, the site was owned by Kent town Motor Body Works from 1964 to 1974

Description, Occupier & Address	Lotsearch ref*	Year	Location	PCA, PD14 Class and Comment
French Petroleum Co Aust Pty Ltd 4a North St Norwood	3	1973	0m Southeast	Listed substances – activities involving listed substances – *Class 1*
Motor Body Builders Buckland Motor Body Repairs 4a North St Norwood	3	1965	0m Southeast	Metal coating, finishing or spray painting – *Class 1*
Motor Body Builders & Repairers Kent Town Motor & Body Works Ltd 6 Boskenna Av Norwood	4	1973 1965	0m East	Metal coating, finishing or spray painting – *Class 1* Motor vehicle repair or maintenance – *Class 2*
Motor Painters &/Or Panel Beaters Norwood Panel Works Pty. Ltd. 1 Boskenna Ave., Norwood	6	1984	12m North	Metal coating, finishing or spray painting – *Class 1*
Motor Body Builders Kent Town Motor & Body Works Ltd, Boskenna Av Norwood	6	1955	12m North	Metal coating, finishing or spray painting – *Class 1* Motor vehicle repair or maintenance – *Class 2*
Photographic Developing, Printing &/or Colouring Services Chrome Colour Pty. Ltd Duckpond Kent Town Pre-Lab Weverling Photographics Weverling Hans & Associates 49 Wakefield St Kent Town	11	1991	37m North	Printing works – *Class 1*
Photographic Developing, Printing &/or Colouring Services Chroma Colour Pty. Ltd 49 Wakefield St Kent Town	11	1984	37m North	Printing works – *Class 1*
Quality Castings Pty, Ltd., 6 Montrose Ave., Norwood	14	1984	46m North	*Review of aerial imagery indicates the presence of the same two-storey office building currently at the property, indicative of no foundry activities undertaken at the property.*
Motor Repairs Buckland Motor Body Repairs 10a North St Norwood	20	1973	53m Southeast	Metal coating, finishing or spray painting – *Class 1* Motor vehicle repair or maintenance – *Class 2*
Auto Electricians / Motor Engineers / Motor Transmission Specialists / Motor Panel Beaters &/or Sprayers Nland Cruiser 22 Boskenna Ave Norwood Lag Care 24 Boskenna Ave Norwood Cyclewind 26 Boskenna Ave Norwood Acelec Auto Electrical 28 Boskenna Ave Norwood Auto Spiral Gear Specialists Pty Ltd Cece Crash Repairs	35	1991 1984	97m East	Metal coating, finishing or spray painting – *Class 1* Motor vehicle repair or maintenance – *Class 2*

Description, Occupier & Address	Lotsearch ref*	Year	Location	PCA, PD14 Class and Comment
Richards, I Transmission Pty Ltd 15A Charles St Norwood				
Crash Repairs Kavanagh A J 15A Charles St Norwood Noel-Inns Motor Engineers 15 Charles St Norwood	35	1965	97m East	Metal coating, finishing or spray painting – *Class 1* Motor vehicle repair or maintenance – *Class 2*
Plastic Manufacturers and Suppliers Accurate Plastics Pty Ltd 22 Boskenna Av Norwood	35	1965	97m East	Plastics manufacture works – *Class 1*
Motor Engineers, Garages & Service Stations Hansen W F 32 Wakefield St Kent Town	3(2)	1955	126m Southwest	Service stations – *Class 1* Motor vehicle repair or maintenance – *Class 2*
Motor Engineers, Garages & Service Stations Shaw, H., 237 Angas St Kent T	4(2)	1940	210m Southwest	Service stations – *Class 1* Motor vehicle repair or maintenance – *Class 2*
Motor Engineers, Garages & Service Stations Makai I A 17 Flinders St Kent Town	5(2)	1965	232m West	Service stations – *Class 1* Motor vehicle repair or maintenance – *Class 2*
Motor Engineers, Garages & Service Stations Metro Motors 32 Parade Norwood	6(2)	1955 1965	241m Northeast	Motor vehicle repair or maintenance – *Class 2*
Motor Garages &/or Engineers &/or Service Stations Miller Auto Repairs, 114 Fullarton Rd Norwood	7(2)	1984	248m South	Motor vehicle repair or maintenance – *Class 2*

*Lotsearch presents historical businesses in two maps. The first being all businesses within 100 m and the second includes only dry cleaners, motor garages and services stations within 250 m. References with a bracketed "(2)" next to their identification number indicates this reference is referring to the second map.

Table 7 Historical Business Directory Summary – Road Matches

Description, Occupier & Address	Lotsearch ref*	Year	PCA, PD14 Class and Comment
Motor Engineers, Garages & Service Stations Esso Service Centre Britannia Motors Ltd Victoria Park Service Station Suburban Motors Kent Tce (now Fullarton Rd) Kent Town	39	1965 1955 1950	Service stations – *Class 1* Motor vehicle repair or maintenance – *Class 2*
Motor Car Restorations Summerbug 3a North St Norwood	41	1991	Metal coating, finishing or spray painting – *Class 1* Motor vehicle repair or maintenance - *Class 2*

Description, Occupier & Address	Lotsearch ref*	Year	PCA, PD14 Class and Comment
Dry Cleaners, Dyers & Laundries Hoffmann Dry Cleaners 28-29 Parade Norwood (approx 230 m NE of site)	9(2)	1965	Dry cleaning – *Class 1*
Dry Cleaners, Dyers & Laundries Glenelg Dry Cleaning & Dyeing Works Limited, The Parade, Norwood	9(2)	1955	Dry cleaning – *Class 1*
Dry Cleaners, Dyers & Pressers Australian Dry Cleaners, Head Office Kent Rd (now The Parade West) Kent Town	10(2)	1950	Dry cleaning – *Class 1*
Motor Engineers, Garages & Service Stations Lawton W Service Station 45a Kent Rd (now The Parade West) Kent Town	10(2)	1965	Service stations - *Class 1*
Motor Engineers, Garages & Service Stations Southan C S 4 Kent Rd (now The Parade West) Kent Town	10(2)	1965	Service stations - *Class 1* Motor vehicle repair or maintenance - *Class 2*
Motor Engineers, Garages & Service Stations Lewton W Bryson, R Wright, H Kent Rd (now The Parade West) Kent Town	10(2)	1965 1950 1940 1930	Service stations - *Class 1* Motor vehicle repair or maintenance - *Class 2*
Motor Engineers, Garages Karapanayiotis W Preiss Rebore Service Little Young St Kent Town	11(2)	1965	Motor vehicle repair or maintenance - *Class 2*

* Lotsearch presents historical businesses in two maps. The first being all businesses within 100 m and the second includes only dry cleaners, motor garages and services stations within 250 m. References with a bracketed "(2)" next to their identification number indicates this reference is referring to the second map.

5.3 Aerial Photographs

Aerial photographs of the site and surrounding area from 1935 were acquired from Geoscience Australia, images from 1949 to 1998 were obtained from DEW, satellite images taken from 2002 onwards were obtained from Aerometrex, all via Lotsearch. Copies of the images are in Appendix C.

A detailed summary of the features and apparent land use(s) observed in the historical aerial photography since 1935 is provided in Table 8.

Table 8 Aerial Photography Summary

Year	Description
1935-1936	On-site: • Both allotments on the site had an existing structure/premises that appeared to be residential. The southern building appeared consistent with the present day building. Off-site: • The surrounding area was developed, inferred to be for mixed residential and commercial use.
1949-1968	On-site: • Sheds had been constructed at the rear of the northern building by 1949, with further expansion evident by 1968. Off-site: • A saw-tooth roofed building had been constructed directly to the east of the site. • No other significant change besides building upgrades
1979	On-site: • The northern portion of the site had been redeveloped, with construction of the current office building. • The current extension to the southern building had been constructed. Off-site: • No significant change, besides building upgrades
1986-2023	On-site: • The site and existing structures have remained largely unchanged since 1979 Off-site: • The surrounding area has remained largely unchanged since 1935-1936. Most of the surrounding buildings appear to be used for residential or office purposes / commercial use. Over time, many of the buildings have been upgraded.

5.4 EPA Public Register Searches

5.4.1 Section 7

A Section 7 Search under the Land and Business (Sales and Conveyancing) Act 1994 was conducted by the EPA for the site. The search results are provided in Appendix D, and indicated, as at 18 December 2023:

- There were no mortgages, charges or prescribed by encumbrances affecting the site under the relevant sections of the Environment Protection Act 1993
- No license or environmental authorisation was ever issued to operate a waste depot on the land under the South Australia Waste Management Commission Act 1979, the Waste Management Act 1987 or the Environment Protection Act 1993
- In relation to the subject site, the EPA Register did not hold any information relating to
  - Material or serious environmental harm caused or threatened in the course of an activity
  - Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993
  - Environmental assessment report(s) or site contamination audit report(s)

5.4.2 Site Contamination Index

The EPA maintains a searchable database of its website of key notifications made to the EPA regarding site contamination. The database is called the Site Contamination Index (http://www.epa.sa.gov.au/data_and_publications/site_contamination_index/).

LBWco conducted a search of the database sourced by Lotsearch on 24 November 2023. A copy of the search output is presented in Appendix C.

The topographic and inferred groundwater hydraulic gradients at the subject site are generally from south-east to north-west. Accordingly, several EPA records for properties close to the site or to the south and south-east of the site were considered to be potentially relevant. The remainder were assessed to be of limited relevance due their distance (>500 m) and/or their cross/down gradient location relative to the subject site.

A summary review of the relevant publicly available information obtained from the EPA was as follows:

- EPA Refs 11650, 11898 and 11898 - 001 (36 m north-east of the site)
  This record relates to a Site Audit Report dated February 2002, prepared by Golder Associates Pty Ltd (Peter Thornton) for Townhouse Properties Pty Ltd. The audit was based on environmental assessments undertaken by Egis Consulting in 2000 and AEC in 2001; and a "*Soil Contamination Management Plan for Residents, 49 Fullarton Road*" prepared by AEC in 2002.

  The property had been developed by Townhouse Properties, including construction of six residential townhouses and renovation of an existing historical building. Council required a Site Audit Report to be completed prior to granting final approval for the development.

  Key outcomes of the audit report were as follows:

  - The property had been used as a pre-school prior to development.
  - Potentially contaminating activities identified included use and/or storage of fuel, lubricants, greases and solvents onsite; imported fill of unknown origin; application of weedicides and termiticides, and use of asbestos containing building materials.
  - Concentrations of metals and polycyclic aromatic hydrocarbons (PAHs) exceeding adopted assessment guidelines were detected in soils at the property.
  - Remediation of impacted soils in the northern portion of the property was undertaken to the extent practicable, however validation testing indicated some impacted soils remained at the property.
  - Whilst no groundwater assessment was undertaken, toxicity characteristic leaching procedure (TCLP) leach testing indicated that the chemicals of concern at the property had low leachability. Based on the presence of Hindmarsh Clay underlying the fill, leaching of contaminants into groundwater beneath the property was considered unlikely.
  - Clean imported fill was placed over the existing fill to provide a barrier to limit exposure to users of the property.
  - The Audit concluded that soil contamination remaining at the property does not preclude medium density residential use at the property. Audit conditions included that separation layers of cement or clean fill are to be maintained. No conditions were placed on the abstraction of groundwater for beneficial uses.

- EPA Ref 61757-01, 61757-02 and 61791 (207 m north-west of the site)
  This record includes a PSI carried out for the Prince Alfred College (PAC) property by Greencap in April 2016 at the Old Kentish Arms Hotel. The PSI references previous assessment work carried out and concluded that it was unlikely that there would be contamination present at the site that would pose any immediate health risks.

  - An underground storage tanks (UST) excavation and validation report carried out by AEC dated March 2009 documented the removal of four UST with no fuel impacts identified.

  - The property was recorded as being a dry-cleaners between 1918-1950s. An indoor air monitoring report was carried out by Greencap in January 2016 concluding that *"No impacts from dry cleaning activities were identified"* and the assessment *'did not indicate any immediate health concern'.*

- EPA Refs 61792-001 and 61843-01 (228 m north-west of the site)
  This record relates to a Site Contamination Audit Report (SCAR) dated December 2017, prepared by Australian Environmental Auditors (Jean Paul Pearce) for PAC. The audit was based on a number of stages of investigation and remediation carried out by AEC and Greencap between 2014 and 2016. Key outcomes were as follows:

  - The Australian Dry Cleaning Company owned a portion of the site from 1960-1973

  - Soil vapour concentrations were detected but below adopted assessment guidelines

  - Three groundwater wells onsite contained minor detections of tetrachloroethene (PCE) in June 2017 but not in August 2017

  - A Section 83A Notification to EPA was made (ref 61843) by Greencap in July 2017 due to elevated copper and zinc concentrations in groundwater

  - Audit conditions included a restriction on the abstraction of site groundwater for beneficial uses.

- EPA Refs 62034 and 62034-001 (346 m south-east of the site)
  This record relates to a Site Contamination Audit Report (SCAR) dated May 2022, prepared by MUD Environmental (Adrian Webber) for Rumball Wines, who proposed to develop the property for high density residential use. The audit was based on a PSI undertaken by JBS&G in 2016 and a number of stages of investigation and remediation carried out by LBWco between 2018 and 2021. Key outcomes were as follows:

  - The property had a history of residential and commercial use which included use of part of the site as a winery laboratory.

  - Some isolated concentrations of metals and petroleum hydrocarbons exceeding ecological criteria were present in fill but below the auditor's health based criteria.

  - Soil vapour concentrations were detected but below adopted assessment guidelines

  - Whilst no groundwater assessment was undertaken, based on multiple lines of evidence, site contamination of groundwater was not considered to exist at the site.

  - The site was considered suitable for residential use with minimal opportunities for soil access. Audit conditions included a restriction on the abstraction of site groundwater for beneficial uses without prior testing.

- EPA Ref 12215 (590 m south-east of the site)
  This record relates to a Site History Appraisal of a works depot property carried out for the Department of Environment and Planning by South Australia Health Commission in March 1992. The Site History Appraisal letter noted the following:

- The property was originally used for residential purposes, prior to use as a bakery/bread factory between 1944 and 1965. In 1972 the property was purchased by the Minister of Works.

- At the time of the Site History Appraisal, the property was a depot complex comprising a large warehouse structure with steel tiled floor, storage bins for landscaping materials, concrete paved delivery area and carpark.

- Underground fuel storage filling points were observed, together with the site of a former petrol pump. It was not known if the fuel tank(s) remained and if any leakage had occurred.

- LBWco notes that if leakage of fuel had occurred beneath the depot property, any associated petroleum hydrocarbon impact to groundwater is unlikely to migrate 590 m to the subject site.

In summary, the above records do indicate that impacts to groundwater and soil vapour have occurred near the site in the up-hydraulic gradient direction in the past. Based on the information reviewed however, LBWco considers there to be a low risk of impacts to the subject site from historical PCAs at these properties as the reports document that offsite risks were assessed to be low and acceptable.

The full search output is presented in Appendix C.

5.5 Environment Protection and Clean Up Orders

LBWco conducted a search of the EPA Environment Protection and Clean Up Orders sourced by Lotsearch on 24 November 2023 (Appendix C).

There were no records identified for the site and properties within a 1 km radius of the site.

5.6 EPA Authorisations and Applications

LBWco conducted a search of the EPA Authorisations and Applications sourced by Lotsearch on 24 November 2023 (Appendix C).

Ten properties within 1km of the site had EPA licences issued, which include:

- Chemical Dosing of Treated Wastewater (383 m west)
- Activities producing listed wastes (570 m north, 963 m north-west and 987 m north)
- Petrol stations (575 m east, 760 m south, 771 m north and 907 m north-west)
- Waste recycling depot (937 m north)
- Discharge during the licence period of stormwater to underground aquifers (963 m north)

Several of the licences listed above are related to PCAs. The full search output is presented in Appendix C.

5.7 City of Norwood Payneham & St Peters Section 7

On 18 December 2023, LBWco received information from the City of Norwood Payneham & St Peters (council) noting that council did hold details of any development approvals relating to commercial or industrial activity at the land or a change in the use of the land or part of the land (within the meaning of the Development Act 1993).

The Section 7 search results are presented in Appendix E. Development approvals listed for all CTs are detailed in Table 9 below.

Table 9 Summary of Council Development Applications

Date	Proposed Development	Applicant	Status
05.07.1994	Attachment of single-sided illuminated sign to Fullarton Road fascia	Laserline (C/- of Signs Incorporated	Approved
15.09.1987	Installation of wall-mounted signage, and a free-standing double-sided sign	Emmett Construction Pty Ltd	Approved
01.03.1999	Advertisement signage	Regal Display	Approved

5.8 Dangerous Substances Register

LBWco requested a site search of the Dangerous Substances Register from SafeWork SA on 19 December 2023.

A response from SafeWork SA (Appendix F) was received on 17 January 2024 which indicated that no documents have been identified.

5.9 Site History Overview

The site history and evidence for PCAs based on the desktop research and site inspection undertaken, is summarised below:

- The site was developed prior to 1935 and was likely utilised for a mix of commercial / industrial and residential purposes. From 1913 to 1945 (No 80) / 1964 (No. 82) the CTs were owned by various individuals prior to transfer to various businesses to the present day. Title history shows ownership of No. 80 by Bondo Motor Services from 1945 to 1953, and No. 82 by Kent Town Motor Body Works from 1964 to 1974.
- The Sands and McDougall Directory and UBD reported onsite historical business activities including Kent Town Motor Body Works at No. 80 in 1973, and a motor engineer at No. 82 in 1955. Historical uses listed at adjacent properties included motor body repairers / panel beaters, possible fuel storage and printing works.
- The site was most recently used as offices and massage services. Findings from the site inspection on the 17 November 2022 and search results indicated no obvious current of recent PCAs associated with the site.
- Based on a site inspection and information provided by the site owner, the current site proprietors had used the northern portion of the site as commercial office, with the eastern portion used for general storage. The southern portion of the site appeared to be a historical residential property converted to a commercial premises, currently in use as a massage service.
- Based on anecdotal information, the premises had been treated for pests approximately 10 years ago following the discovery of a white ant nest.
- Based on aerial imagery review, land surrounding the site comprised a mix of residential, commercial and industrial properties.
- A number of businesses where PCAs may have been carried out within 60 m of the site were identified to the east, north-east, south-east and north-west.

6 Preliminary Conceptual Site Model

6.1 Potentially Contaminating Activities

A desktop assessment of prescribed PCAs, as defined in *Practice Direction 14, 2021* and/or the *Environment Protection Regulations 2009*, that were likely to have been undertaken at or near the site is presented in Table 10 below.

Schedule 1 of PD14, 2023 categorises activities into either Class 1, Class 2 or Class 3 activities with Class 1 activities considered to have the highest potential for environmental risk. Classifications for the PCAs identified are listed below, were relevant.

Table 10 Prescribed PCAs

Activity	Description	PCA as per PD14 2023?	PCA as per EPR 2009?	Comment/Location
Onsite				
Metal coating, finishing or spray painting	*Finishing, treating, or coating of metal (including anodising, galvanising, pickling, electroplating, heat treatment, powder coating, enamelling and spray painting)*	Yes – Class 1	Yes	As identified in Section 5.1 and 5.2: The site was used for motor body works, possibly including spray painting, between 1964 and 1974.
Motor vehicle repair or maintenance	*Operation of premises for repair or maintenance of motor vehicles or parts of motor vehicles (including engine reconditioning works)*	Yes – Class 2	Yes	As identified in Section 5.1 and 5.2: The site was used as a mechanical garage between 1945 and 1974.
Adjacent Land	*Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016*			
Metal coating, finishing or spray painting	*Finishing, treating, or coating of metal (including anodising, galvanising, pickling, electroplating, heat treatment, powder coating, enamelling and spray painting)*	Yes – Class 1	Yes	As identified in Section 5.2: Numerous businesses used for motor body works / panel beater identified in historical business directory, including property directly to the east of the site.
Listed substances – activities involving listed substances	*Storage, at discrete business premises, of—* *(a) 500L or more of a liquid listed substance; or* *(b) 500kg or more of a listed substance other than a liquid.*	Yes – Class 1	Yes	As identified in Section 5.2: Associated with French Petroleum Co listed in the historical business directory, directly to the south-east of the site.
Printing works	*Operation of printing works*	Yes – Class 1	Yes	As identified in Section 5.2: Identified in historical business directory, 37 m north of the site.

Activity	Description	PCA as per PD14 2023?	PCA as per EPR 2009?	Comment/Location
Motor vehicle repair or maintenance	*Operation of premises for repair or maintenance of motor vehicles or parts of motor vehicles (including engine reconditioning works)*	Yes – Class 2	Yes	As identified in Section 5.2: Numerous businesses used for motor repairs identified in historical business directory, including property directly to the east of the site.
Distant Offsite	*Activities on land >60 m from the subject site boundary, per section 3(1) of the PDI Act 2016*			
Metal coating, finishing or spray painting	*Finishing, treating, or coating of metal (including anodising, galvanising, pickling, electroplating, heat treatment, powder coating, enamelling and spray painting)*	Yes – Class 1	Yes	As identified in Section 5.2: Numerous motor body works businesses identified in historical business directory.
Service stations	*Operation of retail fuel outlets*	Yes – Class 1	Yes	As identified in Section 5.2: Possible service station identified in historical business directory, 232 m west of the site, and road-matched to Fullarton Road (likely south of the site near Britannia roundabout/Victoria Pk), and north-west of the site on The Parage West.
Dry cleaning	*Operation of premises for dry cleaning*	Yes – Class 1	Yes	As identified in Section 5.2: Multiple premises were identified in the historical business directory, road-matched to The Parade and The Parade West.
Plastics manufacture works	*Operation of works for manufacture (including blending, mixing and formulation) of plastics or plastic components (excluding processing and moulding of plastics manufactured elsewhere)*	Yes – Class 1	Yes	As identified in Section 5.2: The historical business directory identified that Accurate Plastics Pty Ltd operated at 22 Boskenna Av Norwood in 1965.
Motor vehicle repair or maintenance	*Operation of premises for repair or maintenance of motor vehicles or parts of motor vehicles (including engine reconditioning works)*	Yes – Class 2	Yes	As identified in Section 5.2: Multiple identified in historical business directory.

6.2 Preliminary Conceptual Site Model

To enable an assessment to be made of the interrelationships between the identified PCAs, potential sources of contamination, chemicals of interest, transport mechanisms, exposure pathways, receptors and risk, a conceptual site model (CSM) was developed from the desktop and intrusive site assessment information obtained.

Risk from site contamination is determined based on the interrelationship of the following three components:

1. Contaminant source
2. Receptor
3. Pathway from source to receptor

For an unacceptable risk to human health or the environment to exist relative to site contamination, the following must be satisfied:

- a SOURCE of contamination of sufficient toxicity to cause harm must be present;

  AND

- a complete PATHWAY must exist between the source of contamination and a receptor;

  AND

- a RECEPTOR must be present with potential to be exposed.

Where there is no source OR there is no complete exposure pathway OR there is no receptor, there is no risk associated with exposure to contamination.

A contaminant source for this scenario must be of sufficient concentration/mass that toxicity to a receptor would occur via exposure. Toxicity may be realised via acute (short-term) or chronic (long-term) exposure.

The CSM relative to identified PCAs at or near the site is presented in Table 11 below.

Table 11 Preliminary CSM – Desktop Assessment of Risk from PCAs

Potentially contaminating activity *PD14 Classification*	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
Onsite						
Metal coating, finishing or spray painting *Class 1*	Various including: TRH, BTEX, PAH, solvents, per- and poly-fluoroalkyl substances (PFAS), metals	Onsite	Soil	Direct contact, dust inhalation, ingestion	Current site users Future site users Construction workers Site ecology	Possible If spills, leaks or disposal have occurred onsite then there is considered to be potential for soils at the site to be impacted.
			Soil Vapour	Soil vapour migration	Current site users Future site users Construction workers	Possible If elevated significant organic chemical concentrations are present in site soils.
			Groundwater	Migration of contaminants	Current site users Future site users Construction workers	Possible If spills, leaks or disposal have occurred onsite then there is considered to be potential for groundwater beneath the site to be affected. Based on register bore information for the area, groundwater may be present at around 4-5mBGL at the site.
Motor vehicle repair or maintenance *Class 2*	Hydrocarbons, metals, solvents including chlorinated solvents	Onsite	Soil	Direct contact, dust inhalation, ingestion	Current site users Future site users Construction workers Site ecology	Possible If spills, leaks or disposal have occurred onsite then there is considered to be potential for soils at the site to be impacted.
			Soil Vapour	Soil vapour migration	Current site users Future site users Construction workers	Possible If elevated significant organic chemical concentrations are present in site soils.
			Groundwater	Migration of contaminants	Current site users Future site users Construction workers	Possible If spills, leaks or disposal have occurred onsite then there is considered to be potential for groundwater beneath the site to be affected. Based on register bore information for the area, groundwater may be present at around 4-5mBGL at the site.

Potentially contaminating activity *PD14 Classification*	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
Adjacent Land		*Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016*				
Metal coating, finishing or spray painting *Class 1*	Various including: TRH, BTEX, PAH, solvents, per- and poly-fluoroalkyl substances (PFAS), metals	Several motor body works business, historically located directly to the east and south-east of the site, at 4a North St, and 1 and 6 Boskenna Av	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Possible This PCA has been carried out likely up-hydraulic gradient of the site. Should loss of containment have occurred, there is the potential for groundwater to be impacted and thus providing a soil vapour pathway to the site.
Listed substances – activities involving listed substances *Class 1*	Petroleum hydrocarbons, PAHs, lead, solvents	French Petroleum Co historically occupied land directly to the south-east of the site.	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Possible This PCA has been carried out likely up-hydraulic gradient of the site. Should loss of containment have occurred, there is the potential for groundwater to be impacted and thus providing a soil vapour pathway to the site.
Printing works *Class 1*	Metals, VOC, hydrocarbons, phthalates, metals (silver nitrate)	Several photographic businesses historically located 37 m north of the site at 49 Wakefield St Kent Town	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Unlikely This PCA, which was likely to be a small-scale operation, has been carried out down-hydraulic gradient of the site. It is unlikely that if loss of containment had occurred the source would migrate towards the site. It is therefore considered unlikely that a complete pathway exists between potential impacts to groundwater and future onsite receptors.
Motor vehicle repair or maintenance *Class 2*	Hydrocarbons, metals, solvents including chlorinated solvents	Various, the closest was directly east (6 Boskenna Ave)	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Possible This PCA has been carried out likely up-hydraulic gradient of the site. Should loss of containment have occurred, there is the potential for groundwater to be impacted and thus providing a soil vapour pathway to the site.

Potentially contaminating activity *PD14 Classification*	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
Offsite	*Activities on land >60 m from the subject site boundary, per section 3(1) of the PDI Act 2016*					
Metal coating, finishing or spray painting *Class 1*	Various including: TRH, BTEX, PAH, solvents, per- and poly-fluoroalkyl substances (PFAS), metals	Various, the closest beyond 60 m was 97 m to the east (22 Boskenna Ave)	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Possible This PCA has been carried out likely up-hydraulic gradient of the site. Should loss of containment have occurred, there is the potential for groundwater to be impacted and thus providing a soil vapour pathway to the site.
Service Stations *Class 1*	Petroleum hydrocarbons, PAHs, lead, solvents	Possible service station identified in historical business directory, 232 m west of the site, and road-matched to Fullarton Road (likely south of the site near Britannia roundabout/ Victoria Pk), and north-west of the site on The Parage West.	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Unlikely This PCA has been carried out inferred down or cross groundwater and topographic gradient. It is unlikely that if loss of containment had occurred the source would migrate towards the site. It is therefore considered unlikely that a complete pathway exists between potential impacts to groundwater and future onsite receptors.
Dry cleaning *Class 1*	Chlorinated solvents including TCE, PCE and VC	Multiple road-matched premises 28-29 Parade Norwood (approx 230 m NE of site), and The Parde and The Parade West.	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Unlikely This PCA has been carried out inferred down or cross groundwater and topographic gradient. It is unlikely that if loss of containment had occurred the source would migrate towards the site. It is therefore considered unlikely that a complete pathway exists between potential impacts to groundwater and future onsite receptors. An Audit report for a former dry cleaning site at 43 The Parade West stated indoor air monitoring report carried out the premises concluded that "No impacts from dry cleaning activities were identified".

Potentially contaminating activity *PD14 Classification*	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
Plastics manufacture works *Class 1*	Phthalates, hydrocarbons, heavy metals	Accurate Plastics Pty Ltd at 22 Boskenna Ave (97 m east)	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Possible This PCA has been carried out likely up-hydraulic gradient of the site. Should loss of containment have occurred, there is the potential for groundwater to be impacted and thus providing a soil vapour pathway to the site.
Motor vehicle repair or maintenance *Class 2*	Hydrocarbons, metals, solvents including chlorinated solvents	Various, the closest beyond 60 m was 97 m to the east (22 Boskenna Ave)	Soil Vapour Groundwater	Migration of contaminants and vapour intrusion	Future site users	Possible This PCA has been carried out likely up-hydraulic gradient of the site. Should loss of containment have occurred, there is the potential for groundwater to be impacted and thus providing a soil vapour pathway to the site.

7 Conclusions and Recommendations

7.1 Conclusions

Based on a desktop review of current and historical site information and site inspection, LBWco prepared a summary CSM for PCAs that were identified or inferred to have occurred at, adjacent to or near the subject site.

The PCAs and desktop assessment of risk for the proposed future uses of the site are listed below.

Two prescribed PCAs were identified to have possibly occurred at the site:

- Class 1
  - Metal coating, finishing or spray painting – possible complete source pathway receptor linkage
- Class 2
  - Motor vehicle repair or maintenance – possible complete source pathway receptor linkage

Four prescribed PCAs were identified to have occurred on adjacent land <60 m from the site:

- Class 1
  - Metal coating, finishing or spray painting – possible complete source pathway receptor linkage
  - Activities involving a listed substance – possible complete source pathway receptor linkage
  - Printing works – unlikely complete source pathway receptor linkage
- Class 2
  - Motor vehicle repair or maintenance – possible complete source pathway receptor linkage

Four Class 1 prescribed PCAs were identified to have occurred off-site (>60m from the site):

- Metal coating, finishing or spray painting – possible complete source pathway receptor linkage
- Plastics manufacture – possible complete source pathway receptor linkage
- Service stations – unlikely complete source pathway receptor linkage
- Dry cleaning – unlikely complete source pathway receptor linkage

There may be historical fill material present at the site. Similarly, there may be imported fill materials currently present on site from an unknown origin. Based on anecdotal information, the premises had been treated for pests approximately 10 years ago. However, fill or soil importation or termite treatment are not PCAs for the purpose of PD14.

In summary, the site has likely had a history of residential and commercial / industrial use, including ownership by Bondo Motor Services from 1945 to 1953, and Kent Town Motor Body Works from 1964 to 1974. Historical uses listed at adjacent properties included motor body repairers / panel beaters, possible fuel storage and printing works. The site was most recently used as offices and massage services.

7.2 Recommendations

Based on the conclusions, in order to determine the suitability of the site for the proposed future land uses (Commercial Class 1 and Residential Class 1, per PD14), including construction of a basement, it is recommended that the following intrusive investigation works are undertaken at the site:

- soil assessment
- soil vapour assessment
- groundwater assessment.

The information provided in this report is subject to the limitations expressed in Section 8. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

8 Limitations

Scope of Services

This environmental site assessment report ("the report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between Premier Health Care (PHC) C/- Kirkbride Architects (Kirkbride) and LBW co Pty Ltd (LBWco) ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, LBWco has relied upon data, surveys, analyses, designs, plans and other information provided by PHC C/- Kirkbride and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise stated in the report, LBWco has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. LBWco will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to LBWco.

Desktop Environmental Conclusions

In accordance with the scope of services, LBWco has relied upon the data and has conducted desktop site history research in the preparation of the report. The nature and extent investigation conducted is described in the report.

No desktop investigation, no matter how thorough, can eliminate the possibility that not all potentially contaminating activities were identified or provide sufficient confidence to determine the suitability of a site for a given use. The conclusions are based only upon the data and information available to LBWco at the time of preparing this report.

Within the limitations imposed by the scope of services, the investigation and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Premier Health Care C/- Kirkbride Architects

The report has been prepared for the benefit of PHC C/- Kirkbride and no other party. LBWco assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of LBWco or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

LBWco will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

Appendix A

Figures

FIGURE 1
Site Locality Plan

Client: Premier Health Care

Project: PHC Norwood Medical Centre PSI

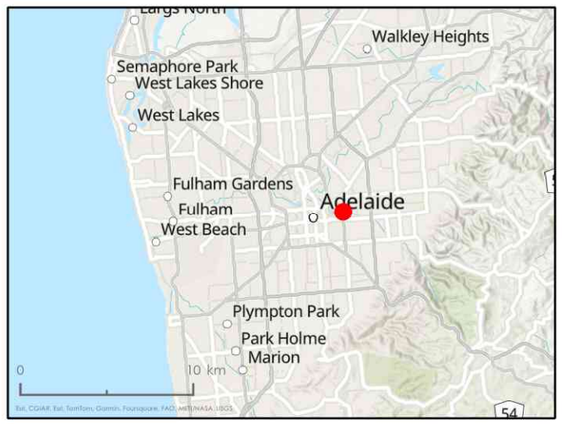
Site: 80-82 Fullarton Road, Norwood

Legend

- Site boundary

Land Use (2022)

- Residential
- Commercial
- Public Institution
- Industry
- Education
- Recreation
- Vacant



DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 50 100 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Nov, 2023)

Job	231504	Scale at A3:	1:2,000
Drawn	GG	Rev	0
Approved		Date	25/01/2024

Department for Infrastructure and Transport (DIT), 7 February 2023. Roads (shp), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023. DIT, 8 February 2023. Generalised Land Use 2021 (shp), data.sa.gov.au/data/dataset/land-use-generalised, downloaded 10 February 2023, adjusted by LBWco.

FIGURE 2
Site Layout Plan

Client: Premier Health Care

Project: PHC Norwood Medical Centre PSI

Site: 80-82 Fullarton Road, Norwood

Legend

Site boundary

Department for Infrastructure and Transport (DIT), 7 February 2023, Roads (shp), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023, DIT, 8 February 2023, Generalised Land Use 2021 (shp), data.sa.gov.au/data/dataset/land-use-generalised, downloaded 10 February 2023, adjusted by LBWco.

DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 10 20 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Nov, 2023)

Job	231504	Scale at A3:	1:400
Drawn	JC	Rev	0
Approved		Date	7/02/2024

FIGURE 3
Potentially Contaminating Activities

Client: Premier Health Care

Project: PHC Norwood Medical Centre PSI

Site: 80-82 Fullarton Road, Norwood

Legend

- Site boundary
- 60 m from site boundary
- 250 m from site boundary

Potentially contaminating activity - premise match*

- Class 1
- Class 2

Potentially contaminating activity - road match*

- Class 1
- Class 2

*Classes as per PD14 2023. If both classes were applicable to a premise or road, the most conservative was applied (ie Class 1).

Premise match Lotsearch reference and PCA

1 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
2 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
3 Activities involving listed substances – Class 1
Metal coating, finishing or spray painting – Class 1
4 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
6 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
11 Printing works – Class 1
20 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
35 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
Plastics manufacture – Class 1
3(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
5(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
6(2) Motor vehicle repair or maintenance – Class 2
7(2) Motor vehicle repair or maintenance – Class 2
9(2) Dry cleaning – Class 1
10(2) Service stations – Class 1

Road match Lotsearch reference and PCA

39 Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
41 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance - Class 2
4(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
9(2) Dry cleaning – Class 1
10(2) Dry cleaning – Class 1
Service stations - Class 1
Motor vehicle repair or maintenance - Class 2
11(2) Motor vehicle repair or maintenance - Class 2

lbw co | DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 40 80 120 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Nov, 2023)

Job	231504	Scale at A3:	1:2,400
Drawn	JC	Rev	0
Approved		Date	7/02/2024

Department for Infrastructure and Transport (DIT), 7 February 2023. Roads (shp), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023. DIT, 8 February 2023. Generalised Land Use 2021 (shp), data.sa.gov.au/data/dataset/land-use-generalised, downloaded 10 February 2023, adjusted by LBWco.

DELIVERING ENVIRONMENTAL SOLUTIONS

Appendix B

Certificates of Title

Land Ownership History

PHC Norwood Medical Centre, 80-82 Fullarton Road, Norwood, South Australia
Preliminary Site Investigation

231504

DELIVERING ENVIRONMENTAL SOLUTIONS

CT 6017/573 - 80 Fullarton Road, Norwood

Allotment 34, Filed Plan 100101, Area named Norwood, Hundred of Adelaide

03.09.2008 Title issued to PHC Properties NO.8 PTY Ltd

Current CT

CT 5646/459, CT 5646/460, CT 5646/461

Allotment 34, Filed Plan 100101, Area named Norwood, Hundred of Adelaide

20.04.1999 Title issued to Luigi Peter, Anthony and Girolamo Rossi

11.02.2003 Transfer to Padman Health Care Pty Ltd

04.09.2008 Transfer to PHC Properties NO.8 PTY Ltd

Cancelled to CT 6017/573

CT 5078/809

Allotment 34, Filed Plan 100101, Area named Norwood, Hundred of Adelaide

09.07.1992 Title issued

10.07.1992 Request for new titles

18.08.1994 Leased to Intrigue Pty Ltd

21.04.1999 Transfer to Luigi Peter, Anthony and Girolamo Rossi

Cancelled to CT 5646/459, 5646/460, 5646/461

CT 4061/637

Portion of Allotment 25 of Section 261, Hundred of Adelaide, Redesignated as allotment 34 in filed plan 100101

29.03.1976 Title issued to Mentone Properties Proprietary Limited

24.05.1979 Transfer to The Mutual Life and Citizens' Assurance Company Limited

13.06.1984 Transfer to Texler Pty Ltd

04.09.1987 Transfer to Emmet Holdings Pty Ltd

29.11.1989 Leased to Australian Telecommunications Corporation

07.01.1991 Transfer to G. Rossi Nominees Pty Ltd

Cancelled to CT 5078/809

CT 5078/808 - 82 Fullarton Road, Norwood

Allotment 33, Filed Plan 100101, Area named Norwood, Hundred of Adelaide

09.07.1992 Title issued to John Eric Clinton Stephens (Chartered Accountant) and Edward Clinton Stephens (Licenced Agent) and Billy Chow Chow Proprietary Limited

10.03.2011 Transfer to PHC Properties NO.22 PTY LTD

Current CT

CT 4134/705

Portion of Allotment 25 of Section 261 Hundred of Adelaide in the area named Norwood; redesignated as Allotment 33 in filed plan 100101.

12.01.1979 Title issued to John Eric Clinton Stephens (Chartered ACcountant) and Edward Clinton Stephens (Licenced Agent) and Billy Chow Chow Proprietary Limited

Cancelled to CT 5078/808

CT 1453/187

Portion of Block 25 of Section 261, Hundred of Adelaide, Redesignated as allotment 34 in filed plan 100101

28.01.1927	Title issued to Lindsay Sowton (Painter) and Elsie Norwood Sowton
04.12.1945	Transfer to Bondo Motor Services Limited
15.01.1953	Transfer to Albert George Bond
04.10.1974	Transfer to Paterson & Co Pty Ltd
05.06.1975	Transfer to Mentone Properties Pty Ltd
05.03.1976	Transfer of portion of the within land to Her Majesty Queen Elizabeth the Second for road purposes

Cancelled to CT 4061/637

CT 978/42

Portion of Block 25 of Section 261, Hundred of Adelaide, Redesignated as allotment 34 in filed plan 100101

02.12.1913	Title issued to Frank Sowton (Post Officer?)
19.05.1925	Transfer of portion of the land to to Arthur John and Mary Sarah Evelyn Monhs and **cancelled to CT 1380/138**
17.12.1926	Transfer to Lindsay Sowton (Painter) and Elsie Norwood Sow

Cancelled to CT 1453/187 and CT 1380/138

CT 1380/138

Portion of Block 25 of Section 261, Hundred of Adelaide, Redesignated as allotment 34 in filed plan 100101

06.07.1925	Title issued to Arthur John and Mary Sarah Evelyn Monhs (Art Dealer)
11.06.1935	Transfer to Ernest Joseph Millhouse (Dental Surgeon)
18.03.1949	Transmission application to Vivian Rhodes Millhouse
25.09.1964	Land vested to Robin Rhodes and Glenn Millhouse
23.11.1964	Transfer to Kent Town Motor Body Works Pty Ltd
04.10.1974	Transfer to Paterson & Co Pty Ltd
02.09.1975	Transfer to Edward Clinton Stephens (Licenced Agent) and John Eric Clinton Stephens (Chartered Accountant)
16.05.1978	Transfer of Portion of land to Billy Chow Chow Pty Ltd

Cancelled to CT 4134/705

Product	Register Search (CT 6017/573)
Date/Time	11/12/2023 11:57AM
Customer Reference	231504
Order ID	20231211003954

REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 6017 Folio 573

Parent Title(s) CT 5646/459, CT 5646/460, CT 5646/461

Creating Dealing(s) T 10986056

Title Issued 03/09/2008 **Edition** 2 **Edition Issued** 16/12/2009

Estate Type

FEE SIMPLE

Registered Proprietor

PHC PROPERTIES NO. 8 PTY. LTD. (ACN: 130 696 427)
OF 247 FULLARTON ROAD EASTWOOD SA 5063

Description of Land

ALLOTMENT 34 FILED PLAN 100101
IN THE AREA NAMED NORWOOD
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11301590	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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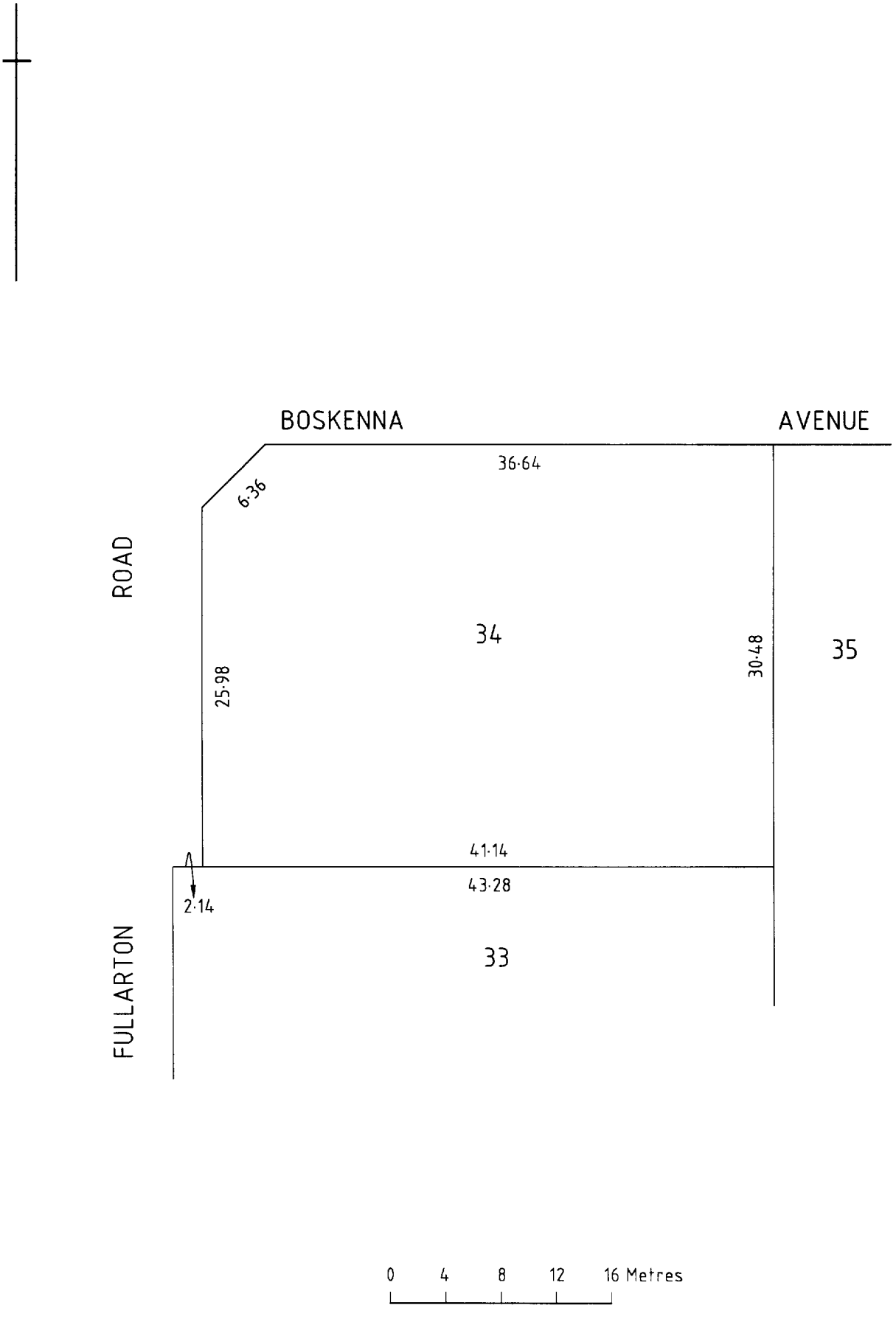
Product	Register Search (CT 6017/579)
Date/Time	11/12/2023 11:57AM
Customer Reference	231504
Order ID	20231211003954



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Product	Historical Search
Date/Time	11/12/2023 11:57AM
Customer Reference	231504
Order ID	20231211003954

Certificate of Title

Title Reference: CT 6017/573

Status: CURRENT

Parent Title(s): CT 5646/459, CT 5646/460, CT 5646/461

Dealing(s) Creating Title: T 10986056

Title Issued: 03/09/2008

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
30/11/2009	16/12/2009	11301590	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.

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LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	08/01/2024 04:16PM
Customer Reference	231504
Order ID	20240108007925

Certificate of Title

Title Reference: CT 5646/459

Status: CANCELLED

Parent Title(s): CT 5078/809

Dealing(s) Creating Title: T 8597070

Title Issued: 20/04/1999

Title Cancelled: 03/09/2008

Child Title(s): CT 6017/573

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/06/2008	04/09/2008	10986056	TRANSFER	REGISTERED	PHC PROPERTIES NO. 8 PTY. LTD. (ACN: 130 696 427)
20/01/2003	11/02/2003	9510418	TRANSFER	REGISTERED	PADMAN HEALTH CARE PTY. LTD. (ACN: 076 958 417)
20/01/2003	11/02/2003	9510417	DISCHARGE OF MORTGAGE	REGISTERED	8598857
09/12/1998	21/04/1999	8598857	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
01/08/1994	18/08/1994	7766339	LEASE	REGISTERED	INTRIGUE PTY. LTD.

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LAND SERVICES SA

Product Historical Search (Cancelled Title)
Date/Time 08/01/2024 04:06PM

Certificate of Title

Title Reference: CT 5646/461

Status: CANCELLED

Parent Title(s): CT 5078/809

Dealing(s) Creating Title: T 8597070

Title Issued: 20/04/1999

Title Cancelled: 03/09/2008

Child Title(s): CT 6017/573

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/06/2008	04/09/2008	10986056	TRANSFER	REGISTERED	PHC PROPERTIES NO. 8 PTY. LTD. (ACN: 130 696 427)
20/01/2003	11/02/2003	9510418	TRANSFER	REGISTERED	PADMAN HEALTH CARE PTY. LTD. (ACN: 076 958 417)
20/01/2003	11/02/2003	9510416	DISCHARGE OF MORTGAGE	REGISTERED	8598856
09/12/1998	21/04/1999	8598856	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
01/08/1994	18/08/1994	7766339	LEASE	REGISTERED	INTRIGUE PTY. LTD.

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LAND SERVICES SA

Product Historical Search (Cancelled Title)
Date/Time 08/01/2024 04:06PM

Certificate of Title

Title Reference: CT 5646/460

Status: CANCELLED

Parent Title(s): CT 5078/809

Dealing(s) Creating Title: T 8597070

Title Issued: 20/04/1999

Title Cancelled: 03/09/2008

Child Title(s): CT 6017/573

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/06/2008	04/09/2008	10986056	TRANSFER	REGISTERED	PHC PROPERTIES NO. 8 PTY. LTD. (ACN: 130 696 427)
20/01/2003	11/02/2003	9510418	TRANSFER	REGISTERED	PADMAN HEALTH CARE PTY. LTD. (ACN: 076 958 417)
01/08/1994	18/08/1994	7766339	LEASE	REGISTERED	INTRIGUE PTY. LTD.

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LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	08/01/2024 04:14PM
Customer Reference	231504
Order ID	20240108007873

Certificate of Title

Title Reference: CT 5078/809

Status: CANCELLED

Parent Title(s): CT 4061/637

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 09/07/1992

Title Cancelled: 20/04/1999

Child Title(s): CT 5646/459, CT 5646/460, CT 5646/461

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
09/12/1998	21/04/1999	8598857	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
09/12/1998	21/04/1999	8598856	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
07/12/1998	21/04/1999	8597070	TRANSFER	REGISTERED	LUIGI PETER ROSSI, ANTHONY ROSSI, GIROLAMO ROSSI
07/12/1998	21/04/1999	8597069	DISCHARGE OF MORTGAGE	REGISTERED	7039910
01/08/1994	18/08/1994	7766339	LEASE	REGISTERED	INTRIGUE PTY. LTD.
06/07/1992	10/07/1992	7327669	REQUEST FOR NEW TITLES	REGISTERED	LAND TITLE REGISTRY OFFICE
09/01/1991	26/02/1991	7039910	MORTGAGE	REGISTERED	
29/11/1989	25/01/1990	6833654	LEASE	REGISTERED	

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ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4061 Folio 637

New Certificate for the whole of the land in Vol. 1453 Folio 187

MENTONE PROPERTIES PROPRIETARY LIMITED of 187 Glen Osmond Road Frewville 5063 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF ALLOTMENT 25 of Section 261 HUNDRED OF ADLEIADE laid out with others as NORWOOD and delineated by bold black lines on the plan hereon

In witness whereof I have signed my name and affixed my seal this 29th day of March 1976

Signed the 29th day of March 1976, in the presence of R. Halliday

C.L. Dain

Deputy Registrar-General

The land in this Certificate is REDESIGNATED as ALLOTMENT 134 in FILED PLAN 100101

M 3909143

MORTGAGE 3909143 to MANAGED DEPOSITS LIMITED Produced 29.6.1976 at 10.45 a.m.

Lien 3997649 G.R.O. 10525 ...

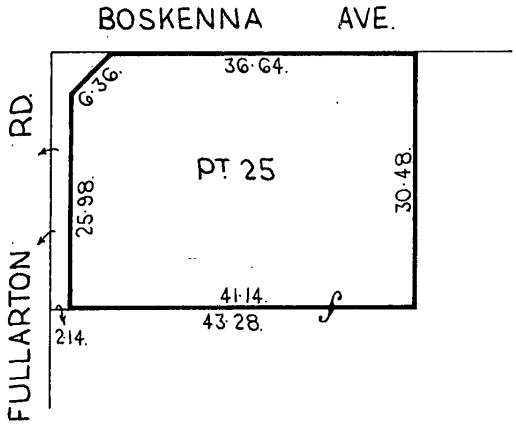
LIEN 3997649 Lodged by ROBERT WILLIAM SMITH over the within Land Produced 25.1.1977 at 11.10 a.m. G.R.O. 10525

W 4042724 ... 3909143 M 4042725

LIEN 3997649 has been withdrawn vide 4042724 Produced 12.5.1977 at 2.55 p.m.

DISCHARGE of Mortgage 3909143 by endorsement thereon Produced 12.5.1977 at 2.55 p.m.

MORTGAGE 4042725 to ACCIDENT INSURANCE MUTUAL LIMITED Produced 12.5.1977 at 2.55 p.m.



0 7·5 15 22·5 30 Metres

OVER

Attachment 1

Caveat No 4168949 Lodged 10/3/1978 at 3.30 p.m.

CAVEAT 4168949 Lodged by JOHN ROBERT NICHOLAS over the within land Produced 10.3.1978 at 3.30 p.m.

Caveat No 4242613 lodged 4/8/78 at 3.15 p.m.

WX 4242619

CAVEAT 4242613 lodged by ACCIDENT INSURANCE MUTUAL LIMITED over the within land Produced 4.8.1978 at 3.15 p.m.

CAVEAT 4168949 has been withdrawn vide 4242619 Produced 4.8.1978 at 3.15 p.m.

WX 4271254 to 4271255 - 4271256 - 4271257

CAVEAT 4242613 has been withdrawn vide 4271254 Produced 3.10.1978 at 11 a.m.

EXTENSION 4271255 of Mortgage 4042725 is extended for 12 months from 21.6.1978 Produced 3.10.1978 at 11 a.m.

DISCHARGE of Mortgage 4042725 vide 4271256 Produced 3.10.1978 at 11 a.m.

MORTGAGE 4271257 to ACCIDENT INSURANCE MUTUAL LIMITED Produced 3.10.1978 at 11 a.m.

Dm 4382753 - T 4382754

DISCHARGE of Mortgage 4271257 vide 4382753 Produced 24.5.1979 at 11.45 a.m.

TRANSFER 4382754 to THE MUTUAL LIFE AND CITIZENS' ASSURANCE COMPANY LIMITED of Victoria Cross North Sydney N.S.W. 2060 of the within land Produced 24.5.1979 at 11.45 a.m.

T 5249259

TRANSFER 5249259 to S.A. TEXLER PTY. LTD. c/- Flood Allen & Co 45 King William Street Adelaide 5000 of the within land Produced 13.6.1984 at 3.50 p.m.

M 5283202

MORTGAGE 5283202 to AUSTRALIAN MUTUAL PROVIDENT SOCIETY Produced 13.8.1984 at 12.15 p.m.

M 6232793

MORTGAGE 6232793 to A.M.P. SUPERANNUATION LIMITED Produced 11.8.1986 at 14:00

D 6407042 D 6407043 T 6407044 M 6407045

P/A 6304145
DISCHARGE of Mortgage 5283202 vide 6407042 Produced 4.9.1987 at 11:50

P/A 5150785
DISCHARGE of Mortgage 6232793 vide 6407043 Produced 4.9.1987 at 11:50

TRANSFER 6407044 to EMMETT HOLDINGS PTY. LTD. of 10th Floor 117 King William Street Adelaide 5000 of the within land Produced 4.9.1987 at 11:50

MORTGAGE 6407045 to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Produced 4.9.1987 at 11:50

LEASE 6833654 to AUSTRALIAN TELECOMMUNICATIONS CORPORATION of the within land Term of 5 years commencing on 1.8.1989 and expiring at midnight on 31.7.1994 Produced 29.11.1989 at 11:25

The within land is discharged from Mortgage 6407045 vide 7038824 Produced 7.1.1991 at 15:00

TRANSFER 7038825 to G. ROSSI NOMINEES PTY. LTD. of 6 Taunton Road Manningham 5086 of the within land Produced 7.1.1991 at 15:00

MORTGAGE 7039910 to COMMONWEALTH BANK OF AUSTRALIA Produced 9.1.1991 at 14:20

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

South Australia. (CERTIFICATE OF TITLE.)

Register Book, Vol. 1453 Folio 187

Pursuant to Memorandum of Transfer No 981336 registered Vol. 995 Folio 42

Lindsay Sowton of Charles Street Norwood Painter and Elsie Norwood Sowton his wife are the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

That piece of land situated in the Hundred Adelaide County of Adelaide being Portion of Block 25 of the subdivision of Section 261 laid out with others as Norwood and bounded as appears in the plan in the margin hereof and therein colored green Which said piece of land contains one rood and twelve perches or thereabouts and measures as well on the northerly side next Boskenna Avenue as on the southerly side next other portion of the said Block one hundred and forty two feet or thereabouts and as well on the easterly side next other portion of the said Block as on the westerly side next Kent Terrace one hundred feet or thereabouts

which said Section 25 delineated in the public map of the said Hundred deposited in the Lands and Survey Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this twenty eighth day of January 1927

Signed the 28th day of January 1927, in the presence of Registrar-General.

M 1095501

MORTGAGE No. 1095501 FROM Lindsay Sowton and Elsie Norwood Sowton to Henry Burgess Crosby John Howard Burgess and Elsie Norwood Sowton PRODUCED FOR REGISTRATION THE 22 DAY OF April 1930 AT 3 p.m. DEP. REG GENL.

Death - The within named Lindsay Sowton died on the 10 day of April 1936 as appears by Office Copy of Certificate of Death No 1217807. Produced for registration the 3 day of August 1936 at 2.30 p.m. Dep Reg Genl

DISCHARGE OF THE within MORTGAGE No. 1095501 BY INDORSEMENT HEREON PRODUCED FOR REGISTRATION THE 22 DAY OF February 1945 AT 2.50 p.m.

TRANSFER No. 1445451 FROM
Elsie Norwood Scruton to Bonds Motor Services Limited of 125 North Terrace Adelaide
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
PRODUCED FOR REGISTRATION THE 4 DAY OF December 1945 AT 2.55 pm
DEP. REG. GENL.

MORTGAGE No. 1742506 FROM
Bonds Motor Services Limited
TO THE ENGLISH SCOTTISH AND AUSTRALIAN BANK LIMITED.
PRODUCED FOR REGISTRATION THE 20 DAY OF August 1952 AT 2.50 pm
including other land
DEP. REG GENL

P/A 14 88840/1 per D.R.J.

THE WITHIN LAND IS DISCHARGED FROM THE WITHIN MORTGAGE No. 1742506 AS APPEARS BY ENDORSEMENT THEREON. PRODUCED FOR REGISTRATION THE 15 DAY OF January 1953 at 11.50am.
DEP. REG. GENL

TRANSFER No. 1761865
Bondo Motor Services Limited to Albert George Bond of 125 Stranraer Terrace North Adelaide Company Director OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
PRODUCED FOR REGISTRATION THE 15 DAY OF January 1953 AT 11.50am

MORTGAGE No. 1765950 FROM
Albert George Bond to Bank of New South Wales
PRODUCED FOR REGISTRATION THE 13 DAY OF February 1953 AT 11.25 a.m.
including other land
DEP. REG. GENL.

P/A No. 187925 per D.R.J.

DISCHARGE OF THE WITHIN MORTGAGE No. 1765950
BY ENDORSEMENT THEREON
PRODUCED FOR REGISTRATION THE 21 DAY OF May 1957 AT 11.50 a.m.
DEP. REG. GENL

TRANSFER No. 3672442
To PATERSON & CO. PTY. LTD. OF SOUTH TERRACE ADELAIDE 5000
OF THE WITHIN LAND PRODUCED 4.10.1974 AT 11.45 a.m.
O.G. Randell
DEP. REG. GEN.

MORTGAGE No. 3672443
TO LENSWORTH FINANCE LIMITED
PRODUCED 4.10.1974 AT 11.45 a.m.
INCLUDING OTHER LAND
O.G. Randell
DEP. REG. GEN.

P/A 3717773
THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 3672443 BY ENDORSEMENT THEREON.
PRODUCED 1.5.1975 AT 3.20pm

MORTGAGE No. 3738444 TO
Methodist Church (S.A.) Property Trust
PRODUCED 1.5.1975 AT 3.20pm
INCLUDING OTHER LAND

MORTGAGE No. 3738444 IS DISCHARGED FROM THE SUM OF $45000 AND the within land
HEREBY DISCHARGED. VIDE No. 3751289 PRODUCED 5.6.1975 AT 10.50am.

Transfer to Hentone Properties Pty Ltd of 187 Glen Osmond Road Frewville 5063 vide 3751290-3751294 incl. (each of one undivided fifth part)
Produced 5.6.1975 at 10.50am

TRANSFER No. 3859329A to
HER MAJESTY QUEEN ELIZABETH THE SECOND
of portion
OF THE WITHIN LAND. PRODUCED 5.3.1976 AT 11.40 a.m.

CANCELLED AS REGARDS LAND IN TRANSFER No. 3859329A THE SAID LAND HAVING BEEN ACQUIRED BY THE CROWN FOR ROAD PURPOSES.

CANCELLED
AND New CERTIFICATE OF TITLE ISSUED VIDE 3859329A VOL. 4061 FOL. 637.

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,

Vol. 978 Folio 42

Pursuant to Memorandum of Transfer No 10135

Frank Sowton of Murray Bridge Post Master is

the proprietor of an estate in fee simple

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

That piece of land situated in the Hundred of Adelaide County of Adelaide and Portion of Block 25 of Section 21 laid out with others as Norwood and bounded as appears in the Plan in the margin hereof and therein colored green Which said piece of land contains two roods and two perches or thereabouts and measures as well on the northerly side next Boskenna Avenue as on the southerly side next other portion of the said Block one hundred and forty two feet or thereabouts and as well on the easterly side next other portion of the said Block as on the westerly side next Kent Terrace one hundred and fifty seven feet or thereabouts and is more particularly delineated in the said plan

which said section part delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this second day of December 1913

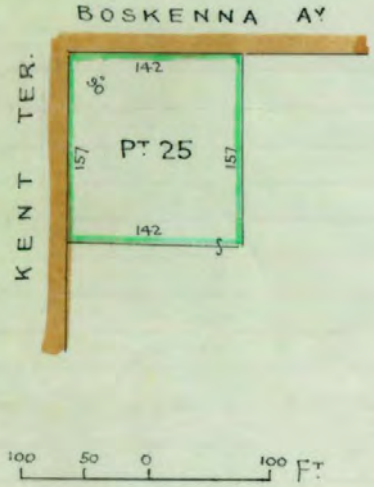
Signed the 2nd day of December 1913, in the presence of

W. Giles
Registrar-General.

REGISTRAR GENERAL SOUTH AUSTRALIA

Mortgage No 60196 from Frank Sowton to Henry Thomas Burgess and Ethel Norwood Burgess Produced for registration the 3 day of November 1913 at 11 15 am
Vernon T Edwards Deputy Registrar

DISCHARGE OF THE within MORTGAGE No 60196 BY RECEIPT ENDORSED HEREON PRODUCED FOR REGISTRATION THIS 1 DAY OF July 1924 at 10 o'clock
A H Jacobs



RETURN No

Transfer No 926827 from Frank Sowton to Arthur John Monks and Mary Sarah Evelyn Monks of portion of the within land Produced for registration the 19 day of May 1925 at 11.35 AM

H Chisnall Dep Reg Gen

CANCELLED AS REGARDS LAND IN TRANSFER No. 926827 AND NEW CERTIFICATE OF TITLE ISSUED VOL. 1380 FOLIO. 138

DEP. REG. GEN.

Transfer No 986336 from Frank Sowton to Lindsay Sowton and Elsie Norwood Sowton of the Balance of the within land Produced for registration the 17 day of December 1926 at 2.16 pm

H Chisnall Dep Reg Gen

CANCELLED AS REGARDS LAND IN TRANSFER No. 986336 AND NEW CERTIFICATE OF TITLE ISSUED VOL. 1453 FOLIO. 187

DEP. REG. GEN.

Product	Register Search (CT 5078/808)
Date/Time	11/12/2023 11:58AM
Customer Reference	231504
Order ID	20231211003982

REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 5078 Folio 808

Parent Title(s) CT 4134/705

Creating Dealing(s) CONVERTED TITLE

Title Issued 09/07/1992 **Edition** 3 **Edition Issued** 10/03/2011

Estate Type

FEE SIMPLE

Registered Proprietor

PHC PROPERTIES NO.22 PTY. LTD. (ACN: 144 985 222)
OF 80 FULLARTON ROAD NORWOOD SA 5067

Description of Land

ALLOTMENT 33 FILED PLAN 100101
IN THE AREA NAMED NORWOOD
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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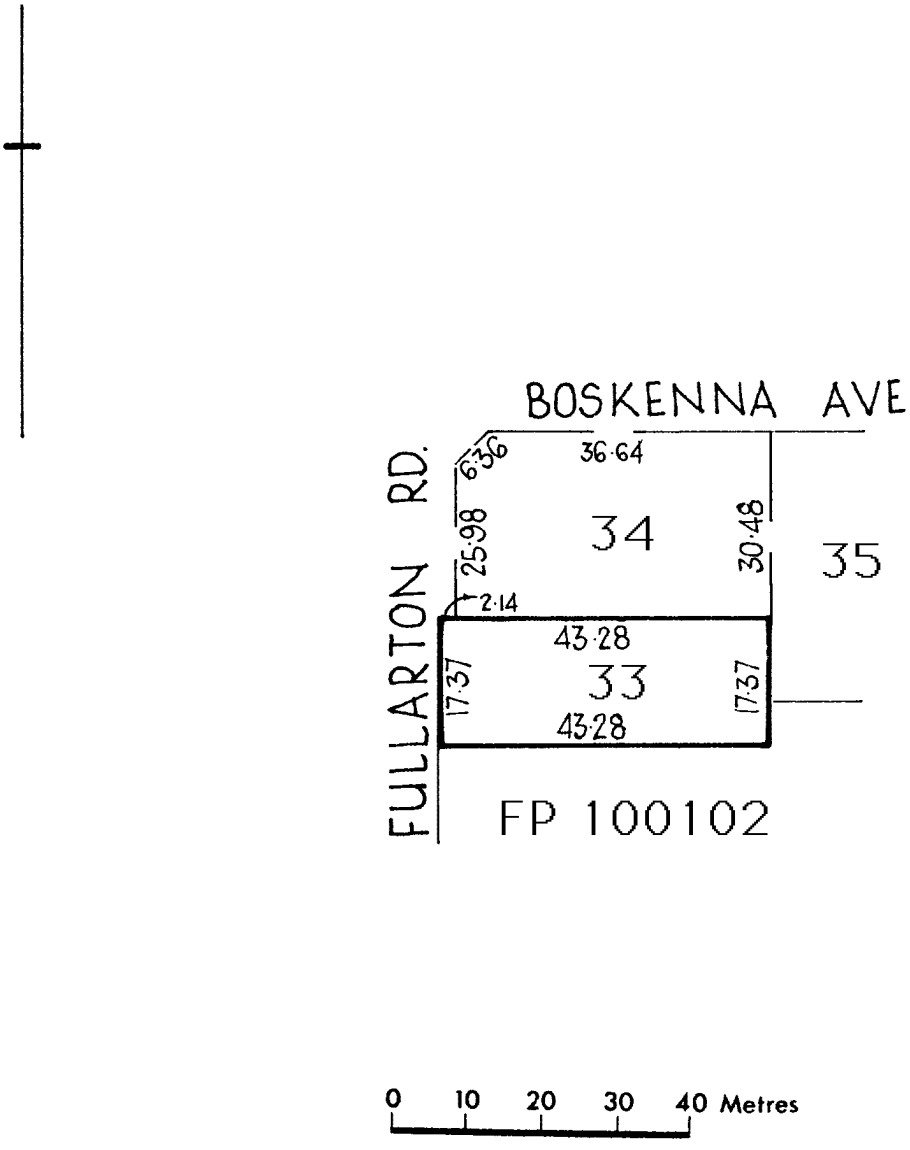
Product	Register Search (CT 5078/809)
Date/Time	11/12/2023 11:58AM
Customer Reference	231504
Order ID	20231211003982

This plan is scanned from Certificate of Title 4134/705



Note: Subject to all lawfully existing plans of division

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LAND SERVICES SA

Product	Historical Search
Date/Time	11/12/2023 11:58AM
Customer Reference	231504
Order ID	20231211003982

Certificate of Title

Title Reference: CT 5078/808

Status: CURRENT

Parent Title(s): CT 4134/705

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 09/07/1992

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
01/03/2011	10/03/2011	11544320	TRANSFER	REGISTERED	PHC PROPERTIES NO.22 PTY. LTD. (ACN: 144 985 222)
01/03/2011	10/03/2011	11544319	DISCHARGE OF MORTGAGE	REGISTERED	8761369
01/10/1999	14/10/1999	8761369	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
01/10/1999	14/10/1999	8761368	DISCHARGE OF MORTGAGE	REGISTERED	4290713
06/07/1992	10/07/1992	7327669	REQUEST FOR NEW TITLES	REGISTERED	LAND TITLE REGISTRY OFFICE
10/11/1978	17/11/1978	4290713	MORTGAGE	REGISTERED	

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ORIGINAL

South Australia

Register Book,
Volume 4134 Folio 705

CERTIFICATE OF TITLE

New Certificate for the whole of the Land in Vol.1380 Folio 138

JOHN ERIC CLINTON STEPHENS Chartered Accountant and EDWARD CLINTON STEPHENS Licensed Agent AS REGARDS EIGHT THOUSAND NINE HUNDRED AND TWENTY SIX UNDIVIDED 10,000th PARTS and BILLY CHOW CHOW PROPRIETARY LIMITED AS REGARDS THE REMAINING ONE THOUSAND AND SEVENTY FOUR 10,000th PARTS all of 82 Fullarton Road Norwood 5067 are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF ALLOTMENT 25 of Section 261 HUNDRED OF ADELAIDE in the area named NORWOOD delineated on the plan hereon by bold black lines

In witness whereof I have signed my name and affixed my seal this 12th day of January 1979

Signed the 12th day of January)
1979, in the presence of Maurie)

The land in this Certificate is
REDESIGNATED
as ALLOTMENT ~~(8)~~ 33
in FILED PLAN 100101

D.J. Sharman
Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

~~T4290712--M4290713~~

TRANSFER 4290712 to 82 INVESTMENTS PTY. LTD. of 82 Fullarton Road Norwood 5067 of the within land Produced 10.11.1978 at 3.45 p.m.

REGISTRAR-GENERAL SOUTH AUSTRALIA

MORTGAGE 4290713 to THE BANK OF ADELAIDE Produced 10.11.1978 at 3.45 p.m.

REGISTRAR-GENERAL SOUTH AUSTRALIA

~~T4571412~~

MORTGAGE 4571412 to THE BANK OF ADELAIDE Produced 19.6.1980 at 11.55 a.m.

REGISTRAR-GENERAL SOUTH AUSTRALIA

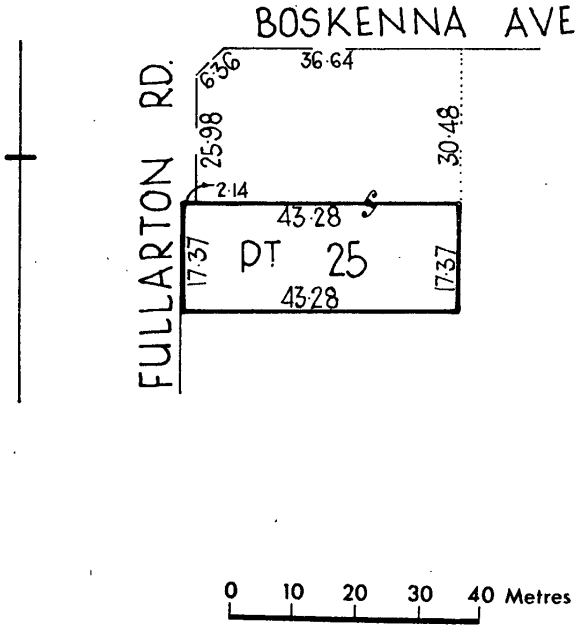
~~DM-506-3294--M506-3295~~

P/A 4523763
The within land is discharged from Mortgage 4571412 vide 5063294 Produced 21.6.1983 at 2.35 p.m.

REGISTRAR-GENERAL SOUTH AUSTRALIA

MORTGAGE 5063295 to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Produced 21.6.1983 at 2.35 p.m.

REGISTRAR-GENERAL SOUTH AUSTRALIA



OVER

Attachment 1

P.A. 4523763
The within land is discharged from Mortgage 5063295 vide 6464189 Produced 4.1.1988 at 10:30 (Dup C.T. ~~not~~ Prod)

REGISTRAR-GENERAL SOUTH AUSTRALIA

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

REGISTRAR-GENERAL SOUTH AUSTRALIA

CANCELLED
AND New CERTIFICATE OF TITLE
ISSUED VIDE 4290712 VOL. 4134 FOL. 705

South Australia. (CERTIFICATE OF TITLE.)

Register Book,
Vol. 1380 Folio 138

Pursuant to Memorandum of Transfer No 926827

Arthur John Monks of Rundle Street Adelaide Art Dealer and Mary Sarah Evelyn Monks his wife as Joint Tenants are the proprietors of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in That Piece of land situate in the Hundred of Adelaide County of Adelaide being Portion of Block 25 of the subdivision of Section 261 laid out with others as Norwood and bounded as appears in the plan in the margin hereof and therein colored green Which said piece of land contains twenty nine perches or thereabouts and measures as well on the northerly side as on the southerly side next other portions of the said Block one hundred and forty two feet more or less and as well on the easterly side next other portion of the said Block as on the westerly side Kent Terrace fifty seven feet or thereabouts and is more particularly delineated in the said plan

which said Section is delineated in the public map of the said Hundred deposited in the Lands and Survey Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this twelfth day of August 1935

Signed the 6th day of July 1926, in the presence of Mortlock

A H Sales
Registrar-General.

Mortgage No 926828 from Arthur John Monks and Mary Sarah Evelyn Monks to Francis Clinton Produced for registration the 19 day of May 1926 at 11.35 am

W Norwood Dep Reg Gen

DISCHARGE OF THE above MORTGAGE NO. 926828 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 18 DAY OF August 1935 AT 11 a m

W Norwood DEP. REG. GENL.

MORTGAGE NO. 936114 FROM Arthur John Monks and Mary Sarah Evelyn Monks TO THE SAVINGS BANK OF SOUTH AUSTRALIA PRODUCED FOR REGISTRATION THE 18 DAY OF August 1935 AT 11 a m

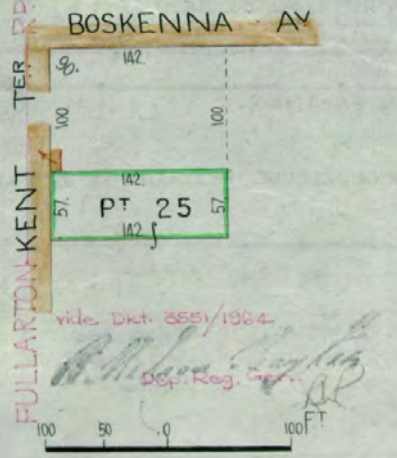
W Norwood DEP. REG. GENL.

DISCHARGE OF THE above MORTGAGE NO. 936114 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 5 DAY OF April 1937 AT 1 p m

DEP. REG. GENL.

TH 90965

Abuttal Vide Tf. 3859329 23-8-77



TRANSFER No. 1199965 FROM
Arthur John Monks and Mary Sarah Evelyn Monks
TO Ernest Joseph Millhouse of Adelaide Dental Surgeon
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.
PRODUCED FOR REGISTRATION THE 11 DAY OF June 1935 AT 11.25 am
A. J. Siebert DEP. REG. GENL.

TRANSMISSION APPLICATION No. 156752
Eva Jane Millhouse of 6 Wootona Terrace St Georges widow and Vivian Rhodes Millhouse of 8 Avenue Road Unley Park Solicitor
are PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTORS NAMED IN THE WILL DATED THE 19 DAY OF November 1941 AND CODICIL thereto dated 20/11/1942 OF THE ABOVE NAMED Ernest Joseph Millhouse WHO DIED ON THE 6 DAY OF September 1948 AS APPEARS BY PROBATE DATED THE 22 DAY OF November 1948 PRODUCED FOR REGISTRATION THE 18 DAY OF March 1949 AT 2.25
J.W. Childs DEP. REG. GENL.

MEMORANDUM OF APPOINTMENT No. 2566200.
THE WITHIN land IS NOW VESTED IN Robin Rhodes Millhouse of 40 Pekina Street Eden Hills Barrister and Glenn Millhouse of 15 Lascelles Avenue Beaumont Estate
PURSUANT TO THE TRUSTEE ACT 1936-1963.
PRODUCED 25.9.1967 AT 11.15 am
G.A. Hughes. pro DEP. REG. GEN.

TRANSFER No. 2581839. to
Kent Town Motor Body Works Pty. Limited of 1 Boskenna Avenue Norwood.
OF THE WITHIN LAND. PRODUCED 23.11.1964 AT 3.10 pm
G.A. Hughes. DEP. REG. GEN.

TRANSFER No. 3672440
To PATERSON & CO. PTY. LTD OF 65 SOUTH TERRACE ADELAIDE 5000
OF THE WITHIN LAND. PRODUCED 4.10.1974 AT 11.45 AM
D.J. Randell DEP. REG. GEN.

MORTGAGE No. 3672443
TO LENSWORTH FINANCE LIMITED
PRODUCED 4.10.1974 AT 11.45 AM
(INCLUDING OTHER LAND)
D.J. Randell DEP. REG. GEN.

T3672440 M3672443
P/A 37.779

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 3672443 BY ENDORSEMENT THEREON
PRODUCED 1.5.1975 AT 3.20 pm

MORTGAGE No. 3738444 TO
Methodist Church (S.A.) Property Trust
PRODUCED 1.5.1975 AT 3.20 pm
(INCLUDING OTHER LAND)

P/D 3789128 T3789129 M3789130

Mortgage No. 3738444 is discharged from the sum of $10,000 &
THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 3738444 VIDE No. 3789128 PRODUCED 2.9.1975 AT 2.50 pm

TRANSFER No. 3789127 to
Edward Clinton Stephens of 68 Park Road Kensington Park 5068 Licensed Agent and John Eric Clinton Stephens of 12 Tutor Street Hillcrest 5086 Chartered Accountant
OF THE WITHIN LAND. PRODUCED 2.9.1975 at 2.50 pm

MORTGAGE No. 3789130
TO THE BANK OF ADELAIDE. PRODUCED 2.9.1975 AT 2.50 PM

D4083463 T4083464 M4083465

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 3789130 VIDE No. 4083463 PRODUCED 19.8.1977 AT 3.20 pm

MORTGAGE No. 4083464
TO THE BANK OF ADELAIDE. PRODUCED 19.8.1977 AT 3.20 PM

pm 4200348 T4200349 M4200350

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 4083464 VIDE No. 4200348 PRODUCED 16.5.1978 AT 11.10 am.

TRANSFER No. 4200349 to
the within named Edward Clinton Stephens and John Eric Clinton Stephens of Eight thousand Nine Hundred and twenty six Undivided Ten Thousandth Parts and to Billy Chow Chow Pty. Ltd.
OF THE WITHIN LAND. PRODUCED 16.5.1978 AT 11.10 am.
of 52 Fullarton Road Norwood 5067 of one Thousand and seventy four undivided ten thousandth Parts

MORTGAGE No. 4200350
TO THE BANK OF ADELAIDE. PRODUCED 16.5.1978 AT 11.10 am.

D4290711 T4290712 M4290713

DISCHARGE OF MORTGAGE NO 4200350 BY ENDORSEMENT THEREON VIDE NO 4290711
PRODUCED 10.11.1978 AT 3.45 pm.

NEW C.T. REQUIRED BEFORE FURTHER REGN.

See Face

DELIVERING ENVIRONMENTAL SOLUTIONS

Appendix C

Lotsearch

Date: 13 Dec 2023 17:06:06

Reference: LS051039 EP

Address: 80 - 82 Fullarton Road, Norwood, SA 5067

Disclaimer:
The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.
You should obtain independent advice before you make any decision based on the information within the report.
The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Precisely	23/03/2023	23/03/2023	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	27/11/2023	27/11/2023	Monthly	1000m	0	4	79
EPA Environmental Protection Orders	EPA South Australia	24/11/2023	24/11/2023	Monthly	1000m	0	0	0
EPA Environmental Authorisations	EPA South Australia	24/11/2023	24/11/2023	Monthly	1000m	0	0	18
Contamination Assessment Areas	EPA South Australia	27/11/2023	27/11/2023	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	EPA South Australia	27/11/2023	20/08/2022	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	EPA South Australia	27/11/2023	22/08/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/10/2023	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
EPA Collection Depots	EPA South Australia	27/11/2023	20/08/2022	Quarterly	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	4
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	100m	23	214	214
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	100m	-	19	19
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	250m	1	4	10
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	250m	-	4	15
Mines and Mineral Deposits	Department for Energy and Mining	18/10/2023	18/10/2023	Quarterly	1000m	0	0	1
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	20/03/2023	19/08/2019	Annually	1000m	1	1	2
Groundwater Aquifers	Department for Environment and Water	16/06/2023	01/01/2008	Annually	1000m	1	1	1
Drillholes	Department for Environment and Water	18/10/2023	18/07/2023	Quarterly	2000m	0	0	931
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	Annually	1000m	1	1	2
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	Annually	1000m	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	Annually	1000m	1	1	1
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	Annually	1000m	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	Annually	1000m	1	1	1

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Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Acid Sulfate Soil Potential	Department for Environment and Water	25/05/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Watertable Induced	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	30/11/2023	12/10/2023	Monthly	1000m	1	3	44
Planning and Design Code - Subzones	Attorney-General's Department	30/11/2023	29/06/2023	Monthly	1000m	0	0	3
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	04/12/2023	05/05/2023	Annually	1000m	1	4	13
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	500m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	500m	0	0	1
State Heritage Areas	Department for Environment and Water	26/05/2023	18/02/2020	Annually	500m	0	0	0
SA Heritage Places	Department for Environment and Water	20/11/2023	23/09/2021	Quarterly	500m	0	6	142
Aboriginal Land	Department for Energy and Mining	26/05/2023	26/09/2022	Annually	500m	0	0	0
Planning and Design Code - Overlays - Bushfire	Attorney-General's Department	30/11/2023	30/11/2023	Monthly	1000m	0	0	0
Bushfires and Prescribed Burns History	Department for Environment and Water	25/05/2023	24/02/2020	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	Attorney-General's Department	30/11/2023	30/11/2023	Monthly	1000m	2	2	3
Native Vegetation Floristic Areas - NVIS - State-wide	Department for Environment and Water	21/03/2023	14/02/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	0	1
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	0	1
Ramsar Wetland Areas	Department for Environment and Water	09/05/2023	01/11/2022	Annually	1000m	0	0	0

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Site Diagram

80 - 82 Fullarton Road, Norwood, SA 5067

Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 1984m²

Total Perimeter: 179m

Scale: 0 5 10 Meters

Data Source Aerial Imagery: © Aerometrex Pty Ltd

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Coordinate System: GDA 1994 MGA Zone 54

Date: 13 December 2023

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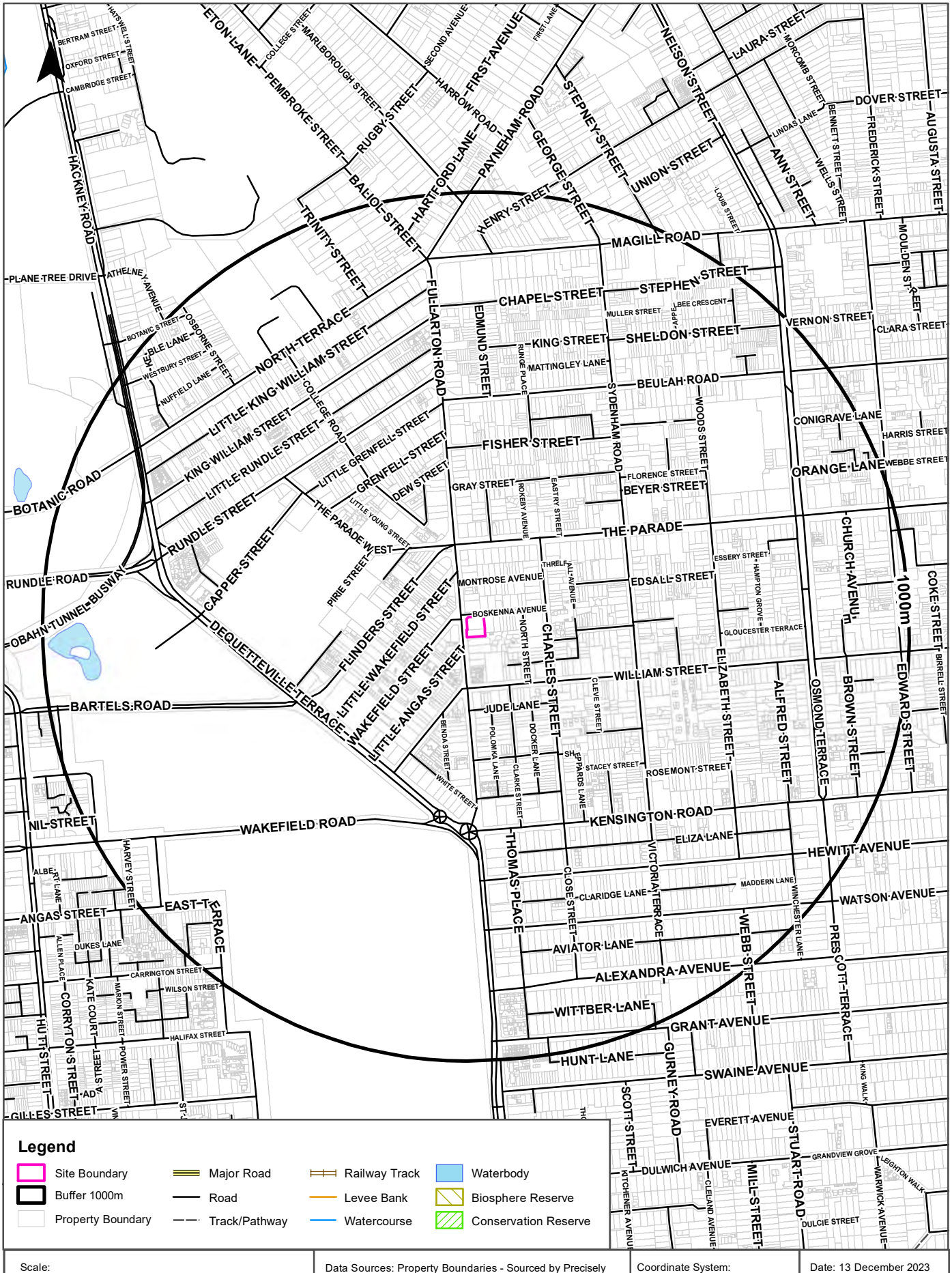
Topographic Features

80 - 82 Fullarton Road, Norwood, SA 5067



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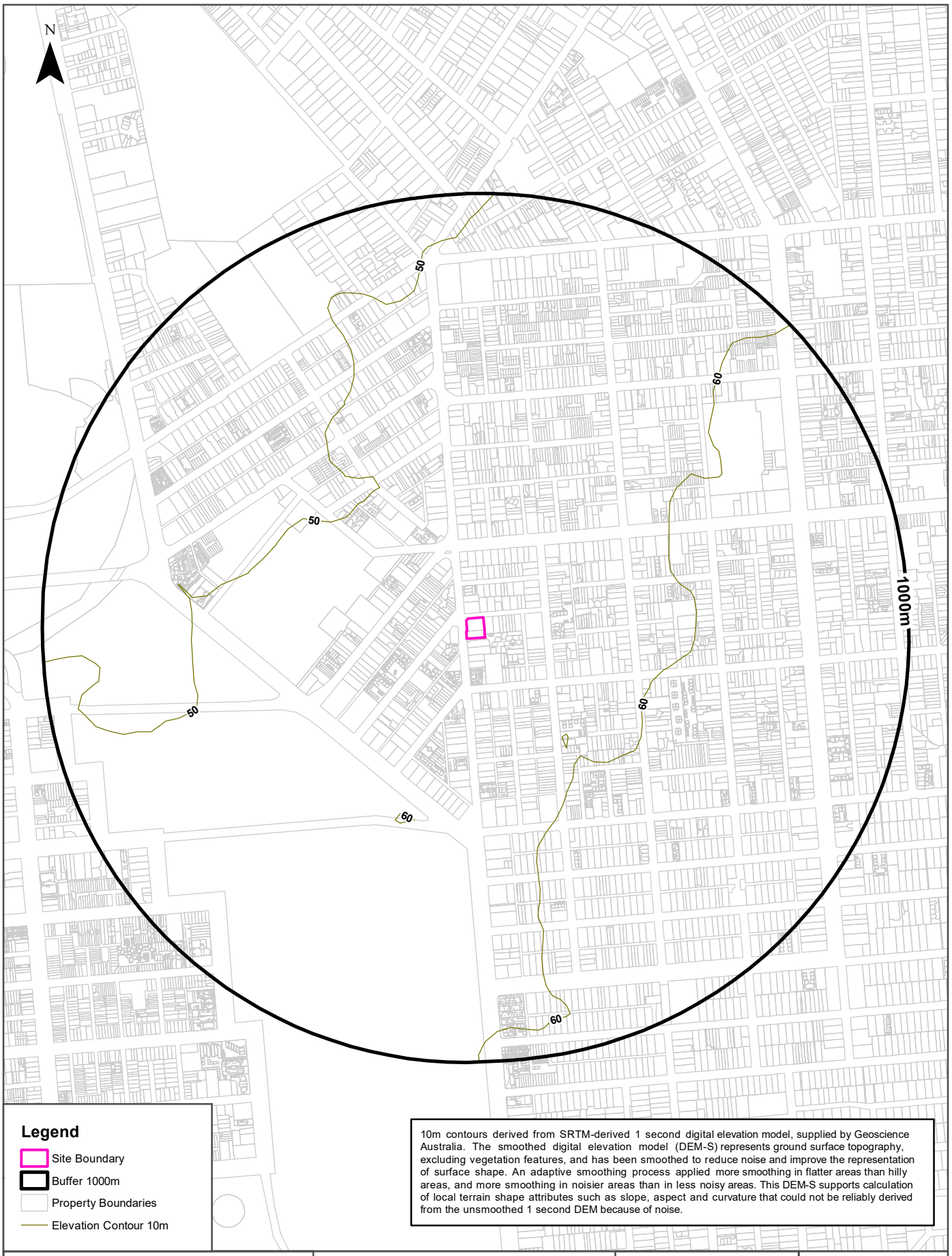
Elevation Contours

80 - 82 Fullarton Road, Norwood, SA 5067



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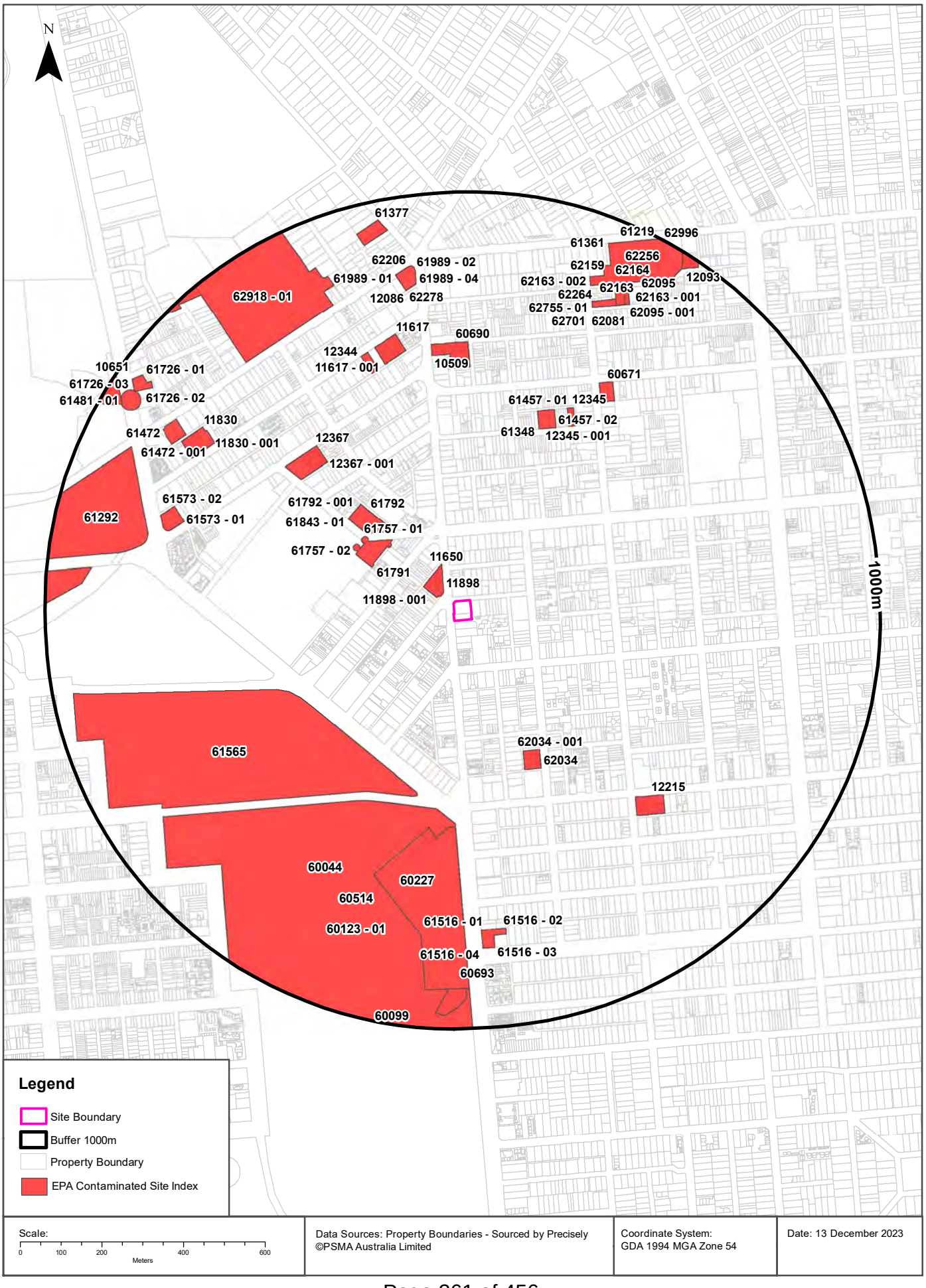
EPA Site Contamination Index

80 - 82 Fullarton Road, Norwood, SA 5067



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EPA Contaminated Land

80 - 82 Fullarton Road, Norwood, SA 5067

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
11650	Pre 1 July 2009 Audit Notification	49 Fullarton Road KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	36m	North West
11650	Pre 1 July 2009 Audit Termination	49 Fullarton Road KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	36m	North West
11898	Pre 1 July 2009 Audit Notification	49 Fullarton Road KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	36m	North West
11898 - 001	Pre 1 July 2009 Audit Report	49 Fullarton Road KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	36m	North West
61757 - 01	S83A Notification	43 The Parade West KENT TOWN SA 5067	Dry cleaning	Current EPA List	Premise Match	207m	North West
61757 - 02	S83A Notification	43 The Parade West KENT TOWN SA 5067	Dry cleaning	Current EPA List	Premise Match	207m	North West
61791	Audit Notification	43 The Parade West KENT TOWN SA 5067	Dry cleaning; Listed Substances (storage)	Current EPA List	Premise Match	214m	North West
61792	Audit Notification	32A-36 The Parade West KENT TOWN SA 5067	Dry cleaning; Motor vehicle repair or maintenance	Current EPA List	Premise Match	228m	North West
61792 - 001	Audit Report	32A-36 The Parade West KENT TOWN SA 5067	Dry cleaning; Fill or soil importation; Motor vehicle repair or maintenance; Surface Coating; Textile operations	Current EPA List	Premise Match	228m	North West
61843 - 01	S83A Notification	32A-34 & 36 The Parade West KENT TOWN SA 5067	Dry cleaning; Motor vehicle repair or maintenance	Current EPA List	Premise Match	228m	North West
62034	Audit Notification	53, 55-57 and 59 Charles Street NORWOOD SA 5067	Fill or soil importation	Current EPA List	Premise Match	346m	South East
62034 - 001	Audit Report	53, 55-57 and 59 Charles Street NORWOOD SA 5067	Dry cleaning; Electrical substations; Fill or soil importation; Laboratories; Metal coating, finishing or spray painting; Metal forging; Motor vehicle repair or maintenance; Service stations; Works depots	Current EPA List	Premise Match	346m	South East
61565	109 Notification	Corner Wakefield Street and East Terrace ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	383m	South West
61348	Audit Notification	41-43 Fisher Street NORWOOD SA 5067	Fill or soil importation	Current EPA List	Premise Match	450m	North East
61457 - 01	S83A Notification	Lots 1 and 2 41 Fisher Street NORWOOD SA 5067	Fill or soil importation	Current EPA List	Premise Match	450m	North East
61457 - 02	S83A Notification	41 Fisher Street NORWOOD SA 5067	Fill or soil importation; Works depots	Current EPA List	Premise Match	450m	North East
60044	S83 Notification	0 East Terrace ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	461m	South
60123 - 01	S83A Notification	East Parklands Cnr Gilles Street & East Terrace ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	461m	South
60514	Audit Termination	Section 6016 Fullarton Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	461m	South
60514	Audit Notification	Section 6016 Fullarton Road ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	461m	South
12367	Pre 1 July 2009 Audit Notification	66-70 Rundle Street KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	463m	North West
12367 - 001	Pre 1 July 2009 Audit Report	66-70 Rundle Street KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	463m	North West
12345	Pre 1 July 2009 Audit Notification	47 Fisher Street NORWOOD SA 5067	Not recorded	Current EPA List	Premise Match	488m	North East

Lotsearch Pty Ltd ABN 89 600 168 018

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
12345 - 001	Pre 1 July 2009 Audit Report	47 Fisher Street NORWOOD SA 5067	Not recorded	Current EPA List	Premise Match	488m	North East
60227	Audit Termination	Victoria Park Grandstand Precinct & Northern Playing Field South West Corner of Fullarton & Wakefield Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	506m	South
60227	Audit Notification	Victoria Park Grandstand Precinct & Northern Playing Field South West Corner of Fullarton & Wakefield Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	506m	South
60690	109 Notification	30 Fullarton Road & 23-35 Edmund Street NORWOOD SA 5067	Fill or soil importation; Service stations	Current EPA List	Premise Match	570m	North
60671	109 Notification	62 Beulah Road NORWOOD SA 5067	Fill or soil importation	Current EPA List	Premise Match	581m	North East
12215	SAHC	38-44 Kensington Road ROSE PARK SA 5067	Works depots	Current EPA List	Premise Match	590m	South East
12344	Pre 1 July 2009 Audit Notification	100 King William Street KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	595m	North
12344	Pre 1 July 2009 Audit Termination	100 King William Street KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	595m	North
11617	Pre 1 July 2009 Audit Notification	104-108 King William Street KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	605m	North
11617 - 001	Pre 1 July 2009 Audit Report	104-108 King William Street KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	605m	North
10509	SAHC	30 Fullarton Road NORWOOD SA 5067	Service stations	Current EPA List	Premise Match	607m	North
61573 - 01	S83A Notification	12 Dequetteville Terrace KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	689m	West
61573 - 02	S83A Notification	12 Dequetteville Terrace KENT TOWN SA 5067	Service stations	Current EPA List	Premise Match	689m	West
11830	Pre 1 July 2009 Audit Notification	15-19 King William Street KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	705m	North West
11830 - 001	Pre 1 July 2009 Audit Report	15-19 King William Street KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	705m	North West
61516 - 01	S83A Notification	151 Fullarton Road ROSE PARK SA 5067	Service stations	Current EPA List	Premise Match	760m	South
61516 - 02	S83A Notification	151 Fullarton Road ROSE PARK SA 5067	Service stations	Current EPA List	Premise Match	760m	South
61516 - 03	S83A Notification	151 Fullarton Road ROSE PARK SA 5067	Service stations	Current EPA List	Premise Match	760m	South
61516 - 04	S83A Notification	151 Fullarton Road ROSE PARK SA 5067	Service stations	Current EPA List	Premise Match	760m	South
61292	109 Notification	Lot 117 Rundle Road ADELAIDE SA 5000	Landfill sites	Current EPA List	Premise Match	767m	West
12086	S83 Notification	1 Fullarton Road KENT TOWN SA 5067	Service stations	Current EPA List	Premise Match	771m	North
61989 - 01	S83A Notification	1 Fullarton Road KENT TOWN SA 5071	Service stations	Current EPA List	Premise Match	771m	North
61989 - 02	S83A Notification	1 Fullarton Road KENT TOWN SA 5071	Service stations	Current EPA List	Premise Match	771m	North
61989 - 04	S83A Notification	1 Fullarton Road and 88 North Tce, Kent Town 1 Fullarton Road KENT TOWN SA 5071	Listed Substances (storage); Service stations	Current EPA List	Premise Match	771m	North
62206	Audit Notification	1 Fullarton Road & 88 North Terrace KENT TOWN SA 5071	Listed Substances (storage); Service stations	Current EPA List	Premise Match	771m	North
62278	Voluntary Proposal	1 Fullarton Road and 88 North Terrace KENT TOWN SA 5067	Listed Substances (storage); Service stations	Current EPA List	Premise Match	771m	North
62918 - 01	S83A Notification	St Peter's College, 55 Hackney Road, Hackney 55 Hackney Road HACKNEY SA 5069	Listed Substances (storage)	Current EPA List	Premise Match	771m	North West
61472	Audit Notification	2 and Lots 103 & 104 North Terrace KENT TOWN SA 5071	Dry cleaning; Fill or soil importation; Metal forging; Motor vehicle repair or maintenance	Current EPA List	Premise Match	775m	North West

Lotsearch Pty Ltd ABN 89 600 168 018

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
61472 - 001	Audit Report	2 and Lots 103 & 104 North Terrace KENT TOWN SA 5071	Dry cleaning; Fill or soil importation; Metal forging; Motor vehicle repair or maintenance; Transport depots or loading sites	Current EPA List	Premise Match	775m	North West
62701	Audit Notification	14 Sydenham Road NORWOOD SA 5067	Metal forging; Motor vehicle repair or maintenance	Current EPA List	Premise Match	777m	North East
62755 - 01	S83A Notification	14 Sydenham Road, Norwood 14 Sydenham Road NORWOOD SA 5067	Wineries or distilleries	Current EPA List	Premise Match	777m	North East
62081	Audit Termination	Lot 2 Stephen Street NORWOOD SA 5067	Not recorded	Current EPA List	Premise Match	806m	North East
62081	Audit Notification	Lot 2 Stephen Street NORWOOD SA 5067	Listed Substances (storage)	Current EPA List	Premise Match	806m	North East
62095	Audit Notification	Lots 1, 2 & 30 Stephen Street NORWOOD SA 5067	Fill or soil importation; Motor vehicle repair or maintenance	Current EPA List	Premise Match	806m	North East
62095 - 001	Audit Report	Lots 1, 2 & 30 Stephen Street NORWOOD SA 5067	Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance	Current EPA List	Premise Match	806m	North East
61219	Liability Transfer	76 Magill Road NORWOOD SA 5067	Fill or soil importation	Current EPA List	Premise Match	824m	North East
61361	109 Notification	76 Magill Road NORWOOD SA 5067	Fill or soil importation	Current EPA List	Premise Match	824m	North East
62163	Audit Notification	76 Magill Road NORWOOD SA 5067	Ceramic works; Fill or soil importation; Listed Substances (storage); Plastics manufacture works	Current EPA List	Premise Match	824m	North East
62163 - 001	Audit Report	76 Magill Road NORWOOD SA 5067	Ceramic works; Fill or soil importation; Plastics manufacture works	Current EPA List	Premise Match	824m	North East
62163 - 002	Audit Report	76 Magill Road NORWOOD SA 5067	Fill or soil importation; Plastics manufacture works	Current EPA List	Premise Match	824m	North East
62164	109 Notification	76 Magill Road NORWOOD SA 5067	Fill or soil importation; Liquid organic chemical substances-storage	Current EPA List	Premise Match	824m	North East
62256	Liability Transfer	76 Magill Road NORWOOD SA 5067	Ceramic works; Listed Substances (storage)	Current EPA List	Premise Match	824m	North East
62264	Liability Transfer	Lots 4-21 Stephen Street NORWOOD SA 5067	Ceramic works; Plastics manufacture works	Current EPA List	Premise Match	824m	North East
62159	S83 Notification	76 Magill Road NORWOOD SA 5067	Electrical transformer or capacitor works	Current EPA List	Premise Match	853m	North East
60693	S83 Notification	Near Fullarton Road (Opposite Grant Ave) ADELAIDE SA 5000	Electricity generation or power plants	Current EPA List	Premise Match	882m	South
61377	109 Notification	8-10 Baliol Street COLLEGE PARK SA 5069	Fill or soil importation	Current EPA List	Premise Match	899m	North
61726 - 01	S83A Notification	15 Hackney Road HACKNEY SA 5069	Service stations	Current EPA List	Premise Match	907m	North West
61726 - 02	S83A Notification	15 Hackney Road HACKNEY SA 5069	Service stations	Current EPA List	Premise Match	907m	North West
61726 - 03	S83A Notification	15 Hackney Road HACKNEY SA 5069	Listed Substances (storage); Service stations	Current EPA List	Premise Match	907m	North West
62996	Liability Transfer	Lot 300 Magill Road NORWOOD SA 5067	Fill or soil importation	Current EPA List	Premise Match	908m	North East
61481 - 01	S83A Notification	Hackney Road Carriageway HACKNEY SA 5069	Not recorded	Current EPA List	Premise Match	910m	North West
10651	109 Notification	Hackney Road HACKNEY SA 5069	Not recorded	Current EPA List	Premise Match	948m	North West
60099	Audit Termination	Fullarton Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	952m	South
60099	Audit Notification	Fullarton Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	952m	South
12093	Pre 1 July 2009 Audit Termination	17 Stephen Street NORWOOD SA 5067	Not recorded	Current EPA List	Premise Match	962m	North East
12093	Pre 1 July 2009 Audit Notification	17 Stephen Street NORWOOD SA 5067	Not recorded	Current EPA List	Premise Match	962m	North East

Site Contamination Index Data Source: EPA South Australia

Lotsearch Pty Ltd ABN 89 600 168 018

EPA Public Register

80 - 82 Fullarton Road, Norwood, SA 5067

EPA Environment Protection and Clean Up Orders

EPA Environment Protection and Clean Up Orders, within the dataset buffer:

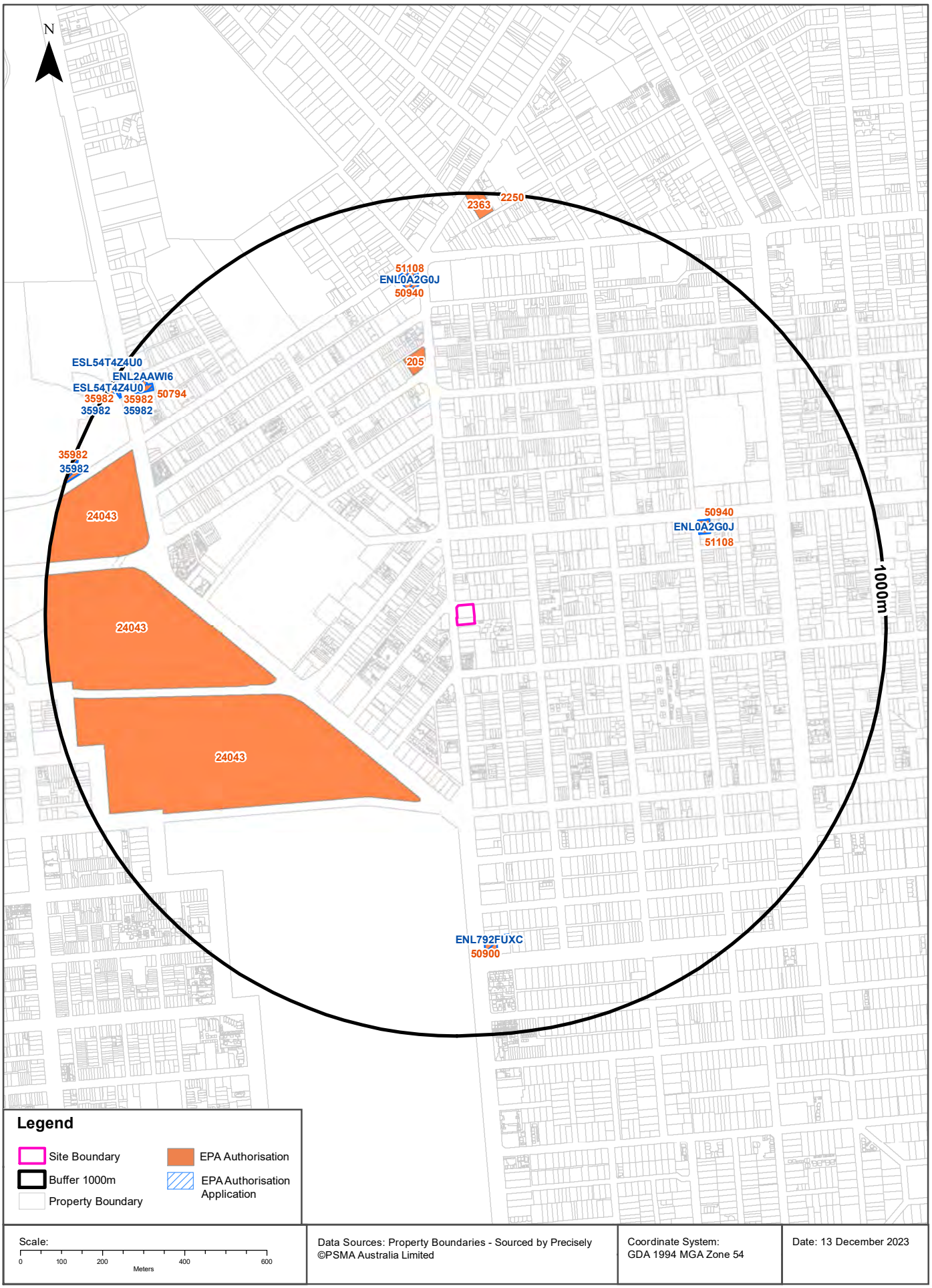
Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
N/A	No records in buffer								

Authorisations Data Source: EPA South Australia

Lotsearch Pty Ltd ABN 89 600 168 018

EPA Authorisations and Applications

80 - 82 Fullarton Road, Norwood, SA 5067



Lotsearch Pty Ltd ABN 89 600 168 018

EPA Public Register

80 - 82 Fullarton Road, Norwood, SA 5067

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
24043	EXEMPTION	Cancelled	CORPORATION OF THE CITY OF ADELAIDE		Chemical Dosing of Treated Wastewater	Current EPA Register	Premise Match	383m	West
205	LICENCE	Issued	CLINPATH LABORATORIES PTY. LTD.	19 Fullarton Road, KENT TOWN SA 5067	Activities producing listed wastes	Previous EPA Register	Premise Match	570m	North
50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	76 The Parade, NORWOOD SA 5067	Petrol stations	Current EPA Register	Premise Match	575m	East
51108	LICENCE	Issued	ON THE RUN PTY LTD	76 The Parade, NORWOOD SA 5067	Petrol stations	Current EPA Register	Premise Match	575m	East
ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	76 The Parade, NORWOOD SA 5067	Petrol stations	Current EPA Register	Premise Match	575m	East
50900	LICENCE	Transferred	EUREKA OPERATIONS PTY LTD	151 Fullarton Road, ROSE PARK SA 5067	Petrol stations	Current EPA Register	Premise Match	760m	South
ENL792FUXC	LICENCE APPLICATION	Authorisation Updated	EUREKA OPERATIONS PTY LTD	151 Fullarton Road, ROSE PARK SA 5067	Petrol stations	Current EPA Register	Premise Match	760m	South
50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	1 Fullarton Road, KENT TOWN SA 5067	Petrol stations	Current EPA Register	Premise Match	771m	North
51108	LICENCE	Issued	ON THE RUN PTY LTD	1 Fullarton Road, KENT TOWN SA 5067	Petrol stations	Current EPA Register	Premise Match	771m	North
ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	1 Fullarton Road, KENT TOWN SA 5067	Petrol stations	Current EPA Register	Premise Match	771m	North
50794	LICENCE	Issued	EG FUELCO (AUSTRALIA) LIMITED	15 Hackney Road, HACKNEY SA 5069	Petrol stations	Current EPA Register	Premise Match	907m	North West
ENL2AAWI6	LICENCE APPLICATION	Authorisation Updated	EG FUELCO (AUSTRALIA) LIMITED	15 Hackney Road, HACKNEY SA 5069	Petrol stations	Current EPA Register	Premise Match	907m	North West
2363	LICENCE	Issued	SCOUT ASSOCIATION OF AUSTRALIA (SA BRANCH)	Lots 61, 68 & 69, Payneham Road, STEPNEY SA 5069	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	937m	North
35982	LICENCE	Issued	BOARD OF THE BOTANIC GARDENS AND STATE HERBARIUM	Botanic Gardens, Hackney Road, ADELAIDE, 5001, SA	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	963m	North West
35982	LICENCE APPLICATION	Proceed To Authorisation	Board of the Botanic Gardens and State Herbarium	Botanic Gardens Hackney Road, Hackney SA 5069	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	963m	North West
ESL54T4Z4U0	LICENCE APPLICATION	Authorisation Updated	THE UNIVERSITY OF ADELAIDE	Lot 102 Hackney Road, ADELAIDE SA 5000	Activity producing listed waste	Current EPA Register	Premise Match	963m	North West
2250	LICENCE	Issued	SPORTSMED SA HOSPITALS PTY LTD	18-20 Henry Street, STEPNEY SA 5069	Activities producing listed wastes	Current EPA Register	Premise Match	987m	North

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Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
31182	LICENCE	Issued	ADELAIDE CITY COUNCIL	Various Locations Within The Corporation of The City of Adelaide Boundaries, SA	Dredging - for each day on which dredging occurs during the licence period	Current EPA Register	Suburb Match	-	-

Authorisations Data Source: EPA South Australia

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Contamination Assessment and Groundwater Prohibition Areas

80 - 82 Fullarton Road, Norwood, SA 5067

Contamination Assessment Areas

Contamination Assessment Areas published by the EPA within the dataset buffer:

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A						

Assessment Areas Data Source: EPA South Australia

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Contamination Assessment and Groundwater Prohibition Areas

80 - 82 Fullarton Road, Norwood, SA 5067

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
N/A	No records in buffer			

Groundwater ProhibitionAreas Data Source: EPA South Australia

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PFAS Investigation & Management Programs

80 - 82 Fullarton Road, Norwood, SA 5067

EPA PFAS Site Investigations

Sites identified by the EPA as requiring PFAS contamination investigation within the dataset buffer:

Record ID	Site Name	Document Link	Location Confidence	Distance	Direction
N/A	No records in buffer				

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

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Defence Sites and Unexploded Ordnance

80 - 82 Fullarton Road, Norwood, SA 5067

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

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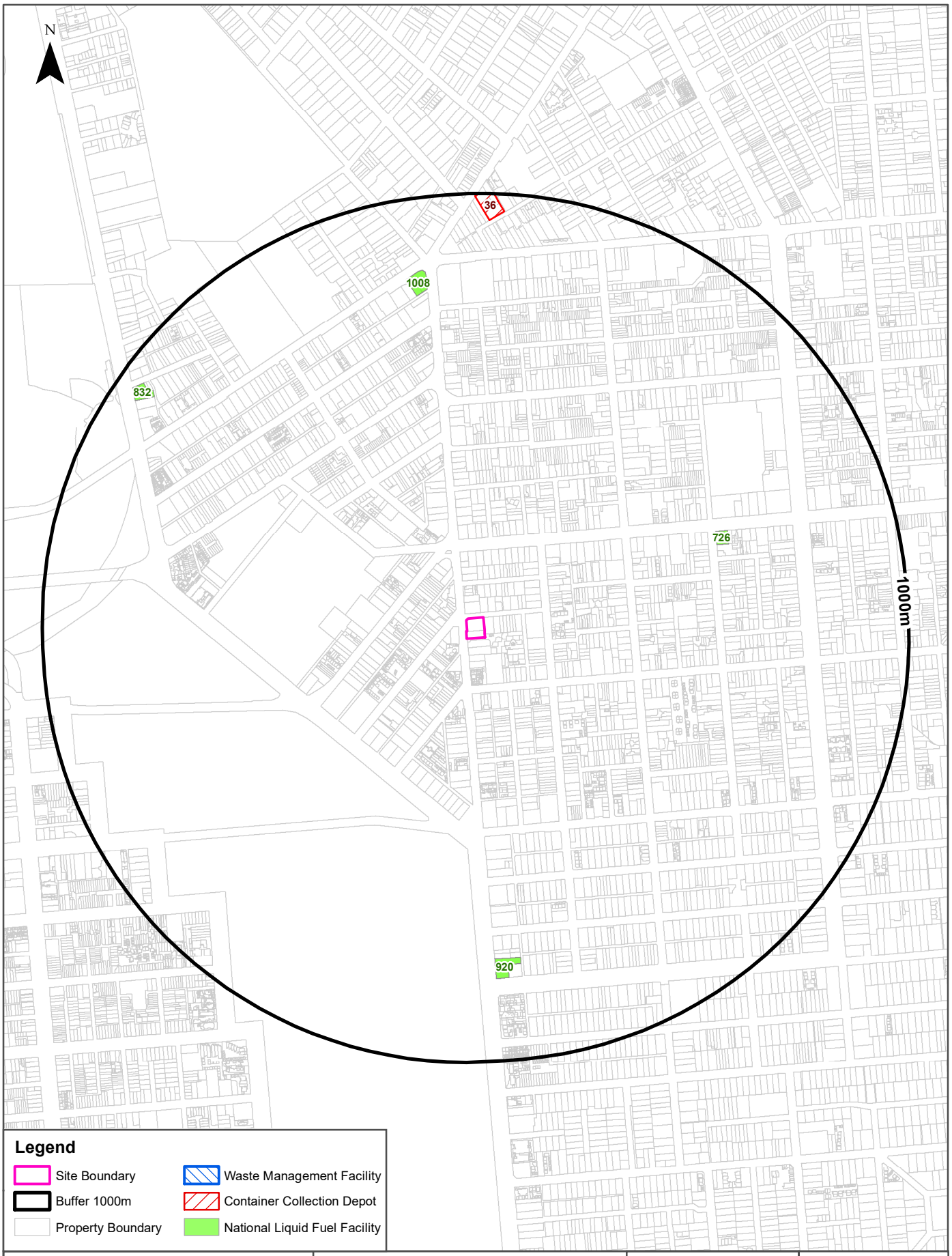
Waste Management & Liquid Fuel Facilities

80 - 82 Fullarton Road, Norwood, SA 5067



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Waste Management and Liquid Fuel Facilities

80 - 82 Fullarton Road, Norwood, SA 5067

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
N/A	No records in buffer								

Waste Management Facilities Data Source: Australian Government Geoscience Australia
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EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
36	Scout Recycling Centre Payneham	16 Payneham Road	STEPNEY	Premise Match	937m	North

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
726	Peregrine Corporation	BP On The Run Norwood	76 The Parade	Norwood	Petrol Station	Operational		13/07/2012	Premise Match	575m	East
920	Shell	Coles Express Rose Park	149 Fullarton Road	Rose Park	Petrol Station	Operational		25/07/2011	Premise Match	760m	South
1008	Peregrine Corporation	Mobil On The Run Kent Town	1 Fullarton Road	Kent Town	Petrol Station	Operational		13/07/2012	Premise Match	771m	North
832	Caltex	Woolworths Caltex Hackney	11-15 Hackney Road	Hackney	Petrol Station	Operational		25/07/2011	Premise Match	907m	North West

National Liquid Fuel Facilities Data Source: Geoscience Australia
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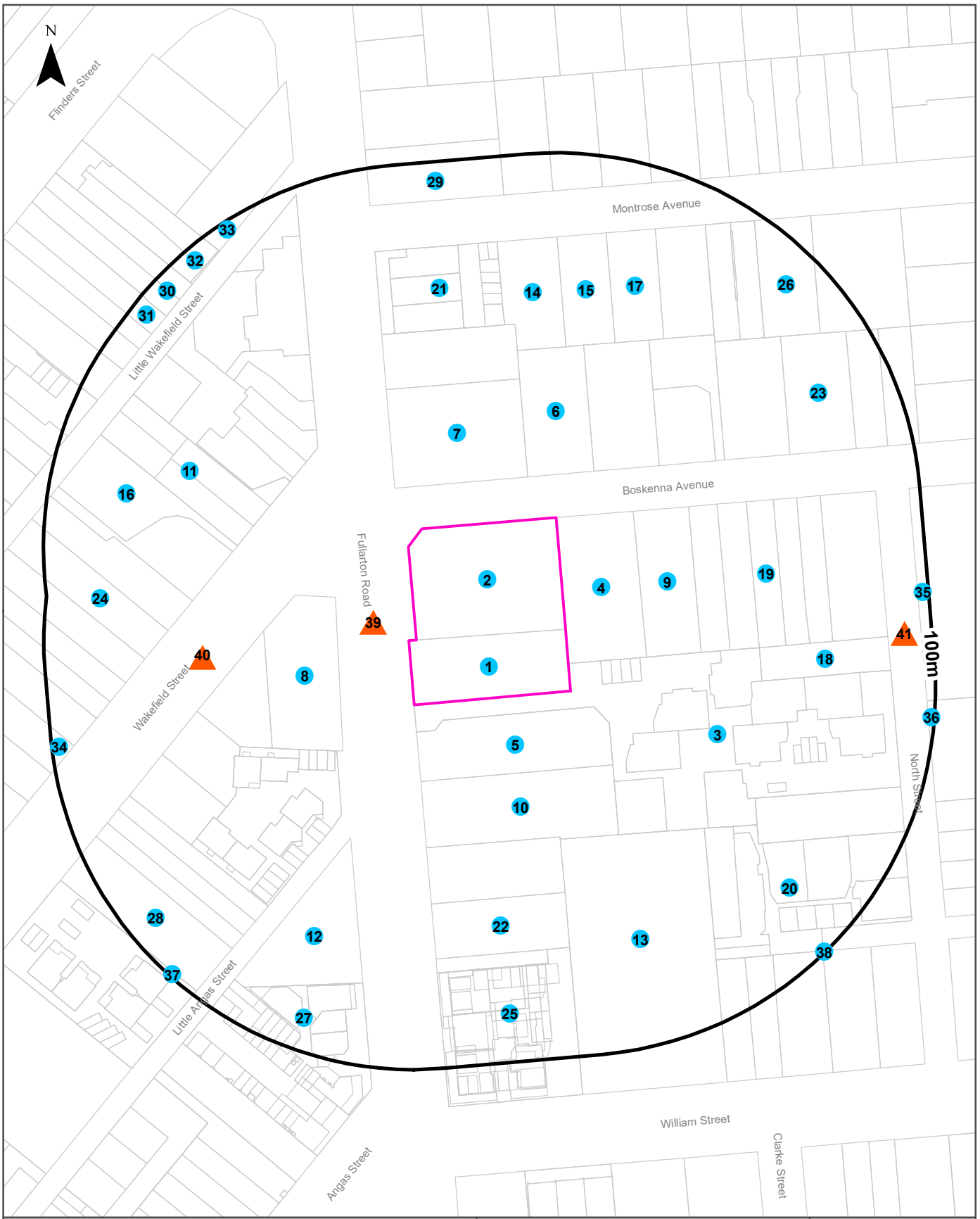
Historical Business Directories

80 - 82 Fullarton Road, Norwood, SA 5067



Legend

- Site Boundary
- Buffer 100m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 20 40 60 80 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 13 December 2023

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Sands & McDougall's Directory - Digitised by State Library Victoria
Property Boundaries - Sourced by Precisely. ©PSMA Australia Limited 2023
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Historical Business Directories

80 - 82 Fullarton Road, Norwood, SA 5067

Business Directory Records 1910-1991
Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Management Consultants	Stephens & Associates, 82 Fullarton Rd, Norwood, 5067	25483	1991	Premise Match	0m	On-site
	Clubs &/or Sporting Bodies	Adelaide Polo Club Inc, 82 Fullarton Rd, Norwood 5067	5627	1984	Premise Match	0m	On-site
	Accountants & Auditors	Luestner Leo K & Associates, 82 Fullerton Rd, Norwood 5067	141	1984	Premise Match	0m	On-site
	Management Consultants	Stephens & Associates 82 Fullarton Rd Norwood, 5067	16681	1984	Premise Match	0m	On-site
	Accountants & Auditors	Stephens & Associates, 82 Fullarton Rd, Norwood 5067	199	1984	Premise Match	0m	On-site
	Taxation Consultants &/or Specialists	Stephens & Associates, 82 Fullarton Rd, Norwood 5067	24746	1984	Premise Match	0m	On-site
	Valuers - General	Stephens T & Son, 82 Fullarton Rd Norwood 5067	25657	1984	Premise Match	0m	On-site
	Auctioneers - General	Stephens T & Son, 82 Fullarton Rd, Norwood 5067	1261	1984	Premise Match	0m	On-site
	Auctioneers - Real Estate	Stephens T & Son, 82 Fullarton Rd, Norwood 5067	1298	1984	Premise Match	0m	On-site
	Land Brokers	Stephens T & Son, 82 Fullarton Rd, Norwood 5067	16275	1984	Premise Match	0m	On-site
	Real Estate Agents	Stephens, T. & Son, 82 FullartonRd., Norwood. 5067.	21816	1984	Premise Match	0m	On-site
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Wright L G 82 Kent ter Norwood	23120	1955	Premise Match	0m	On-site
2	Data Processing Equipment Mfrs &/Or Dists &/Or Hirers	Olivetti Aust Pty Ltd 80 Fullarton Rd Norwood 5067,	6452	1984	Premise Match	0m	On-site
	Computers Sales &/or Service	Olivetti Aust Pty Ltd 80 Fullarton Rd, Norwood 5067	6054	1984	Premise Match	0m	On-site
	Typewriter Supplies	Olivetti Aust Pty Ltd 80 Fullarton Rd, Norwood 5067	25516	1984	Premise Match	0m	On-site
	Accounting Machine Imps &/Or Dists.	Olivetti Aust Pty Ltd, 80 Fullarton Rd, Norwood 5067	236	1984	Premise Match	0m	On-site
	Accounting Systems	Olivetti Aust Pty Ltd, 80 Fullarton Rd, Norwood 5067	239	1984	Premise Match	0m	On-site
	Adding &/Or Calculating Machine Mfrs &/Or Dists.	Olivetti Aust Pty Ltd, 80 Fullarton Rd, Norwood 5067	261	1984	Premise Match	0m	On-site
	Typewriter Mfrs &/or Imps &/or Dists	Olivetti Aust Pty Ltd, 80 Fullarton Rd, Norwood 5067	25502	1984	Premise Match	0m	On-site
	Word Processing Equipment Mfrs &/Or Dists.	Olivetti Aust, Pty. Ltd., 80 Fullarton Rd, Norwood 5067	26285	1984	Premise Match	0m	On-site
	Electronic Equipment Mfrs. &/or Dists.	Olivetti Aust. Pty. Ltd., 80 Fullarton Rd., Norwood. 5067.	10283	1984	Premise Match	0m	On-site
	Office Supplies &/or Equipment	Olivetti Aust. Pty. Ltd., 80 Fullarton Rd., Norwood. 5067.	19557	1984	Premise Match	0m	On-site
	MOTOR ENGINEERS & REPAIRERS	Kent Town Motor Body Works Pty Ltd 80 Fullarton rd Norwood	13207	1973	Premise Match	0m	On-site
3	OIL REFINERS & IMPORTERS	French Petroleum Co Aust Pty Ltd 4a North st Norwood	20979	1973	Premise Match	0m	South East
	MOTOR BODY BUILDERS	Buckland Motor Body Repairs 4a North st Norwood	54738	1965	Premise Match	0m	South East

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	PAINTERS, DECORATORS & GLAZIERS	Williams R L & Co 4a North st Norwood	26553	1965	Premise Match	0m	South East
4	MOTOR BODY BUILDERS & REPAIRERS	Kent Town Motor & Body Works Ltd 6 Boskenna av Norwood	11020	1973	Premise Match	0m	East
	MOTOR BODY BUILDERS	Kent Town Motor & Body Works Ltd 6 Boskenna av Norwood	54796	1965	Premise Match	0m	East
5	Advertising Agents &/or Contractors	Adelaide Media Centre, 86 Fullarton Rd, Norwood 5067	292	1984	Premise Match	5m	South
	Blueprints &/Or Dyelines	Crosby Sensitizing Pty Ltd 86 Fullarton Rd, Norwood 5067	2224	1984	Premise Match	5m	South
	Microfilm Services	Crosby Sensitizing Pty Ltd, 86 Fullarton Rd, Norwood 5067	17133	1984	Premise Match	5m	South
	Copying Machines &/Or Supplies Mfrs &/Or Dists.	Crosby Sensitizing Pty Ltd, 86 Fullerton Rd, Norwood 5067	6240	1984	Premise Match	5m	South
	Printing Machines &/Or Supplies	Crosby Sensitizing Pty. Ltd., 86 Fullarton Rd., Norwood. 5067.	21193	1984	Premise Match	5m	South
6	Computer Printer Ribbons New &/or Exchange	Laserhne Supplies, 1 Boskenna Ave., Norwood. 5067.	41109	1991	Premise Match	12m	North
	Computer Accessories &/or Supplies	Laserline Supplies, 1 Boskenna Ave., Norwood. 5067.	40940	1991	Premise Match	12m	North
	Motor Painters &/or Panel Beaters	Norwood Panel Works Pty. Ltd., 1 Boskenna Ave., Norwood. 5067.	18745	1984	Premise Match	12m	North
	MOTOR BODY BUILDERS	Kent Town Motor & Body Works Ltd Boskenna av Norwood	18854	1955	Premise Match	12m	North
	CARPENTERS	Wilckens & Burnside, Boskenna av, Norwood	16776	1940	Premise Match	12m	North
	Builders, Carpenters and Masons	Wilckens & Burnside, Boskenna av, off Kent ter, Norwood	9736	1930	Premise Match	12m	North
7	Textile Mfrs &/Or Imps &/Or W'salers	National Textiles Ltd., 1/78 Fullarton Rd, Norwood. 5067	34891	1991	Premise Match	12m	North
	Computer Consultants	Sun Microsystems Australia Pty. Ltd., 78 Fullarton Rd., Norwood. 5067	41031	1991	Premise Match	12m	North
	Computer Hardware Mfrs &/Or Imps &/Or Dists.	Sun Microsystems Australia Pty. Ltd., 78 Fullarton Rd., Norwood. 5067	41094	1991	Premise Match	12m	North
	Computer Sales &/or Service	Sun Microsystems Australia Pty. Ltd., 78 Fullarton Rd.. Norwood. 5067	41201	1991	Premise Match	12m	North
8	Engineers - Consulting	Campbell, J M & Associates Pty Ltd, 53 Fulltarton Rd, Kent Town 5067	20085	1991	Premise Match	19m	West
9	Technical Illustrators	Hitek Illustrations., 8 Boskenna Ave, Norwood 5067	34772	1991	Premise Match	21m	East
	Lapidary Supplies &/Or Equipment Mfrs &/Or Dists.	Lapidary Supplies & Services, 8 Boskenna Ave, Norwood 5067	16291	1984	Premise Match	21m	East
	Plastic Bag Mfrs. &/or Dists.	Lapidary Supplies & Services, 8 Boskenna Ave,. Norwood. 5067.	20450	1984	Premise Match	21m	East
	Opal Dealers	Opalcraft 8 Boskenna Ave., Norwood. 5067.	19629	1984	Premise Match	21m	East
	Jewellers - Mfrg. &/Or W/Salers &/Or Imp	Opalcraft. 8 Boskenna Ave., Norwood. 5067.	15853	1984	Premise Match	21m	East
	Opal Dealers	W, & G. Agencies, 8 Boskenna Ave, Norwood, 5067.	19630	1984	Premise Match	21m	East
	Importers	W, & G. Agencies, 8 Boskenna Ave., Norwood. 5067.	15426	1984	Premise Match	21m	East
	Exporters	W. & G. Agencies. 8 Boskenna Ave., Norwood. 5067.	11190	1984	Premise Match	21m	East
	PLASTERERS	Whitweil F G 8 Boskenna av Norwood	40815	1965	Premise Match	21m	East
	PLASTERERS	Whitwell F G 8 Boskenna av Norwood	34271	1955	Premise Match	21m	East
10	Photo Composing Equipment Mfrs. &/or Dists.	A.M. International Pty. Ltd., 88 Fullarton Rd., Norwood, 5067.	20187	1984	Premise Match	21m	South
	Office Equipment Mfrs. &/or Dists.	A.M. International Pty. Ltd., 88 Fullarton Rd., Norwood. 5067.	19464	1984	Premise Match	21m	South
	Office Supplies &/or Equipment	A.M. International Pty. Ltd., 88 Fullarton Rd., Norwood. 5067.	19530	1984	Premise Match	21m	South
	Printing Machines &/Or Supplies	A.M. International Pty. Ltd., 88 Fullarton Rd., Norwood. 5067.	21189	1984	Premise Match	21m	South

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
10	Addressing Machines Mfrs &/Or Dists.	AM International Pty Ltd, 88 Fullarton Rd Norwood 5067	266	1984	Premise Match	21m	South
11	Photographic Developing, Printing &/or Colouring Services	Chrome Colour Pty. Ltd., 49 Wakefield St., Kent Town. 5067.	30284	1991	Premise Match	37m	North West
	Photographic Developing, Printing &/or Colouring Services	Duckpond, 49 Wakefield St., Kent Town. 5067.	30288	1991	Premise Match	37m	North West
	Photographic Developing, Printing &/or Colouring Services	Kent Town Pre-Lab, 49 Wakefield St., Kent Town. 5067.	30307	1991	Premise Match	37m	North West
	Photographic Developing, Printing &/or Colouring Services	Vleverling Photographics. 49 Wakefield St., Kent Town. 5067.	30351	1991	Premise Match	37m	North West
	Photographers - Commercial &/or Industrial	Weverling Flans & Associates. 49 Wakefield St., Kent Town. 5067.	30227	1991	Premise Match	37m	North West
	Photographers - General	Weverling Hans & Associates. 49 Wakefield St., Kent Town. 5067.	30276	1991	Premise Match	37m	North West
	Photographic Developing, Printing &/or Colouring Services	Chroma Colour Pty. Ltd., 49 Wakefield St., Kent Town. 5067. .	20269	1984	Premise Match	37m	North West
	Photographers - Commercial	Weverling, Hans & Associates, 49 Wakefield St., Kent Town. 5067.	20229	1984	Premise Match	37m	North West
	Photographers - General	Weverling. Hans & Associates. 49 Wakefield St., Kent Town. 5067.	20263	1984	Premise Match	37m	North West
	FUNERAL DIRECTORS	Siebert, Frank J., 47-49 Wakefield St.	8048	1950	Premise Match	37m	North West
	FUNERAL DIRECTORS	Siebert, Frank J., 47-49 Wakefield St.	8074	1950	Premise Match	37m	North West
12	Dentists	Drummond P W 57 Fullarton Rd , Kent Town 5067	7401	1984	Premise Match	40m	South West
	Dentists	Goodhart J R 57 Fullarton Rd, Kent Town 5067,	7436	1984	Premise Match	40m	South West
13	GUEST HOUSES, BOARDING HOUSES, ETC.	Merton House., 1 William St., Norwood	9252	1950	Premise Match	40m	South East
	GUEST HOMES	Merton House, 1 William st, Norwood	1457	1940	Premise Match	40m	South East
14	Secretarial Services	Adelaide Secretarial, 6 Montrose Ave, Norwood 5067	33067	1991	Premise Match	46m	North
	Typing &/or Duplicating Services	Adelaide Secretarial, 6 Montrose Ave, Norwood, 5067	35683	1991	Premise Match	46m	North
	Word Processing Services	Adelaide Secretarial, 6 Montrose Ave, Norwood, 5067	36740	1991	Premise Match	46m	North
	Facsimile Bureaux	Adelaide Secretarial, 6 Montrose Ave., Norwood. 5067	21046	1991	Premise Match	46m	North
	Aviation Consultants	Australian Aviation Management Services, 6 Montrose Ave, Norwood 5067	37752	1991	Premise Match	46m	North
	Management Consultants	Australian Aviation Management Services, 6 Montrose Ave, Norwood, 5067	25446	1991	Premise Match	46m	North
	Marketing Services &/or Consultants	Australian Aviation Management Services, 6 Montrose Ave, Norwood, 5067	25636	1991	Premise Match	46m	North
	Press Cutting & Media Monitoring Services	Press Clipping Service of S.A., 6 Montrose Ave.. Norwood. 5067	31142	1991	Premise Match	46m	North
	Design Consultants	Systems Design Services (SA) 6 Montrose Ave Norwood 5067	42226	1991	Premise Match	46m	North
	Designers - Industrial &/or Commercial	Systems Design Services (SA) 6 Montrose Ave Norwood 5067	42234	1991	Premise Match	46m	North
	Electronic Equipment Mfrs &/or Dists	Systems Design Services (SA), 6 Montrose Ave, Norwood 5067	19845	1991	Premise Match	46m	North
	Engineers - Consulting	Systems Design Services (SA), 6 Montrose Ave, Norwood 5067	20123	1991	Premise Match	46m	North
	Engineers - Electronic	Systems Design Services (SA), 6 Montrose Ave, Norwood 5067	20206	1991	Premise Match	46m	North
	Engineers - Designing	Systems Design Services (SA), 6 Montrose Ave, Norwood, 5067	20152	1991	Premise Match	46m	North
	Engineers Supplies	Chemical Constructions & Equipment Co. Pty. Ltd., 6 Montrose Ave., Norwood 5067.	11079	1984	Premise Match	46m	North

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
14	Pumps &/Or Pumping Equipment Mfrs. &/Or Dists.	Chemical Constructions & Equipment Co. Pty. Ltd., 6 Montrose Ave., Norwood. 5067.	21332	1984	Premise Match	46m	North
	Steel Merchants - Alloy &/or Tool Steel	Quality Castings Pty Ltd, 6 Montrose Ave, Norwood 5067	23746	1984	Premise Match	46m	North
	Founders - Ferrous	Quality Castings Pty, Ltd., 6 Montrose Ave., Norwood, 5067.	11891	1984	Premise Match	46m	North
	Manufacturers Agents	Superbrokers Pty Ltd, 6 Montrose Ave Norwood 5067	16832	1984	Premise Match	46m	North
	ELECTRONIC DATA PROCESSING SYSTEMS, EQUIPMENT & SUPPLIES	Digital Equipment Australia P/L 6 Mostrose av Norwood	11148	1973	Premise Match	46m	North
15	Printers - Offset	Adel Secretarial, Marketing House, 8 Montrose Ave., Norwood. 5067.	21081	1984	Premise Match	47m	North
	Market Research Services	McGregor, Ian Marketing Pty Ltd, 8 Montrose Ave, Norwood 5067	16902	1984	Premise Match	47m	North
	Secretarial Services	McGregor. Ian Marketing Pty. Ltd., 8 Montrose Ave., Norwood, 5067	22953	1984	Premise Match	47m	North
	Duplicating &/or Typing Specialists	Press Clipping Service of S.A. Marketing House 8 Montrose Ave.. Norwood. 5067,	9679	1984	Premise Match	47m	North
	Printers - Offset	Press Clipping Service of S.A., Marketing House, 8 Montrose Ave., Norwood. 5067.	21143	1984	Premise Match	47m	North
16	TERRAZZO WORKERS	Terrazzo Service 47 Wakefield st Kent Town	2930	1965	Premise Match	47m	West
	TERRAZZO WORKERS	Terrazzo Service 47 Wakefield st Kent Town	3913	1955	Premise Match	47m	West
	CARPENTERS	Ross, W.., 47 Wakefield st, K.T.	16719	1940	Premise Match	47m	West
	Builders, Carpenters and Masons	Sando, V. A, 47 Wakefield st, Kent Town	9160	1930	Premise Match	47m	West
17	CARPENTERS & JOINERS	Kemp J R 10 Montrose av Norwood	14086	1965	Premise Match	51m	North East
	CARPENTERS & JOINERS	Kemp J R 10 Montrose av Norwood	17166	1955	Premise Match	51m	North East
18	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	McCoy M O 2 North st Norwood	2286	1973	Premise Match	52m	East
	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	McCoy M O 2 North st Norwood	689	1965	Premise Match	52m	East
	Plumbers	Lobb W 2 North st Norwood	35750	1955	Premise Match	52m	East
19	BAKERS, CAKE SHOPS & CATERERS	Slape F S 14 Boskenna av Norwood	38107	1955	Premise Match	52m	East
20	MOTOR REPAIRS	Buckland Motor Body Repairs 10a North st Norwood	18619	1973	Premise Match	53m	South East
21	Toy Mfrs &/or Imps &/or W/salers	Arcus & Gray Pty Ltd, 74 Fullerton Rd, Norwood 5067	35253	1991	Premise Match	54m	North
	Importers	Arcus & Gray Pty. Ltd, 74 Fullarton Rd, Norwood, 5067	23948	1991	Premise Match	54m	North
	Gift Shop Supplies Mfrs &/or W/salers	Arcus & Gray Pty. Ltd., 74 Fullarton Rd., Norwood. 5067.	22990	1991	Premise Match	54m	North
	Building Consultants	Beckwith, Ian & Associates, 74 Fullerton Rd., Norwood. 5067.	39231	1991	Premise Match	54m	North
	Building Designers	Beckwith, Ian & Associates. 74 Fullerton Rd., Norwood. 5067	39252	1991	Premise Match	54m	North
	Engineers - Consulting	Cadco Engineering, 6/74 Fullarton Rd, Norwood 5067	20084	1991	Premise Match	54m	North
	Engineers - Designing	Cadco Engineering, 6/74 Fullarton Rd, Norwood 5067	20141	1991	Premise Match	54m	North
	Computer Training Services	Cadco Engineering, 6/74 Fullerton Rd., Norwood. 5067.	41300	1991	Premise Match	54m	North
	Gift Shop Supplies Mfrs &/or W/salers	Furner Agencies Pty. Ltd., 4/74 Fullarton Rd., Norwood. 5067.	22997	1991	Premise Match	54m	North
	Advertising Agencies	Haarsma, Geoff Advertising Pty Ltd, 2/74 Fullarton Rd, Norwood5067	36886	1991	Premise Match	54m	North
	Advertising Novelty Mfrs &/or Dists	Promotional Products International, 74 Fullarton Rd, Norwood 5067	36935	1991	Premise Match	54m	North

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
21	Promotional Aids	Promotional Products International, 74 Fullerton Rd., Norwood. 5067.	31543	1991	Premise Match	54m	North
	Employment Agencies	Value-BSP Engineering Pty Ltd, 74 Fullerton Rd, Norwood 5067	19945	1991	Premise Match	54m	North
	Labour Hire Contractors	Value-BSP Engineering Pty. Ltd, 74 Fullarton Rd, Norwood, 5067	24981	1991	Premise Match	54m	North
	Technical Consultants	Value-BSP Engineering Pty. Ltd., 74 Fullarton Rd., Norwood. 5067	34771	1991	Premise Match	54m	North
	Merchants - General	Arcus & Gray Pty Ltd 74 Fullarton Rd Norwood 5067	17004	1984	Premise Match	54m	North
	Toy Mfrs &/or W/Salers	Arcus & Gray Pty Ltd, 74 Fullarton Rd, Norwood 5067	25149	1984	Premise Match	54m	North
	Gift &/Or Fancy Goods Supplies &/Or Mfrs. &/Or Dists.	Arcus & Gray Pty. Ltd., 74 Fullarton Rd., Norwood. 5067.	12833	1984	Premise Match	54m	North
	Importers	Arcus & Gray Pty. Ltd., 74 Fullarton Rd., Norwood. 5067.	15347	1984	Premise Match	54m	North
	Gifts - Wholesale	Arcus & Gray Pty. Ltd.. 74 Fullarton Rd., Norwood, 5067,	12991	1984	Premise Match	54m	North
	Draughtsmen	BSP (Australasia) Pty Ltd., 74 Fullarton Rd., Norwood 5067	9576	1984	Premise Match	54m	North
	Architects	Navakas V A 74 Fullarton Rd, Norwood 5067	879	1984	Premise Match	54m	North
	Greeting Card Mfrs. &/or Dists.	Regency Greetings Pty. Ltd., 74 Fullarton Rd., Norwood. 5067.	13303	1984	Premise Match	54m	North
	Builders &/or Building Contractors	Rossdale Homes Ply Ltd. 74 Fullarton Rd Kent Town 5067.	2854	1984	Premise Match	54m	North
	Architects	Taylor & Navakas Pty Ltd 74 Fullarton Rd, Kent Town 5067	939	1984	Premise Match	54m	North
	Architects	Taylor B B 74 Fullarton Rd, Norwood 5067	938	1984	Premise Match	54m	North
	ARCHITECTS	Danvers R A 74 Fullarton rd Norwood	16205	1973	Premise Match	54m	North
	FINANCIERS	Maguire Investments Pty Ltd 74 Fullarton rd Norwood	14694	1973	Premise Match	54m	North
	ARCHITECTS	Taylor B B 74 Fullarton rd Norwood	17183	1973	Premise Match	54m	North
22	Earth Moving &/or Excavation Contractors	Telmer Earth movers Pty Ltd 92 Fullerton Rd Norwood 5067	42642	1991	Premise Match	55m	South
	Earth Moving Contractors	Tolmer Earthmovers Pty. Ltd., 92 Fultarton Rd., Norwood. 5067.	9730	1984	Premise Match	55m	South
23	Partition Mfrs &/Or Dists	Ashelwood Products Pty Ltd, 7A Boskenna Ave, Norwood, 5067	29896	1991	Premise Match	66m	North East
	Partition Mfrs	Ashelwood Products Pty Ltd, 7A Boskenna Avenue, Norwood, 5067	29894	1991	Premise Match	66m	North East
	Furniture &/or Cabinet Makers Supplies	Ashelwood Products Pty. Ltd., 7A Boskenna Ave., Norwood. 5067.	22058	1991	Premise Match	66m	North East
24	TERRAZZO WORKERS	Tessari L C 43 Wakefield st Kent Town	3136	1973	Premise Match	66m	West
	TERRAZZO WORKERS	Tessari L C 43 Wakefield st Kent Town	2931	1965	Premise Match	66m	West
	PLASTERERS	Tessari E J 43 Wakefield st Kent Town	34230	1955	Premise Match	66m	West
25	Doctors	Anderson P J96 Fullarton Rd Norwood 5067	7866	1984	Premise Match	70m	South
	Doctors	Clare, G. 96 Fullarton Rd Norwood 5067	8099	1984	Premise Match	70m	South
	Doctors	Davidson D C 94 Fullarton Rd, Norwood, 5067	8167	1984	Premise Match	70m	South
	Doctors	Morgan R G 96 Fullarton Rd Norwood 5067	8854	1984	Premise Match	70m	South
	Doctors	Wallis, K A, 96 Fullarton Rd, Norwood 5067	9349	1984	Premise Match	70m	South
	BUILDERS AND GENERAL CONTRACTORS	Martens & Marshall P/L 96 Fullarton rd Norwood	25828	1973	Premise Match	70m	South
	MIXED BUSINESSES	Philp, H. N., 94 Fullarton Rd., Fullarton	13057	1950	Premise Match	70m	South

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
26	CABINET MAKERS, FRENCH POLISHERS, AND FURNITURE MANUFACTURERS	O'Sullivan, J. P., 18 Montrose av, Norwood	11851	1930	Premise Match	75m	North East
27	Land Brokers	Macrostie Land Brokers, 7/59 Fullarton Rd, Kent Town, 5067	25044	1991	Premise Match	78m	South West
	Doctors	Perks B L & Associates, 59 Fullarton Rd, Kent Town 5067	8980	1984	Premise Match	78m	South West
	Builders &/or Building Contractors	Sheppard Allan Constructions Pty Ltd.. Unit 6/59 Fullarton Rd Kent Town. 5067	2859	1984	Premise Match	78m	South West
	Doctors	Surgicare Pty Ltd, 59 Fullarton Rd, Kent Town 5067	9224	1984	Premise Match	78m	South West
	CHEMISTS (RETAIL)	Gryst N I 59 Fullarton rd Norwood	38817	1973	Premise Match	78m	South West
	DRESSMAKERS & MILLINERS	Madame Marie French Dressmaker 59a Fullarton rd Kent Town	9043	1973	Premise Match	78m	South West
	MEDICAL PRACTITIONERS	Thomas Marjorie P 59b Fullarton rd Kent Twn	4189	1973	Premise Match	78m	South West
	CHEMISTS	GRYST N I ESTATE 59 Kent Terrace Kent Town	28081	1965	Premise Match	78m	South West
	CHEMISTS	KENT TOWN: GRYST N I ESTATE 59 Kent Terrace	29886	1965	Premise Match	78m	South West
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Gryst, N. I., 59 Ken ter, K.T.	17768	1940	Premise Match	78m	South West
28	ACCOUNTANTS & COMPANY SECRETARIES	Daymond L B 26 Wakefield st Kent Town	28045	1955	Premise Match	83m	South West
29	CONCRETE & TERRAZZO FLOOR PAVIORS	Basso G & Co 72 Fullarton rd Norwood	1198	1973	Premise Match	89m	North
	SOLID PLASTERERS	Basso G & Co 72 Fullarton rd Norwood	38137	1973	Premise Match	89m	North
30	CARRIERS & HAULAGE CONTRACTORS	Richards K 48 Flinders st Kent Town	36616	1973	Premise Match	91m	North West
	BOILER MAKERS	McCall M 46 Flinders st Kent Town	40222	1965	Premise Match	91m	North West
	CARRIERS & HAULAGE CONTRACTORS	Richards K 48 Flinders st Kent Town	25873	1965	Premise Match	91m	North West
31	Cab and Motor Proprietors	Summers. J. L, 44 Flinders st, Kent Town	11519	1930	Premise Match	91m	North West
32	BUILDERS & GENERAL CONTRACTORS	Caire W H 52 Flinders st Kent Town	5554	1955	Premise Match	92m	North West
	DRESSMAKERS & COSTUMIERS	Lonzar. Lucy., 50 Flinders St., Kent Town	5991	1950	Premise Match	92m	North West
33	Accountants & Auditors	Mansom Mills & Co, 47 Fullarton Rd, Kent Town 5067	146	1984	Premise Match	94m	North West
34	GREENGROCERS & FRUITERERS	Buckland R 35 Wakefield st Kent Town	22347	1973	Premise Match	94m	West
	GREENGROCERS & FRUITERERS	Buckland R 35 Wakefield st Kent Town	23633	1965	Premise Match	94m	West
35	Auto Electricians	Acelec Auto Electrical, 28 Boskenna Ave, Norwood 5067	37659	1991	Premise Match	97m	East
	Axle &/or Axle Shaft Mfrs &/or Dists	Auto Spiral Gear Specialists Pty Ltd, 15A Charles St, Norwood 5067	37771	1991	Premise Match	97m	East
	Motor Transmission Specialists	Auto Spiral Gear Specialists Pty Ltd, 15A Charles St, Norwood, 5067	28653	1991	Premise Match	97m	East
	Crash Repair Specialists	Cece Crash Repairs 15A Charles St Norwood 5067	41811	1991	Premise Match	97m	East
	Motor Panel Beaters &/or Spray Painters	Cece Crash Repairs, 15A Charles St, Norwood, 5067	28115	1991	Premise Match	97m	East
	Motor Body Builders	Cece Crash Repairs.15A Charles St.,Norwood. 5067.	26179	1991	Premise Match	97m	East
	Auto Electricians	Cyclewind, 26 Boskenna Ave, Norwood 5067	37671	1991	Premise Match	97m	East
	Motor Transmission Specialists	Ian Richards Transmissions Pty.Ltd. 15A Charles Street, Norwood.5067	28628	1991	Premise Match	97m	East
	Motor Engineers	Iag Care, 24 Boskenna Ave., Norwood. 5067.	27134	1991	Premise Match	97m	East

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
35	Motor Engineers	nland Cruiser. 22 Boskenna Ave., Norwood. 5067.	27129	1991	Premise Match	97m	East
	Saw &/or Knife &/or Tool Sharpener	Norwood Saw Works Pty Ltd, 15A Charles St, Norwood 5067	32860	1991	Premise Match	97m	East
	Saw &/or Saw Blade Mfrs &/or Dists	Norwood Saw Works Pty Ltd, 15A Charles St, Norwood 5067	32877	1991	Premise Match	97m	East
	Motor Garages & Service Stations	Richards, I Transmission Pty Ltd, 15 A Charles St, Norwood, 5067	27824	1991	Premise Match	97m	East
	Motor Transmission Specialists	Richards, I Transmissions Pty Ltd, 15A Charles St, Norwood, 5067	28704	1991	Premise Match	97m	East
	Motor Axle Specialists	Auto Spiral Gear Specialists Pty Ltd, 15A Charles St, Norwood 5067	17511	1984	Premise Match	97m	East
	Motor Transmission Specialists	Auto Spiral Gear Specialists Pty Ltd., 15A Charles St.. Norwood. 5067	18944	1984	Premise Match	97m	East
	Motor Body Builders &/or Repairers	Cece Crash Repairs, 15A Charles St, Norwood 5067	17528	1984	Premise Match	97m	East
	Motor Painters &/or Panel Beaters	Cece Crash Repairs, 15A Charles St., Norwood. 5067.	18655	1984	Premise Match	97m	East
	Saw Knife &/Or Tool Sharpeners	Norwood Saw Works Pty. Ltd., 15A Charles St., Norwood. 5067.	22647	1984	Premise Match	97m	East
	Saw Mfrs. &/Or W/Salers	Norwood Saw Works Pty. Ltd., 15A Charles St., Norwood. 5067.	22656	1984	Premise Match	97m	East
	Motor Garages &/or Engineers &/or Service Stations	Richards, I Transmissions Pty. Ltd., 15A Charles St., Norwood. 5067.	18482	1984	Premise Match	97m	East
	Motor Transmission Specialists	Richards, I. Transmissions Pty. Ltd., 15A Charles St., Norwood 5067	18962	1984	Premise Match	97m	East
	Motor Accessories &/or Spare Parts -Retail	Richards, L Transmissions Pty Ltd, 15A Charles St, Norwood 5067	17491	1984	Premise Match	97m	East
	ENGINEERS (GENERAL MNFCTRNG. MECHANICAL)	Galpin A H 24 Boskenna st Norwood	12761	1973	Premise Match	97m	East
	ENGINEERS (GENERAL MNFCTRNG. MECHANICAL)	Norwood Saw & Knife Works 15a Charles st Norwood	12888	1973	Premise Match	97m	East
	PLASTIC MANUFACTURERS AND SUPPLIERS	Accurate Plastics Pty Ltd 22 Boskenna av Norwood	40843	1965	Premise Match	97m	East
	WHOLESALE MERCHANTS	Elizabeth Wholesalers 15a Charles st Norwood	19744	1965	Premise Match	97m	East
	ENGINEERS (Mechanical & General)	Galpin A H 24 Boskenna av Norwood	3559	1965	Premise Match	97m	East
	CRASH REPAIRS	Kavanagh A J 15a Charles st Norwood	38152	1965	Premise Match	97m	East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Noel-Inns Motor Engineers 15 Charles st Norwood	5569	1965	Premise Match	97m	East
	PLUMBERS	Watkins Plumbers 15a Charles st Norwood	45344	1965	Premise Match	97m	East
36	NAILS	SA Nail Coy 15 Charles st Norwood	19483	1973	Premise Match	98m	East
37	TOOLMAKERS	Viaggi L 24 Wakefield st Kent Town	6235	1973	Premise Match	98m	South West
	TOOLMAKERS	Viaggi L 24 Wakefield st Kent Town	7202	1965	Premise Match	98m	South West
	BUILDERS & GENERAL CONTRACTORS	Viagge L 24 Wakefield st Kent Town	9603	1955	Premise Match	98m	South West
38	Advertising Agents &/or Contractors	Coudrey Dailey (SA) Pty Ltd, 7 William St, Norwood 5067	303	1984	Premise Match	99m	South East
	Market Research Services	Gardner Peter & Associates, 7 William St, Norwood 5067	16901	1984	Premise Match	99m	South East

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Business Directory Records 1910-1991
Road or Area Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
39	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Esso Servicenter Kent ter Kent Town	59041	1965	Road Match	8m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Britannia Motors Ltd Kent ter Norwood	19395	1955	Road Match	8m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Victoria Park Service Station Kent ter Kent Town	22688	1955	Road Match	8m
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Suburban Motors., Kent Terr.-, Kent Town	13882	1950	Road Match	8m
40	HALLS	Leavitt Hall., Wakefield St.	9578	1950	Road Match	12m
	SIGN-WRITERS	Lykke, A. E., & Co., Wakefield St.	17331	1950	Road Match	12m
	DOCTORS	Prest, H. G., Wakefield St.	5523	1950	Road Match	12m
	JUSTICES OF THE PEACE-CITY OF ADELAIDE	Siebert, J. F., Wakefield St.	11283	1950	Road Match	12m
	HALLS	St. Francis Xavier's Hall., Wakefield St.	9620	1950	Road Match	12m
	HOSPITALS, NURSING HOMES, ETC.	Wakefield St. Private Hospital Limited., Wakefield St.	10067	1950	Road Match	12m
	HOSPITALS, NURSING HOMES, ETC.	Wakefield Street Private Hospital Ltd., Wakefield St.	9995	1950	Road Match	12m
	HALLS	Willard Hall., Wakefield St.	9644	1950	Road Match	12m
	Music Teachers	Burton, Mrs T, Wakefield st, K.T.	11735	1910	Road Match	12m
41	Motor Car Restorations	Summerbug, 3A North St., Norwood. 5067.	26741	1991	Road Match	90m
	Tool Mfrs - Precision	Nylastex, 5 North St Norwood 5067	25098	1984	Road Match	90m
	TOOLMAKERS	Nylastex 5 North st Norwood	6164	1973	Road Match	90m
	PLASTIC MANUFACTURERS AND SUPPLIERS	Accurate Plastics Ltd 3a North st Norwood	40842	1965	Road Match	90m
	TOOLMAKERS	Nylastex 5 North st Norwood	6318	1965	Road Match	90m
	TAXIS, PRIVATE BUSES & OTHER HIRE SERVICES	Bonds Tours North st Norwood	3119	1955	Road Match	90m

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Dry Cleaners, Motor Garages & Service Stations

80 - 82 Fullarton Road, Norwood, SA 5067

Legend

- Site Boundary
- Buffer 250m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 40 80 120 160 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 13 December 2023

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
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Historical Business Directories

80 - 82 Fullarton Road, Norwood, SA 5067

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Wright L G 82 Kent ter Norwood	23120	1955	Premise Match	0m	On-site
2	Motor Garages & Service Stations	Richards, I Transmission Pty Ltd, 15 A Charles St, Norwood, 5067	27824	1991	Premise Match	97m	East
	Motor Garages &/or Engineers &/or Service Stations	Richards, I Transmissions Pty. Ltd., 15A Charles St., Norwood. 5067.	18482	1984	Premise Match	97m	East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Noel-Inns Motor Engineers 15 Charles st Norwood	5569	1965	Premise Match	97m	East
3	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Hansen W F 32 Wakefield st Kent Town	20507	1955	Premise Match	126m	South West
4	Motor Engineers, Garages And Service Stations	Shaw, H., 237 Angas st, Kent T	7072	1940	Premise Match	210m	South West
5	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Makai I A 17 Flinders st Kent Town	3390	1965	Premise Match	232m	West
6	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Metro Motors 32 Parade Norwood	4328	1965	Premise Match	241m	North East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Metro Motors 32 Parade Norwood	21455	1955	Premise Match	241m	North East
7	Motor Garages &/or Engineers &/or Service Stations	Miller Auto Repairs, 114 Fullarton Rd., Norwood. 5067.	18424	1984	Premise Match	248m	South

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Lotsearch Pty Ltd ABN 89 600 168 018

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
8	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Esso Servicenter Kent ter Kent Town	59041	1965	Road Match	8m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Britannia Motors Ltd Kent ter Norwood	19395	1955	Road Match	8m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Victoria Park Service Station Kent ter Kent Town	22688	1955	Road Match	8m
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Suburban Motors., Kent Terr.-, Kent Town	13882	1950	Road Match	8m
9	Dry Cleaners, Dyers & Laundries	Hoffmann Dry Cleaners 28-29 Parade Norwood	49880	1965	Road Match	170m
	Dry Cleaners, Dyers & Laundries	GLENELG DRY CLEANING & DYEING WORKS LIMITED, Parade, Norwood	28748	1955	Road Match	170m
10	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Lawton W Service Station 45a Kent rd Kent Town	3236	1965	Road Match	171m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Lewton W Kent rd Kent Town	3283	1965	Road Match	171m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Southan C S 4 Kent rd Kent Town	7837	1965	Road Match	171m
	DRY CLEANERS, DYERS & PRESSERS	Australian Dry Cleaners., Head Office: Kent Rd., Kent Town	6063	1950	Road Match	171m
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Lewton, W., Kent Rd., Kent Town	14040	1950	Road Match	171m
	Motor Engineers, Garages And Service Stations	Bryson, R., Kent rd, Kent Twn	6732	1940	Road Match	171m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Wright, H, Kent rd, Kent Town	4157	1930	Road Match	171m
11	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Karapanayiotis W 2 Little Young st Kent Town	2266	1965	Road Match	210m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Preiss Rebore Service 5 Little Young st Kent Town	6601	1965	Road Match	210m

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Aerial Imagery 2023

80 - 82 Fullarton Road, Norwood, SA 5067

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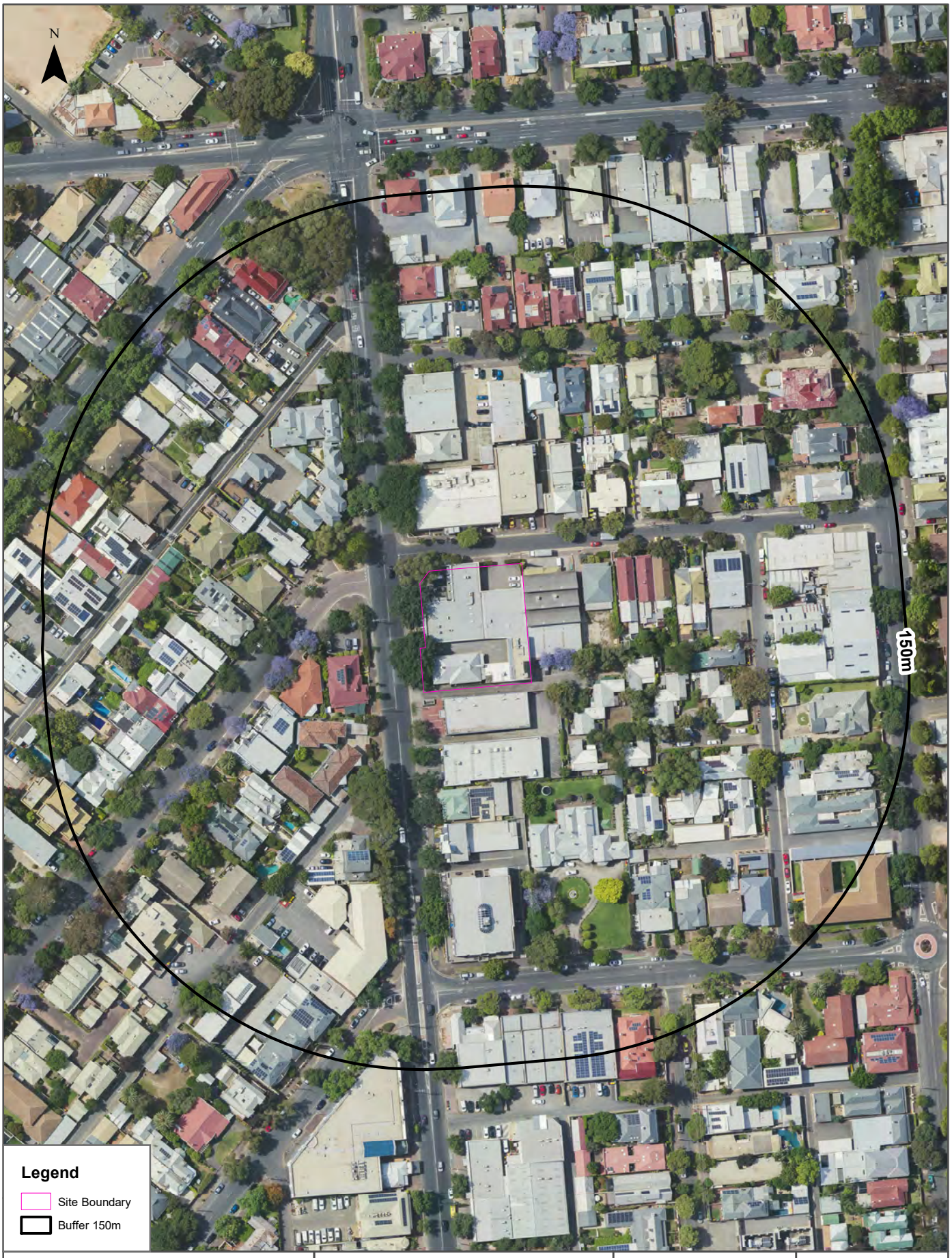
Aerial Imagery 2020

80 - 82 Fullarton Road, Norwood, SA 5067



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Aerial Imagery 2017

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 2014

80 - 82 Fullarton Road, Norwood, SA 5067

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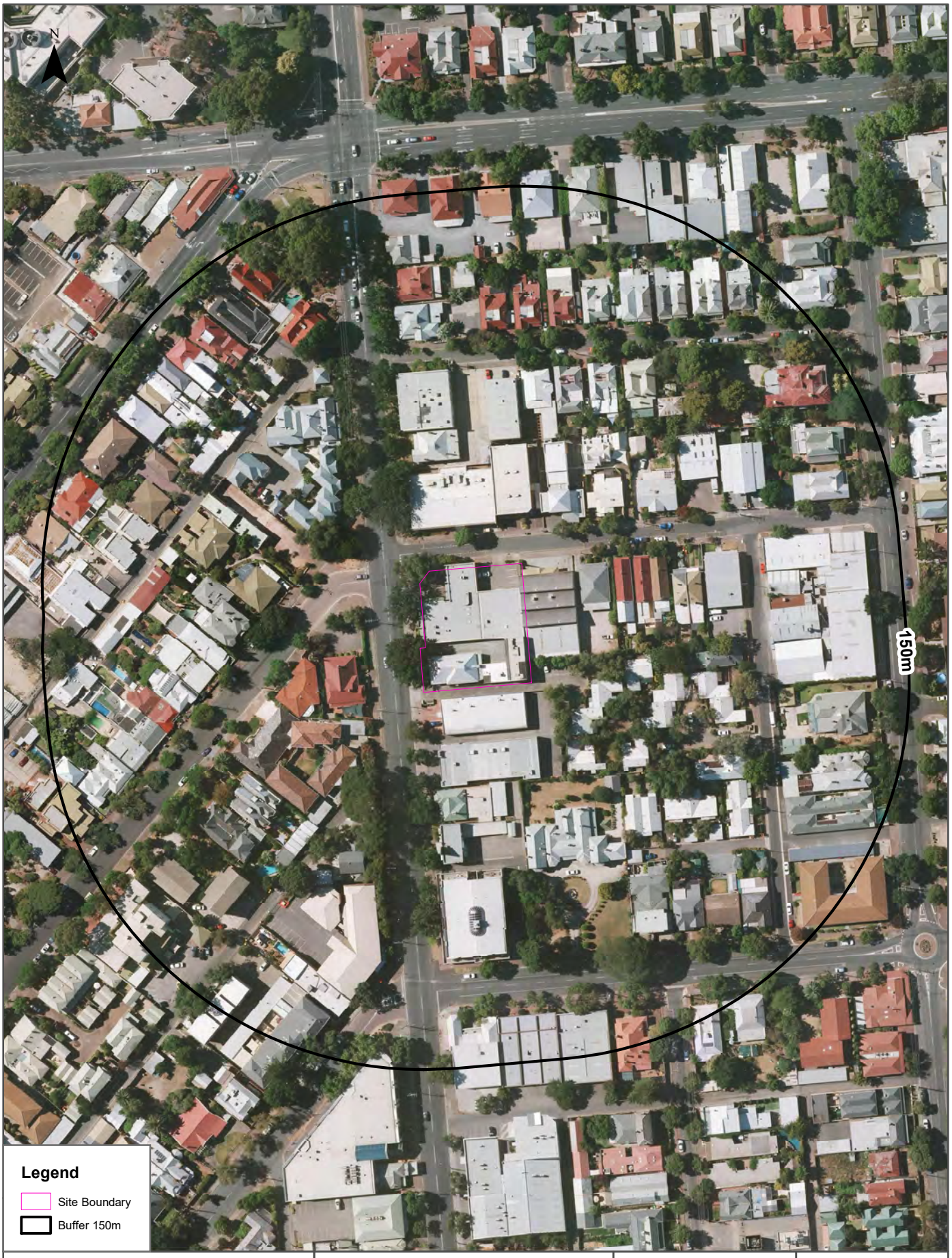
Aerial Imagery 2011

80 - 82 Fullarton Road, Norwood, SA 5067



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Aerial Imagery 2008

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 2004

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 2002

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 1997-1998

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 1986-1989

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 1979

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 1968-1969

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 1959-1961

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

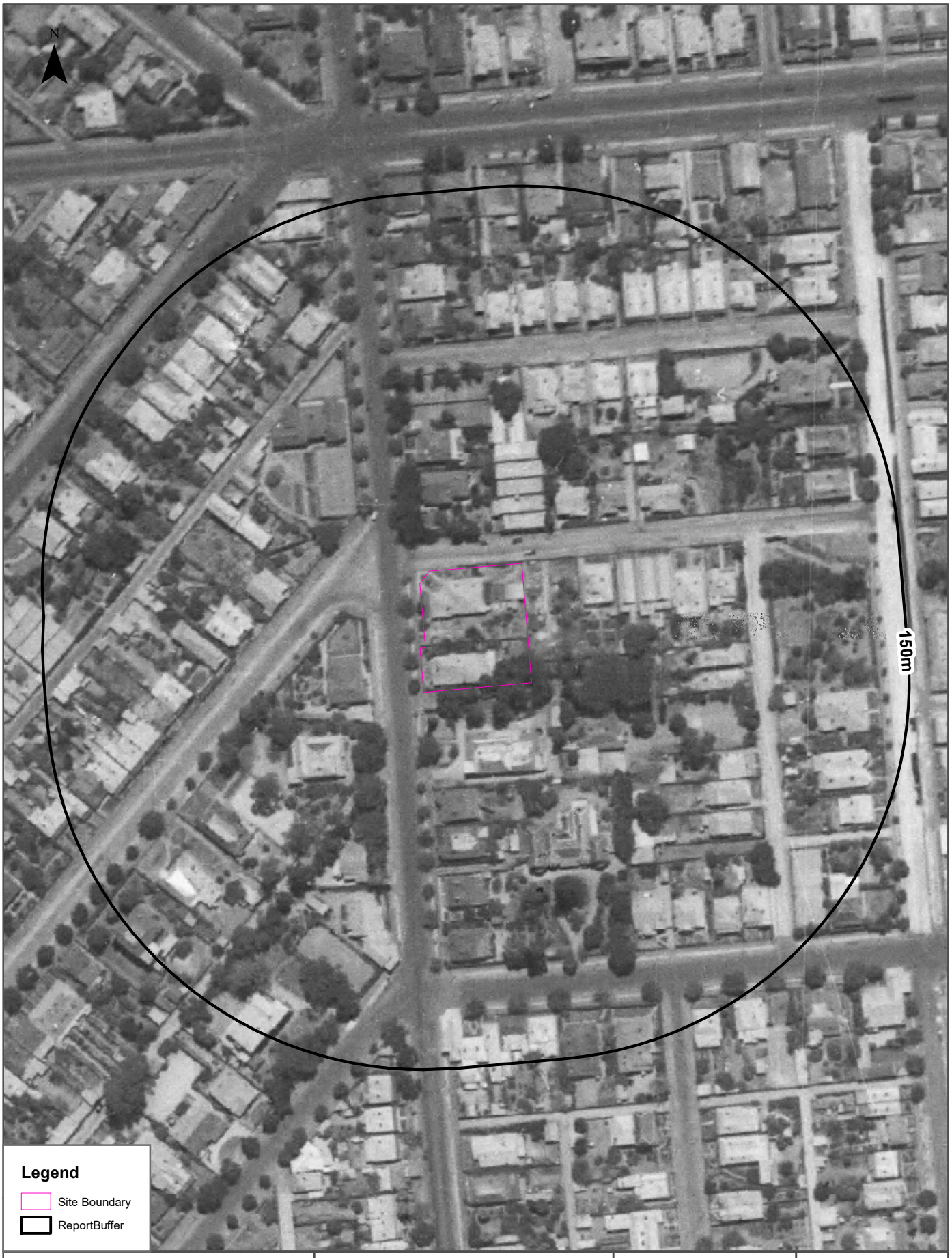
Aerial Imagery 1949

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Aerial Imagery 1935-36

80 - 82 Fullarton Road, Norwood, SA 5067



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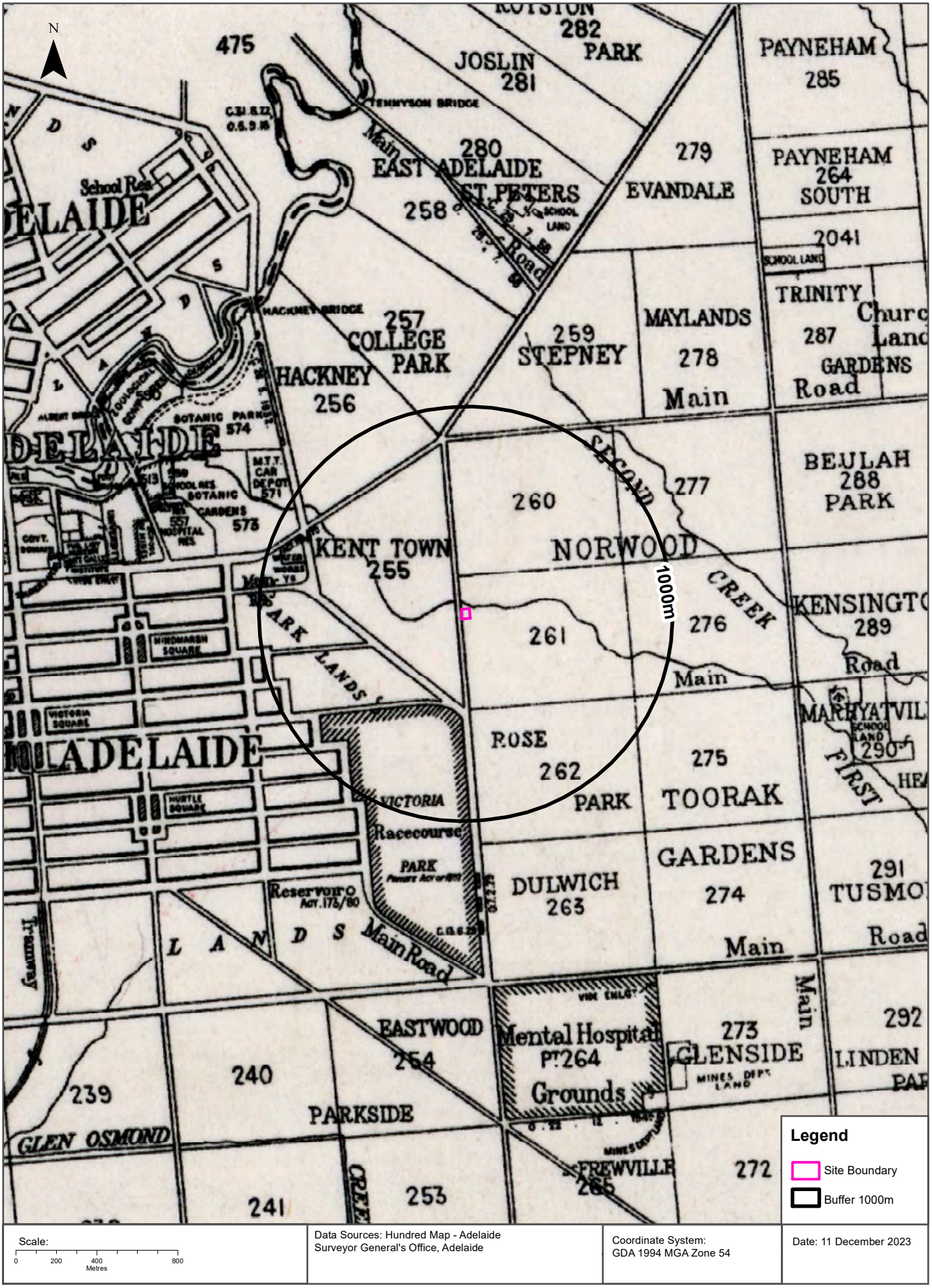
Historical Map 1982

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Historical Map 1959

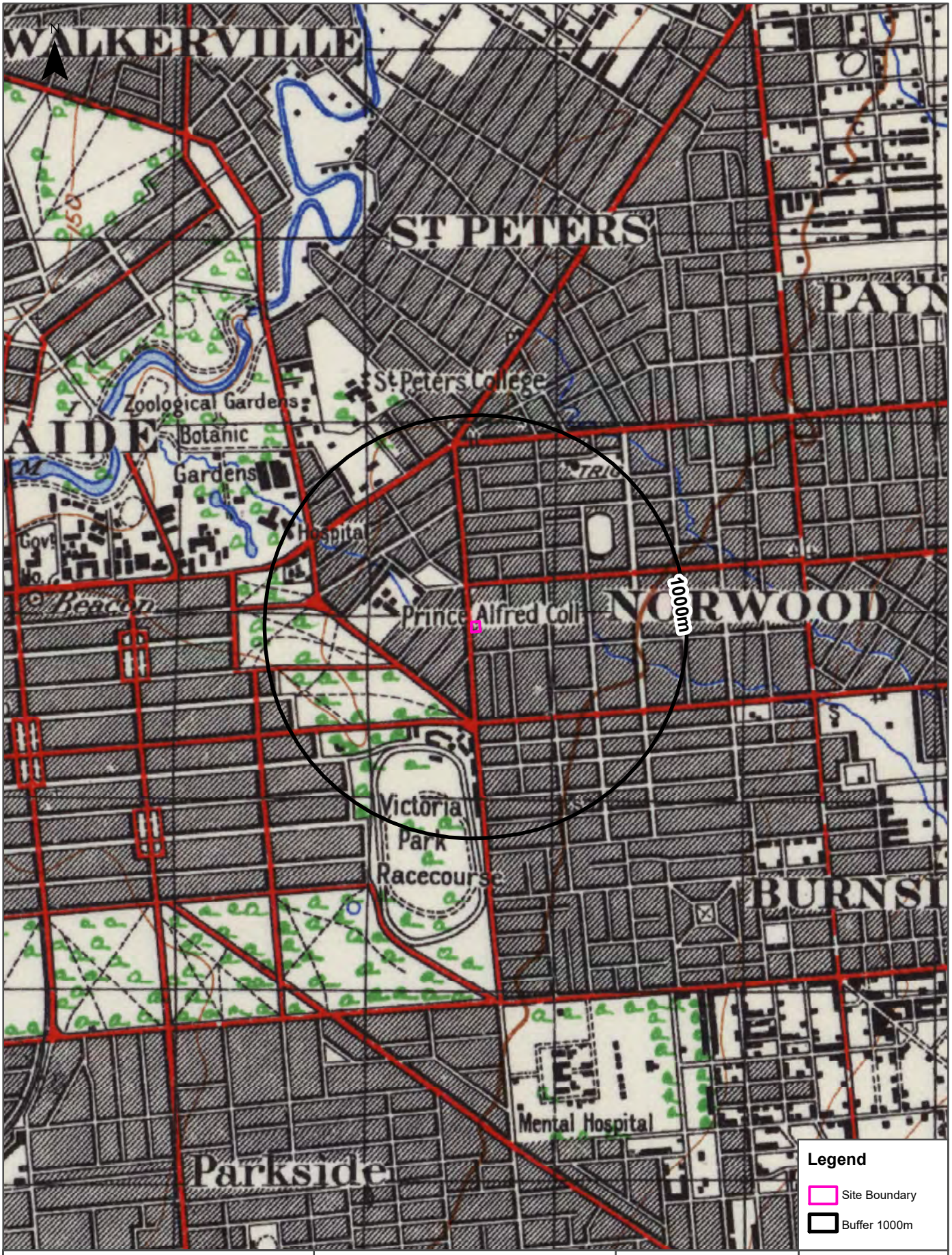
80 - 82 Fullarton Road, Norwood, SA 5067



Lotsearch Pty Ltd ABN 89 600 168 018

Historical Map c.1937

80 - 82 Fullarton Road, Norwood, SA 5067



Scale: 0 200 400 800 Metres

Data Sources: Australia 1:63,360
Prepared by Commonwealth Section Imperial General Staff

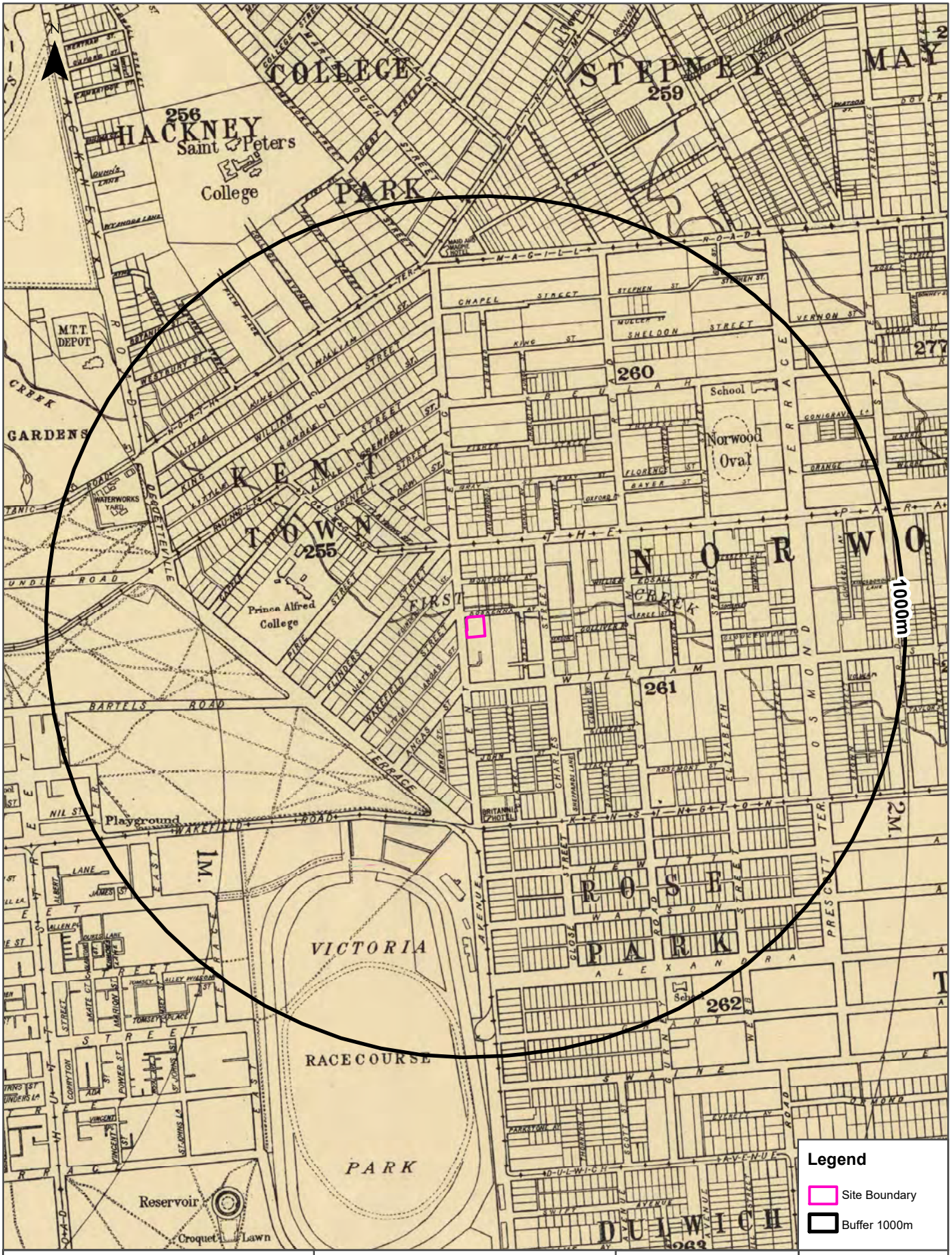
Coordinate System:
GDA 1994 MGA Zone 54

Date: 11 December 2023

Lotsearch Pty Ltd ABN 89 600 168 018

Historical Map 1927

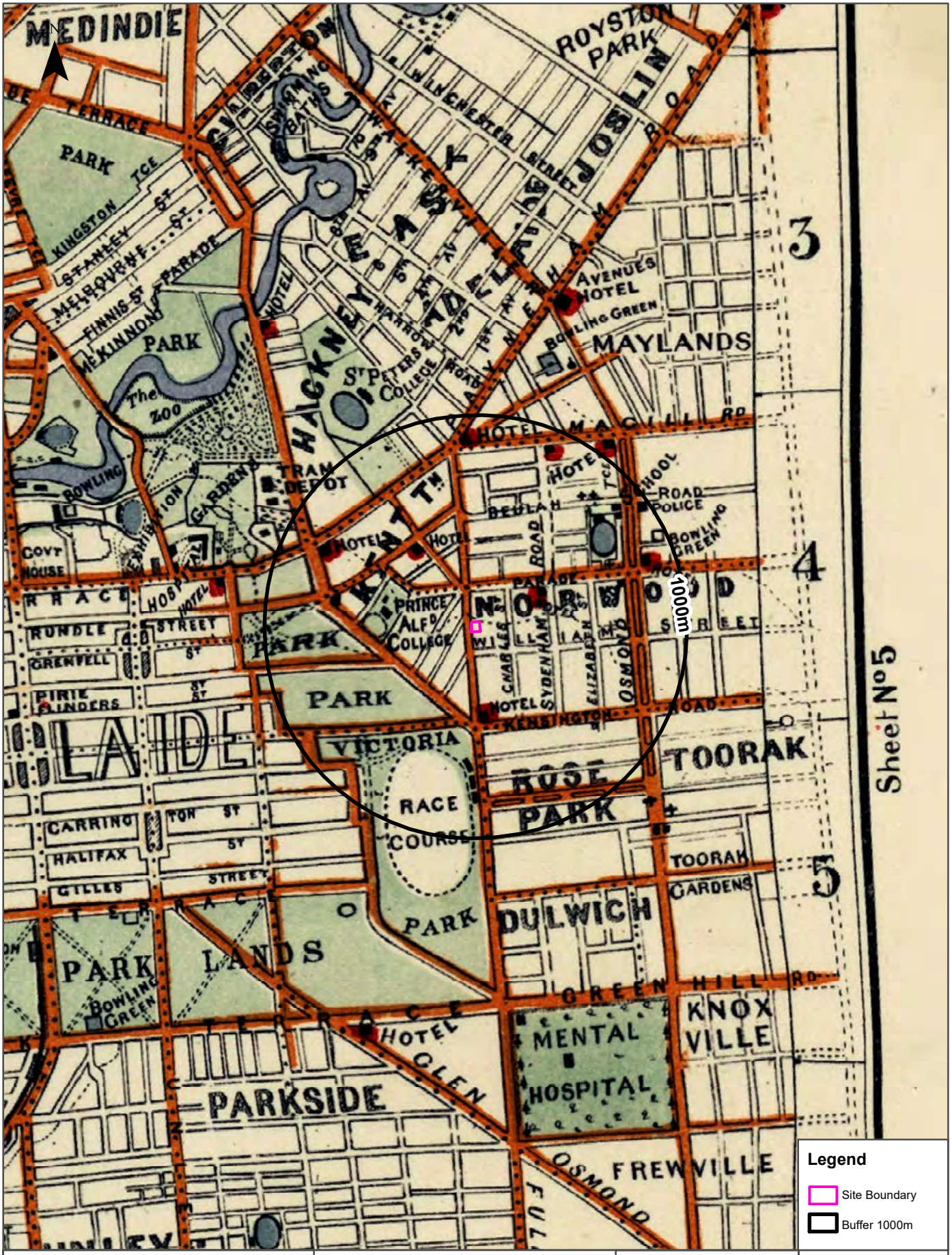
80 - 82 Fullarton Road, Norwood, SA 5067



Lotsearch Pty Ltd ABN 89 600 168 018

Historical Map 1926

80 - 82 Fullarton Road, Norwood, SA 5067



Legend

- Site Boundary
- Buffer 1000m

Scale: 0 200 400 800 Metres	Data Sources: Sheet No 4 - Henley Topographic Maps of South Australia Compiled from Reconnaissance Surveys by W.H. Edmunds	Coordinate System: GDA 1994 MGA Zone 54	Date: 11 December 2023

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Historical Map c.1914

80 - 82 Fullarton Road, Norwood, SA 5067

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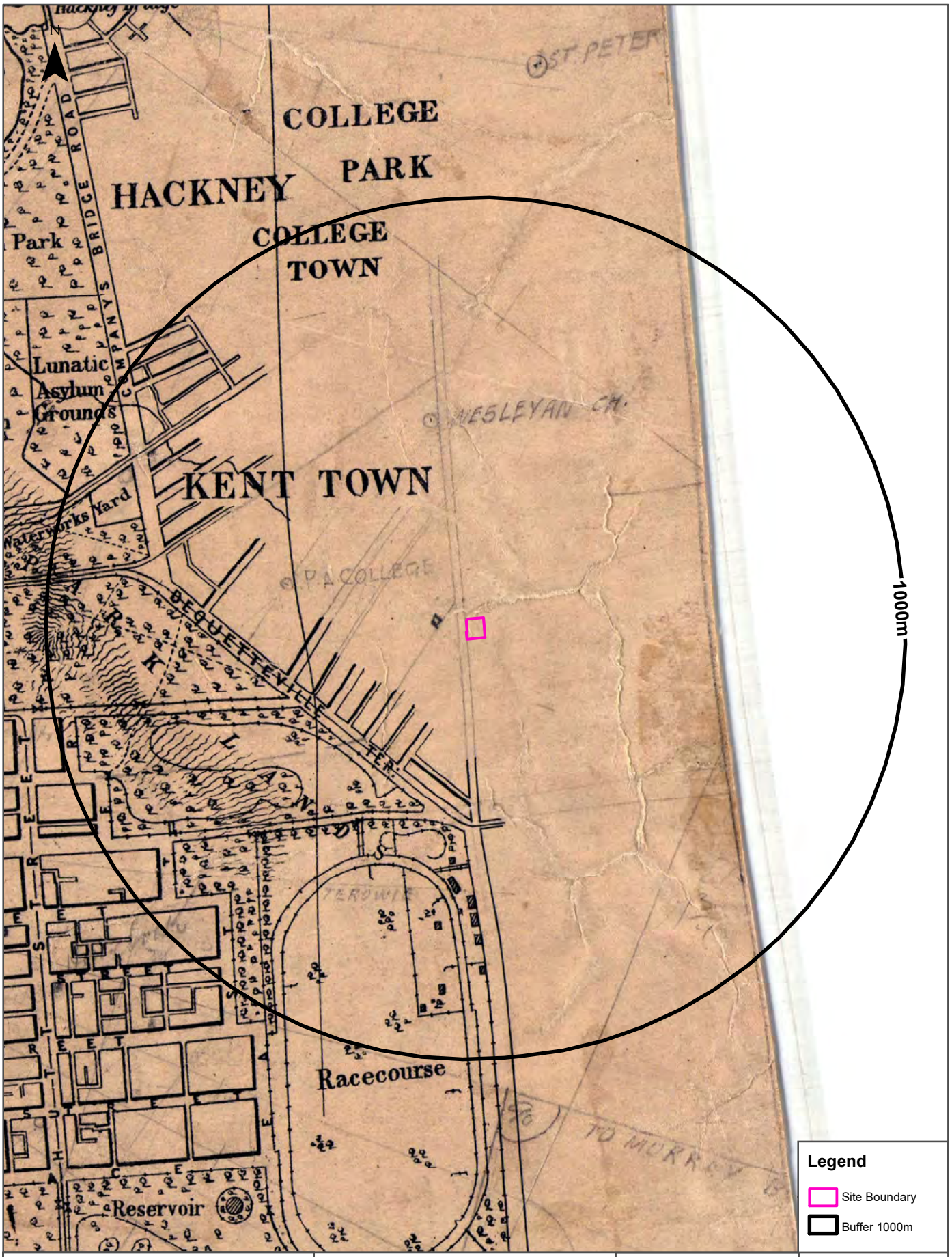
Historical Map 1889

80 - 82 Fullarton Road, Norwood, SA 5067



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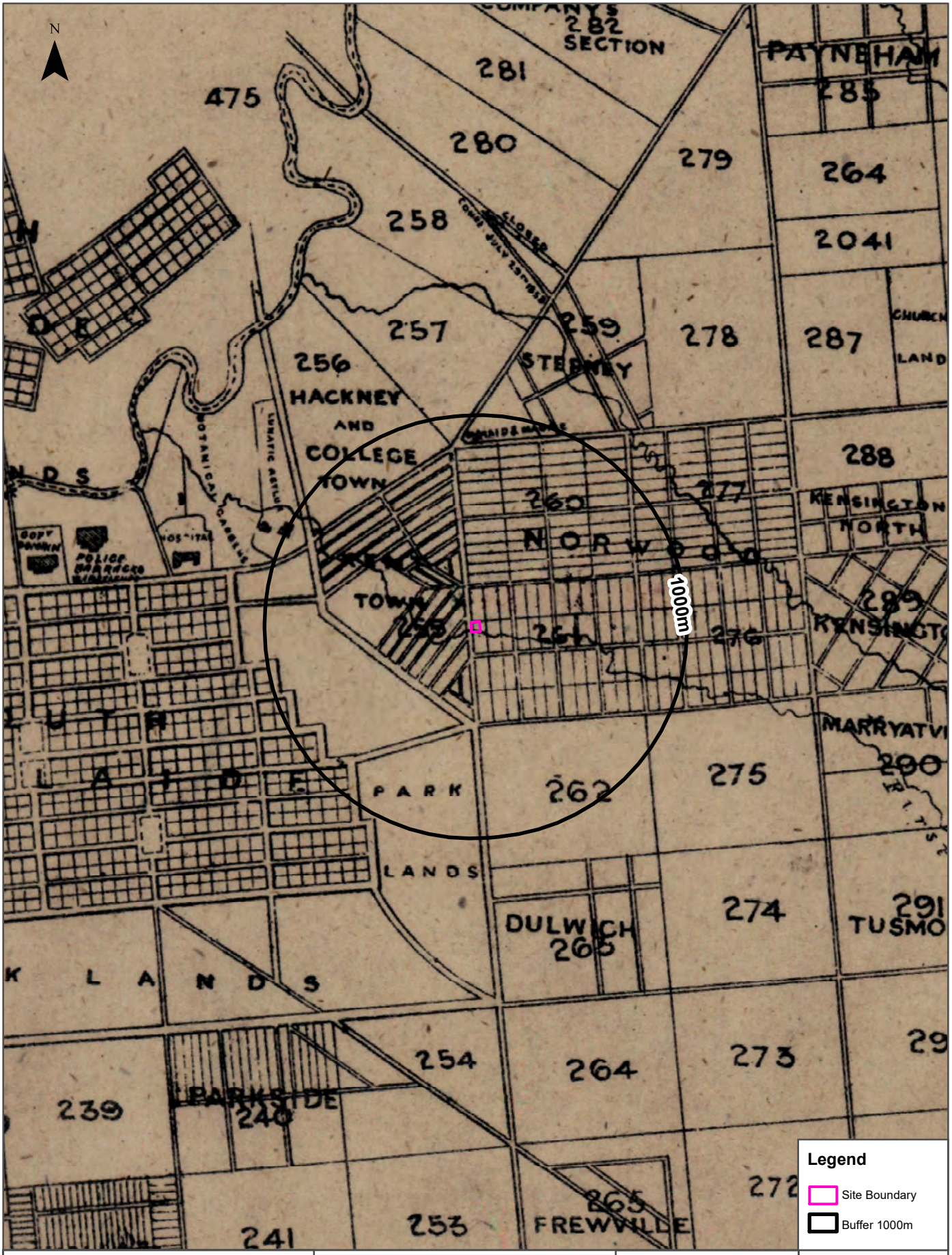
Historical Map 1873

80 - 82 Fullarton Road, Norwood, SA 5067



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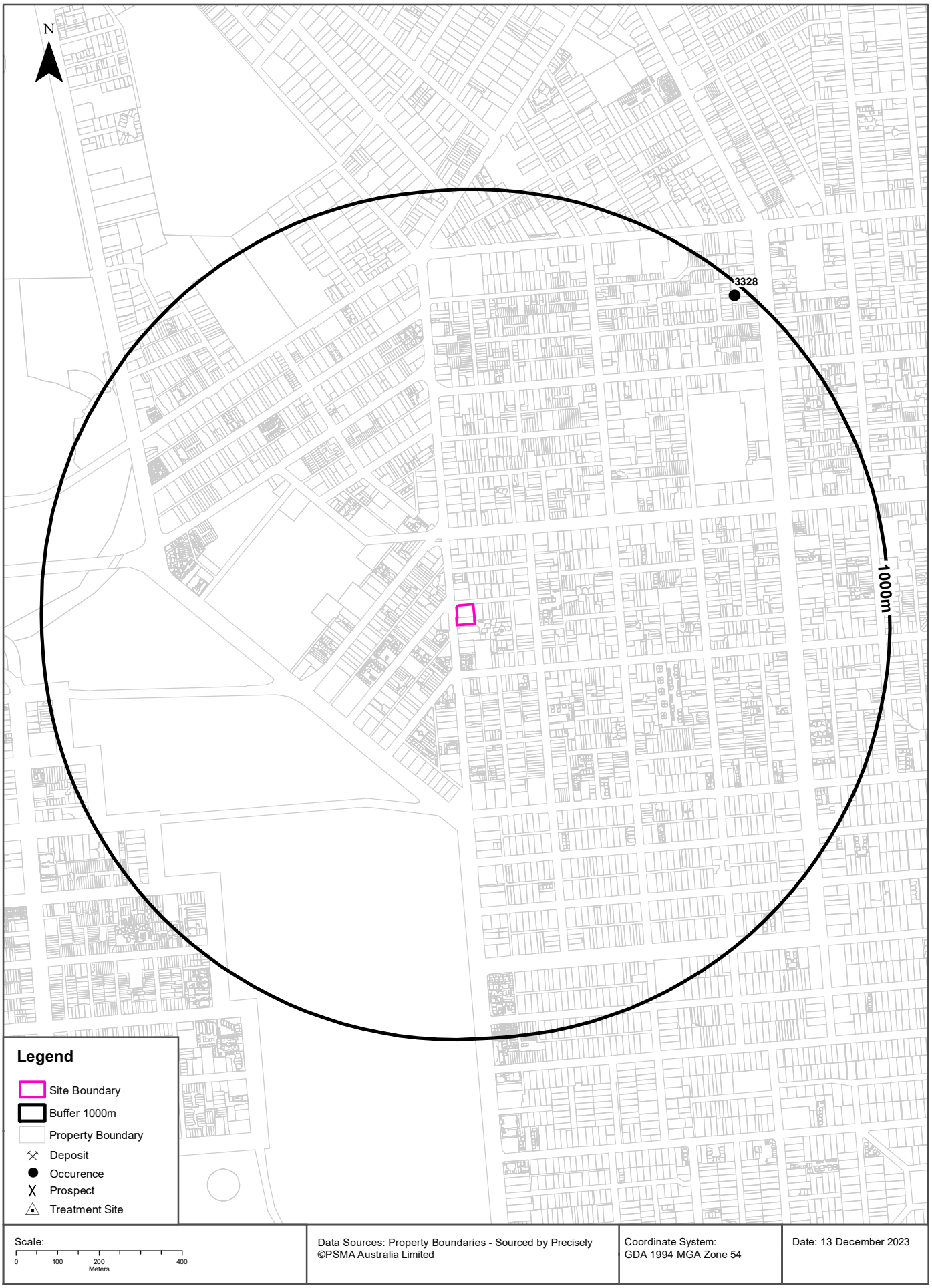
Mines and Mineral Deposits

80 - 82 Fullarton Road, Norwood, SA 5067



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Mining

80 - 82 Fullarton Road, Norwood, SA 5067

Mines and Mineral Deposits

Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
3328	COX BROTHERS	OCCURRENCE	Rehabilitated	Clay	1849	pit developed on clay on a property of 7.5 acres. Work started in 1849 and continued for many years with up to 20,000 bricks per day manufactured. The pit was infilled, and is now industrial (2008).	976m	North East

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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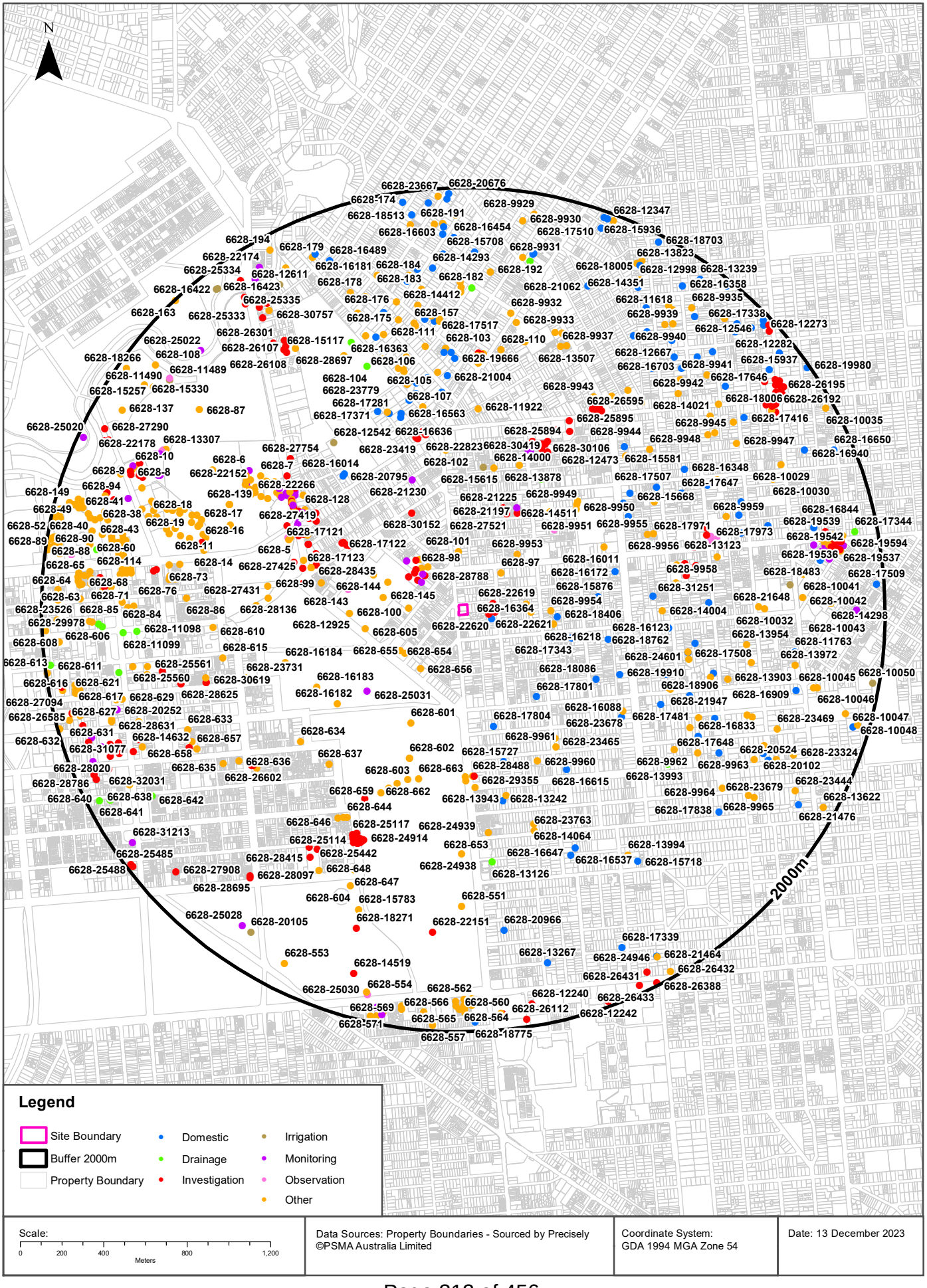
Drillholes

80 - 82 Fullarton Road, Norwood, SA 5067



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Hydrogeology & Groundwater

80 - 82 Fullarton Road, Norwood, SA 5067

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site
Porous, extensive aquifers of low to moderate productivity	138m	East

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

Aquifer Code	Description	Distance	Direction
20	Sedimentary Rocks - basins include limestone, often cavernous, sandstone, sand shale and clay	0m	On-site

Groundwater Aquifers Data Source: Dept. of Environment, Water and Natural Resources - South Australia
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Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-22620	218967	GMW 2		Investigation	2006-07-26	9.00		50.81					5.20	5.20	45.61	102m	East
6628-16364	134434			Domestic	1992-12-17	15.00		51.41	6.90	1010	1829					117m	East
6628-22619	218966	GMW 1		Investigation	2006-07-26	8.50		50.28					5.20	5.20	45.08	125m	East
6628-22621	218968	GMW 3		Investigation	2006-07-27	6.20		51.07					3.60	3.60	47.47	133m	East
6628-30500	331492			Monitoring	2019-11-08	9.00							4.60	4.60		208m	North West
6628-28788	293880	MW 1		Investigation	2016-10-22	7.50	44.05	44.11					4.30	4.36	39.75	217m	North West
6628-97	47197					11.99		50.71		1028	1862		9.25	9.25	41.46	222m	North East
6628-28791	293883	MW 4		Investigation	2016-10-22	5.00	43.80	43.90					4.00	4.10	39.80	229m	North West
6628-30499	331491		Dry	Monitoring	2019-11-09	9.00										229m	North West
6628-28605	290360	GW 2			2016-08-25	7.00							4.97	4.97		237m	North West
6628-100	47200					10.06		44.92		1499	2705					239m	West
6628-98	47198					6.71		44.45		1257	2274					251m	North West
6628-101	47201					15.24		50.05		1100	1992					252m	North

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-28789	293881	MW 2		Investigation	2016-10-22	7.00	43.31	43.39					4.50	4.58	38.81	262m	North West
6628-25846	264437				2010-05-24	16.00				530	963	0.7000	10.00	10.00		265m	East
6628-28792	293908		Backfilled	Investigation	2017-04-07	9.00										267m	North West
6628-28790	293882	MW 3		Investigation	2016-10-22	7.00	43.15	43.23					4.20	4.28	38.95	275m	North West
6628-24908	252812					4.20										283m	East
6628-28604	290359	SB04/GW 1			2016-08-25	6.00							5.22	5.22		289m	North West
6628-28793	293909		Backfilled	Investigation	2017-04-07	7.50							4.00	4.00		299m	North West
6628-25800	264105				2011-06-17	15.00										304m	East
6628-655	47744					12.19		50.17		1885	3395					316m	South West
6628-656	47745	SZ 78				9.14		51.04		1499	2705					316m	South West
6628-28849	294686		Backfilled	Monitoring	2017-04-08	7.80							5.00	5.00		327m	North West
6628-654	47743		Backfilled			18.90		49.94		1128	2042		8.53	8.53	41.41	329m	South West
6628-9953	56922					14.02		52.43		1128	2042					340m	North East
6628-144	47244		Backfilled		1955-01-01	39.62		44.16				0.7600				356m	West
6628-145	47245		Not In Use		1971-01-01	22.86	45.91	46.33	6.90	1245	2251		7.53	7.95	38.38	362m	West
6628-9954	56923					59.74		53.88								400m	East
6628-22520	215157					5.50		54.72								414m	East
6628-18406	164465			Domestic	1996-05-04	24.00		54.39		1412	2551	0.5000				430m	East
6628-12924	59893		Operational	Town Water Supply (Public/Municipal)	1984-02-14	27.00	43.00		7.70	1160	2100	1.3800	5.40	5.40	37.60	434m	West
6628-605	47694		Backfilled		1968-05-06	27.43	46.00		7.20	1105	2000	2.2700	7.05	7.05	38.95	452m	West
6628-27521	280990	GW 3	Backfilled	Investigation	2014-09-18	9.00										474m	North East
6628-27520	280989	GW 1	Backfilled	Investigation		9.00										476m	North
6628-27519	280988	GW 2	Backfilled	Investigation		9.00										495m	North
6628-30152	315977			Investigation	2019-04-02	20.00										497m	North West
6628-21197	196547			Investigation	2003-06-12	8.00		52.93								498m	North East
6628-17343	151221			Domestic	1995-08-29	14.00		55.98	7.20	1804	3250	0.5000				513m	East
6628-17801	156081			Domestic	1996-02-09	24.00		57.79	7.40	1239	2240	0.5000				516m	South East
6628-12925	59894		Operational	Town Water Supply (Public/Municipal)	1984-02-13	94.40	46.00		7.70	1306	2360	0.7500	8.40	8.40	37.60	521m	West
6628-21225	196717			Monitoring	2003-06-12	8.00		52.70					5.60	5.60	47.10	521m	North East
6628-143	47243			Observation	1964-01-01	13.72	36.00		7.50	350	637	2.5000				534m	West
6628-13466	60435		Capped	Observation	1985-07-26	149.30	53.13	53.20	7.60	1500	2400	1.2500	18.84	18.91	34.29	551m	North East
6628-17804	156084			Domestic	1996-03-04	24.00		55.84	7.50	1188	2150	0.5000				552m	South

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-601	47690		Backfilled		1934-01-01	30.48		49.74		1442	2604		7.62	7.62	42.12	566m	South West
6628-25031	253379	SBGW 46		Monitoring	2009-12-08	18.05	47.81			1005	1821		10.12	10.12	37.69	573m	South West
6628-17125	148679			Investigation	1995-01-29	7.70		41.21								593m	North West
6628-17123	148677			Investigation	1995-01-29	8.00		41.26								597m	North West
6628-9952	56921	NW HAND DUG WELL				42.67	52.35			940	1704	1.0100	9.14	9.14	43.21	598m	North East
6628-9951	56920	SE HAND DUG WELL		Observation			51.96		7.70	1295	2340		4.83	4.83	47.13	605m	North East
6628-17124	148678			Investigation	1995-01-28	10.00		41.00					4.30	4.30	36.70	610m	North West
6628-17121	148675			Investigation	1995-01-29	6.20		40.44								629m	North West
6628-15876	62845		Operational	Domestic	1992-01-30	11.00		56.69					8.00	8.00	48.69	631m	East
6628-17122	148676			Investigation	1995-01-29	7.00		40.47								634m	North West
6628-21230	196722			Monitoring	2003-01-07	11.00		45.30					8.00	8.00	37.30	640m	North
6628-15615	62584		Operational	Irrigation	1991-09-12	30.40		50.53	8.60	968	1753	10.5000	13.70	13.70	36.83	661m	North
6628-99	47199		Backfilled		1938-06-01	30.33		44.90		785	1424	3.7900	9.14	9.14	35.76	665m	West
6628-14000	60969				1987-06-01	66.00		50.31	8.10	1083	1960	1.2600	0.00	0.00	50.31	666m	North
6628-16218	130751			Domestic		15.00		57.10	6.80	556	1010		5.00	5.00	52.10	685m	East
6628-18086	162653			Domestic	1995-12-10	7.00		59.96								689m	South East
6628-16123	63092		Operational	Domestic	1992-09-05	15.00		58.19	6.70	3827	6800		4.50	4.50	53.69	692m	East
6628-9950	56919		Abandoned		1915-01-01	79.25		55.05		1228	2222	0.0400	18.29	18.29	36.76	694m	North East
6628-17480	153194			Drainage	1995-09-13	30.00		52.60	7.30	1250	2260	0.5000				697m	North East
6628-28436	289491	MW 2		Investigation	2016-08-08	9.00							7.50	7.50		709m	West
6628-9949	56918		Backfilled			10.97	54.00			771	1400	2.5300	7.31	7.31	46.69	711m	North East
6628-13878	60847				1987-02-12	13.00	49.00		5.80	1110	2010	0.4000	3.00	3.00	46.00	713m	North
6628-16011	62980				1992-02-05	12.00		57.67					11.00	11.00	46.67	714m	North East
6628-16182	63151		Backfilled		1992-09-09	92.00		43.30								721m	South West
6628-14511	61480	NORWOOD OVAL	Operational	Recreational	1989-03-20	42.60		54.95		949	1720	1.0000	16.00	16.00	38.95	727m	North East
6628-16172	63141		Operational	Domestic	1992-09-14	12.00		58.44	7.00	902	1634		4.50	4.50	53.94	727m	East
6628-23465	237481				2007-10-31	24.00		59.76		894	1620	0.8000	10.00	10.00	49.76	728m	South East
6628-28435	289490	MW 1			2016-08-08	10.00							8.00	8.00		728m	West
6628-28437	289492	MW 3			2016-08-08	9.50							7.50	7.50		728m	West
6628-31548	362028		Backfilled	Investigation	2021-10-20	20.00										728m	West
6628-15727	62696		Operational	Domestic	1991-09-20	13.80		56.64				0.7500	6.10	6.10	50.54	729m	South
6628-602	47691					15.24		49.86		1985	3572					729m	South
6628-603	47692					10.36		49.86		1514	2732					729m	South

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-31549	362031			Investigation	2021-10-21	25.00										735m	West
6628-102	47202							48.12		6088	10665					745m	North
6628-32027	371276		Dry	Investigation	2022-09-14	13.00										747m	South
6628-27430	280501	BH18	Backfilled	Investigation	2014-08-05	20.00										754m	West
6628-16183	63152		Backfilled		1992-09-09	24.00		42.44		1851	3332	0.5000	2.30	2.30	40.14	763m	South West
6628-9961	56930					12.19		59.97		1128	2042					766m	South East
6628-27425	280496	BH11	Backfilled	Investigation	2014-08-04	20.00										767m	West
6628-27418	280489	BH10			2014-07-29	20.00										773m	West
6628-28488	289674	MW 4			2016-03-30	8.50							6.00	6.00		777m	South
6628-27424	280495	BH13	Backfilled	Investigation	2014-08-08	15.00										778m	North West
6628-27426	280497	BH17		Investigation	2014-08-06	20.00										778m	North West
6628-29355	306548	MW 10		Investigation	2017-10-03	8.00							3.70	3.70		778m	South
6628-29530	307495			Environmental	2017-09-13	8.00										778m	South
6628-9960	56929					11.89		58.95		1285	2324					779m	South East
6628-19910	177390			Domestic	1999-10-13	15.50		59.97		1105	2000	0.5000	3.00	3.00	56.97	785m	East
6628-28221	288586	MW 3		Investigation	2015-05-14	6.50							4.50	4.50		793m	North West
6628-29531	307496			Environmental	2017-09-14	8.00										796m	South
6628-31824	369205		Backfilled	Monitoring	2022-03-16	8.20										796m	North
6628-31826	369207		Backfilled	Monitoring	2022-03-16	8.00										797m	North East
6628-31825	369206		Backfilled	Monitoring	2022-03-16	8.20										799m	North East
6628-28520	289789		Backfilled		2015-05-18	20.50										800m	North West
6628-28023	287377		Backfilled	Investigation	2015-09-25	16.50							14.00	14.00		801m	North West
6628-663	47752		Abandoned		1957-07-26	2.74		50.77								810m	South
6628-27759	285068	BH 34	Backfilled	Investigation	2015-03-25	15.00							4.00	4.00		814m	West
6628-28219	288584	MW 1		Investigation	2015-05-15	6.00							3.80	3.80		815m	North West
6628-28022	287376		Backfilled	Investigation	2015-09-17	16.00										817m	North West
6628-23417	236957	MW 21		Investigation	2007-09-19	12.00		45.40								820m	North
6628-30107	315779		Backfilled	Investigation	2019-02-12	8.00										827m	North East
6628-30105	315777		Backfilled	Investigation	2019-02-12	8.00										828m	North East
6628-662	47751		Abandoned		1957-07-26	6.10		50.05								828m	South
6628-28220	288585	MW 2		Investigation	2015-05-15	5.50										830m	North West
6628-20795	190003			Domestic	2001-12-22	22.50		40.31		1005	1820	1.0000	7.00	7.00	33.31	831m	North West
6628-22823	228844	SB/MW 20		Investigation	2006-07-10	12.00		46.11					8.30	8.30	37.81	831m	North
6628-23419	236959	MW 23		Investigation	2007-09-21	12.00		45.28								831m	North

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-23445	237455				2008-05-19	18.00		58.91		905	1641	1.0000	5.70	5.70	53.21	832m	East
6628-29532	307497			Environmental	2017-09-13	8.00										832m	South
6628-16014	62983		Abandoned	Domestic	1992-02-14	16.00		40.43		989	1791		5.70	5.70	34.73	835m	North West
6628-27427	280498	BH15		Investigation	2014-07-30	20.00										837m	North West
6628-25894	265152	GW 2		Investigation		12.00							6.50	6.50		842m	North East
6628-30115	315787		Backfilled	Investigation	2019-02-12	8.00										845m	North East
6628-27750	285059			Investigation	2015-03-25	15.00										846m	North West
6628-27751	285060			Investigation	2015-03-25	10.00										846m	North West
6628-23418	236958	MW 22		Investigation	2007-09-20	12.00		45.82								848m	North
6628-25893	265151	GW 1	Backfilled	Investigation	2011-09-10	10.00							5.50	5.50		850m	North East
6628-27428	280499	BH14		Investigation	2014-08-03	25.00										856m	North West
6628-30106	315778		Backfilled	Investigation	2019-02-12	8.00										856m	North East
6628-16184	63153		Operational	Town Water Supply (Public/Municipal)	1992-09-10	20.00		42.30	7.50	1765	3181	1.6000	1.70	1.70	40.60	861m	West
6628-661	47750		Abandoned		1957-07-26	4.88		49.34								862m	South
6628-28638	290476	CH 1535		Monitoring	2016-10-27	10.80										865m	North West
6628-128	47228	ROMMILLY CHAMBER						36.88								867m	North West
6628-5	47105				1881-12-12	125.27		40.28		1671	3013		13.11	13.11	27.17	868m	North West
6628-28135	288422	BH 51	Backfilled			34.65										872m	West
6628-28636	290474	MB 2	Backfilled	Monitoring	2016-07-22	7.80										872m	North West
6628-30419	326065			Investigation	2019-09-27	9.50										872m	North East
6628-23678	240270				2007-10-10	33.00		62.90		829	1503	0.1000	15.80	15.80	47.10	879m	South East
6628-11754	58723		Abandoned	Observation		5.25	39.23		7.80	1552	2800		5.82	5.82	33.41	881m	West
6628-16516	138533			Domestic	1993-12-15	15.00		58.18	6.50	1373	2480		6.00	6.00	52.18	881m	North East
6628-16615	141363			Domestic	1994-04-22	20.00		60.84	7.10	1322	2390					885m	South East
6628-28635	290473	CH 1490		Monitoring	2016-10-27	13.30										886m	North West
6628-13943	60912				1987-03-03	11.50		56.16		1390	2510	0.4400	6.00	6.00	50.16	888m	South
6628-16088	63057		Operational	Domestic	1992-02-23	26.00		63.50	7.40	1178	2131		11.00	11.00	52.50	888m	South East
6628-27752	285061			Investigation	2015-03-26	20.00										890m	North West
6628-15997	62966		Operational	Domestic	1992-04-16	15.00		60.42	7.50	866	1571		6.30	6.30	54.12	892m	East
6628-20996	194743			Domestic	2002-12-06	20.00		57.59		1188	2150	0.8000	7.50	7.50	50.09	892m	North East
6628-660	47749		Abandoned		1957-07-26	14.93		48.78								896m	South West
6628-27420	280491	BH6		Investigation	2014-07-27	25.00										898m	North West

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-15709	62678		Operational	Domestic	1991-10-17	16.70		43.39	7.40	1178	2131	2.7500	7.10	7.10	36.29	900m	North West
6628-16636	142115			Domestic	1993-11-19	16.00		43.58	7.30	337	612	1.2000				904m	North West
6628-27419	280490	BH9	Decommissioned	Investigation	2014-07-28	15.00										905m	North West
6628-27749	285058			Investigation	2015-03-23	15.00										906m	North West
6628-28634	290472	CH 1460	Decommissioned		2016-11-29	14.30										907m	North West
6628-27756	285065			Investigation	2015-03-22	20.00										908m	North West
6628-28136	288423	BH54 51	Backfilled			14.52										911m	West
6628-13242	60211		Operational	Domestic	1985-01-15	11.00	54.00		7.80	1272	2300	0.6300	6.70	6.70	47.30	912m	South
6628-22271	206478	MW 12			2005-08-12	6.00		36.43								915m	North West
6628-27431	280502	BH16	Backfilled		2014-08-07	15.00										918m	West
6628-27421	280492	BH8		Investigation		25.00										921m	North West
6628-28637	290475	CH 1430		Monitoring	2016-10-31	13.30										929m	North West
6628-9955	56924		Operational	Industrial		12.19		59.54		1299	2349		8.53	8.53	51.01	929m	East
6628-659	47748		Abandoned		1957-07-26	10.36		48.66								933m	South West
6628-14004	60973				1987-06-01	14.00		61.41	7.30	972	1760	0.0000	5.00	5.00	56.41	934m	East
6628-30398	325650			Investigation	2019-09-03	11.50										936m	North East
6628-11922	58891			General Usage	1980-05-26	87.00		45.27				0.9500	3.20	3.20	42.07	938m	North
6628-27755	285064			Investigation	2015-03-19	20.00										939m	North West
6628-28138	288426	BH 23			2015-03-18	15.00										940m	North West
6628-21274	196903			Domestic	2003-06-05	24.00		44.30		1066	1930	0.6000	9.00	9.00	35.30	944m	North
6628-27753	285062			Investigation	2015-03-17	9.00										945m	North West
6628-22270	206477	MW 11		Monitoring	2005-08-12	6.00		35.93								946m	North West
6628-15668	62637		Operational	Domestic	1991-10-03	12.00		57.36	6.70	1362	2460		6.00	6.00	51.36	947m	North East
6628-27429	280500	BH7			2014-08-11	20.00										948m	North West
6628-637	47726					10.36		50.16		5155	9081					949m	South West
6628-22267	206474	SB 6		Monitoring	2005-08-12	5.70		36.25								955m	North West
6628-9956	56925							59.78		1313	2374					957m	East
6628-16563	140951			Domestic	1993-11-19	16.00		44.25				1.2000				960m	North
6628-22269	206476	MW 10		Monitoring	2005-08-11	6.00		36.87								963m	North West
6628-25896	265154	GW 3		Investigation	2011-09-10	11.00							6.50	6.50		964m	North East
6628-27423	280494	BH4	Backfilled	Investigation		10.00										965m	North West
6628-23320	236156				2007-12-15	20.00		44.68		1412	2550	1.0000	5.00	5.00	39.68	966m	North
6628-18762	167541			Domestic	1997-12-17	20.00		63.48		733	1330		6.00	6.00	57.48	967m	East
6628-28137	288424	BH 55	Backfilled			14.75										967m	West

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-22268	206475	MW 9		Monitoring	2005-08-11	6.00		36.69								968m	North West
6628-27760	285069	BH 20	Backfilled	Investigation	2015-03-17	11.00							3.00	3.00		968m	North West
6628-634	47723							50.32		1160	2100					971m	South West
6628-28633	290471	CH 1390			2016-10-31	13.30										976m	North West
6628-17281	150965			Domestic	1995-06-02	19.00		43.54	7.60	1284	2320	1.1000				979m	North
6628-22266	206473	MW 6		Monitoring	2005-08-11	6.00		35.57								981m	North West
6628-12542	59511		Operational	Irrigation	1983-11-11	15.00	40.00					1.2600	7.60	7.60	32.40	983m	North West
6628-23662	240237				2008-01-16	20.00		43.41		1166	2110	1.2000	8.80	8.80	34.61	985m	North
6628-22265	206472	MW 5		Monitoring	2005-08-11	6.00		35.78								987m	North West
6628-24940	252999	MW 3		Investigation	2009-05-20	10.00							6.00	6.00		989m	South West
6628-29761	313506			Monitoring	2018-10-24	8.00										996m	North West
6628-32148	375005		Equipped (pump, windmill, etc)	Domestic		18.20				1138	2060		3.50	3.50		997m	East
6628-17371	151252			Domestic	1995-08-03	18.00		42.73	7.60	1143	2070	1.2500				1005m	North West
6628-25895	265153	GW 4		Investigation	2011-09-10	9.00										1006m	North East
6628-28134	288421	BH 49	Backfilled			29.10										1007m	North West
6628-9957	56926							63.10		614	1116					1008m	East
6628-21860	200887			Domestic	2002-04-22	18.00		43.96		1255	2270	9.0000	15.00	15.00	28.96	1012m	North
6628-17481	153195		Abandoned	Domestic	1995-09-19	30.00		64.53								1021m	South East
6628-19475	174949			Domestic	1999-03-25	22.50		43.98		1083	1960	2.0000	7.50	7.50	36.48	1022m	North
6628-13974	60943				1987-04-24	16.00	61.00		7.10	788	1430	5.0000	5.50	5.50	55.50	1024m	East
6628-17415	152899			Recharge	1995-10-13	20.00		58.47	7.60	827	1500		6.60	6.60	51.87	1024m	North East
6628-21946	202607		Backfilled		2003-08-12	60.00		64.98								1027m	East
6628-29759	313485			Monitoring	2018-10-24	7.00										1027m	North West
6628-27264	279785	LAKE BORE 1				6.00	34.88	34.85					3.84	3.81	31.04	1028m	North West
6628-27422	280493	BH2		Investigation		10.00										1031m	North West
6628-18400	164407			Domestic	1997-02-23	16.00		43.61		1255	2270					1036m	North
6628-21947	202608		Backfilled		2004-08-11	60.00		65.13								1037m	East
6628-12473	59442				1983-08-30	23.00		55.28	7.50	1117	2022	1.0000	3.50	3.50	51.78	1041m	North East
6628-27265	279786	LAKE BORE 2				6.00	33.49	33.37					1.82	1.70	31.67	1049m	North West
6628-23779	241519				2008-01-25	18.00		42.74				1.0000				1051m	North
6628-653	47742					7.62	54.00			1413	2552	0.0400	7.01	7.01	46.99	1054m	South
6628-14064	61033				1987-10-12	9.00	58.00		7.90	1328	2400	1.0000	4.00	4.00	54.00	1056m	South
6628-31251	355125			Investigation	2021-04-07	21.00										1061m	East

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6628-24567	245587	BG EAST BORE	Operational	Managed Aquifer Recharge (incl ASR)	2009-02-26	183.00		33.48		2824	5050	12.0000	6.10	6.10	27.38	1062 m	North West
6628-23731	241403				2007-12-07	32.00		47.68		1839	3310	32.0000	17.00	17.00	30.68	1064 m	West
6628-31241	355083		Backfilled	Investigation	2021-04-09	21.00										1064 m	East
6628-9944	56913		Backfilled		1914-01-01	24.99	50.00			728	1322	1.2600	7.62	7.62	42.38	1065 m	North East
6628-17507	153310			Domestic	1995-12-15	18.00		57.59	7.40	961	1740	0.5000	6.60	6.60	50.99	1068 m	North East
6628-15581	62550		Operational	Domestic	1991-05-15	15.00	53.00		7.60	868	1574	1.0000	6.50	6.50	46.50	1070 m	North East
6628-27754	285063			Investigation	2015-03-18	15.00										1070 m	North West
6628-17508	153311			Domestic	1995-12-05	18.00		65.05	7.60	672	1220	0.3000				1071 m	East
6628-27369	280383					20.00				733	1330	0.5000	6.00	6.00		1071 m	East
6628-24939	252998	MW 2		Investigation	2009-05-20	10.00							7.00	7.00		1079 m	South
6628-27266	279787	LAKE BORE 3				6.00	33.27	33.25					1.86	1.84	31.41	1081 m	North West
6628-24601	245702				2008-05-19	30.00		64.18		854	1550	50.0000				1082 m	East
6628-27271	279792	LAKE BORE 8				6.00	34.34	34.28					3.43	3.37	30.91	1082 m	North West
6628-20161	180561			Domestic	2000-04-28	23.00		42.93		1083	1960	1.0000	6.60	6.60	36.33	1085 m	North
6628-23763	241495				2008-03-12	18.00		58.61		1367	2470	0.8000	6.00	6.00	52.61	1086 m	South
6628-107	47207					9.14		42.93		1499	2705					1087 m	North
6628-27882	285613	BG IMP 3														1094 m	North West
6628-17110	148653			Domestic	1995-03-20	16.00		66.04	7.60	750	1360	0.7000				1099 m	East
6628-21004	194803			Domestic	2002-12-16	31.50		42.87		783	1420	1.0000	6.00	6.00	36.87	1099 m	North
6628-27884	285615	BG IMP 4														1099 m	North West
6628-15957	62926		Operational	Domestic	1992-03-17	16.00		42.72	8.00	1184	2142	2.0000	7.00	7.00	35.72	1101 m	North
6628-644	47733				1963-11-12	30.17		50.24					3.35	3.35	46.89	1109 m	South West
6628-31248	355119		Backfilled	Investigation	2021-04-08	26.00										1114 m	East
6628-27267	279788	LAKE BORE 4				6.00	33.09	33.01					2.55	2.47	30.54	1115 m	North West
6628-31947	370815			Investigation	2022-07-20	9.00										1115 m	North East
6628-645	47734				1963-11-20	18.29		50.24								1117 m	South West
6628-26863	275270				2012-11-01	18.00				1608	2900	1.0000	7.50	7.50		1121 m	North
6628-31946	370814			Investigation	2022-07-20	9.00										1122 m	North East
6628-18306	164201			Investigation	1996-09-10	8.00		63.50					4.52	4.52	58.98	1123 m	East
6628-26597	272288	MW 3		Investigation	2012-06-13	8.50							6.60	6.60		1124 m	North East
6628-27883	285614	BG IMP 4														1127 m	North West
6628-27272	279793	LAKE BORE 9				6.00	33.09	32.97					2.08	1.96	31.01	1129 m	North West
6628-26595	272286	MW 1		Investigation	2012-06-12	8.50							6.60	6.60		1130 m	North East

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6628-646	47735				1963-11-22	18.29		50.26								1134 m	South West
6628-18906	168520			Domestic	1998-03-17	18.00		66.87		1049	1900	1.0000	10.00	10.00	56.87	1135 m	East
6628-7	47107					6.71		34.80								1135 m	North West
6628-26596	272287	MW 2		Investigation	2012-06-12	8.50							6.80	6.80		1137 m	North East
6628-24938	252997	MW 1			2009-05-20	10.00							5.00	5.00		1147 m	South
6628-27268	279789	LAKE BORE 5				6.00	33.13	33.00					2.76	2.63	30.37	1147 m	North West
6628-31945	370813			Investigation	2022-07-20	8.50										1148 m	North East
6628-106	47206					9.75		42.08		1832	3300					1149 m	North
6628-615	47704		Abandoned		1963-07-03	4.57		46.48								1149 m	West
6628-9948	56917					8.53		55.02		1185	2145		3.66	3.66	51.36	1150 m	North East
6628-18205	162982			Domestic	1996-04-30	6.50		66.09		783	1420		1.50	1.50	64.59	1156 m	East
6628-30821	345648			Investigation	2020-08-19	6.70							3.40	3.40		1157 m	South West
6628-138	47238	BOTANIC GARDENS						34.09		1742	3140					1158 m	West
6628-17647	155101			Domestic	1996-02-01	18.00		59.54	7.10	1132	2050	0.5000	4.10	4.10	55.44	1159 m	North East
6628-20247	181068			Domestic	1996-02-29	20.00		59.54					5.70	5.70	53.84	1159 m	North East
6628-31699	365585		Backfilled													1160 m	North
6628-15782	62751				1991-12-05	16.20		41.87	7.90	1138	2060	1.2500	6.00	6.00	35.87	1163 m	North
6628-27880	285611	BG IMP 1														1165 m	North West
6628-9943	56912					7.16		50.96	7.00	2355	4227		5.94	5.94	45.02	1167 m	North East
6628-25117	254199	MW 13		Investigation	2010-02-19	8.00							6.30	6.30		1171 m	South West
6628-25651	262710	GMW 16	Backfilled	Investigation	2010-10-25	11.00							6.80	6.80		1171 m	North
6628-105	47205					15.24		41.77		1370	2476		10.97	10.97	30.80	1172 m	North
6628-22152	205640	N117B (BG1)	Controlled - shut in	Monitoring	2005-03-08	186.00		35.18	7.70	2460	4410		3.40	3.40	31.78	1172 m	North West
6628-25441	259555	MW 4		Investigation	2009-11-25	8.00							5.70	5.70		1172 m	South West
6628-25440	259554	MW 3		Investigation	2009-11-24	8.00							5.40	5.40		1173 m	South West
6628-24914	252828	GMW 1		Investigation	2009-09-29	10.00							8.00	8.00		1174 m	South West
6628-25650	262709	GMW 15		Investigation	2010-10-25	11.00										1174 m	North
6628-25443	259557	MW 6		Investigation	2009-11-25	8.00							5.40	5.40		1175 m	South West
6628-25439	259553	MW 2		Investigation	2009-11-23	8.00							5.70	5.70		1176 m	South West
6628-32065	371571			Environmental	2022-08-18	8.00										1176 m	North
6628-27269	279790	LAKE BORE 6				6.00	33.26	33.11					3.42	3.27	29.84	1177 m	North West
6628-31698	365584		Backfilled													1177 m	North
6628-30819	345646			Investigation	2020-08-19	6.50							3.70	3.70		1178 m	South West
6628-610	47699		Backfilled			32.00		43.62								1178 m	West

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6628-25116	254198	MW 12		Investigation	2010-02-19	8.00							6.30	6.30		1179 m	South West
6628-27881	285612	BG IMP 2														1179 m	North West
6628-24566	245586	BG WEST BORE	Operational	Managed Aquifer Recharge (incl ASR)	2009-02-06	130.00		33.84		3218	5740	15.0000	5.60	5.60	28.24	1180 m	North West
6628-32066	371572			Environmental	2022-08-18	8.00										1180 m	North
6628-23736	241428	MW 13			2008-04-07	9.50		43.55					8.00	8.00	35.55	1181 m	North
6628-19666	176251			Domestic	1999-01-07	18.00		42.06		1194	2160	1.0000	6.00	6.00	36.06	1182 m	North
6628-25442	259556	MW 5		Investigation	2009-11-25	8.00							5.60	5.60		1183 m	South West
6628-9962	56931					4.27		66.36		785	1424		3.50	3.50	62.86	1184 m	South East
6628-23735	241427	MW 12	Abandoned		2008-04-07	9.50		43.64								1187 m	North
6628-25115	254197	MW 11		Investigation	2010-02-18	8.00							6.60	6.60		1188 m	South West
6628-32067	371573			Environmental	2022-08-18	8.50										1191 m	North
6628-25444	259558	MW 7		Investigation	2009-11-26	8.00							5.60	5.60		1192 m	South West
6628-27270	279791	LAKE BORE 7				6.00	33.37	33.19					3.26	3.08	30.11	1193 m	North West
6628-32068	371574			Environmental	2022-08-18	8.50										1193 m	North
6628-26300	269231	DW	Controlled - shut in	Monitoring	2008-09-03	180.00						2.5000	-7.34	-7.34		1194 m	North West
6628-13126	60095		Operational	Drainage	1984-11-20	8.00		56.21	7.50	1418	2560	0.4500				1195 m	South
6628-31697	365581		Backfilled			9.50										1195 m	North
6628-18308	164203			Investigation	1996-09-10	8.00		63.49					4.16	4.16	59.33	1196 m	East
6628-20205	180951		Backfilled	Monitoring	2000-05-02	10.50		43.79				0.0100	6.80	6.80	36.99	1196 m	North
6628-23268	236083	MW 10	Abandoned	Investigation	2007-10-12	9.50		44.01								1196 m	North
6628-27652	284520					11.73							3.52	3.52		1197 m	South East
6628-25445	259559	MW 8		Investigation	2009-11-26	8.00							5.20	5.20		1198 m	South West
6628-25446	259560	MW 9		Investigation	2009-11-26	8.00							5.20	5.20		1198 m	South West
6628-30818	345645			Investigation	2020-08-19	6.50							3.50	3.50		1198 m	South West
6628-139	47239	BOTANIC GARDENS						34.39		1299	2349					1200 m	North West
6628-140	47240	BOTANIC GARDENS						34.39		1213	2196					1200 m	North West
6628-141	47241	BOTANIC GARDENS						34.39		1271	2300					1200 m	North West
6628-24916	252868	MW 14	Abandoned	Investigation	2009-09-11	12.00										1200 m	North
6628-13993	60962		Operational	Drainage	1987-06-30	12.00		67.84					8.00	8.00	59.84	1201 m	South East
6628-109	47209					7.62		41.23		1471	2656					1202 m	North
6628-23457	237468				2007-10-26	18.00		67.14		987	1788	0.3000	7.00	7.00	60.14	1202 m	East
6628-23734	241426	MW 11			2008-04-07	9.50		44.03								1203 m	North

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6628-25114	254196	MW 10		Investigation	2010-02-19	8.00							5.80	5.80		1203 m	South West
6628-17972	160116			Observation	1996-07-29	8.00		64.60								1206 m	East
6628-18305	164200			Investigation	1996-09-10	8.00		62.58					3.72	3.72	58.86	1206 m	East
6628-23267	236082	MW 9	Backfilled	Investigation	2007-10-12	9.50		43.67					7.60	7.60	36.07	1207 m	North
6628-17975	160119			Observation	1996-07-30	8.00		64.41								1208 m	East
6628-17957	159794			Domestic	1996-08-01	17.50		41.92	7.90	1049	1900	1.0000				1211 m	North
6628-17786	156027			Domestic	1996-02-06	15.00		41.46	7.33	1233	2230	1.2500				1212 m	North
6628-20745	188601			Domestic		25.50		66.59		871	1580	0.6000	6.00	6.00	60.59	1212 m	East
6628-23247	235969				2007-10-17	23.50		66.43		956	1732	1.0000	7.50	7.50	58.93	1213 m	South East
6628-17971	160115			Observation	1996-07-18	8.00		63.90								1214 m	East
6628-26601	272292	MW			2012-06-13	15.00							11.80	11.80		1215 m	South West
6628-31147	354319		Backfilled	Environmental	2021-02-23	7.50										1215 m	North East
6628-23323	236159				2007-12-07	20.00		40.99		1222	2210	2.0000	6.00	6.00	34.99	1217 m	North
6628-9958	56927							65.52		1257	2274					1221 m	East
6628-26602	272293	MW 2		Investigation	2012-06-15	13.50							11.80	11.80		1222 m	South West
6628-104	47204	ST PETERS BOYS COLLEGE, HACKNEY	Operational	Drainage	1914-04-01	46.94		41.07	7.50	1295	2340	1.8900	7.62	7.62	33.45	1228 m	North
6628-16348	134418			Domestic	1989-10-21	12.00		58.78					5.50	5.50	53.28	1228 m	North East
6628-26603	272294	MW 3		Investigation	2012-06-15	13.50							11.80	11.80		1228 m	South West
6628-103	47203		Backfilled			25.30		41.57	6.40	1255	2271					1229 m	North
6628-17973	160117			Observation	1996-07-23	8.00		64.95								1230 m	East
6628-110	47210							44.88		2138	3840					1233 m	North
6628-16537	138692			Domestic	1994-02-14	21.00		61.96	7.20	1367	2470					1234 m	South East
6628-23777	241517				2008-01-24	24.00		40.96				0.7000				1235 m	North
6628-13	47113	RADIOTHERAPY 3	Unknown		1955-04-19	30.48		39.02	8.40	1513	2729					1237 m	West
6628-17974	160118			Observation	1996-07-29	8.00		64.62								1238 m	East
6628-17802	156082			Domestic	1996-02-06	18.00		60.29	7.50	1250	2260	0.5000				1247 m	North East
6628-14	47114	RADIOTHERAPY 4	Unknown		1955-04-28	20.04		39.60					7.16	7.16	32.44	1249 m	West
6628-23815	241702				2008-06-19	20.50		40.73		1127	2041	1.0000	5.00	5.00	35.73	1249 m	North
6628-31001	352960		Backfilled		2020-01-20	17.00										1249 m	West
6628-16833	146796			Domestic	1994-11-02	12.00		66.79	7.50	1061	1920	0.3000				1251 m	South East
6628-30619	334434		Backfilled	Investigation	2020-01-08	17.00										1253 m	West
6628-30724	336597		Backfilled	Investigation	2020-01-19	17.00										1253 m	West

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-12	47112	RADIOTHERAPY 2	Unknown		1955-03-31	12.34		37.48		2556	4580		6.10	6.10	31.38	1254 m	West
6628-31720	367618		Backfilled	Environmental	2022-03-17	10.00										1255 m	West
6628-16647	142272			Domestic	1994-07-11	17.00		61.63	7.10	1541	2780					1258 m	South East
6628-31338	355493		Backfilled	Investigation	2021-06-18	24.95										1265 m	West
6628-636	47725							51.39		4869	8594					1266 m	South West
6628-15	47115	RADIOTHERAPY 5	Unknown		1955-05-04	12.57		38.90					5.79	5.79	33.11	1270 m	West
6628-11	47111	RADIOTHERAPY 1	Unknown		1955-03-28	24.38		37.35	7.60	1788	3220					1271 m	West
6628-18307	164202			Investigation	1996-09-10	8.00		65.31					4.07	4.07	61.24	1276 m	East
6628-16414	135509			Domestic	1993-10-01	13.70		40.37	7.20	1244	2251	1.4000				1279 m	North
6628-31148	354320		Backfilled	Environmental	2021-02-22	9.00										1281 m	North East
6628-31166	354352		Backfilled	Environmental	2021-02-22	8.50										1284 m	North East
6628-13903	60872				1987-03-05	10.70	68.00		7.00	875	1588	1.0000	3.70	3.70	64.30	1285 m	East
6628-18482	164809		Operational	Domestic	1997-05-26	23.00		69.98		832	1510	0.9000	7.00	7.00	62.98	1287 m	South East
6628-18661	167054			Domestic	1997-10-18	40.00		61.03		1580	2850	1.5000	15.00	15.00	46.03	1287 m	North East
6628-25192	255918	MAR	Operational	Managed Aquifer Recharge (incl ASR)	2010-04-20	168.50				1101	1992	4.0000	13.00	13.00		1288 m	North
6628-9963	56932							67.87								1288 m	South East
6628-20	47120	RADIOTHERAPY 10	Unknown		1955-06-27	30.48		35.93	7.00	1485	2680					1299 m	West
6628-31721	367619		Backfilled	Environmental	2022-03-16	10.00										1300 m	West
6628-86	47186				1934-06-15	21.34	43.00			2385	4281	6.3100	10.67	10.67	32.33	1304 m	West
6628-16	47116	RADIOTHERAPY 6	Unknown		1955-05-11	12.57		36.72								1305 m	West
6628-32238	375548		Dry	Environmental	2023-01-18	6.50										1306 m	North West
6628-32237	375547		Dry	Environmental	2023-01-17	7.00										1307 m	North West
6628-9959	56928					9.75	62.00			1013	1834	0.4400	7.01	7.01	54.99	1312 m	East
6628-28416	289409	GW 2		Investigation	2016-04-30	7.50							5.10	5.10		1313 m	South West
6628-16252	131803			Industrial	1992-12-21	23.00		45.35	7.00	999	1810					1315 m	North
6628-31719	367617		Backfilled	Environmental	2022-03-16	10.00										1315 m	West
6628-32236	375546		Dry	Environmental	2023-01-17	7.00										1317 m	North West
6628-647	47736		Backfilled			18.59		51.20		1685	3038					1322 m	South West
6628-28417	289410	GW 3		Investigation	2016-04-30	7.50							5.20	5.20		1325 m	South West
6628-17	47117	RADIOTHERAPY 7	Unknown		1955-05-20	12.57		35.50								1327 m	West
6628-13507	60476				1985-11-22	7.32	47.00			2008	3610	0.3800	5.49	5.49	41.51	1328 m	North
6628-21	47121	RAH			1962-12-13	18.52		37.54	7.70	1021	1849		5.49	5.49	32.05	1328 m	West
6628-635	47724					22.90	50.00		7.80	5118	9014	0.0600	13.70	13.70	36.30	1336 m	South West

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-26029	266488			Drainage	2011-04-07	30.50				970	1757	1.0000	5.80	5.80		1338 m	North
6628-19	47119	RADIOTHERAPY 9	Unknown		1955-06-09	11.89		35.14					5.79	5.79	29.35	1340 m	West
6628-23660	240234				2008-02-21	36.00		61.24		1091	1975	2.0000	19.30	19.30	41.94	1341 m	North East
6628-16525	138543			Domestic	1993-12-04	18.00		39.24	7.10	1222	2210					1344 m	North
6628-13954	60923				1987-04-24	12.00	69.00					0.1200	6.00	6.00	63.00	1345 m	East
6628-111	47211				1914-06-12	9.75	38.00			1692	3050	2.5300	8.53	8.53	29.47	1346 m	North
6628-6	47106	BOTANIC GARDENS	Operational		1914-10-01	6.86	32.00			942	1707	3.7900	3.66	3.66	28.34	1346 m	North West
6628-18	47118	RADIOTHERAPY 8	Unknown		1955-05-06	12.57		35.51					5.18	5.18	30.33	1348 m	West
6628-75	47175	DENTAL CENTRE 1	Backfilled		1974-06-14	15.15	10.50		7.60	1686	3038					1350 m	West
6628-112	47212					9.14		39.50		1242	2247					1354 m	North
6628-76	47176	COLD STORES 1	Unknown		1962-12-19	4.65		42.54								1356 m	West
6628-13123	60092		Operational	Domestic	1984-12-16	22.00	64.00		7.80	952	1724	0.4000	5.00	5.00	59.00	1359 m	East
6628-15117	62086		Operational	Drainage	1989-11-03	12.00	36.00		6.70	1154	2090	1.2000	6.10	6.10	29.90	1361 m	North West
6628-17517	153320			Domestic	1995-12-09	12.00		40.35	6.80	1261	2280					1364 m	North
6628-16363	134433				1993-02-22	18.00		38.10		1183	2142					1365 m	North
6628-18707	167339					9.00		40.65								1365 m	North
6628-28415	289408	GW 1		Investigation	2016-04-30	7.50							4.90	4.90		1365 m	South West
6628-157	47257							39.32		1114	2016					1369 m	North
6628-28625	290444		Decommissioned	Investigation	2016-11-11	22.00										1371 m	West
6628-77	47177	COLD STORES 2	Unknown		1962-12-20	5.64		42.62								1371 m	West
6628-9937	56906					7.62		45.20		2527	4530					1371 m	North
6628-19433	174358			Domestic	1999-02-25	20.00		65.06		1502	2710	1.0000	7.20	7.20	57.86	1372 m	East
6628-27639	284488				2014-10-03	27.00				998	1807	0.3000	6.50	6.50		1372 m	North
6628-28627	290446	BH 2	Decommissioned	Investigation	2016-11-11	20.50										1373 m	West
6628-9933	56902		Backfilled			12.19		44.20		1814	3268					1373 m	North
6628-22	47122	RAH	Abandoned		1963-01-02	30.48		36.83					9.14	9.14	27.69	1374 m	West
6628-17648	155102			Domestic	1996-02-09	16.00		70.40	7.40	1016	1840	0.6000				1377 m	South East
6628-23764	241496				2008-02-07	17.00		70.16		648	1176	1.0000	6.20	6.20	63.96	1380 m	East
6628-9938	56907					7.31		45.91		2041	3672		6.10	6.10	39.81	1380 m	North
6628-18451	164560			Domestic	1997-04-04	16.50		39.92		1188	2150		5.40	5.40	34.52	1381 m	North
6628-13994	60963				1987-07-04	24.00	66.00		7.70	1216	2200	0.7500	6.50	6.50	59.50	1390 m	South East
6628-17645	155099			Domestic	1996-01-22	19.00		57.37	7.40	2008	3610	0.5000				1390 m	North East

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-74	47174	CHEST CLINIC 2	Unknown		1971-10-18	18.29	42.00		8.00	2909	5200	0.1300				1390 m	West
6628-31	47131	PUBLIC BLDGS DPT	Abandoned		1963-02-13	18.29		34.59					5.79	5.79	28.80	1392 m	West
6628-22387	210962				2006-02-21	18.50		40.22		1085	1963	1.0000	5.00	5.00	35.22	1393 m	North
6628-78	47178	COLD STORES 3	Unknown		1962-12-20	4.57		42.70								1393 m	West
6628-10031	57000		Abandoned		1960-06-30	12.19		69.87		543	987		2.29	2.29	67.58	1395 m	East
6628-551	47648		Unknown		1949-01-01	141.73		56.64		1671	3013	1.8900	17.07	17.07	39.57	1397 m	South
6628-175	47275							38.27		1257	2274					1398 m	North
6628-648	47737					8.23		49.39								1399 m	South West
6628-604	47693	GOVERNMENT BORE			1915-01-01	95.10		50.97		971	1760		18.29	18.29	32.68	1400 m	South
6628-73	47173	CHEST CLINIC 1	Backfilled		1971-10-13	20.42	41.00		8.00	2067	3715	0.1300				1400 m	West
6628-17967	160024			Domestic	1996-09-04	18.00		64.00	6.70	1895	3410					1403 m	East
6628-24	47124	RAH	Abandoned		1963-01-11	18.29		35.23					7.80	7.80	27.43	1408 m	West
6628-28	47128	RAH	Abandoned		1963-01-30	18.36		33.63		1010	1829		6.40	6.40	27.23	1408 m	West
6628-633	47722	CELLAR				42.67		49.90		1157	2094					1409 m	South West
6628-13881	60850				1987-02-03	14.50	58.00		7.70	2036	3660	0.5000	3.00	3.00	55.00	1412 m	North East
6628-30	47130	RAH	Abandoned		1963-02-08	18.36		33.59					8.38	8.38	25.21	1412 m	West
6628-657	47746							50.25								1412 m	South West
6628-9932	56901							43.36		985	1785					1412 m	North
6628-27	47127	RAH	Abandoned		1963-01-24	18.36		34.03					7.21	7.21	26.82	1417 m	West
6628-658	47747							50.11								1417 m	South West
6628-10032	57001		Abandoned		1960-06-27	18.29		70.16		471	856		1.68	1.68	68.48	1423 m	East
6628-31315	355368				2021-04-20	27.50				541	983	0.4000	7.50	7.50		1423 m	East
6628-25	47125	RAH	Abandoned		1963-01-16	18.29		35.96					7.11	7.11	28.85	1428 m	West
6628-9942	56911					10.67		55.20		3499	6230					1431 m	North East
6628-32	47132	RAH	Abandoned		1963-02-22	30.48		32.52					8.18	8.18	24.34	1437 m	West
6628-15718	62687		Operational	Domestic	1991-10-19	21.80		66.61	7.80	1173	2122	0.9000	7.90	7.90	58.71	1439 m	South East
6628-19435	174360			Domestic	1999-03-04	24.00		53.64		2216	3980	1.0000	9.60	9.60	44.04	1439 m	North East
6628-14632	61601	GH 152	Abandoned	Investigation	1985-02-01	10.20	50.00									1440 m	South West
6628-29	47129	RAH	Abandoned		1963-02-05	18.36		32.20					7.11	7.11	25.09	1445 m	West
6628-9946	56915					6.71		58.90		3684	6553		6.10	6.10	52.80	1445 m	North East
6628-23	47123	RAH	Abandoned		1963-01-08	18.29		35.07	7.50	1581	2851		7.80	7.80	27.27	1446 m	West
6628-31964	371063		Backfilled	Investigation	2022-07-26											1446 m	West
6628-16556	139175			Domestic	1994-02-17	18.00		37.31	6.80	1210	2190					1448 m	North

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6628-19368	174005			Domestic	1999-02-16	18.00		64.70		1945	3500	0.6000	7.20	7.20	57.50	1448 m	East
6628-23631	240090				2008-07-24	24.00		73.07					7.00	7.00	66.07	1451 m	East
6628-26	47126	RAH	Abandoned		1963-01-21	18.36		33.90					7.87	7.87	26.03	1452 m	West
6628-185	47285					7.62		39.52		1157	2094					1453 m	North
6628-30328	325444			Investigation	2019-08-14	20.00										1458 m	West
6628-28697	291250		Operational			10.00										1459 m	North West
6628-26108	266965	MW 2		Investigation	2011-07-28	6.00				1917	3450		3.20	3.20		1467 m	North West
6628-29900	314333			Investigation	2019-01-18	21.00										1469 m	West
6628-33	47133				1963-02-28	21.31		31.33								1472 m	West
6628-14021	60990				1987-09-29	12.00	55.00		7.30	2493	4470	0.5000	8.00	8.00	47.00	1475 m	North East
6628-9964	56933					13.72		71.13		528	960		9.14	9.14	61.99	1479 m	South East
6628-23329	236165				2007-12-19	26.00		36.54		1272	2300	2.0000	4.00	4.00	32.54	1483 m	North
6628-26109	266966	MW 3		Investigation	2011-07-28	5.20				1591	2870		2.50	2.50		1483 m	North West
6628-17341	151219				1995-06-28	30.00		55.49	7.00	2256	4050	0.7500				1485 m	North East
6628-176	47276	PUB. BLDGS DEPT.	Abandoned		1964-01-31	25.91		37.51					10.97	10.97	26.54	1485 m	North
6628-15455	62424		Operational	Domestic; Drainage	1987-09-01	6.00		66.80	7.20	899	1630		4.50	4.50	62.30	1491 m	East
6628-26107	266964	MW 1		Investigation	2011-07-28	6.00				1681	3030		3.50	3.50		1492 m	North West
6628-15783	62752		Operational	Recreational	1991-11-27	12.00		52.00	7.40	1861	3350	1.0000	3.10	3.10	48.90	1495 m	South
6628-23669	240257				2007-12-14	22.00		41.05		1216	2200	1.0000	6.00	6.00	35.05	1498 m	North
6628-9947	56916					10.67		60.08		4270	7566					1505 m	North East
6628-35	47135	RAH	Abandoned		1964-06-11	36.65		31.45		1100	1992	0.3800	4.57	4.57	26.88	1507 m	West
6628-25561	262186	BH 2			2009-08-25	26.40							15.40	15.40		1512 m	West
6628-12484	59453		Operational	Domestic	1982-12-06	21.30		50.99				0.3000	7.30	7.30	43.69	1513 m	North East
6628-23666	240254				2007-11-20	20.00		36.33		1123	2033	0.3000	4.30	4.30	32.03	1516 m	North
6628-13531	60500			Drainage	1985-12-16	16.00		41.22					3.80	3.80	37.42	1518 m	North
6628-182	47282					19.81	40.00		7.50	1356	2450	0.8200	1.52	1.52	38.48	1519 m	North
6628-26302	269264	GW 1		Investigation	2011-11-29	7.50				1479	2670		5.50	5.50		1520 m	North West
6628-25562	262187	BH 3			2009-08-27	25.40							18.40	18.40		1522 m	West
6628-183	47283					9.14		39.37		1071	1940					1525 m	North
6628-34	47134	RAH	Abandoned		1964-06-18	18.90	30.00			1210	2191	0.3800	6.10	6.10	23.90	1526 m	West
6628-20966	194429			Domestic	2002-10-29	24.00		58.04	7.08	2019	3630	0.7000	15.00	15.00	43.04	1528 m	South
6628-16703	145576			Domestic	1994-10-10	17.00		55.48	6.90	2295	4120					1529 m	North East

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6628-22151	205639	N117A (VPR1-VPR2)	Decommissioned	Investigation; Managed Aquifer Recharge (incl ASR)	2005-03-10	224.00		54.46		2932	5240	8.0000				1529 m	South
6628-37	47137	PUBLIC BLDS. DPT	Abandoned		1964-05-28	18.29		30.16		1457	2631					1531 m	West
6628-17838	156153			Domestic	1996-02-16	14.00		72.66	7.50	777	1410		10.00	10.00	62.66	1535 m	South East
6628-26301	269263	GW 2		Investigation	2011-11-29	7.50				1653	2980		5.50	5.50		1540 m	North West
6628-36	47136	RAH	Abandoned		1964-06-02	18.29	30.00			1160	2100	0.6300	4.57	4.57	25.43	1541 m	West
6628-23823	241712				2008-07-04	27.00		74.63		803	1456	0.2000	9.00	9.00	65.63	1542 m	South East
6628-30628	334597			Environmental	2020-02-18	4.00										1543 m	North East
6628-23642	240201				2008-05-21	21.70		56.65		2443	4380	0.5000	7.00	7.00	49.65	1544 m	North East
6628-11098	58067			Drainage				46.03								1545 m	West
6628-14412	61381				1989-03-08	10.97		40.63					4.87	4.87	35.76	1545 m	North
6628-38	47138	RAH	Abandoned		1964-05-26	18.29		30.47		1671	3013		4.57	4.57	25.90	1545 m	West
6628-177	47277					7.62		35.49		1299	2349		3.51	3.51	31.98	1547 m	North
6628-20195	180887			Domestic	2000-04-01	38.50		54.66		1546	2790	1.0000	18.00	18.00	36.66	1548 m	North East
6628-9945	56914					6.10		58.72		3955	7021					1549 m	North East
6628-21648	199564			Irrigation	2003-12-13	66.00		69.99				0.1000	5.00	5.00	64.99	1551 m	East
6628-113	47213					60.96		29.49		1971	3547		3.10	3.10	26.39	1553 m	West
6628-27638	284485					25.00				1479	2670	0.3000	5.00	5.00		1555 m	South East
6628-18511	165711			Domestic	1997-06-02	27.00		51.81		2267	4070		10.00	10.00	41.81	1556 m	North East
6628-23464	237480				2007-12-28	21.00		74.41		781	1416	0.5000	7.00	7.00	67.41	1556 m	South East
6628-11284	58253	K.W.G.SMITH PTY.	Backfilled		1975-10-09	18.80		45.31								1557 m	West
6628-87	47187	SUBWAY 2	Unknown		1974-06-06	25.10	29.00		7.40	1688	3042					1559 m	North West
6628-22182	206189			Monitoring	2005-07-04	7.00		30.55		1064	1925		4.00	4.00	26.55	1560 m	North West
6628-19323	173822			Domestic	1998-12-07	24.00		51.60		2256	4050		10.00	10.00	41.60	1566 m	North East
6628-20102	178736			Domestic	1999-11-02	20.00		74.65		572	1040	1.2000	12.00	12.00	62.65	1567 m	South East
6628-22181	206188			Monitoring	2005-07-04	7.00		30.40		1434	2590		4.00	4.00	26.40	1571 m	North West
6628-17462	152970			Domestic	1995-11-15	15.00		37.96	7.20	1513	2730					1572 m	North
6628-131	47231							42.87								1576 m	West
6628-22183	206190			Monitoring	2005-07-05	7.00		30.52		1031	1867		4.00	4.00	26.52	1576 m	North West
6628-11763	58732		Operational	Domestic; Observation	1981-09-17	5.50	72.15	71.33					5.85	5.03	66.30	1577 m	East
6628-133	47233							42.41								1580 m	West
6628-25560	262185	BH 1			2009-08-23	25.40										1580 m	West
6628-18271	164089		Abandoned	Investigation	1996-10-15	20.00		51.21								1582 m	South

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-23469	237485				2008-01-04	24.50		75.07		521	947	1.0000	9.00	9.00	66.07	1583 m	East
6628-10030	56999					8.53		65.03		2956	5284					1585 m	North East
6628-11285	58254	K.W.G.SMITH PTY	Backfilled		1975-10-08	19.00		45.40								1585 m	West
6628-178	47278					9.45		34.67		1057	1914					1586 m	North
6628-39	47139	PUB. BLDGS DEPT.			1966-08-02	5.79		29.16								1586 m	West
6628-13972	60941				1987-05-11	9.14	73.00		7.90	1608	2900	1.0000	3.04	3.04	69.96	1589 m	East
6628-13528	60497			Exploration; Observation	1985-11-22	18.00	30.00					0.5000	5.00	5.00	25.00	1590 m	North West
6628-9941	56910					5.49	56.00			2727	4882	0.6300	2.44	2.44	53.56	1593 m	North East
6628-85	47185					6.40	45.00			2780	4975	2.0200	4.57	4.57	40.43	1595 m	West
6628-134	47234							42.53								1596 m	West
6628-13307	60276		Operational	Observation	1985-04-16	19.00	30.70	30.01	6.90	1199	2170	3.0000	4.91	4.22	25.79	1599 m	North West
6628-192	47292					6.55		41.61		2056	3699		2.90	2.90	38.71	1599 m	North
6628-184	47284				1914-01-01	11.89		37.98	7.00	1320	2387		0.76	0.76	37.22	1600 m	North
6628-12667	59636		Operational	Domestic	1984-01-06	18.00	55.00		7.70	2290	4110	1.0000	6.60	6.60	48.40	1601 m	North East
6628-132	47232							42.96								1601 m	West
6628-9965	56934				1920-01-01	22.86	74.00					0.2600				1601 m	South East
6628-17416	152900		Abandoned	Domestic	1995-09-15	25.00		58.72				0.1000				1603 m	North East
6628-20524	184820			Domestic	2001-02-16	28.00		75.24		888	1610	0.1500	9.00	9.00	66.24	1603 m	South East
6628-28695	288501		Backfilled	Investigation	2015-12-01	25.00										1603 m	South West
6628-13529	60498			Observation	1985-11-27	18.00	30.00		7.60	1334	2410	1.0000	5.00	5.00	25.00	1604 m	North West
6628-22179	206186			Monitoring	2005-07-05	7.00		30.48		1337	2415		3.80	3.80	26.68	1605 m	North West
6628-10042	57011				1959-11-28	27.43		71.23		942	1707	0.7600	4.57	4.57	66.66	1608 m	East
6628-28097	288196		Decommissioned	Investigation	2015-12-01	25.00										1608 m	South West
6628-12510	59479				1983-10-07	25.00		53.34	7.70	2426	4350	1.0000	5.00	5.00	48.34	1609 m	North East
6628-11099	58068			Drainage				46.14								1610 m	West
6628-84	47184	BRICKED WELL				18.29		45.33		1760	3172		4.98	4.98	40.35	1611 m	West
6628-79	47179		Abandoned		1964-12-04	12.19		44.13					3.66	3.66	40.47	1614 m	West
6628-31940	370723		Backfilled													1616 m	West
6628-16909	147594			Domestic	1995-01-18	12.20		73.50	6.70	605	1100	1.0000				1617 m	East
6628-10041	57010							71.36		728	1322					1618 m	East
6628-142	47242		Abandoned		1964-09-22	15.09		29.15		1597	2880		3.50	3.50	25.65	1618 m	West
6628-14293	61262		Operational	Domestic	1988-10-27	10.60		39.23	7.20	1658	2990	1.2000	2.10	2.10	37.13	1619 m	North
6628-18702	167151			Domestic	1997-12-09	21.00		55.66		2539	4550		10.50	10.50	45.16	1620 m	North East

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6628-135	47235							42.78								1621 m	West
6628-16362	134432			Domestic	1993-03-10	16.00		38.42	7.60	1440	2600	0.9000				1621 m	North
6628-18006	161247			Domestic	1996-07-16	30.00		57.96	7.40	2522	4520	0.5000				1621 m	North East
6628-124	47224		Abandoned		1962-07-06	15.24		41.64								1622 m	West
6628-122	47222		Abandoned		1961-12-04	24.38		38.73		2241	4025		5.79	5.79	32.94	1624 m	West
6628-22178	206185			Monitoring	2005-07-05	7.00		30.35		979	1772		3.80	3.80	26.55	1625 m	North West
6628-136	47236							43.27								1628 m	West
6628-24716	247054				2008-09-18	20.00		35.97		1271	2298	0.5800	9.50	9.50	26.47	1628 m	North
6628-23679	240273				2008-01-30	13.00		74.05		852	1545	0.7000	8.20	8.20	65.85	1630 m	South East
6628-123	47223		Abandoned		1965-08-23	8.94		40.37								1632 m	West
6628-32003	371214		Backfilled	Investigation	2022-08-26	35.00										1633 m	West
6628-121	47221		Abandoned		1961-12-06	9.14		39.12								1635 m	West
6628-21062	195348			Domestic	2002-11-27	19.50		45.30		1917	3450	0.1000	7.30	7.30	38.00	1635 m	North
6628-23319	236154				2007-11-17	26.00		75.72		715	1299	0.2500	6.00	6.00	69.72	1636 m	South East
6628-17646	155100			Domestic	1996-01-18	24.00		57.03	7.30	2001	3600	0.5000				1637 m	North East
6628-120	47220		Abandoned		1959-09-15	9.45		38.05		1172	2120					1639 m	West
6628-119	47219		Abandoned		1959-09-04	9.14		36.47		1945	3500		7.62	7.62	28.85	1644 m	West
6628-31750	368476			Environmental	2022-04-22	14.00										1644 m	South West
6628-9939	56908							52.69		2085	3749					1644 m	North East
6628-32030	371287			Investigation	2022-09-13	17.00										1645 m	West
6628-127	47227		Abandoned		1966-08-26	9.14		41.67								1646 m	West
6628-10029	56998		Backfilled		1914-10-01	36.88		64.62		4327	7664		21.34	21.34	43.28	1648 m	North East
6628-118	47218		Abandoned		1959-09-03	9.14		41.32		2070	3722		7.77	7.77	33.55	1652 m	West
6628-32004	371215		Backfilled	Investigation	2022-08-30	35.00										1653 m	North West
6628-614	47703		Abandoned	Drainage		60.96		47.41								1653 m	West
6628-16844	147077			Industrial	1993-08-03	18.40		69.05	7.50	1457	2630	1.0000				1655 m	East
6628-126	47226		Abandoned		1962-07-04	15.24		40.58								1657 m	West
6628-28111	288286			Investigation	2015-12-15	25.00							4.00	4.00		1657 m	North West
6628-125	47225		Abandoned		1965-08-25	8.74		39.29								1660 m	West
6628-18388	164355			Domestic	1996-12-04	30.00		50.13		2307	4140	0.5000	11.50	11.50	38.63	1660 m	North East
6628-629	47718	PMG 2	Unknown		1959-03-23	20.12		48.08								1662 m	West
6628-20686	187681	ADELAIDE UNIVERSITY 1		Monitoring	2001-06-15	154.00		27.58		2290	4110					1664 m	West
6628-80	47180					29.87		44.46								1667 m	West

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6628-30808	344049		Backfilled	Investigation	2020-06-18	10.60										1668 m	North West
6628-9940	56909					8.23		53.62	6.00	1832	3300		7.62	7.62	46.00	1668 m	North East
6628-18977	169292			Drainage	1998-05-01	21.00		43.40		2273	4080	3.3000	7.00	7.00	36.40	1674 m	North
6628-28112	288287			Investigation	2015-12-13	25.00							4.10	4.10		1674 m	North West
6628-30757	339445		Backfilled													1679 m	North West
6628-15601	62570		Operational	Domestic	1991-08-02	12.00		39.70	7.80	1596	2879	1.5000	2.70	2.70	37.00	1683 m	North
6628-31744	367843			Environmental	2022-04-12	17.00										1684 m	West
6628-9931	56900					7.92		43.53	6.50	2085	3749		1.83	1.83	41.70	1684 m	North
6628-117	47217		Abandoned		1959-09-01	9.14		40.04		677	1230		6.71	6.71	33.33	1686 m	West
6628-10	47110	S.A.I.T.	Abandoned		1964-09-18	5.03		29.38					3.35	3.35	26.03	1687 m	North West
6628-19595	175962	MW 7	Backfilled	Monitoring	1999-02-19	8.00		70.62					6.00	6.00	64.62	1688 m	East
6628-17342	151220			Domestic	1995-06-30	30.00		56.74	6.90	270	490	0.5000				1690 m	North East
6628-627	47716	PMG 1	Unknown		1959-03-13	12.19		47.93								1690 m	West
6628-116	47216		Abandoned		1959-09-09	12.19		39.18	7.50	1928	3470					1691 m	West
6628-15708	62677		Operational	Domestic	1991-10-15	17.30		41.87	7.60	900	1631	2.0000	8.30	8.30	33.57	1691 m	North
6628-31077	353850		Backfilled	Investigation	2020-02-13	16.60										1691 m	South West
6628-32002	371213		Backfilled	Investigation	2022-08-23	35.00										1692 m	West
6628-10045	57014				1971-10-23	32.00		74.72	7.00	561	1020	2.5300	3.66	3.66	71.06	1694 m	East
6628-115	47215				1959-09-24	25.60		37.66	7.40	1928	3470		10.36	10.36	27.30	1696 m	West
6628-9	47109	S.A.I.T.	Abandoned		1964-06-25	9.14		28.72					3.05	3.05	25.67	1696 m	North West
6628-22180	206187			Monitoring	2005-07-04	7.00		28.98		1580	2850		3.80	3.80	25.18	1698 m	North West
6628-28110	288285			Investigation	2015-12-16	25.00							4.00	4.00		1698 m	North West
6628-29177	302371			Investigation	2017-10-21	30.00							17.00	17.00		1698 m	West
6628-20252	181277			Monitoring	2000-05-27	13.00		48.14								1699 m	West
6628-8	47108	S.A.I.T.	Abandoned		1964-06-23	14.33		28.38					3.05	3.05	25.33	1699 m	North West
6628-23324	236160				2007-12-12	26.00		76.99		517	940	3.0000	6.00	6.00	70.99	1701 m	South East
6628-17176	149781			Domestic	1995-04-06	18.00		70.07	7.10	1957	3520	1.5000				1704 m	East
6628-18483	164810		Operational	Domestic	1997-05-09	26.50		71.81		1647	2970	0.8000	7.00	7.00	64.81	1707 m	East
6628-81	47181	ANZ BANK				10.97		45.04					3.35	3.35	41.69	1707 m	West
6628-21769	200343			Domestic	2004-03-07	20.00		43.88		1856	3340	2.0000	5.50	5.50	38.38	1708 m	North
6628-607	47696		Operational	Drainage		21.03	46.00					7.5800				1709 m	West
6628-642	47731		Abandoned	Drainage		26.12		48.67								1709 m	South West
6628-10046	57015		Backfilled			10.06		75.18		457	831					1713 m	East
6628-21768	200342			Domestic	2004-03-06	20.00		43.94		1597	2880	2.0000	5.50	5.50	38.44	1714 m	North

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6628-22457	214167	GW 2		Monitoring	2005-12-19	10.00		71.36					6.00	6.00	65.36	1715 m	East
6628-28445	289520				2016-08-23	25.00							16.00	16.00		1715 m	West
6628-30809	344050		Backfilled	Investigation	2020-06-18	10.90										1715 m	North West
6628-13267	60236		Operational	Domestic	1985-03-16	20.00	62.00		8.30	1244	2250	0.4000	7.00	7.00	55.00	1718 m	South
6628-30810	344051		Decommissioned	Investigation	2020-06-18	10.70										1719 m	North West
6628-27608	284188	MW 105	Backfilled			7.00										1720 m	East
6628-31010	353489			Investigation	2020-11-30	7.00										1720 m	North East
6628-28628	290447	BH 2	Backfilled	Investigation	2016-07-05	28.50										1723 m	West
6628-11618	58587				1978-12-01	25.00		52.85	7.40	2312	4150					1724 m	North East
6628-28226	288635	MW 4	Backfilled	Investigation	2016-02-29	8.00										1725 m	North East
6628-23260	236057	GMW 1		Investigation	2008-01-21	6.00		27.01					3.70	3.70	23.31	1727 m	West
6628-606	47695		Operational	Drainage		20.73	46.00			1318	2383	1.5100				1727 m	West
6628-14014	60983				1987-09-30	29.00		52.19	7.90	1732	3120	1.7500				1728 m	North East
6628-15716	62685		Operational	Domestic	1991-11-05	19.00		49.39	7.30	1984	3570	132.0000	12.00	12.00	37.39	1728 m	North East
6628-28228	288637	MW 6	Backfilled	Investigation	2016-03-02	8.50							6.80	6.80		1728 m	North East
6628-45	47145	ADELAIDE UNI.	Abandoned		1969-03-26	21.34	30.00		8.00	2085	3749	0.1300	12.19	12.19	17.81	1731 m	West
6628-28975	298250	MW 8	Backfilled		2017-05-15	7.00							4.90	4.90		1732 m	North East
6628-18439	164548			Domestic	1997-03-12	18.00		44.50		1973	3550		9.00	9.00	35.50	1733 m	North
6628-20779	189076			Domestic	2002-02-05	20.00		43.46		1586	2860	1.5000	7.00	7.00	36.46	1734 m	North
6628-27607	284187	MW 104	Backfilled			7.00										1737 m	East
6628-25022	253370	GW 125		Monitoring	2009-11-25	13.20	28.41			1312	2371		7.42	7.42	20.99	1738 m	North West
6628-27609	284189	MW-D	Backfilled			7.50										1738 m	East
6628-28632	290459		Backfilled		2016-12-06	25.00										1739 m	West
6628-48	47148	ADELAIDE UNI.	Abandoned		1969-03-19	15.39	39.00		7.50	262	476	0.1300	5.18	5.18	33.82	1740 m	West
6628-94	47194		Abandoned		1959-09-30	15.24	29.00			1070	1938	0.6300	5.99	5.99	23.01	1740 m	West
6628-19596	175963			Monitoring	1999-02-19	8.00		71.38					6.00	6.00	65.38	1741 m	East
6628-28631	290458				2016-12-07	25.00										1741 m	West
6628-19543	175515			Investigation	1998-07-09	8.00		71.34					6.40	6.40	64.94	1742 m	East
6628-28974	298249	MW 7	Backfilled	Investigation	2017-05-15	8.50							5.10	5.10		1742 m	North East
6628-31348	357162			Investigation	2021-06-08	16.50										1742 m	West
6628-14298	61267		Operational	Recreational	1988-10-05	24.00	73.00		7.20	1086	1966	0.7500	5.00	5.00	68.00	1743 m	East
6628-46	47146	ADELAIDE UNI.	Abandoned		1969-03-14	27.43		36.46	7.50	1255	2271	0.2500	13.72	13.72	22.74	1743 m	West
6628-29755	313479		Backfilled	Investigation	2018-09-10	8.00										1745 m	North East
6628-22458	214174	GW 1		Monitoring	2005-12-19	10.00		72.24					6.00	6.00	66.24	1751 m	East

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6628-19539	175511			Investigation	1998-01-09	8.50		71.05					6.07	6.07	64.98	1753 m	East
6628-19538	175510			Investigation	1997-12-03	7.00		71.67					6.02	6.02	65.65	1754 m	East
6628-41	47141	ADELAIDE UNI.	Abandoned		1969-05-08	18.29	30.00		7.00	1830	3297	0.2500	3.66	3.66	26.34	1754 m	West
6628-114	47214		Operational	Drainage	1935-09-10	28.35		40.90				0.8800				1755 m	West
6628-27606	284186	MW 6	Backfilled			8.00										1755 m	East
6628-19542	175514	MW-H	Backfilled	Investigation	1998-07-09	8.00		71.59					6.20	6.20	65.39	1756 m	East
6628-29978	314574	GEOTECH BORE HOLE 2	Decommissioned		2018-12-17	18.10										1756 m	West
6628-11489	58458		Operational	Irrigation; Stock	1978-06-30	28.00	30.00		7.30	1272	2300	3.1800	6.70	6.70	23.30	1757 m	North West
6628-27602	284182	MW-L	Backfilled			8.00										1758 m	East
6628-28021	287375		Backfilled	Investigation	2015-09-29	25.00										1758 m	South West
6628-29756	313480			Investigation	2018-09-10	8.00										1758 m	North East
6628-12546	59515		Operational	Domestic	1983-11-10	22.00	54.00		7.60	1917	3450	1.7500	5.00	5.00	49.00	1760 m	North East
6628-16454	135727			Domestic	1993-07-28	12.00		40.45				1.0000				1760 m	North
6628-12611	59580		Operational	Irrigation	1983-12-14	18.00		30.38	6.95	1356	2450	1.0000	9.50	9.50	20.88	1761 m	North West
6628-12998	59967				1983-03-24	9.00	48.00		7.10	2323	4170	0.5000	3.00	3.00	45.00	1761 m	North East
6628-28227	288636	MW 5	Backfilled	Investigation	2016-02-29	8.50							6.10	6.10		1763 m	North East
6628-17339	151217			Domestic	1995-06-27	20.00		67.72								1764 m	South East
6628-11490	58459		Operational	Observation; Stock	1972-04-11	18.30	28.97	29.70	7.40	1250	2260	3.5600	5.93	6.66	23.04	1765 m	North West
6628-16489	138426			Domestic	1993-11-12	15.00		33.21					9.00	9.00	24.21	1765 m	North
6628-71	47171	JOHN MARTINS 3	Unknown		1966-12-13	30.02		44.63								1765 m	West
6628-29977	314573	GEOTECH BORE HOLE 1	Backfilled		2018-12-18	16.05										1768 m	West
6628-43	47143	ADELAIDE UNI.	Abandoned		1969-04-03	25.91		34.08	6.90	2966	5300	0.2500	12.19	12.19	21.89	1768 m	West
6628-27611	284191	MW 5	Backfilled			2.00										1769 m	East
6628-28490	289676	MW2 2		Investigation	2013-04-26	9.00										1769 m	East
6628-29197	303729				2017-11-08	22.00							18.00	18.00		1769 m	West
6628-10043	57012		Backfilled		1914-10-27	70.10		74.95					33.53	33.53	41.42	1770 m	East
6628-19692	176600			Monitoring	1999-10-06	6.90		71.81					6.30	6.30	65.51	1770 m	East
6628-22747	228094	BH 4E		Investigation	2007-02-09	6.00		26.42					5.10	5.10	21.32	1770 m	West
6628-25333	258590	BH 2	Backfilled	Investigation	2009-11-25	20.00							9.40	9.40		1770 m	North West
6628-72	47172	JOHN MARTINS	Abandoned		1967-06-19	15.90		44.13								1770 m	West
6628-19541	175513			Investigation	1998-07-09	8.50		71.78					6.10	6.10	65.68	1771 m	East
6628-23259	236055	GMW 2		Investigation	2008-01-21	6.00		27.19					3.70	3.70	23.49	1771 m	West
6628-19696	176604			Monitoring	1999-10-06	7.50		71.75					6.30	6.30	65.45	1772 m	East

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-25763	263835	BH 8			2011-01-10	19.80							5.00	5.00		1773 m	West
6628-70	47170	JOHN MARTINS	Abandoned		1966-12-13	24.00		43.57								1773 m	West
6628-20104	178738			Domestic	2000-03-09	22.00		74.95		849	1540	1.0000	9.00	9.00	65.95	1774 m	East
6628-24960	253035	MW 1		Investigation	2008-08-13	8.50							6.80	6.80		1774 m	East
6628-24961	253036	MW 2			2008-08-14	9.00							6.90	6.90		1774 m	East
6628-19694	176602	MW 202	Backfilled	Monitoring	1999-10-06	7.50		71.92					6.30	6.30	65.62	1775 m	East
6628-27603	284183	MW I	Backfilled			7.00										1776 m	East
6628-19593	175960			Monitoring	1999-02-18	8.00		72.10					6.00	6.00	66.10	1777 m	East
6628-638	47727					10.06		47.73		3584	6380					1777 m	South West
6628-16603	141309			Domestic	1994-03-08	15.00		40.32	7.60	1714	3090	1.0000				1778 m	North
6628-21756	200278	SB10/MW 7A		Investigation	2004-01-23	7.80		71.75					5.80	5.80	65.95	1778 m	East
6628-16940	147711			Domestic	1995-01-02	20.00		65.17	7.10	2340	4200					1780 m	North East
6628-19693	176601			Monitoring	1999-10-06	7.50		71.96					6.30	6.30	65.66	1780 m	East
6628-28899	295100	MW 10	Backfilled	Investigation	2017-06-19	11.00							7.00	7.00		1781 m	North East
6628-23444	237454				2008-02-27	18.00		78.07		826	1498	0.2300	8.00	8.00	70.07	1784 m	South East
6628-24963	253038	MW 5		Investigation	2008-08-13	8.50							6.80	6.80		1784 m	East
6628-31347	357161			Investigation	2021-06-09	18.00										1784 m	West
6628-9935	56904					37.00		54.75	8.00	2372	4255					1784 m	North East
6628-27612	284192	MW 103	Backfilled			7.50										1787 m	East
6628-24962	253037	MW 4			2008-08-13	8.50							6.70	6.70		1788 m	East
6628-27353	280338	MW 9	Backfilled	Investigation	2014-04-30	12.00							7.11	7.11		1788 m	North East
6628-19540	175512			Investigation	1998-07-09	8.50		72.11					6.00	6.00	66.11	1790 m	East
6628-19695	176603			Monitoring	1999-10-06	7.00		72.11					6.30	6.30	65.81	1790 m	East
6628-44	47144	ADELAIDE UNI.	Abandoned		1969-03-06	21.34	36.00		7.50	2155	3874	0.1300	13.11	13.11	22.89	1790 m	West
6628-47	47147	ADELAIDE UNI.	Abandoned		1969-04-16	27.43		38.97	7.00	1320	2387	0.1300	12.19	12.19	26.78	1791 m	West
6628-60	47160					1.76		40.47		1602	2890		1.76	1.76	38.71	1791 m	West
6628-14519	61488	GH 7	Abandoned	Investigation	1980-05-29	10.00	52.00									1792 m	South
6628-24966	253041	MW 9		Investigation	2008-08-12	8.50							6.60	6.60		1794 m	East
6628-27613	284193	MW 102	Backfilled			8.00										1794 m	East
6628-26424	270957	MW 5	Backfilled	Investigation	2012-08-06	8.00										1798 m	North East
6628-25332	258589	BH 1	Backfilled	Investigation	2009-11-26	20.00							3.50	3.50		1799 m	North West
6628-65	47165	JOHN MARTINS	Abandoned		1967-06-13	10.97		43.93								1799 m	West
6628-15257	62226		Backfilled		1990-05-10	30.00		29.57					7.20	7.20	22.37	1800 m	North West
6628-28020	287374		Backfilled	Investigation	2015-09-30	25.00										1802 m	South West

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-19536	175508			Investigation	1997-12-02	7.60		72.20					5.77	5.77	66.43	1803 m	East
6628-27604	284184	MW 101	Backfilled			7.50										1807 m	East
6628-28489	289675	MW2 1		Investigation	2013-04-15	9.00										1807 m	East
6628-179	47279				1934-12-06	10.67	33.00					0.2500	8.23	8.23	24.77	1808 m	North West
6628-24964	253039	MW 7		Investigation	2008-08-11	8.50							6.60	6.60		1808 m	East
6628-68	47168	JOHN MARTINS	Abandoned		1967-07-13	13.56		44.65								1808 m	West
6628-27610	284190		Backfilled			7.00										1809 m	East
6628-14351	61320		Operational	Domestic	1988-10-20	15.20	49.00		7.50	1867	3360	1.0000	8.90	8.90	40.10	1811 m	North East
6628-82	47182				1915-01-01	31.70		45.28					31.09	31.09	14.19	1813 m	West
6628-42	47142	ADELAIDE UNI.	Abandoned		1969-04-22	21.49	36.00		7.00	2155	3874	0.1300	12.19	12.19	23.81	1814 m	West
6628-26425	270958	MW 7	Backfilled	Investigation	2012-08-06	8.00										1815 m	North East
6628-17254	150837			Domestic	1995-05-09	17.50		40.77	7.00	1770	3190	2.0000				1816 m	North
6628-180	47280		Operational			8.53		30.86		2670	4782					1816 m	North West
6628-25028	253376	SBGW 26		Monitoring	2009-12-03	11.86	46.78			763	1384		5.17	5.17	41.61	1816 m	South West
6628-16181	63150		Operational	Domestic	1992-10-01	15.00		31.79	6.90	1496	2700		6.30	6.30	25.49	1818 m	North West
6628-20105	178739		Operational	Irrigation	1999-12-23	90.00		46.52	7.40	320	581	2.5000	9.00	9.00	37.52	1818 m	South West
6628-24965	253040	MW 8		Investigation	2008-08-12	8.50							6.50	6.50		1818 m	East
6628-26197	267335	MW 4		Investigation	2011-10-10	12.00							4.40	4.40		1818 m	North East
6628-63	47163	JOHN MARTINS	Abandoned		1967-07-11	11.33		44.64								1818 m	West
6628-21755	200277	SB01/MW3A		Investigation	2004-01-21	7.50		72.43								1819 m	East
6628-31342	357152			Monitoring	2021-06-07	15.00										1824 m	West
6628-67	47167	JOHN MARTINS	Abandoned		1967-05-24	14.33		44.40								1824 m	West
6628-18005	161246			Domestic	1996-06-04	24.00		50.69	7.00	1872	3370	1.0000				1825 m	North East
6628-26196	267334	MW 3		Investigation	2011-10-10	9.00							4.93	4.93		1825 m	North East
6628-66	47166	JOHN MARTINS	Abandoned		1967-06-08	14.63		44.26								1825 m	West
6628-13823	60792				1986-11-11	17.00	49.00		7.40	1810	3260	0.6300	7.60	7.60	41.40	1826 m	North East
6628-19537	175509	MW-B	Backfilled	Investigation	1997-12-03	8.00		72.65					5.67	5.67	66.98	1826 m	East
6628-19594	175961			Monitoring	1999-02-19	9.00		72.65					6.00	6.00	66.65	1826 m	East
6628-69	47169	JOHN MARTINS	Abandoned		1967-10-03	10.22		43.70								1826 m	West
6628-64	47164	JOHN MARTINS	Abandoned		1967-05-29	15.39		43.99								1828 m	West
6628-40	47140	ADELAIDE UNI.	Abandoned		1969-05-02	25.91		33.01	7.00	1455	2627	0.1300	12.19	12.19	20.82	1829 m	West
6628-14254	61223				1988-07-23	16.00		40.45	7.60	1979	3560	4.0000	3.00	3.00	37.45	1830 m	North
6628-26426	270959	MW 7	Backfilled	Investigation	2012-08-07	9.00										1830 m	North East
6628-191	47291					9.75		40.89		2242	4027					1831 m	North

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6628-21476	198073			Domestic	2003-06-04	20.00		78.05		672	1220	0.4000	7.00	7.00	71.05	1831 m	South East
6628-26195	267333	MW 2		Investigation	2011-10-11	9.00							5.41	5.41		1832 m	North East
6628-27605	284185	MW 106	Backfilled			7.80										1832 m	East
6628-27908	285939		Backfilled	Investigation	2015-08-25	22.70							6.00	6.00		1833 m	South West
6628-32031	371288			Investigation	2022-09-16	14.50										1833 m	South West
6628-15937	62906		Operational	Domestic	1992-03-02	19.00		60.84	7.10	2187	3929		9.60	9.60	51.24	1834 m	North East
6628-12282	59251		Operational	Domestic	1983-05-11	30.00		57.85	7.30	1799	3240	0.7000	6.00	6.00	51.85	1835 m	North East
6628-19328	173827			Domestic	1999-01-19	25.00		51.12		1631	2940	1.0000	12.60	12.60	38.52	1837 m	North East
6628-25335	258592	BH 4		Investigation	2009-11-24	20.00							3.80	3.80		1837 m	North West
6628-23439	237445				2007-11-03	26.00		38.75		1490	2690	1.0000	6.00	6.00	32.75	1839 m	North
6628-15330	62299	HOLE 2	Operational		1990-06-08	17.40		29.88	7.70	1407	2540	3.0000	7.00	7.00	22.88	1840 m	North West
6628-22214	206376			Monitoring	2005-08-03	12.00		28.72		2607	4670		9.50	9.50	19.22	1841 m	North West
6628-26192	267306	MW 1		Investigation	2011-10-11	9.00							5.25	5.25		1842 m	North East
6628-16358	134428			Domestic	1993-06-01	9.00		52.95	7.10	1827	3292					1843 m	North East
6628-22173	205992			Monitoring	2005-08-01	11.50		29.48		2567	4600		9.60	9.60	19.88	1843 m	North West
6628-26427	270960	MW 8		Investigation	2012-08-07	9.00							7.10	7.10		1843 m	North East
6628-562	47659	ETSA	Abandoned		1960-03-08	23.01		58.63		1770	3190					1844 m	South
6628-9936	56905							56.86		1385	2502					1846 m	North East
6628-563	47660	ETSA	Abandoned		1960-04-01	10.97		58.26		2113	3799					1847 m	South
6628-14055	61024				1988-05-09	18.80	49.00		7.30	2504	4490	1.2500	7.60	7.60	41.40	1848 m	North East
6628-622	47711	SCOTS CHURCH P 1	Unknown		1956-11-19	15.34		46.90								1852 m	West
6628-617	47706	SCOTS CHURCH A 1	Unknown		1956-10-30	12.19		46.84								1854 m	West
6628-27291	280017	GW 2		Investigation	2014-06-17	9.00							5.15	5.15		1855 m	North West
6628-566	47663	ETSA	Abandoned		1960-03-15	23.77		57.82		2570	4605					1855 m	South
6628-618	47707	SCOTS CHURCH P 2	Unknown		1956-11-27	15.44		46.85								1855 m	West
6628-108	47208		Operational	Recreational	1967-11-08	12.80	29.00		7.00	1658	2990	4.4200	6.40	6.40	22.60	1856 m	North West
6628-31358	357306			Monitoring	2021-06-11	14.00										1856 m	West
6628-18262	164080			Recharge	1997-02-15	21.50		56.61		2001	3600	1.2000				1857 m	North East
6628-9930	56899					12.19		45.48	7.00	1645	2967		8.53	8.53	36.95	1858 m	North
6628-147	47247	UNION B 1	Unknown		1968-07-09	6.10		30.87								1860 m	West
6628-619	47708	SCOTS CHURCH A 4	Unknown		1956-11-08	12.19		46.84								1860 m	West
6628-25030	253378	SBGW 29			2009-12-07	11.88	52.09			1105	2000		7.89	7.89	44.20	1862 m	South

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-624	47713	SCOTS CHURCH A 2	Unknown		1956-10-30	12.19		46.86								1862 m	West
6628-137	47237	ADELAIDE ZOO	Operational	Recreational	1975-10-30	16.46	30.00		7.10	1005	1820	4.0000	7.62	7.62	22.38	1864 m	North West
6628-148	47248	UNION B 2	Unknown		1968-07-09	6.10		29.95								1864 m	West
6628-21904	202001	GW 6		Monitoring	2004-10-14	8.00		76.16					4.83	4.83	71.33	1864 m	East
6628-17338	151216			Domestic	1995-05-30	27.00		57.66	7.30	1895	3410	0.8000				1867 m	North East
6628-23587	239394				2007-12-18	20.00		41.60		1530	2760	1.5000	9.20	9.20	32.40	1868 m	North
6628-553	47650				1913-08-04	40.23		48.90		742	1347		18.29	18.29	30.61	1869 m	South West
6628-616	47705	SCOTS CHURCH A 3	Unknown		1956-10-30	12.19		46.73								1870 m	West
6628-10047	57016					4.72	76.00		6.50	645	1173	0.1500	4.57	4.57	71.43	1872 m	East
6628-14078	61047			Observation	1980-01-01	12.25		42.07				0.0000	0.00	0.00	42.07	1872 m	West
6628-14079	61048			Observation	1980-01-01	10.10		42.07				0.0000	0.00	0.00	42.07	1872 m	West
6628-14080	61049			Observation	1980-01-01	10.10		42.07				0.0000	0.00	0.00	42.07	1872 m	West
6628-14081	61050			Observation	1980-01-01	9.60		42.07				0.0000	0.00	0.00	42.07	1872 m	West
6628-14082	61051			Observation	1980-01-01	9.90		42.07				0.0000	0.00	0.00	42.07	1872 m	West
6628-14083	61052			Observation	1980-01-01	7.70		42.07				0.0000	0.00	0.00	42.07	1872 m	West
6628-14084	61053			Observation	1980-01-01	7.15		42.07				0.0000	0.00	0.00	42.07	1872 m	West
6628-14085	61054			Observation	1982-01-01	9.70		42.07				0.0000	0.00	0.00	42.07	1872 m	West
6628-151	47251	UNION B 6	Unknown		1968-05-13	7.92		28.50								1872 m	West
6628-620	47709	SCOTS CHURCH A 6	Unknown		1956-11-09	12.19		46.75								1872 m	West
6628-19327	173826			Domestic	1999-01-08	18.00		46.91		1759	3170	1.0000	10.80	10.80	36.11	1873 m	North
6628-564	47661	ETSA	Abandoned		1960-03-01	30.48		58.25		1499	2705	1.2628				1873 m	South
6628-27292	280018	GW 3		Investigation	2014-06-17	5.00							2.30	2.30		1874 m	North West
6628-561	47658	ETSA	Abandoned		1960-04-07	12.19		58.66		4941	8714					1874 m	South
6628-554	47651			Observation		135.00	52.47	52.10	7.70	1224	2214	0.8300	17.63	17.27	34.84	1875 m	South
6628-621	47710	SCOTS CHURCH A 5	Unknown		1956-11-09	12.19		46.76								1875 m	West
6628-12888	59857		Backfilled	Observation	1984-03-27	4.00		41.79								1876 m	West
6628-12889	59858		Backfilled	Observation	1984-03-27	3.00		41.79								1876 m	West
6628-12890	59859		Backfilled	Observation	1984-03-27	6.00		41.79								1876 m	West
6628-12891	59860		Backfilled	Observation	1984-03-28	3.00		41.79								1876 m	West
6628-12892	59861		Backfilled	Observation	1984-03-28	3.00		41.79								1876 m	West
6628-12893	59862		Backfilled	Observation	1984-03-28	4.00		41.79								1876 m	West
6628-21464	198013			Domestic	2003-07-16	20.00		69.70		1878	3380	0.6700	9.80	9.80	59.90	1876 m	South East

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6628-25334	258591	BH 3	Backfilled	Investigation	2009-11-23	20.00							10.60	10.60		1876 m	North West
6628-12883	59852		Backfilled	Observation	1984-03-26	8.00		41.79								1877 m	West
6628-12884	59853		Backfilled	Observation	1984-03-26	3.00		41.79								1877 m	West
6628-12885	59854		Backfilled	Observation	1984-03-26	1.50		41.79								1877 m	West
6628-12886	59855		Backfilled	Observation	1984-03-26	1.50		41.79								1877 m	West
6628-12887	59856		Backfilled	Observation	1984-03-26	3.00		41.79								1877 m	West
6628-31954	370985			Investigation	2022-08-04	15.00										1877 m	West
6628-12882	59851		Backfilled	Observation	1984-03-23	8.50		41.79								1878 m	West
6628-49	47149	UNION UR 1	Unknown		1968-05-29	6.48		33.13								1878 m	West
6628-565	47662	ETSA	Abandoned		1960-03-29	12.19		57.80		1613	2909					1878 m	South
6628-630	47719	MOTOR VEHICLES 1	Unknown		1972-08-15	59.00	41.13		7.50	1356	2450	0.6300	21.50	21.50	19.63	1878 m	West
6628-146	47246	UNION UR 2	Unknown		1968-06-01	5.64		31.83								1879 m	West
6628-24946	253020				2009-09-24	60.00				660	1199	3.5000	28.00	28.00		1879 m	South East
6628-32028	371285			Investigation	2022-09-08	17.50										1879 m	West
6628-22174	205993			Monitoring	2005-08-02	11.50		29.79		1608	2900		10.20	10.20	19.59	1882 m	North West
6628-18513	165715			Domestic	1997-03-03	18.00		39.18		1788	3220		5.40	5.40	33.78	1885 m	North
6628-26129	266997	BHA		Investigation	2011-07-03	18.45										1888 m	West
6628-31356	357304			Monitoring	2021-06-10	18.00										1890 m	West
6628-17344	151222			Drainage	1995-09-05	20.00		73.30	7.10	2778	4970	1.0000				1891 m	East
6628-641	47730		Operational	Drainage		22.86		46.47		1656	2987		12.19	12.19	34.28	1891 m	South West
6628-150	47250	UNION B 5	Unknown		1968-07-13	4.88		28.68								1892 m	West
6628-31357	357305			Monitoring	2021-06-11	20.00										1892 m	West
6628-583	47680	ETSA	Abandoned		1960-03-08	3.96		58.27								1892 m	South
6628-582	47679	ETSA	Abandoned		1960-02-15	5.28		57.95								1893 m	South
6628-12240	59209	GH 160	Geotechnically Equiped	Investigation	1982-06-18	9.75	62.00									1896 m	South
6628-27290	280016	GW 1		Investigation	2014-06-17	9.00							5.50	5.50		1896 m	North West
6628-568	47665					4.88		54.83		3242	5784		3.35	3.35	51.48	1897 m	South
6628-9929	56898		Backfilled			15.54		46.03		2556	4582					1900 m	North
6628-17340	151218			Domestic	1995-05-31	25.00		58.58	7.10	1990	3580	0.8000				1902 m	North East
6628-152	47252		Abandoned		1968-08-23	6.40		32.30								1903 m	West
6628-153	47253		Abandoned		1968-08-23	8.53		32.30								1903 m	West
6628-154	47254		Abandoned		1968-08-23	4.27		32.30								1903 m	West
6628-155	47255		Abandoned		1968-08-23	6.71		32.30								1903 m	West

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-156	47256		Abandoned		1968-08-23	7.31		32.30								1903 m	West
6628-27897	285710				2013-04-18	4.50				2386	4280		2.30	2.30		1906 m	West
6628-560	47657	ETSA	Abandoned		1960-03-24	22.86		58.25		1513	2731					1907 m	South
6628-16422	135637		Abandoned	Irrigation	1993-02-10	21.00		31.55				0.3750	12.80	12.80	18.75	1908 m	North West
6628-16650	142275			Domestic	1994-07-19	18.00		66.11	7.00	2653	4750					1908 m	North East
6628-26055	266583		Backfilled			13.90										1908 m	West
6628-28787	293879	GW 2		Investigation	2016-11-03	14.50							13.00	13.00		1908 m	South West
6628-31213	354761			Monitoring	2021-03-02	14.50										1908 m	South West
6628-28786	293878	GW 1		Investigation	2016-11-03	14.50							11.00	11.00		1909 m	South West
6628-16423	135638		Operational	Irrigation	1993-03-05	55.00		31.57	7.80	1226	2217	1.3000	13.00	13.00	18.57	1910 m	North West
6628-26585	272272	MW 1		Investigation	2012-08-17	4.50				1889	3400		2.20	2.20		1911 m	West
6628-26586	272273	MW 2		Investigation	2012-08-17	4.50				1917	3450		2.00	2.00		1911 m	West
6628-567	47664					10.06		55.78		1614	2911					1913 m	South
6628-569	47666					3.35		54.75		1699	3063		1.52	1.52	53.23	1913 m	South
6628-17510	153313			Domestic	1995-12-29	19.00		49.07	7.30	1754	3160	1.0000				1917 m	North
6628-609	47698					63.70		45.99								1918 m	West
6628-129	47229		Not Located					45.08								1919 m	West
6628-13239	60208		Operational	Domestic	1985-01-25	28.00		53.86	7.50	1401	2530		10.00	10.00	43.86	1919 m	North East
6628-130	47230							44.61								1921 m	West
6628-23526	238605		Backfilled			8.50										1923 m	West
6628-26431	270964	MW 13		Investigation	2012-08-13	15.00							11.09	11.09		1923 m	South East
6628-30464	330210		Backfilled													1923 m	South
6628-570	47667							53.84		4883	8616					1923 m	South
6628-17857	156314			Domestic	1996-04-29	21.00		61.15	6.60	2278	4090					1924 m	North East
6628-32387	379623			Monitoring	2022-04-10	15.00										1924 m	South
6628-10048	57017		Operational	Domestic; Irrigation		3.05		79.34	6.10	345	627		1.52	1.52	77.82	1925 m	East
6628-11286	58255		Backfilled		1965-01-27	18.23		41.86								1926 m	West
6628-25355	258779	MW 6		Investigation	2010-03-18	9.50							6.93	6.93		1928 m	South
6628-149	47249	UNION B 3	Unknown		1968-07-11	6.20		31.31								1929 m	West
6628-194	47294		Abandoned		1964-06-29	7.62		29.96								1929 m	North West
6628-27094	278449		Backfilled		2013-08-22	20.00										1931 m	West
6628-32032	371289			Investigation	2022-09-17	15.00										1931 m	West
6628-631	47720	MOTOR VEHICLES 2	Unknown		1972-08-29	30.25	45.54		7.50	2253	4045		15.90	15.90	29.64	1932 m	West
6628-17345	151223			Domestic	1995-06-16	20.00		40.74	7.40	1676	3020	1.0000				1934 m	North

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-27095	278450		Backfilled	Investigation	2013-08-23	20.00										1934 m	West
6628-18027	161852	LIBRARY PIER N6	Unknown		1965-03-01	12.95		41.22								1937 m	West
6628-13622	60591				1986-04-02	25.90		80.24	7.50	559	1016	1.2500	9.10	9.10	71.14	1940 m	South East
6628-571	47668					7.62		53.85		385	700					1940 m	South
6628-640	47729		Operational	Drainage	1962-10-22	26.52		46.01		8482	14638	0.3000	11.43	11.43	34.58	1940 m	South West
6628-18025	161850	LIBRARY PIER J1	Unknown		1965-01-27	18.23		41.43								1945 m	West
6628-23577	239077				2007-08-01	33.00		78.45		450	818	1.2500	1.00	1.00	77.45	1945 m	East
6628-18706	167155			Domestic	1997-12-13	18.00		41.82		1284	2320	0.8000	6.00	6.00	35.82	1948 m	North
6628-18026	161851	LIBRARY PIER M13	Unknown		1965-01-28	11.28		40.75								1949 m	West
6628-59	47159	ATTC 10	Unknown		1957-07-23	30.48		39.55		1770	3190	1.2600	14.93	14.93	24.62	1949 m	West
6628-174	47274		Operational	Domestic	1914-10-01	6.86	37.00		7.50	1883	3390	0.1500	3.96	3.96	33.04	1952 m	North
6628-31763	368889			Monitoring	2022-04-10	15.00										1953 m	South
6628-18775	167556			Domestic	1998-01-14	18.00		58.78		2642	4730		16.00	16.00	42.78	1954 m	South
6628-20239	181060			Domestic	2000-06-23	43.00		59.15	7.00	1930	3460	2.0000	20.00	20.00	39.15	1955 m	North East
6628-28923	295128	BH 1		Investigation	2017-06-26	15.00										1955 m	North East
6628-58	47158	ATTC 9	Unknown		1957-07-29	7.92		38.69					1.22	1.22	37.47	1955 m	West
6628-18266	164084		Operational	Environmental; Recreational	1996-10-28	19.80		28.39		2238	4020	2.0000	8.00	8.00	20.39	1958 m	North West
6628-18024	161849	LIBRARY PIER G5	Unknown		1965-02-22	10.67		41.03								1960 m	West
6628-10035	57004					82.60		63.86		3512	6253	1.8900	27.43	27.43	36.43	1961 m	North East
6628-57	47157	ATTC 8	Unknown		1957-08-07	6.40		37.34								1961 m	West
6628-23667	240255				2007-11-23	20.00		41.40		1524	2750	0.8500	9.30	9.30	32.10	1963 m	North
6628-26433	270966	MW 15		Investigation	2012-08-15	14.00							12.00	12.00		1963 m	South East
6628-18703	167152			Domestic	1997-12-08	27.00		52.44		1759	3170		15.00	15.00	37.44	1964 m	North East
6628-17509	153312			Domestic	1995-12-20	18.00		76.66	7.00	2415	4330	1.0000				1965 m	East
6628-26112	266973	MW 14		Investigation	2011-05-02	12.00							8.00	8.00		1965 m	South
6628-56	47156	ATTC 7	Unknown		1957-08-08	6.10		35.75								1965 m	West
6628-15996	62965		Operational	Domestic	1992-04-17	18.00		49.59	7.00	1474	2660		12.00	12.00	37.59	1966 m	North
6628-89	47189	LIBRARY DM 2	Unknown		1964-12-17	4.88		40.62								1966 m	West
6628-572	47669					52.43		53.49		757	1374	1.5100	14.33	14.33	39.16	1967 m	South
6628-12273	59242		Operational	Domestic	1983-05-02	33.52		59.05	7.30	1832	3300	1.0000	6.00	6.00	53.05	1968 m	North East
6628-12347	59316				1983-06-30	9.00	49.00					0.3000	6.00	6.00	43.00	1968 m	North
6628-15936	62905		Operational	Domestic	1992-03-03	18.00		49.19	7.10	1463	2640		9.00	9.00	40.19	1969 m	North
6628-10050	57019		Operational	Irrigation		8.53	79.00			471	856	0.5600	6.81	6.81	72.19	1970 m	East
6628-20676	187229			Domestic	2001-08-31	19.50		41.98		1524	2750	1.5000	9.00	9.00	32.98	1970 m	North

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Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-25020	253368	SBGW 67		Monitoring	2009-11-23	11.87	28.24			1754	3160		7.43	7.43	20.81	1970 m	North West
6628-26432	270965	MW 14			2012-08-14	14.00							11.00	11.00		1971 m	South East
6628-19948	177668			Domestic	1999-10-12	25.00		55.33		1524	2750	2.0000	13.50	13.50	41.83	1972 m	North East
6628-26400	270219					21.00										1972 m	South
6628-611	47700		Operational	Drainage		32.92		45.89								1972 m	West
6628-28922	295127	BH 2		Investigation	2017-06-27	15.00										1973 m	North East
6628-557	47654					6.10	56.00		9.00	1602	2890	0.5000	2.74	2.74	53.26	1973 m	South
6628-25488	262042			Investigation	2010-10-08	15.50							10.00	10.00		1974 m	South West
6628-25485	262037			Investigation	2010-10-08	16.00							9.00	9.00		1976 m	South West
6628-12242	59211	GH 158	Geotechnically Equiped	Investigation	1982-06-15	10.94	66.00									1977 m	South
6628-53	47153	ATTC 4	Unknown		1957-08-05	7.62		38.76		357	649		1.22	1.22	37.54	1977 m	West
6628-88	47188	LIBRARY DM 1	Unknown		1964-12-16	12.98		40.58								1977 m	West
6628-608	47697					22.25		45.51					17.98	17.98	27.53	1980 m	West
6628-54	47154	ATTC 5	Unknown		1957-08-02	7.62		37.68		457	831		2.13	2.13	35.55	1983 m	West
6628-95	47195	FORENSIC LAB 1	Unknown		1966-12-08	6.71	39.11			2081	3740					1983 m	West
6628-52	47152	ATTC 3	Unknown		1957-07-31	7.62		39.47								1985 m	West
6628-26388	270195	MW 12		Investigation	2012-02-15	14.00							11.00	11.00		1986 m	South East
6628-18023	161848	LIBRARY PIER C1A	Unknown		1965-02-17	13.72		40.95								1987 m	West
6628-19980	177814			Domestic	1999-11-04	25.00		63.41		2165	3890		9.00	9.00	54.41	1987 m	North East
6628-632	47721	MOTOR VEHICLES 3	Unknown		1972-09-20	30.40	44.98									1988 m	West
6628-613	47702	STATE BANK			1908-01-01	21.34		45.77								1991 m	West
6628-18022	161847	LIBRARY PIER A6	Unknown		1965-02-13	11.43		40.58								1992 m	West
6628-90	47190	LIBRARY DM 3	Unknown		1964-12-17	10.06		40.32								1994 m	West
6628-163	47263		Abandoned			41.15		29.19				1.7700				1996 m	North West
6628-55	47155	ATTC 6	Unknown		1957-07-15	30.48		35.75		2370	4254	0.1300	12.19	12.19	23.56	1996 m	West
6628-626	47715		Abandoned		1973-10-24	30.60		46.03	7.50	2309	4145	0.1300	16.20	16.20	29.83	1996 m	West
6628-18021	161846	LIBRARY PIER A10	Unknown		1965-02-11	10.06		40.34								1997 m	West

Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia
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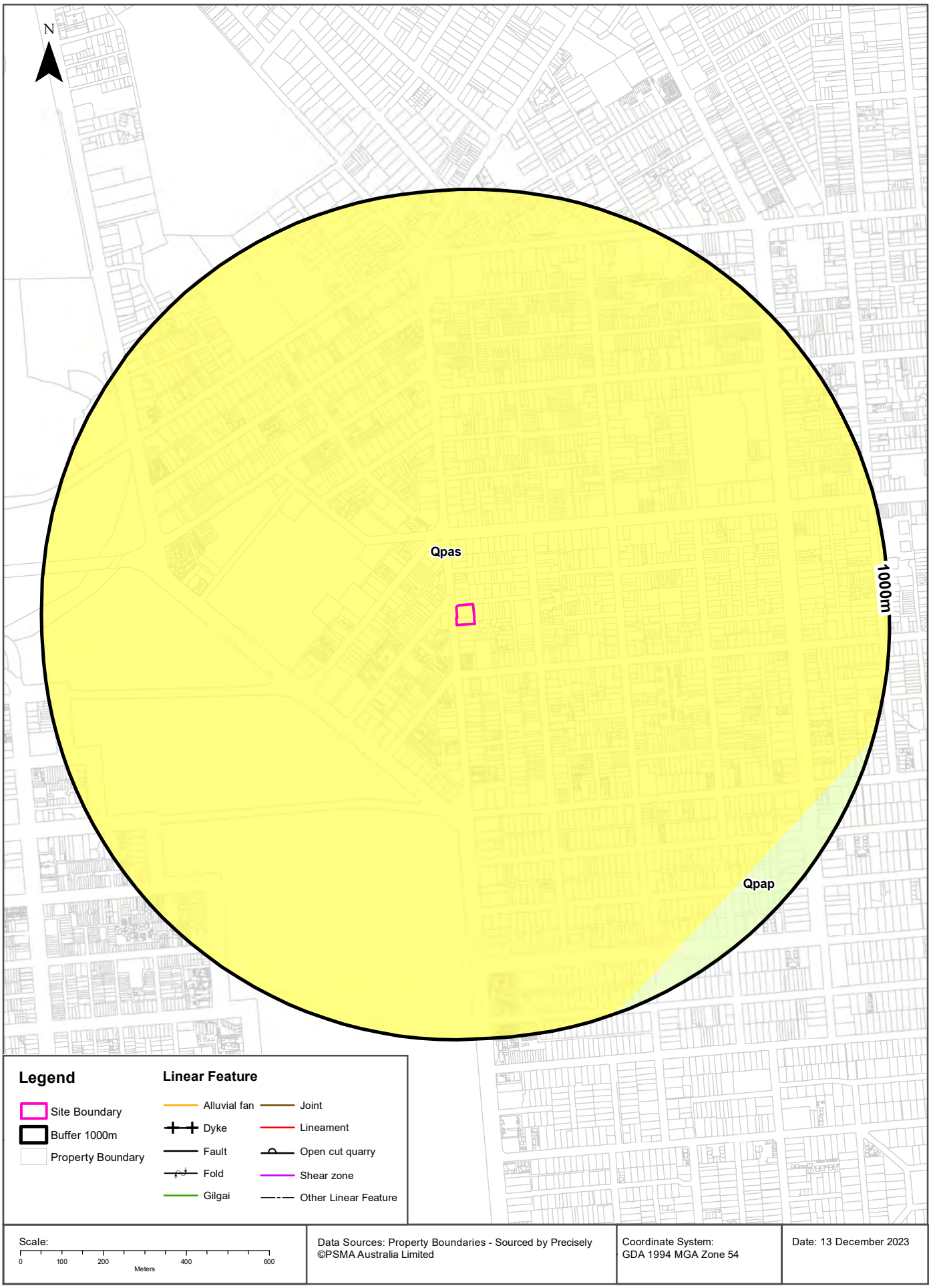
Geology 1:100,000

80 - 82 Fullarton Road, Norwood, SA 5067



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Geology

80 - 82 Fullarton Road, Norwood, SA 5067

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qpas	Keswick Clay	Clay, smectite-rich, grey-green, with red or yellow mottling and rare sand lenses.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene	Pleistocene	0m	On-site
Qpap	Pooraka Formation	Clay, sand and carbonate earth, silty, with gravel lenses.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene, Late	Pleistocene, Late	892m	South East

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Linear Structures 1:100,000

Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
N/A	No records in buffer		

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Atlas of Australian Soils

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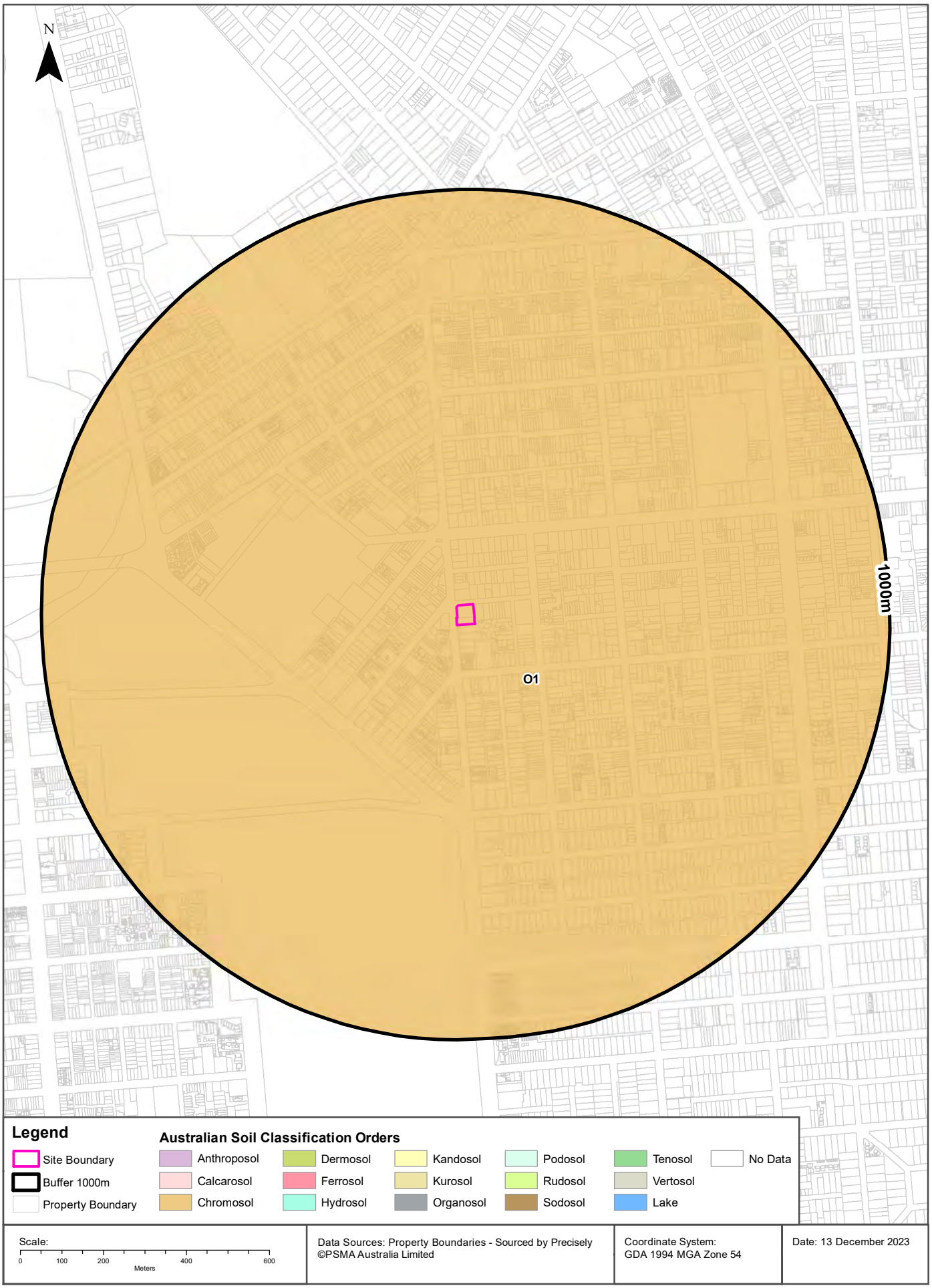

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Soils

80 - 82 Fullarton Road, Norwood, SA 5067

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO
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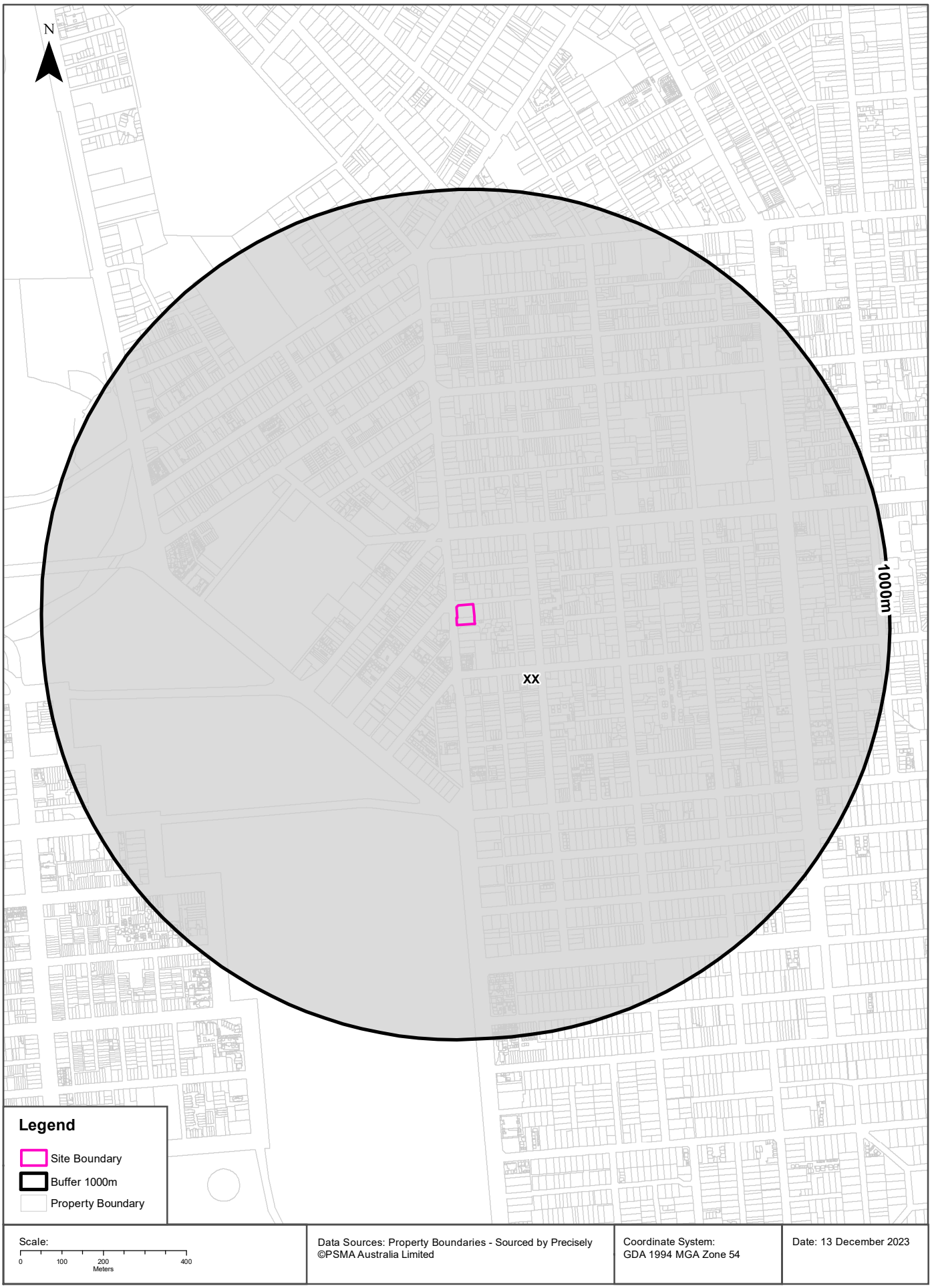
Soil Types

80 - 82 Fullarton Road, Norwood, SA 5067



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Soils

80 - 82 Fullarton Road, Norwood, SA 5067

Soil Types

Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
XX	Not applicable - No assessment/analysis undertaken	0m	On-site

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Acid Sulfate Soils

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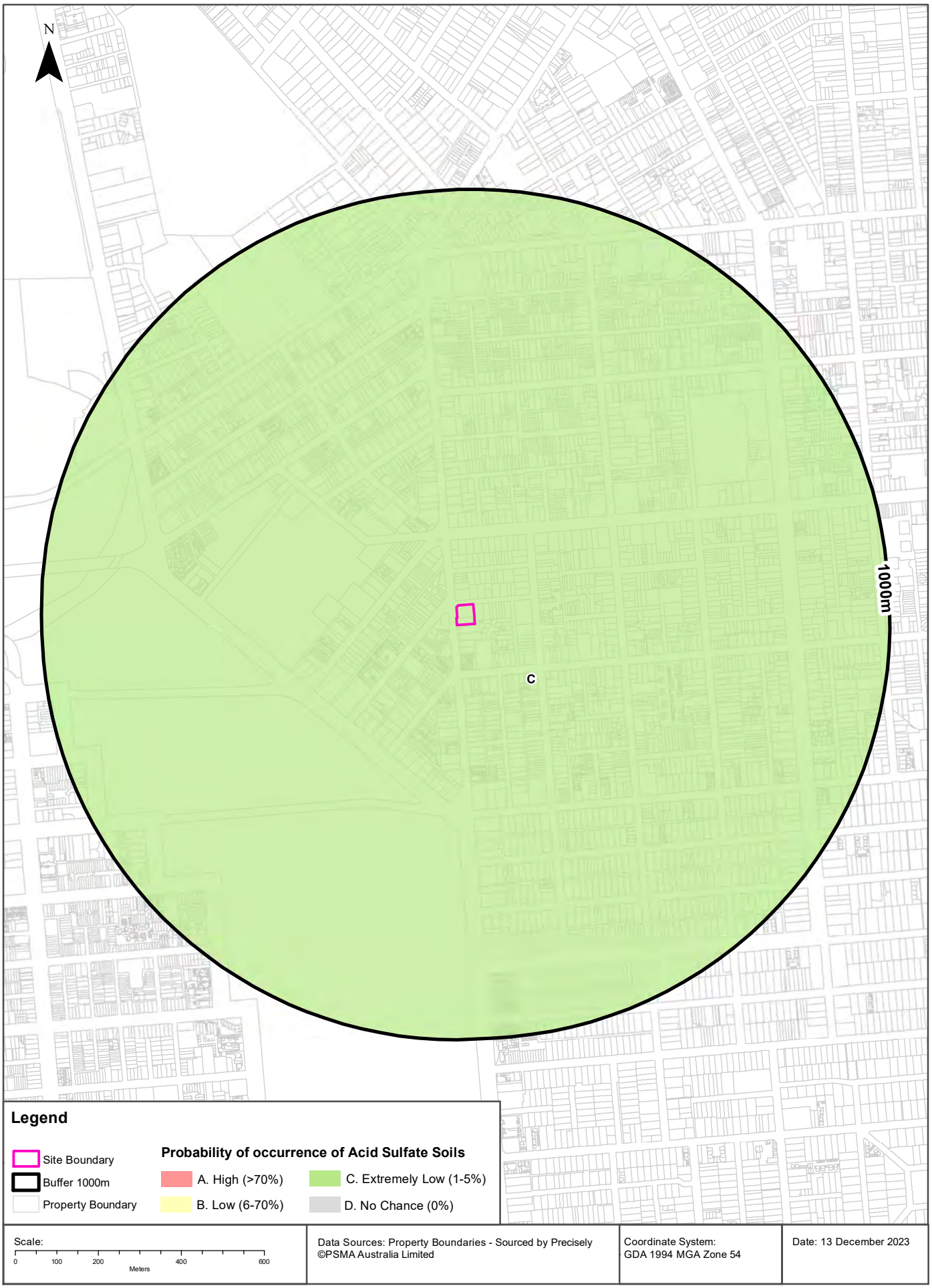

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Acid Sulfate Soils

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Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Acid Sulfate Soils Potential

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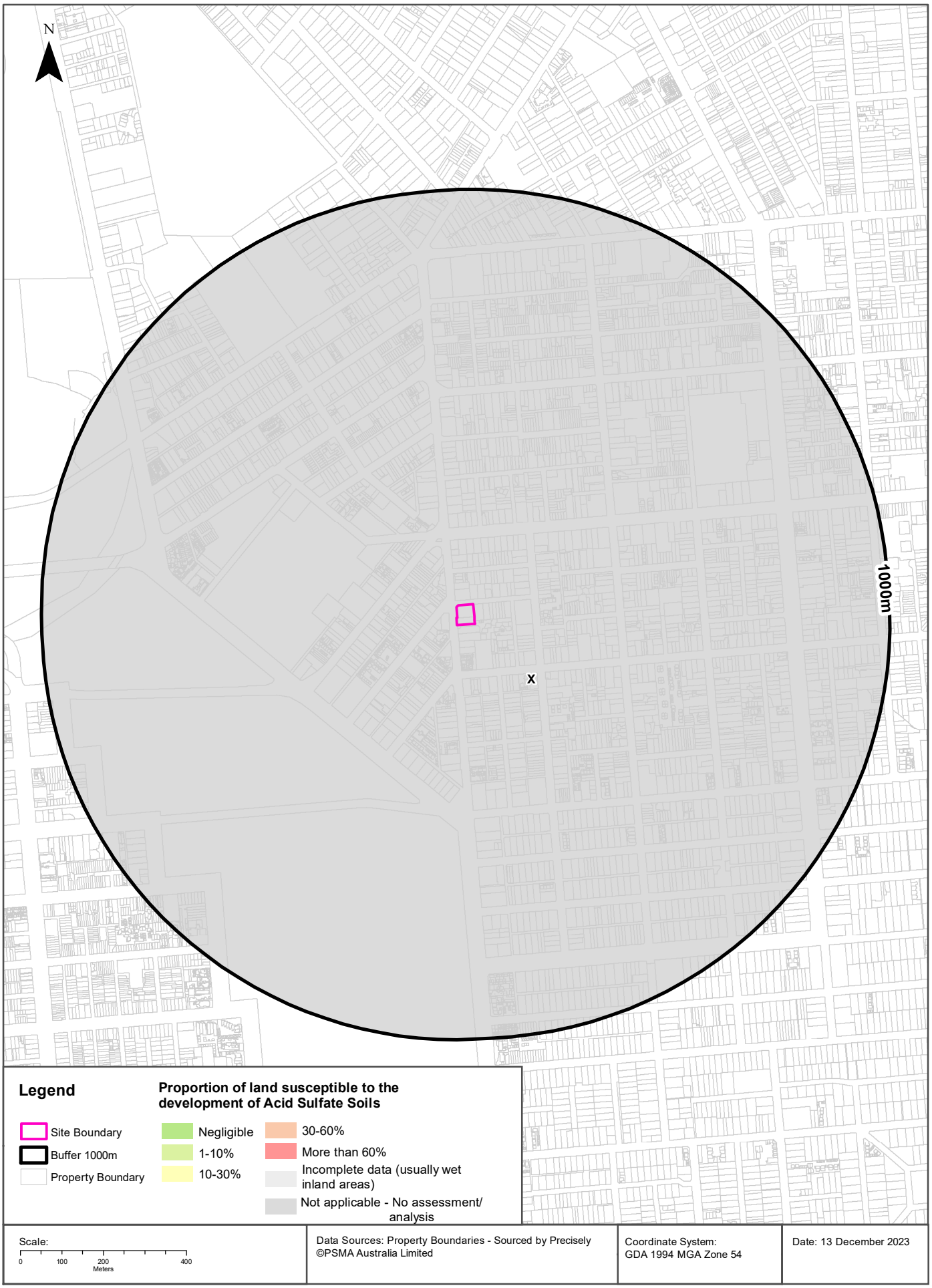

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Acid Sulfate Soils

80 - 82 Fullarton Road, Norwood, SA 5067

Acid Sulfate Soil Potential

Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Watertable Induced

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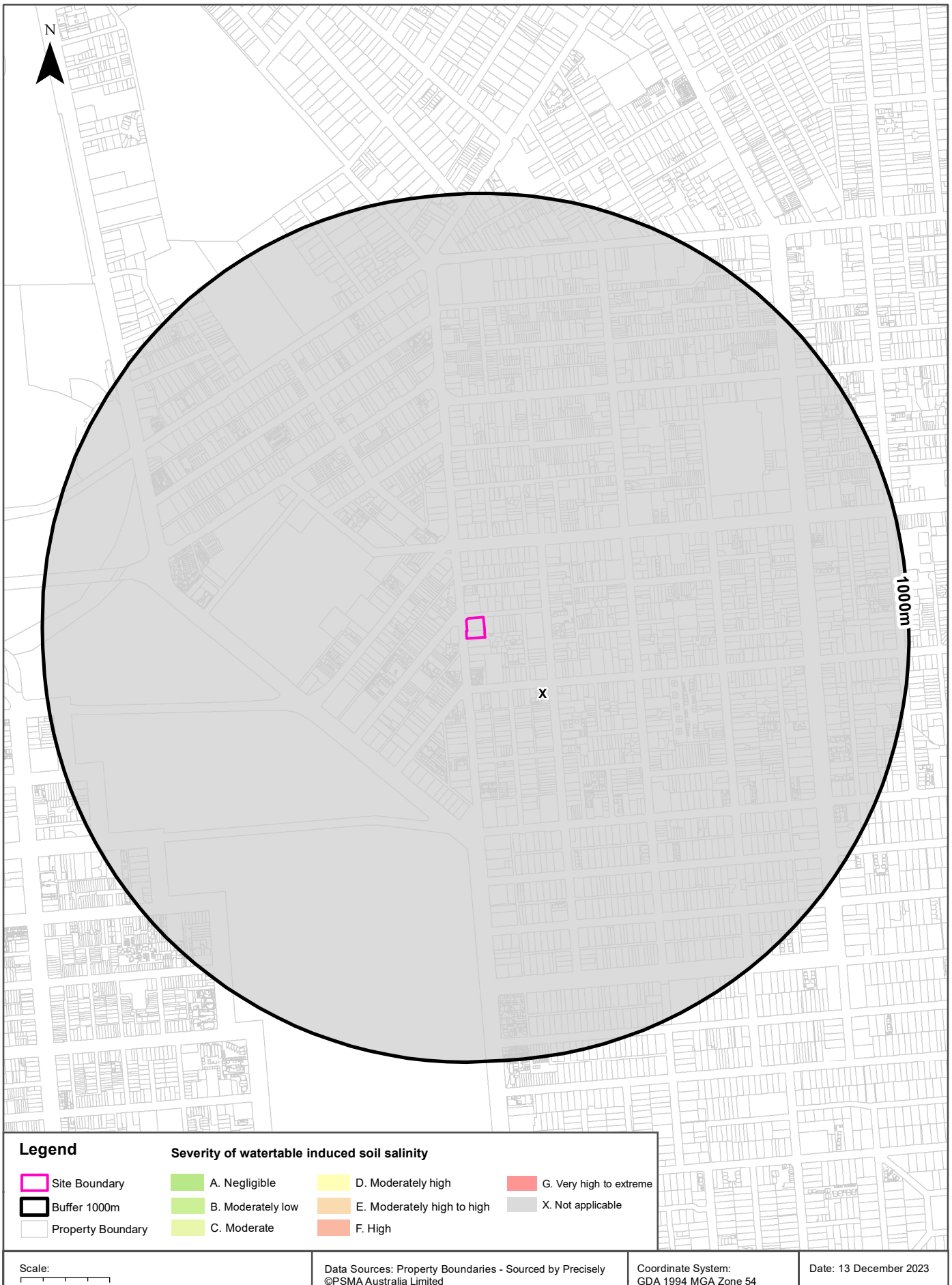

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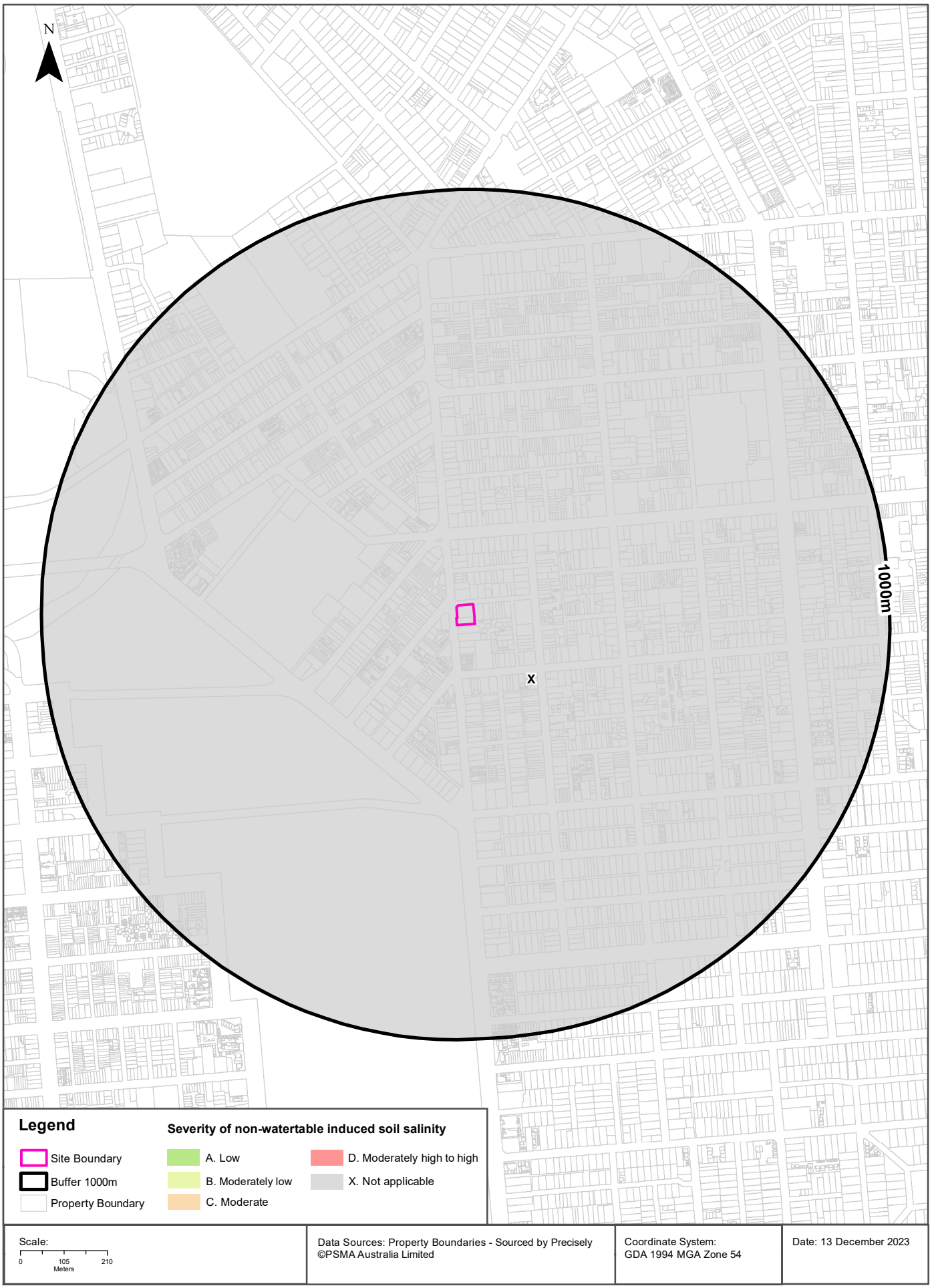
Soil Salinity - Non-watertable

80 - 82 Fullarton Road, Norwood, SA 5067



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Soil Salinity - Non-watertable (Magnesia Patches)

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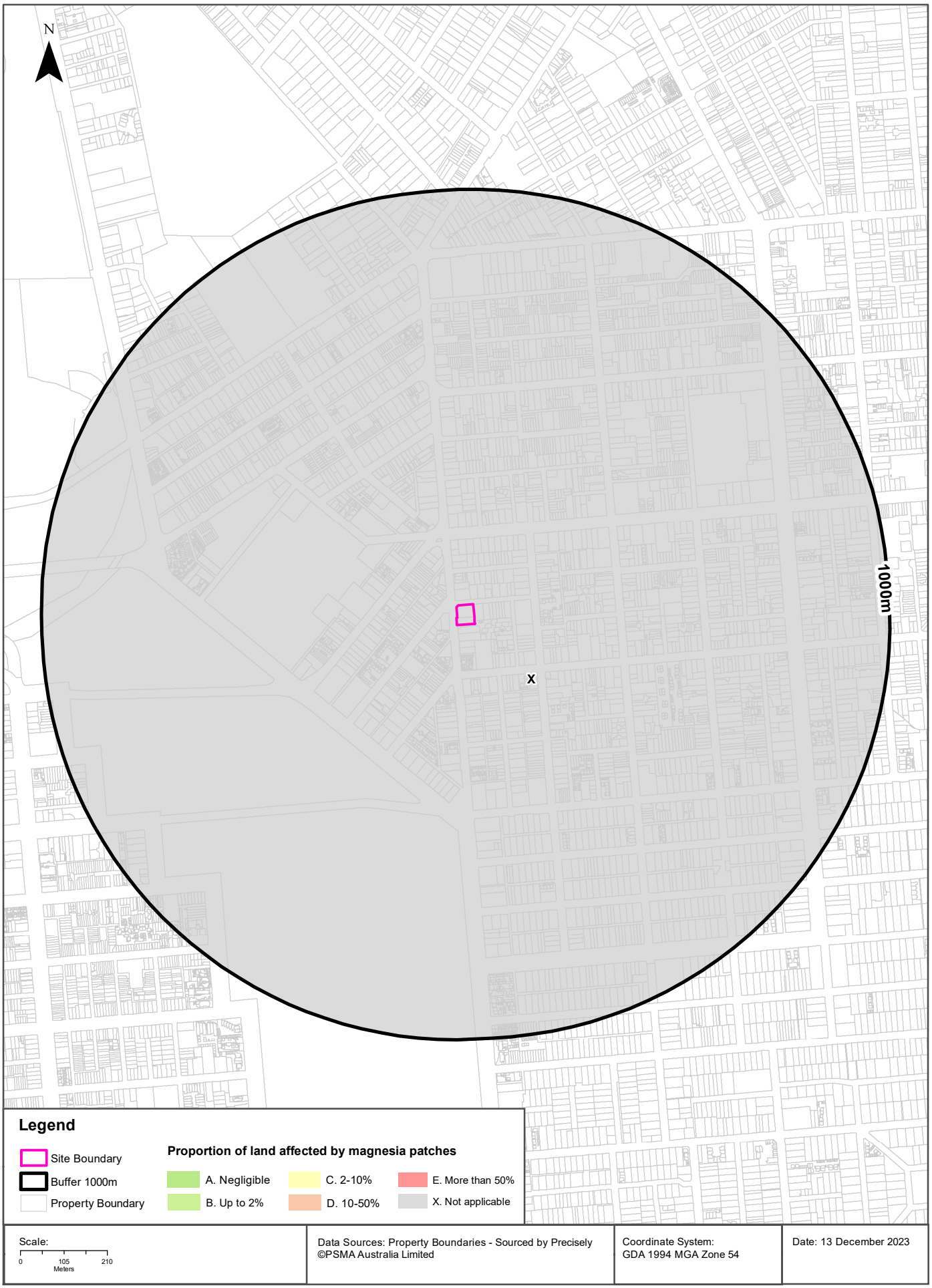

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Soil Salinity

80 - 82 Fullarton Road, Norwood, SA 5067

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
X	Not applicable - No assessment/analysis undertaken			0m	On-site

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable (Magnesia Patches)

Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia
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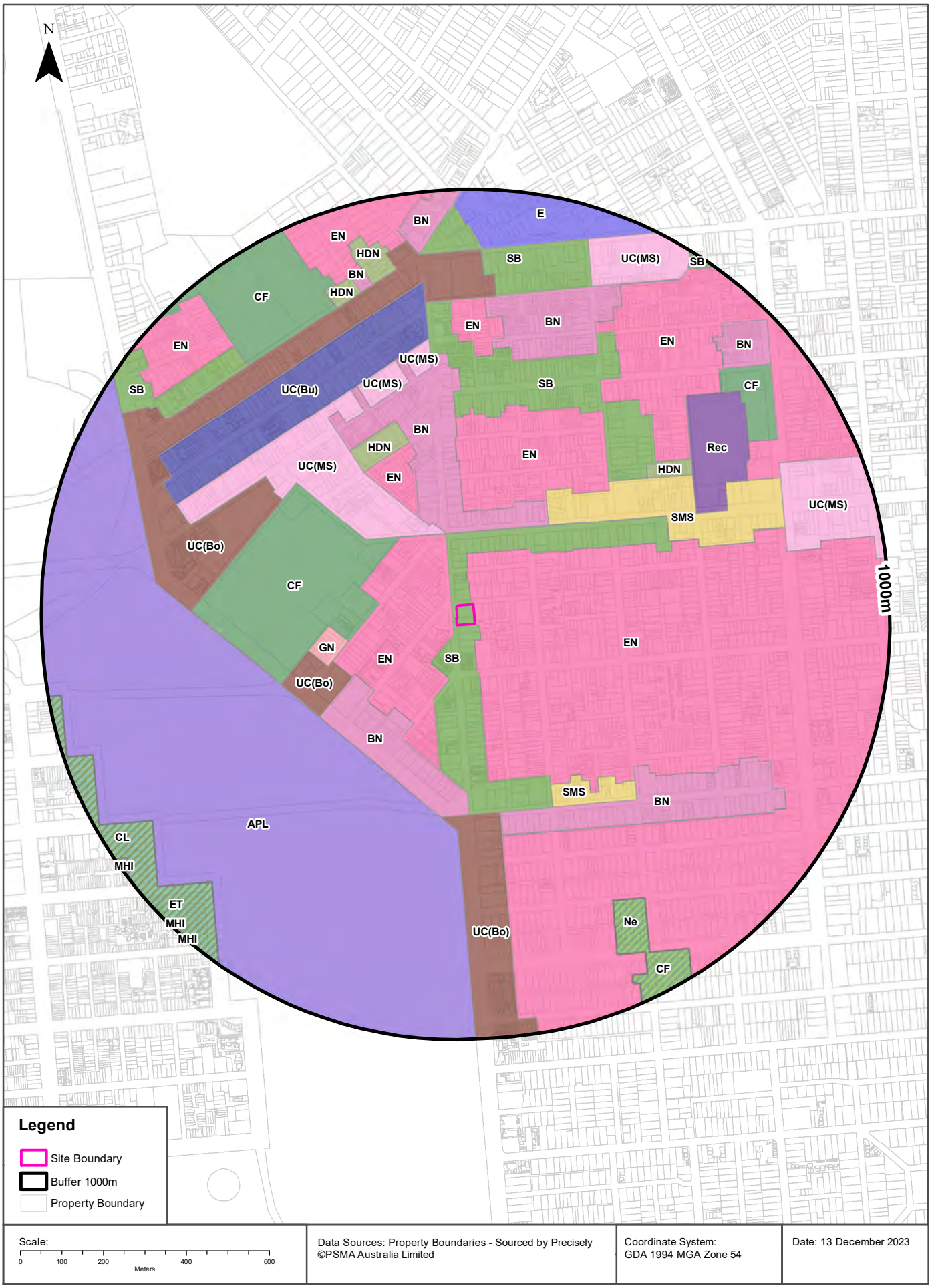
Planning and Design Code Zones

80 - 82 Fullarton Road, Norwood, SA 5067



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Planning

80 - 82 Fullarton Road, Norwood, SA 5067

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
SB	Z5719	Suburban Business	19/03/2021	0	0m	On-site
EN	Z1506	Established Neighbourhood	19/03/2021	0	0m	South East
EN	Z1506	Established Neighbourhood	19/03/2021	0	10m	West
BN	Z0601	Business Neighbourhood	19/03/2021	0	174m	North
UC(MS)	Z6305	Urban Corridor (Main Street)	19/03/2021	0	175m	North West
CF	Z0903	Community Facilities	19/03/2021	0	186m	West
EN	Z1506	Established Neighbourhood	19/03/2021	0	225m	North
EN	Z1506	Established Neighbourhood	19/03/2021	0	242m	North West
BN	Z0601	Business Neighbourhood	19/03/2021	0	250m	South West
SMS	Z5711	Suburban Main Street	19/03/2021	0	261m	North East
GN	Z2102	General Neighbourhood	19/03/2021	0	265m	West
UC(Bo)	Z6302	Urban Corridor (Boulevard)	19/03/2021	0	283m	South West
APL	Z0302	Adelaide Park Lands	29/06/2023	0	383m	South West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	394m	North West
SMS	Z5711	Suburban Main Street	19/03/2021	0	427m	South East
SB	Z5719	Suburban Business	19/03/2021	0	440m	North
BN	Z0601	Business Neighbourhood	19/03/2021	0	456m	South East
UC(Bo)	Z6302	Urban Corridor (Boulevard)	19/03/2021	0	457m	South
UC(Bo)	Z6302	Urban Corridor (Boulevard)	19/03/2021	0	493m	North West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	518m	North East
UC(MS)	Z6305	Urban Corridor (Main Street)	19/03/2021	0	523m	North
EN	Z1506	Established Neighbourhood	19/03/2021	0	555m	North East
UC(MS)	Z6305	Urban Corridor (Main Street)	19/03/2021	0	559m	North
UC(Bu)	Z6303	Urban Corridor (Business)	19/03/2021	0	576m	North West
Rec	Z5401	Recreation	19/03/2021	0	579m	North East
BN	Z0601	Business Neighbourhood	19/03/2021	0	593m	North
EN	Z1506	Established Neighbourhood	19/03/2021	0	596m	North
CF	Z0903	Community Facilities	19/03/2021	0	743m	South East
SB	Z5719	Suburban Business	19/03/2021	0	746m	North
CF	Z0903	Community Facilities	19/03/2021	0	760m	North West
UC(MS)	Z6305	Urban Corridor (Main Street)	19/03/2021	0	765m	East

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Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
SB	Z5719	Suburban Business	19/03/2021	0	768m	North West
CF	Z0903	Community Facilities	19/03/2021	0	769m	North East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	776m	North
BN	Z0601	Business Neighbourhood	19/03/2021	0	792m	North
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	802m	North
UC(MS)	Z6305	Urban Corridor (Main Street)	19/03/2021	0	818m	North East
EN	Z1506	Established Neighbourhood	19/03/2021	0	823m	North West
EN	Z1506	Established Neighbourhood	19/03/2021	0	825m	North
BN	Z0601	Business Neighbourhood	19/03/2021	0	828m	North East
BN	Z0601	Business Neighbourhood	19/03/2021	0	852m	North
CL	Z0908	City Living	19/03/2021	0	856m	South West
E	Z1501	Employment	19/03/2021	0	856m	North
SB	Z5719	Suburban Business	19/03/2021	0	961m	North East

Planning and Design Code Zones Data Source: Attorney-General's Department - South Australia
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Planning and Design Code - Subzones

Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
Ne	S4204	Neighbourhood	19/03/2021	0	744m	South East
ET	S1504	East Terrace	19/03/2021	0	856m	South West
MHI	S3902	Medium-High Intensity	19/03/2021	0	974m	South West

Planning and Design Code Subzones Data Source: Attorney-General's Department - South Australia
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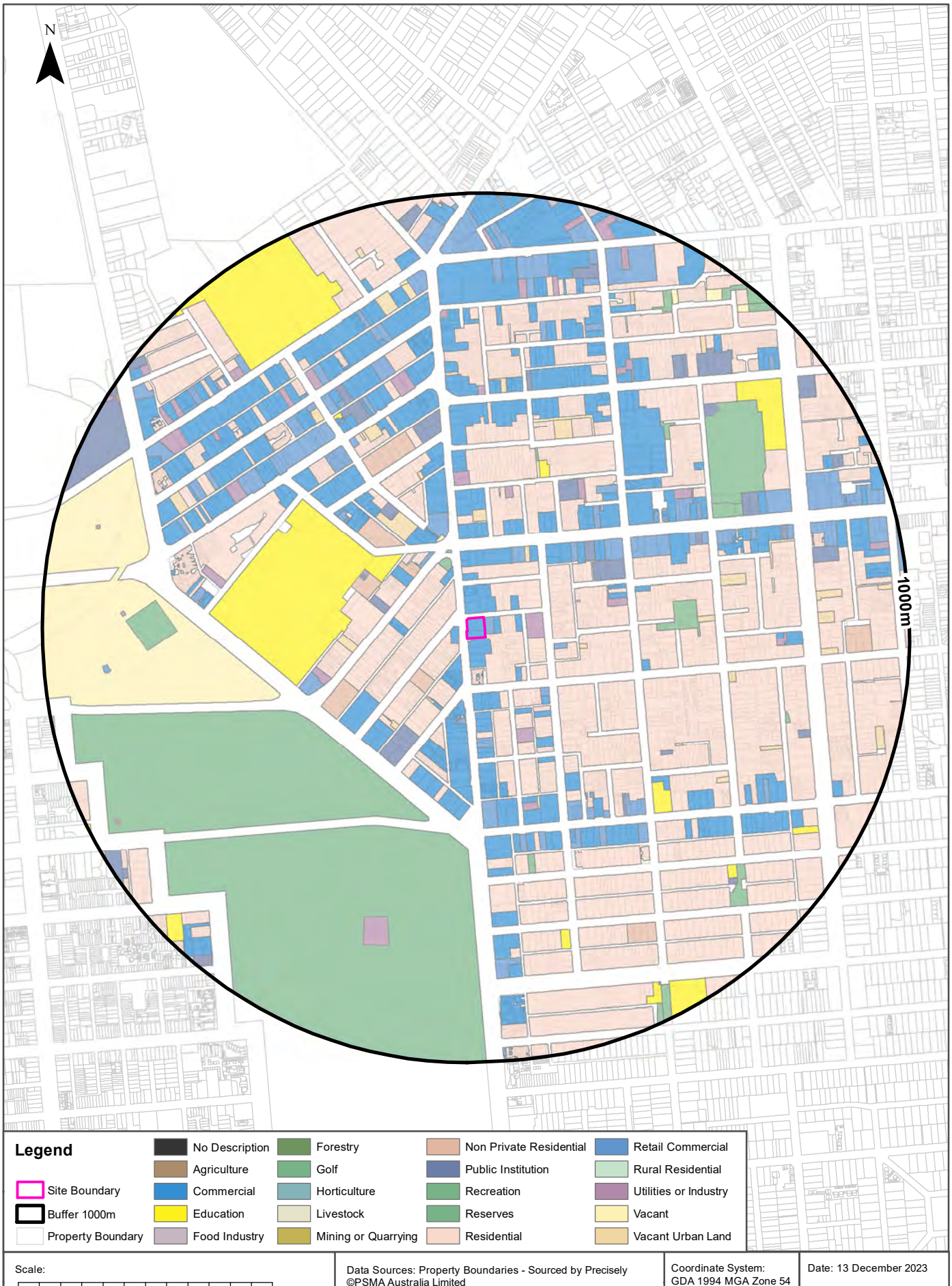
Land Use Generalised

80 - 82 Fullarton Road, Norwood, SA 5067



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Planning

80 - 82 Fullarton Road, Norwood, SA 5067

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Commercial	0m	On-site
Residential	0m	South East
Retail Commercial	0m	East
Utilities or Industry	97m	East
Recreation	120m	North West
Non Private Residential	126m	South West
Vacant Urban Land	161m	North East
Public Institution	184m	West
Vacant	193m	North
Education	214m	West
Reserves	387m	North
Agriculture	963m	North West
Food Industry	974m	North

Land Use Generalised Data Source: Dept of Planning, Transport and Infrastructure - South Australia
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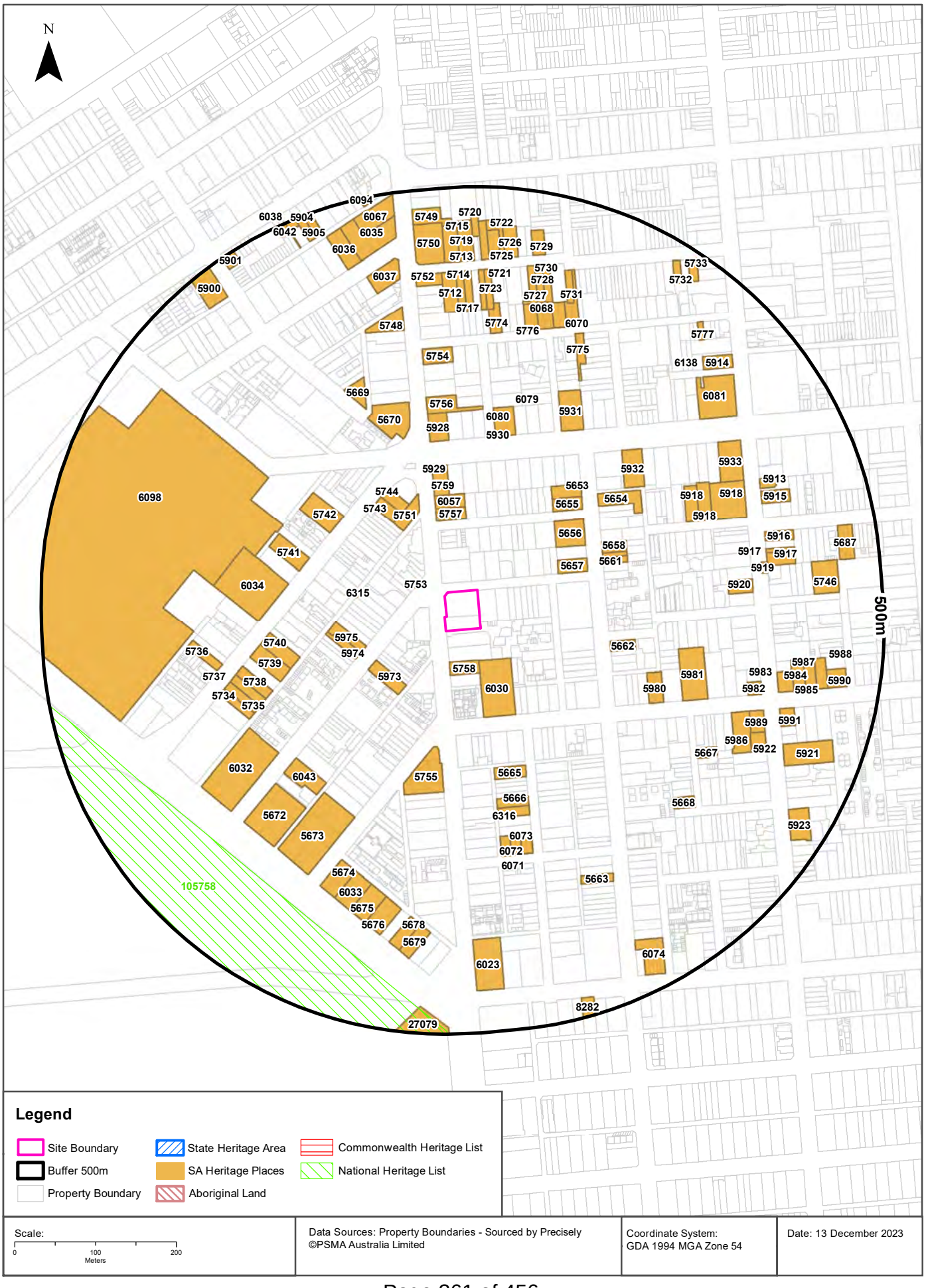
Heritage

80 - 82 Fullarton Road, Norwood, SA 5067



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Heritage

80 - 82 Fullarton Road, Norwood, SA 5067

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
105758	The Adelaide Park Lands and City Layout	South Tce, Adelaide SA	3/03/001/0279	Historic	Listed place	2008-11-07	383m	South West

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
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SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
5753	49 Fullarton Road KENT TOWN	Local	Bridge	Victorian Masonry Bridge & Red Brick Parapet to First Creek	24/08/2000	35m	North West
5758	90 Fullarton Road NORWOOD	Local	House	Victorian Bluestone Villa	24/08/2000	39m	South
6030	1 William Street NORWOOD	State	House	Dwelling		40m	South East
5973	26 Wakefield Street KENT TOWN	Local	House	Late Victorian Red Brick & Stone Dwelling	24/08/2000	83m	South West
5757	72 Fullarton Road NORWOOD	Local	House	Edwardian Stone & Brick Dwelling	24/08/2000	89m	North
5751	47 Fullarton Road KENT TOWN	Local	House	Late Victorian Stone & Brick Villa	24/08/2000	94m	North West
5975	33 Wakefield Street KENT TOWN	Local	House	Victorian Rendered Terrace Residence & Fence	24/08/2000	101m	West

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Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
5657	9 Charles Street NORWOOD	Local	House	Bluestone Villa	24/08/2000	102m	East
6315	18 Little Wakefield Street KENT TOWN	Local	Bridge	Bridge Parapet	24/08/2000	103m	West
6057	70 Fullarton Road NORWOOD	Local	House	Edwardian Stone & Brick Dwelling	24/08/2000	105m	North
5743	54 Flinders Street KENT TOWN	Local	House	Late-Victorian Sandstone/Redbrick Villa	24/08/2000	109m	North West
5974	31 Wakefield Street KENT TOWN	Local	House	Victorian Rendered Terrace Residence & Fence	24/08/2000	109m	West
5656	5 Charles Street NORWOOD	Local	House	Victorian-Italianate Mansion with Boundary Fence	24/08/2000	110m	North East
5744	56 Flinders Street KENT TOWN	Local	House	Late Victorian Bluestone/Redbrick Villa	24/08/2000	114m	North West
5759	68A Fullarton Road NORWOOD	Local	House	Edwardian Villa	20/09/2001	121m	North
5655	3 Charles Street NORWOOD	Local	House	Victorian Villa	24/08/2000	135m	North East
5929	2 The Parade NORWOOD	Local	House	Federation Queen Anne Masonry Dwelling	20/09/2001	135m	North
5755	3/ 69 Fullarton Road KENT TOWN	Local	Business: Commercial/Retail	Victorian Shop	24/08/2000	144m	South
5653	1 Charles Street NORWOOD	Local	House	Victorian Villa	24/08/2000	145m	North East
5660	14 Charles Street NORWOOD	Local	Flat - Units	Single-Storey Victorian Bluestone attached dwelling	24/08/2000	159m	East
5661	16 Charles Street NORWOOD	Local	Flat - Units	Single-Storey Victorian Bluestone attached dwelling	24/08/2000	159m	East
5742	29 Flinders Street KENT TOWN	Local	House	Victorian Bluestone Villa	20/09/2001	160m	North West
5659	12 Charles Street NORWOOD	Local	Flat - Units	Single-Storey Victorian Bluestone attached dwelling	24/08/2000	161m	East
5662	38 Charles Street NORWOOD	Local	Business: Commercial/Retail	Victorian Corner Shop with Parapet Wall	24/08/2000	161m	East
5658	10 Charles Street NORWOOD	Local	Flat - Units	Single-Storey Victorian Bluestone attached dwelling	24/08/2000	162m	North East
5665	1 Clarke Street NORWOOD	Local	House	Two Storey Bluestone Victorian Villa	24/08/2000	175m	South
5741	23 Flinders Street KENT TOWN	Local	House	Bluestone Villa	24/08/2000	175m	West
5654	2 Charles Street NORWOOD	Local	House	Victorian Bluestone Villa	24/08/2000	182m	North East
5740	18 Flinders Street KENT TOWN	Local	House	Victorian Masonry Dwelling	24/08/2000	184m	West
5928	1 The Parade NORWOOD	Local	House	Federation Limestone 'Gentleman's Villa'	24/08/2000	187m	North
5930	9 The Parade NORWOOD	Local	Flat - Units	Two-Storey Victorian Bluestone Rowhouses	24/08/2000	191m	North
6079	11 The Parade NORWOOD	Local	Flat - Units	Two Storey Victorian Bluestone Rowhouses	24/08/2000	191m	North
6080	13 The Parade NORWOOD	Local	Flat - Units	Two Storey Victorian	24/08/2000	191m	North
6034	19 Flinders Street KENT TOWN	State	House	Headmaster's Residence (originally a private Dwelling), Prince Alfred College		194m	West
5670	36 College Road KENT TOWN	Local	House	Victorian Villa	24/08/2000	198m	North
5739	16 Flinders Street KENT TOWN	Local	House	Edwardian Sandstone & Redbrick Dwelling	24/08/2000	199m	West

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Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
5666	5 Clarke Street NORWOOD	Local	House	Double Fronted Sandstone Duplex	24/08/2000	212m	South
5980	23 William Street NORWOOD	Local	House	Victorian Stone Dwelling	24/08/2000	212m	East
6098	23 Dequetteville Terrace KENT TOWN	State	Secondary School/College	Prince Alfred College (Main building only)		219m	West
5932	26 The Parade NORWOOD	Local	House	Late Victorian Bluestone Dwelling	24/08/2000	221m	North East
5931	21 The Parade NORWOOD	Local	House	Late Victorian Bluestone Dwelling	24/08/2000	222m	North East
5756	68 Fullarton Road NORWOOD	Local	House	Bluestone Mansion (two-storey)	24/08/2000	223m	North
6316	7 Clarke Street NORWOOD	Local	House	Double Fronted Sandstone Duplex	24/08/2000	224m	South
5738	12 Flinders Street KENT TOWN	Local	House	Two Victorian Stone Dwellings	24/08/2000	227m	West
5737	10 Flinders Street KENT TOWN	Local	House	Two Victorian Stone Dwellings	24/08/2000	238m	West
6043	2 Wakefield Street KENT TOWN	State	House	Dwelling		240m	South West
5981	27 William Street NORWOOD	Local	House	Victorian Bluestone Dwelling	24/08/2000	246m	East
5669	34 College Road KENT TOWN	Local	House	Mid-Victorian Bluestone Cottage	24/08/2000	249m	North West
5735	8 Flinders Street KENT TOWN	Local	House	Two Bluestone Victorian Cottages	24/08/2000	249m	West
5673	30 Dequetteville Terrace KENT TOWN	Local	House	Federation Mansion	24/08/2000	250m	South West
6032	28 Dequetteville Terrace KENT TOWN	State	Business House - Offices	Office (former Miethke House)		257m	South West
5734	6 Flinders Street KENT TOWN	Local	House	Two Bluestone Victorian Cottages	24/08/2000	259m	West
6071	1-2 John Street NORWOOD	Local	House	Federation Semi-Detached	24/08/2000	260m	South
6072	3-4 John Street NORWOOD	Local	House	Federation Semi-Detached	24/08/2000	260m	South
6073	5-6 John Street NORWOOD	Local	House	Federation Semi-Detached	24/08/2000	261m	South
5918	77 Sydenham Road NORWOOD	Local	House	High Victorian Dwelling	24/08/2000	272m	North East
5672	29 Dequetteville Terrace KENT TOWN	Local	House	Federation Mansion	24/08/2000	280m	South West
5736	9 Flinders Street KENT TOWN	Local	House	Victorian Cottage	24/08/2000	280m	West
5754	64 Fullarton Road NORWOOD	Local	House	Bluestone Mansion (two storey)	20/09/2001	284m	North
5775	14 Gray Street NORWOOD	Local	House	Victorian Bluestone Villa	24/08/2000	288m	North East
5667	2 Cleve Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	306m	South East
5920	91 Sydenham Road NORWOOD	Local	House	Victorian Cottage	24/08/2000	309m	East
5674	31 Dequetteville Terrace KENT TOWN	Local	House	Federation Queen Anne Dwelling	24/08/2000	311m	South West
5668	13 Cleve Street NORWOOD	Local	House	Mid-Victorian Bluestone Cottage	24/08/2000	318m	South East
5774	9-11 Gray Street NORWOOD	Local	House	Victorian Bluestone Duplex (Semi-Detached)	24/08/2000	318m	North

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Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
6033	33 Dequetteville Terrace KENT TOWN	State	House	Dwelling ('Sera House' formerly 'Duguid House')		318m	South
5675	34 Dequetteville Terrace KENT TOWN	Local	House	Federation Villa	24/08/2000	327m	South
5776	17-19 Gray Street NORWOOD	Local	House	Mid-Victorian Duplex	20/09/2001	327m	North
5986	44 William Street NORWOOD	Local	House	Victorian Sandstone Dwelling	24/08/2000	327m	South East
5748	37 Fullarton Road KENT TOWN	Local	House	Late Victorian Bluestone Villa	24/08/2000	329m	North
5933	44 The Parade NORWOOD	Local	House	Two Storey Victorian Bluestone Hotel 'Old Colonist Tavern'	24/08/2000	329m	North East
5663	49 Charles Street NORWOOD	Local	House	Bluestone Cottage	24/08/2000	331m	South East
6068	21-23 Gray Street NORWOOD	Local	House	Mid-Victorian Duplex	24/08/2000	331m	North
5982	37 William Street NORWOOD	Local	Business: Commercial/Retail	Victorian Corner Shop & Attached Dwelling	24/08/2000	336m	East
5676	35 Dequetteville Terrace KENT TOWN	Local	House	Asymmetrical Bluestone Victorian/Edwardian Villa	24/08/2000	337m	South
6069	25-27 Gray Street NORWOOD	Local	House	Mid-Victorian Duplex	24/08/2000	338m	North
6070	29-31 Gray Street NORWOOD	Local	House	Mid-Victorian Duplex	24/08/2000	344m	North
5712	2 Fisher Street NORWOOD	Local	House	Victorian Sandstone/Redbrick Villa complex	24/08/2000	346m	North
5714	4 Fisher Street NORWOOD	Local	House	Bluestone Victorian Cottage	24/08/2000	346m	North
5717	6 Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	346m	North
5989	48 William Street NORWOOD	Local	House	Victorian Masonry Building	24/08/2000	347m	East
6081	41 The Parade NORWOOD	Local	Warehouse	Red Brick Federation Warehouse Factory Building	24/08/2000	347m	North East
5721	10 Fisher Street NORWOOD	Local	House	Victorian Cottage (Semi Detached)	24/08/2000	348m	North
5723	12 Fisher Street NORWOOD	Local	House	Victorian Bluestone Cottage (Semi Detached)	24/08/2000	348m	North
5919	78-80 Sydenham Road NORWOOD	Local	Bridge	Victorian Masonry Bridge & Red Brick Parapet to First Creek	24/08/2000	352m	East
5678	37 Dequetteville Terrace KENT TOWN	Local	House	Sandstone Edwardian Villa	24/08/2000	356m	South
5922	103A Sydenham Road NORWOOD	Local	Hall	Victorian Red Brick & Sandstone Hall Former Community Hall	24/08/2000	358m	South East
5727	20 Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	359m	North
5917	76-78 Sydenham Road NORWOOD	Local	Business: Commercial/Retail	Mid-Victorian Attached Dwellings	24/08/2000	360m	East
5916	72 Sydenham Road NORWOOD	Local	Business: Commercial/Retail	Victorian Corner Shop	24/08/2000	361m	East
5728	22 Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	364m	North
5679	38 Dequetteville Terrace KENT TOWN	Local	House	Sandstone Edwardian Villa	24/08/2000	365m	South
5730	24 Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	366m	North

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Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
5915	68 Sydenham Road NORWOOD	Local	House	Victorian Bluestone Cottage	24/08/2000	368m	East
5983	39 William Street NORWOOD	Local	Business: Commercial/Retail	Federation Corner Shop & Attached Dwelling	24/08/2000	370m	East
5913	66 Sydenham Road NORWOOD	Local	House	Victorian Cottage	24/08/2000	372m	North East
5731	28 Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	373m	North
6037	36 Grenfell Street KENT TOWN	State	Business House - Offices	Office (former Kent Town Uniting Church Manse)		381m	North
5752	48 Fullarton Road NORWOOD	Local	House	Late Victorian/Edwardian Bluestone Villa	24/08/2000	382m	North
5991	50 William Street NORWOOD	Local	House	Victorian Masonry Corner Dwelling	20/09/2001	383m	East
6023	1 Kensington Road NORWOOD	State	Hotel - Motel - Inn	Britannia Hotel		384m	South
5984	41 William Street NORWOOD	Local	House	Victorian Sandstone Cottage	24/08/2000	385m	East
5914	67 Sydenham Road NORWOOD	Local	House	Victorian Dwelling	24/08/2000	391m	North East
6138	69 Sydenham Road NORWOOD	Local	Business: Commercial/Retail	Victorian Corner Shop	24/08/2000	391m	North East
5921	102 Sydenham Road NORWOOD	Local	House	Victorian Sandstone Dwelling	24/08/2000	400m	East
5985	43 William Street NORWOOD	Local	House	Victorian Bluestone Cottage Duplex	24/08/2000	401m	East
5987	45 William Street NORWOOD	Local	House	Victorian Bluestone Cottage Duplex	24/08/2000	401m	East
5711	1 Fisher Street NORWOOD	Local	House	Victorian Bluestone/Redbrick Villa	24/08/2000	408m	North
5713	3 Fisher Street NORWOOD	Local	House	Victorian Pise Terrace Dwelling	24/08/2000	408m	North
5715	5 Fisher Street NORWOOD	Local	House	Victorian Pise Terrace Dwelling	24/08/2000	408m	North
5716	5A Fisher Street NORWOOD	Local	House	Victorian Pise Terrace Dwelling	24/08/2000	408m	North
5718	7 Fisher Street NORWOOD	Local	House	Victorian Pise Terrace Dwelling	24/08/2000	408m	North
5719	7A Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	408m	North
5750	46 Fullarton Road NORWOOD	Local	Business House - Offices	Modern Movement office building	24/08/2000	408m	North
5722	11 Fisher Street NORWOOD	Local	House	Victorian Bluestone Cottage	24/08/2000	409m	North
5724	13 Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	410m	North
5725	15 Fisher Street NORWOOD	Local	Business: Commercial/Retail	Rendered Masonry Victorian Shop	24/08/2000	412m	North
5726	17 Fisher Street NORWOOD	Local	House	Victorian Pise Cottage	24/08/2000	413m	North
5777	26 Gray Street NORWOOD	Local	House	Victorian Freestone & Brick Cottage	24/08/2000	413m	North East
5988	47 William Street NORWOOD	Local	House	Victorian Cottage	20/09/2001	414m	East
5746	5 Free Street NORWOOD	Local	House	Bluestone Dwelling	24/08/2000	415m	East
6036	25 Grenfell Street KENT TOWN	State	House	Former Caretaker's Cottage, Kent Town Uniting Church		419m	North
5729	23 Fisher Street NORWOOD	Local	House	Victorian Villa	24/08/2000	420m	North

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Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
6035	31A Fullarton Road KENT TOWN	State	Religious Building	Kent Town Uniting (former Wesleyan Methodist) Church		425m	North
5990	49 William Street NORWOOD	Local	House	Victorian Bluestone Cottage	24/08/2000	431m	East
6074	31-39 Kensington Road NORWOOD	Local	Flat - Units	Five Attached Late Victorian Two Storey Shops & Dwellings	24/08/2000	432m	South East
5720	9A Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	438m	North
5923	110 Sydenham Road NORWOOD	Local	House	Victorian Bluestone Dwelling	24/08/2000	442m	South East
5687	12 Edsall Street NORWOOD	Local	House	Mid-Victorian Cottage	24/08/2000	450m	East
5732	64 Fisher Street NORWOOD	Local	House	Victorian Cottage	24/08/2000	452m	North East
5749	44 Fullarton Road NORWOOD	Local	Hall	Bluestone & Sandstone Dwelling	24/08/2000	452m	North
6067	27 Grenfell Street KENT TOWN	State	Religious Building	Kent Town Uniting Church Hall and Schoolroom		454m	North
5900	76 Rundle Street KENT TOWN	Local	Hotel - Motel - Inn	Victorian Corner Pub 'Kent Town Hotel'	24/08/2000	457m	North West
5733	68 Fisher Street NORWOOD	Local	House	Cottage	24/08/2000	464m	North East
6042	1&2/ 90-92 Rundle Street KENT TOWN	State	House	Two Attached Houses		464m	North West
27079	Fullarton Road ADELAIDE	State	Parks - Recreation - Public Open Space - Gardens	Victoria Park Racecourse (North-East Precinct)		466m	South
5904	98 Rundle Street KENT TOWN	Local	Business: Commercial/Retail	Federation Queen Anne/Arts & Crafts Red Brick Duplex & Front Fence	24/08/2000	467m	North
5905	100 Rundle Street KENT TOWN	Local	Business: Commercial/Retail	Federation Queen Anne/Arts & Crafts Red Brick Duplex & Front Fence	20/09/2001	469m	North
8282	10-12 Kensington Road ROSE PARK	Local	Business: Commercial/Retail	Shops	11/03/2005	475m	South
5901	78 Rundle Street KENT TOWN	Local	Business: Commercial/Retail	Mid-Victorian Bluestone Corner Shop & Dwelling	24/08/2000	484m	North West
6038	94-96 Rundle Street KENT TOWN	State	Business House - Offices	Office (former Dwelling)		488m	North West
6094	112-118 Rundle Street KENT TOWN	Local	Business House - Offices	Edwardian/Federation Terrace Building Former 'Cecil Mansions'	20/09/2001	490m	North

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Aboriginal Land

Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

Lotsearch Pty Ltd ABN 89 600 168 018

Natural Hazards

80 - 82 Fullarton Road, Norwood, SA 5067

Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
N/A	No records in buffer					

Bushfire Overlays Data Source: Attorney-General's Department - South Australia
Creative Commons 4.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/au/deed.en

Bushfires and Prescribed Burns History

Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Natural Hazards - Flood

80 - 82 Fullarton Road, Norwood, SA 5067

Lotsearch Pty Ltd ABN 89 600 168 018

Natural Hazards

80 - 82 Fullarton Road, Norwood, SA 5067

Flooding Overlays

Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	10/11/2022		0m	On-site
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	10/11/2022		0m	On-site
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	10/11/2022		383m	South West

Flooding Overlays Data Source: Attorney-General's Department - South Australia
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Ecological Constraints

80 - 82 Fullarton Road, Norwood, SA 5067

Native Vegetation

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
N/A	No records within the buffer								

Department for Environment and Water Data Source: Native Vegetation Floristic Areas - NVIS - State-wide
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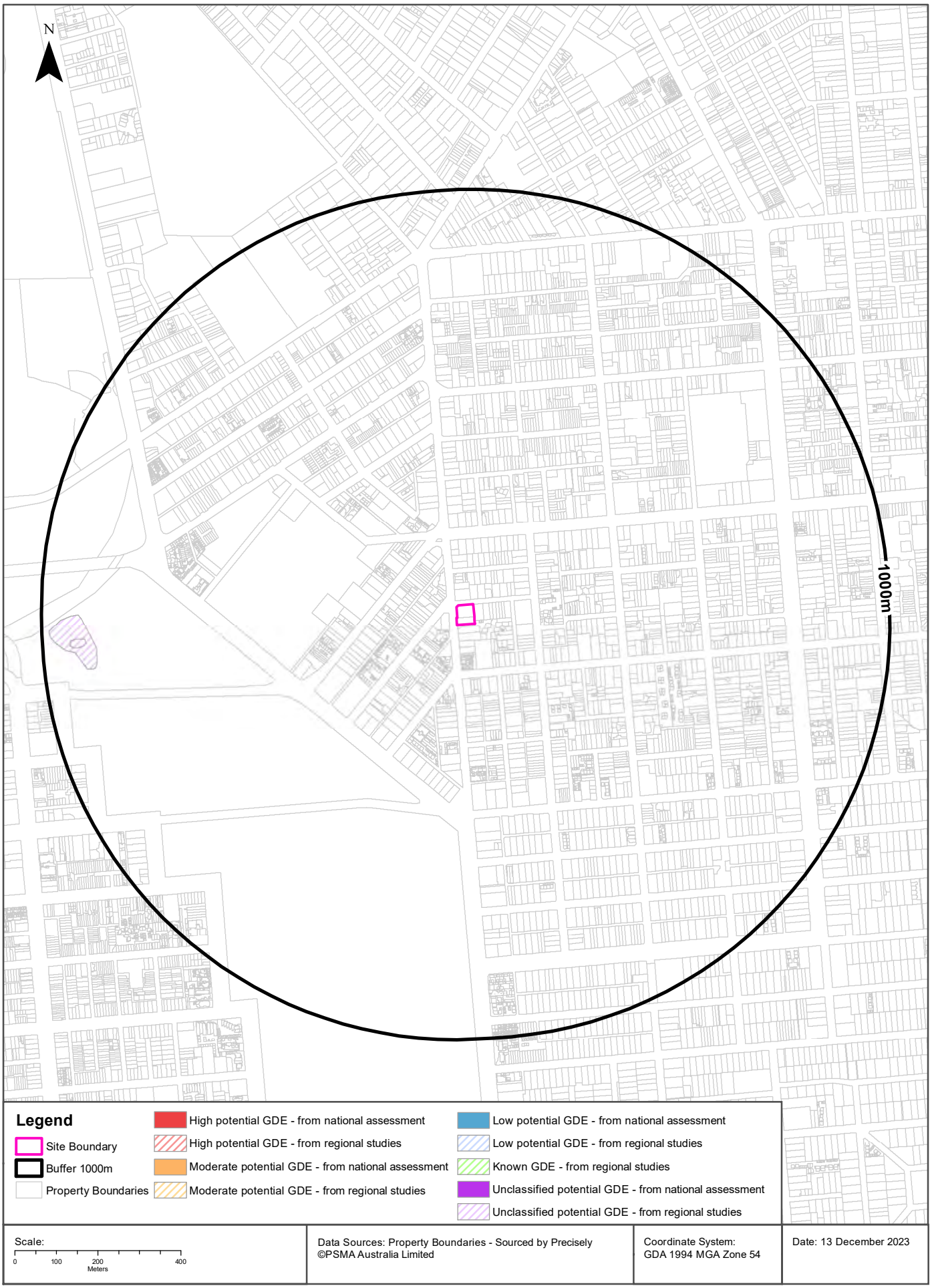
Ecological Constraints - Groundwater Dependent Ecosystems Atlas

80 - 82 Fullarton Road, Norwood, SA 5067



Lotsearch Pty Ltd ABN 89 600 168 018

Ecological Constraints

80 - 82 Fullarton Road, Norwood, SA 5067

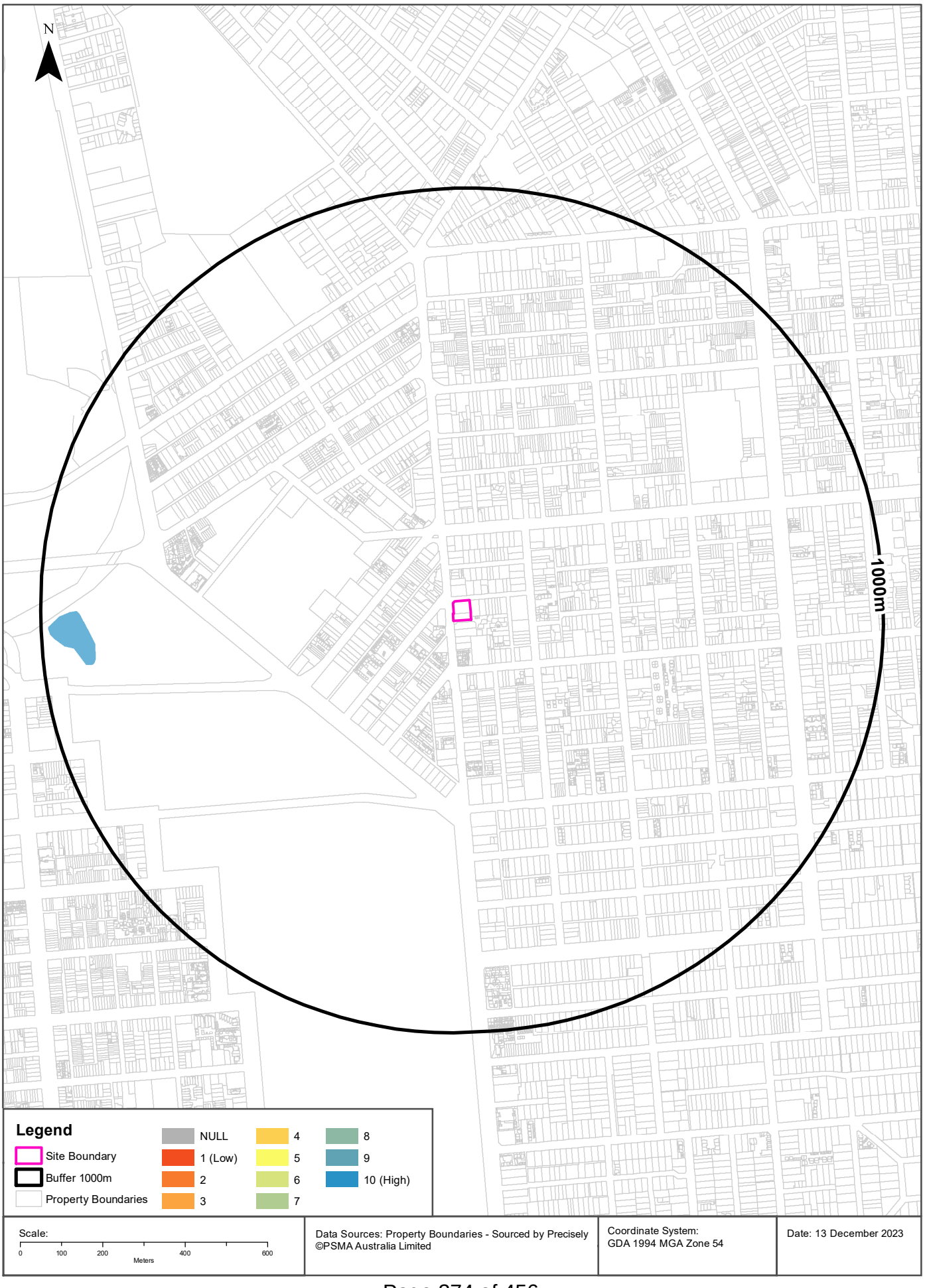
Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic		Unclassified potential GDE - from regional studies	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Wetland		871m	West

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Ecological Constraints - Inflow Dependent Ecosystems Likelihood

80 - 82 Fullarton Road, Norwood, SA 5067



Lotsearch Pty Ltd ABN 89 600 168 018

Ecological Constraints

80 - 82 Fullarton Road, Norwood, SA 5067

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic		10	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Wetland		871m	West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Lotsearch Pty Ltd ABN 89 600 168 018

Ecological Constraints

80 - 82 Fullarton Road, Norwood, SA 5067

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

1. End User acknowledges and agrees that:
   (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
      (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available or methodologies licensed to Lotsearch by third parties with whom Lotsearch has contractual arrangements (**Third Party Content Suppliers**); and
      (ii) content which is derived from content described in paragraph (i);
   (b) Neither Lotsearch nor Third Party Content Suppliers takes any responsibility for or give any warranty in relation to the accuracy or completeness of any Third Party Content included in the Report including any contaminated land assessment or other assessment included as part of a Report;
   (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**) and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
   (d) Reports are generated at a point in time (as specified by the date/time stamp appearing on the Report) and accordingly the Report is based on the information available at that point in time and Lotsearch is not obliged to undertake any additional reporting to take into consideration any information that may become available between the point in time specified by the date/time stamp and the date on which the Report was provided by Lotsearch to the purchaser of the Report;
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   (f) Lotsearch has not undertaken any physical inspection of the property;
   (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
   (h) the Report does not include any information relating to the actual state or condition of the Property;
   (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
   (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
   (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. The End User hereby to the maximum extent permitted by law:
   (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any of its Third Party Content Supplier have any liability to it under or in connection with the

Report or these Terms;

(b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and

(c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.

5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
    (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
    (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,

    irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
12. These Terms are subject to New South Wales law.

Appendix D

EPA Section 7

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

LBW Co
184 Magill Road
NORWOOD SA 5067

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

18 December, 2023

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 6017 Folio 573
Address	80 Fullarton Road, NORWOOD SA 5067

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO

b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

LBW Co
184 Magill Road
NORWOOD SA 5067

Contact: Section 7
Telephone: (08) 8204 2026
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18 December, 2023

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I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5078 Folio 808
Address	82 Fullarton Road, NORWOOD SA 5067

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

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8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
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8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

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b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
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h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	NO

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a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO

b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

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a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

DELIVERING ENVIRONMENTAL SOLUTIONS

Appendix E

Council Section 7

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999

City of Norwood Payneham & St Peters

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

To: LBW Co Pty Ltd
184 Magill Road
NORWOOD SA 5067

Date: 12/12/2023

Particulars of the Property:	
Assessment No	**11211**
Owner's Name	Padman Health Care Pty Ltd
Valuation No	1500689005
Property Address	80 Fullarton Road NORWOOD 5067
Property Description	Lot: 34 FP: 100101 CT: 6017/573

Particulars of Rates and Charges Raised 2023-2024:	
Balance b/forward 2022-2023	$0.00
2023-2024 Rates + Landscape Levy	**$9,186.01**
Plus Legal Fees	$0.00
Plus Fines & Interest	$0.00
Less Concession/Rebate	$0.00
Less Payments	-$9,186.01
Plus Property Related Debts	
Balance Now Due and Payable	**$0.00**
Settlement via BPay	**Biller Code: 3251** **Reference: 0112116**

2023-2024 Rates including Landscape Levy	**$9,186.01**
2023-2024 Capital Value	**$4,050,000**

Please Note: The Second Quarter of Rates will be due on 8 December 2023.

Notes for your information:

- The next date for Fines and Interest to be calculated is 9 November 2023.
- If Balance Due above is *Nil*, rates have been paid to 30 June 2024.
- Upon settlement of the property, the total balance to 30 June 2024 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: flats, shops, etc.) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Member
League of Historical Cities

100% Australian Made Recycled Paper

Community Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental Sustainability

City of Norwood Payneham & St Peters

City of Norwood Payneham & St Peters
Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars

in response to an enquiry pursuant to Section 7 of the
Land & Business (Sale & Conveyancing Act 1994)

Certificate Date: 12/12/2023
Certificate No: 24879

To: LBW Co Pty Ltd
184 Magill Road
NORWOOD SA 5067

Details of Property Referred To:

Rates Assessment Number	:	11211 6
Valuer General Number	:	1500689005
Owner Details	:	Padman Health Care Pty Ltd
Property Address	:	80 Fullarton Road NORWOOD 5067
Property Description	:	Lot: 34 FP: 100101 CT: 6017/573
Hundred	:	Adelaide
Ward	:	West Norwood/Kent Town Ward - Ward 5

Prescribed Encumbrances for 80 Fullarton Road NORWOOD 5067

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: 11 July 1994 Name of relevant authority that granted authorisation: The City of Kensington & Norwood Condition(s) of authorisation: See attached Decision Notification Form **DA 150/4149/1994**
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)	See attached Decision Notification Form **DA 150/1769/1987**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **(Refer to PlanSA Section 7 extract report)** Is there a State heritage place on the land or is the land situated in a State heritage area? **NO** Is the land designated as a local heritage place? **NO** Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO** Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **YES** For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website: https://plan.sa.gov.au/have_your_say/code-amendments
Section 127 - Condition (that continues to apply) of a development authorisation	**(Refer to PlanSA Section 7 extract report)**
Development Act 1993 (repealed)	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	**NO**
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	**NO**
section 55—Order to remove or perform work	**NO**
section 56—Notice to complete development	**NO**
section 57—Land management agreement	**NO**
section 69—Emergency order	**NO**
section 71—Fire safety notice	**NO**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 84—Enforcement notice	**NO**
section 85(6), 85(10) or 106—Enforcement order	**NO**
Part 11 Division 2—Proceedings	**NO**
Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	**NO**
Food Act 2001	
section 44—Improvement notice	**NO**
section 46—Prohibition order	**NO**
Housing Improvement Act 1940 (repealed)	
section 23—declaration that house is undesirable or unfit for human habitation	**NO**
Part 7 (rent control for substandard houses) – Notice or declaration	**N/A**
Land Acquisition Act 1969	
Section 10 – Notice of intention to acquire	**NO**
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	**NO**
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	**NO**
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	**N/A**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Planning, Development and Infrastructure Act 2016	
section 141 – Order to remove or perform work	**NO**
section 142 – Notice to complete development	**NO**
section 155 – Emergency order	**NO**
section 157 – Fire safety notice	**NO**
Section 192 or 193 – Land management agreement	**(Refer to PlanSA Section 7 extract report)**
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	**NO**
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	**NO**
Part 16 Division 1 – Proceedings	**NO**
section 213 – Enforcement notice	**NO**
section 214(6), 214(10) or 222-Enforcement order	Date order made: **N/A** Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	**NO**
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	**NO**
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	**NO**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
South Australian Public Health Act 2011	
Section 92-Notice	**NO**
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	**NO**
Other charges	
Charge of any kind affecting the land (not included in another item*)*	Person or body in whose favour charge exists: **N/A** Nature of charge: Amount of charge (if known):

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

(a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016,* the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or

(b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or

(c) domestic building work commenced before 1 May 1987; or

(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or

(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required….**NO** (refer above note):

1 Name(s) of person(s) insured:……...

2 Name of insurer:……..

3 Limitations on the liability of the insurer:……..

4 Name of builder:……...

5 Builder's licence number:……

6 Date of issue of insurance:…….

7 Description of insured building work:……

……

……...

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

N/A

If **YES**, give details:

(a) Date of the exemption:…….

(b) Name of builder granted the exemption:……..

(c) Licence number of builder granted the exemption:……

(d) Details of building work to which the exemption applies: ……

……

……

(e) Details of conditions (if any) to which the exemption is subject: ……...

……

……

Particulars relating to Environment Protection

Further information held by councils

Does the council hold details of any development approvals relating to—

(a) commercial or industrial activity at the land; or

(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*) or the *Planning, Development and Infrastructure Act 2016*?

NO

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to paragraph (a) of the question may indicate that a ***potentially contaminating activity*** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

(a) the approval of development by a council does not necessarily mean that the development has taken place;

(b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

This statement is made the **18 December 2023**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

PlanSA

Data Extract for Section 7 search purposes

Valuation ID 1500689005

Data Extract Date: 18/12/2023

Parcel ID: F100101 A34

Certificate Title: CT6017/573

Property Address: 80 FULLARTON RD NORWOOD SA 5067

Zones
Suburban Business (SB)

Subzones
No

Zoning overlays

Overlays
Airport Building Heights (Regulated) (All structures over 45 metres)

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Future Road Widening

The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: https://plan.sa.gov.au/

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

https://code.plan.sa.gov.au/

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

DEVELOPMENT ACT, 1993 Please read carefully - including attachments

DECISION NOTIFICATION FORM
CITY OF KENSINGTON AND NORWOOD

Development No: 150/4149/94

For Development Application: **Dated:** 5/07/94 **Registered on:** 6/07/94

To: Laserline
C/- Signs Incorporated
250 Prospect Road
PROSPECT SA 5082

Location of Proposed Development: 80 Fullarton Road, Norwood

Nature of Proposed Development:

To attached a single sided illuminated sign to Fullarton Road fascia

In respect of this proposed development you are informed that:

NATURE OF DECISION	*CONSENT GRANTED*	*No. of CONDITIONS*	*CONSENT REFUSED*
Provisional Development Plan Consent	*11/07/94*	*2*	-
Provisional Building Rules Consent	*11/07/94*	-	-
Land Division (Torrens/Strata)	*NOT REQUIRED*	-	-
Public Space	*NOT REQUIRED*	-	-
Other	*NOT REQUIRED*	-	-
DEVELOPMENT APPROVAL	*11/07/94*	*2*	

If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached. Nil representation(s) from third parties concerning your category 3 proposal were received.

If there were third party representations, any consent/approval **or** consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

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

Signed: _____

Date: 11th July, 1994

____ Development Assessment Commission or delegate

_X_ Council Chief Executive Officer or delegate

____ Private Certifier

_X_ Sheets Attached

Attachment 1

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS

1. That the land and building(s) shall not be used for the purposes hereby approved until all Conditions of Consent have been complied with except running Conditions numbered 2.

2. That any floodlighting shall be designed and located in such a way that adjacent properties, public places and traffic are not inconvenienced by glare or overspill of light.

****

FURTHER ADVICE

1. That running Conditions of Consent numbered 2 will continue to apply to the subject land during the continuity of the use hereby approved.

2. That no other building work may be carried out on the subject land at any time without the consent of the Council pursuant to relevant legislation, whether or not such buildings are accessory to the use of the land hereby approved.

3. That you must obtain the approval of the Council in respect of any amendments to the approved scheme of development which may result from:

   (a) the requirements of other authorities which may have jurisdiction over the applicant, the land or the buildings erected; and/or

   (b) the requirements of other Acts or Regulations which may have effect regarding the proposed development.

****

PLANNING DECISION NOTIFICATION

Development Number
150/1769/87

Attachment 1

Original

FOR DEVELOPMENT APPLICATION

DATED 15 / 9 / 1987

REGISTERED ON 15 / 9 / 1987

To	Emmett Constructions Pty. Ltd., 80 Fullarton Road, NORWOOD 5067
Location of Proposed Development	80 Fullarton Road, Norwood.
Nature of Proposed Development	Installation of a wall-mounted sign (2100mm x 300mm) above the entrance to the existing building and a free-standing non-illuminated doubled faced sign (1800mm high x 875mm wide).
From:	Corporation of the City of Kensington and Norwood.

Regulation 41 Sixth Schedule

Soul ıstralia Planning Act Development Control Regulations

In respect of this proposed development you are informed that:

- ☐ ~~consent is refused~~
- ☐ ~~consent is granted~~
- ☒ consent is granted subject to (7) condition(s)

N/A representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Council approves this development application as it is generally consistent with the Objectives and Principles contained in the Development Plan and the following conditions are applied to the approval to ensure that the development will meet those Objectives and Principles:

SEE ATTACHED LIST

Date of Decision 17th September, 1987.

Signed: [signature]

Date: 17 / 9 / 1987

- ☐ ~~Chairman, S.A. Planning Commission~~
- ☒ Acting Town Clerk
- ☐ ~~District Clerk~~
- [1] Sheets attached

1—ORIGINAL

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

CONDITIONS OF CONSENT

1. That this approval shall apply only to Emmett Constructions Pty. Ltd. or such other persons approved in writing by Council until all conditions of consent have been complied with except running condition numbered 2, which shall continue to apply to the subject land during the continuity of the use hereby approved.

2. That the holder of this consent shall notify subsequent benefitees under this consent of the conditions imposed thereon and therein.

3. That the design, siting, building materials and colours of all buildings and structures and landscaping and planting be as shown on the plans submitted and hereby approved by Council unless varied by any conditions imposed in this approval.

4. That the holder of this consent shall notify Council of any modifications resulting from:

   (a) the requirements of other authorities which may from time to time have jurisdiction over the applicant, the land or the buildings erected thereon;

   (b) further resulting from the requirements of other Acts or Regulations which may have effect regarding the proposed development,

   and that the written approval of Council be obtained prior to commencing such work.

5. That no signs, hoardings, flags or bunting be erected on the subject land at any time without the prior written approval of Council.

6. That any floodlighting shall be designed and located in such a way that adjacent properties and public places and traffic are not inconvenienced by glare or overspill of light.

7. That this approval does not constitute an approval pursuant to the Building Act.

* * * * * * *

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999

City of Norwood Payneham & St Peters

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

To: LBW Co Pty Ltd
184 Magill Road
NORWOOD SA 5067

Date: 12/12/2023

Particulars of the Property:	
Assessment No	**11212**
Owner's Name	PHC Properties No. 22 Pty Ltd
Valuation No	1500690006
Property Address	82 Fullarton Road NORWOOD 5067
Property Description	Lot 33 FP 100101,Adelaide CT 5078/808

Particulars of Rates and Charges Raised 2023-2024:	
Balance b/forward 2022-2023	$0.00
2023-2024 Rates + Landscape Levy	**$4,252.78**
Plus Legal Fees	$0.00
Plus Fines & Interest	$0.00
Less Concession/Rebate	$0.00
Less Payments	-$2,126.78
Plus Property Related Debts	
Balance Now Due and Payable	**$2,126.00**
Settlement via BPay	**Biller Code: 3251** **Reference: 0112124**

2023-2024 Rates including Landscape Levy	**$4,252.78**
2023-2024 Capital Value	**$1,875,000**

Please Note: The Second Quarter of Rates will be due on 8 December 2023.

Notes for your information:

- The next date for Fines and Interest to be calculated is 9 November 2023.
- If Balance Due above is *Nil*, rates have been paid to 30 June 2024.
- Upon settlement of the property, the total balance to 30 June 2024 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: flats, shops, etc.) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Member
League of Historical Cities

100% Australian Made Recycled Paper

Community Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental Sustainability

City of Norwood Payneham & St Peters

City of Norwood Payneham & St Peters
Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071

Telephone (08) 8366 4555

Property Information and Particulars

in response to an enquiry pursuant to Section 7 of the
Land & Business (Sale & Conveyancing Act 1994)

Certificate Date: 12/12/2023
Certificate No: 24878

To: LBW Co Pty Ltd
184 Magill Road
NORWOOD SA 5067

Details of Property Referred To:

Rates Assessment Number	:	11212 4
Valuer General Number	:	1500690006
Owner Details	:	PHC Properties No. 22 Pty Ltd
Property Address	:	82 Fullarton Road NORWOOD 5067
Property Description	:	Lot 33 FP 100101,Adelaide CT 5078/808
Hundred	:	Adelaide
Ward	:	West Norwood/Kent Town Ward - Ward 5

Prescribed Encumbrances for 82 Fullarton Road NORWOOD 5067

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: 26 March 1999 Name of relevant authority that granted authorisation: The City of Norwood Payneham & St Peters Condition(s) of authorisation: See attached Decision Notification Form **DA 155/137/1999**
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)	Nature of condition(s): **N/A**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **(Refer to PlanSA Section 7 extract report)** Is there a State heritage place on the land or is the land situated in a State heritage area? **NO** Is the land designated as a local heritage place? **NO** Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO** Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **YES** For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website: https://plan.sa.gov.au/have_your_say/code-amendments
Section 127 - Condition (that continues to apply) of a development authorisation	**(Refer to PlanSA Section 7 extract report)**
Development Act 1993 (repealed)	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	**NO**
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	**NO**
section 55—Order to remove or perform work	**NO**
section 56—Notice to complete development	**NO**
section 57—Land management agreement	**NO**
section 69—Emergency order	**NO**
section 71—Fire safety notice	**NO**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 84—Enforcement notice	**NO**
section 85(6), 85(10) or 106—Enforcement order	**NO**
Part 11 Division 2—Proceedings	**NO**
Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	**NO**
Food Act 2001	
section 44—Improvement notice	**NO**
section 46—Prohibition order	**NO**
Housing Improvement Act 1940 (repealed)	
section 23—declaration that house is undesirable or unfit for human habitation	**NO**
Part 7 (rent control for substandard houses) – Notice or declaration	**N/A**
Land Acquisition Act 1969	
Section 10 – Notice of intention to acquire	**NO**
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	**NO**
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	**NO**
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	**N/A**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Planning, Development and Infrastructure Act 2016	
section 141 – Order to remove or perform work	**NO**
section 142 – Notice to complete development	**NO**
section 155 – Emergency order	**NO**
section 157 – Fire safety notice	**NO**
Section 192 or 193 – Land management agreement	**(Refer to PlanSA Section 7 extract report)**
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	**NO**
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	**NO**
Part 16 Division 1 – Proceedings	**NO**
section 213 – Enforcement notice	**NO**
Section 214(6), 214(10) or 222-Enforcement order	Date order made: **N/A** Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	**NO**
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	**NO**
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	**NO**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
South Australian Public Health Act 2011	
Section 92-Notice	**NO**
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	**NO**
Other charges	
Charge of any kind affecting the land (not included in another item*)*	Person or body in whose favour charge exists: **N/A** Nature of charge: Amount of charge (if known):

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

(a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016,* the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or

(b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or

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(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or

(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required….**NO** (refer above note):

1 Name(s) of person(s) insured:……...

2 Name of insurer:……..

3 Limitations on the liability of the insurer:……..

4 Name of builder:……...

5 Builder's licence number:……

6 Date of issue of insurance:…….

7 Description of insured building work:……

……

……...

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

N/A

If **YES**, give details:

(a) Date of the exemption:…….

(b) Name of builder granted the exemption:……..

(c) Licence number of builder granted the exemption:……

(d) Details of building work to which the exemption applies: ……

……

……

(e) Details of conditions (if any) to which the exemption is subject: ……...

……

……

Particulars relating to Environment Protection

Further information held by councils

Does the council hold details of any development approvals relating to—

(a) commercial or industrial activity at the land; or

(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*) or the *Planning, Development and Infrastructure Act 2016*?

NO

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to paragraph (a) of the question may indicate that a ***potentially contaminating activity*** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

(a) the approval of development by a council does not necessarily mean that the development has taken place;

(b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

This statement is made the **18 December 2023**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

PlanSA

Data Extract for Section 7 search purposes

Valuation ID 1500690006

Data Extract Date: 18/12/2023

Parcel ID: F100101 A33

Certificate Title: CT5078/808

Property Address: 82 FULLARTON RD NORWOOD SA 5067

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Suburban Business (SB)

Subzones
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Zoning overlays

Overlays
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The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

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The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

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Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: https://plan.sa.gov.au/

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

https://code.plan.sa.gov.au/

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

P/115914

City of
NORWOOD,
PAYNEHAM &
ST PETERS

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION	**NUMBER**	:	155/00137/99
	DATED	:	01/03/1999
	REGISTERED ON	:	01/03/1999

TO:	Regal Display 9 Coongie Avenue EDWARDSTOWN SA 5039

LOCATION OF PROPOSED DEVELOPMENT
82 Fullarton Road, NORWOOD 5067

NATURE OF PROPOSED DEVELOPMENT
Advertisement Signage

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	**Granted**	11/3/99	2
PROVISIONAL BUILDING RULES CONSENT	**Granted**	26/3/99	nil
DEVELOPMENT APPROVAL	**Granted**		

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

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building had been assigned a classification 10b for the purposes of Section 82 of the Development Act.

Date of Decision: 26/03/1999

Signed:

Date: 26 March, 1999

☐ **Council or Delegate**

☒ **Council Chief Executive Officer or Delegate**

☐ **Private Certifier**

☒ **Sheets Attached**

City of
NORWOOD,
PAYNEHAM &
ST PETERS

DEVELOPMENT APPLICATION NUMBER	:	155/00137/99
APPLICANT	:	Regal Display
LOCATION	:	82 Fullarton Road, NORWOOD 5067
PROPOSED DEVELOPMENT	:	Advertisement Signage
DECISION	:	**Development Approval Granted**
DATE OF DECISION	:	26/03/1999

REASONS FOR DECISION

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The abovementioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

PROVISIONAL DEVELOPMENT PLAN CONSENT

Conditions of Consent

1. The development, unless otherwise approved by the Council, shall proceed in accordance with the plans and reports submitted with the application as amended by conditions herein.

2. The advertising signage hereby approved shall be maintained in a state of good repair at all times with any damage or vandalism being attended to without delay.

PROVISIONAL BUILDING RULES CONSENT

Conditions of Consent

Nil

CHRIS HOLLAND
DEVELOPMENT OFFICER - BUILDING

26 March 1999

DELIVERING ENVIRONMENTAL SOLUTIONS

Appendix F

Dangerous Substances

OFFICIAL

Government of South Australia
Attorney-General's Department

If calling please ask for
Bonnie Thompson

Telephone
(08) 7322 7962

Reference
qA103682

Finance, People & Performance

Performance & Business Services

GPO Exchange
Level 15
10 Franklin Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 1800 177 076

17 January 2024

Mr Gaetano Garfi
LBWco
184 Magill Road
NORWOOD SA 5067

Email: *gaetano.garfi@lbwco.com.au*

Dear Mr Garfi

Re Freedom of Information Application

I refer to your Freedom of Information application to the Department of Treasury and Finance for documents held by SafeWork SA, requesting the following scope:

> *A search of SafeWork SA's Dangerous Substance database for the properties at 80 & 82 Fullarton Road, Norwood, SA 5067. The CT's for these sites are Volume 6017 Folio 573, Volume 5078 Folio 808.*

Your application was transferred to the Attorney-General's Department on 27 December 2023 for processing and response.

On behalf of SafeWork SA, I advise pursuant to section 23(1)(b) of the *Freedom of Information Act 1991* (the Act) that no documents have been identified in relation to your request.

Section 23(1)(b) of the Act states that:

23—Notices of determination

(1) An agency must notify an applicant in writing—

(a) of its determination of his or her application; or

(b) if the application relates to a document that is not held by the agency—of the fact that the agency does not hold such a document.

SafeWork SA regulates licensable quantities of dangerous substances as prescribed by the *Dangerous Substances (General) Regulations 2017*, specifically:

- Regulation 11 (Class 2 substances)
- Regulation 22 (Class 3 substances) and
- Regulation 39 (Class 6 or 8 substances).

All other dangerous substances are not licensed by SafeWork SA. As a result, SafeWork SA can only provide information relating to the classes of substances as prescribed in *Dangerous Substances (General) Regulations 2017*.

If you are dissatisfied with the outcome of your FOI application, you have the right to make a complaint to Ombudsman SA. Complaints can be lodged either:

Online at: https://www.ombudsman.sa.gov.au/make-a-complaint

Email: ombudsman@ombudsman.sa.gov.au or

Telephone (08) 8226 8699.

Yours sincerely

Bonnie Thompson
Accredited Freedom of Information Officer

SITE CONTAMINATION DECLARATION FORM

Council area: City of Norwood Payneham and St Peters

Regarding the land comprised in Certificate(s) of Title Register Book Volume 5078 Folio 808 (Allotment 33 Filled Plan 100101 in the area named Norwood, Hundred of Adelaide); and Volume 6017 Folio 573 (Allotment 34 Filled Plan 100101 in the area named Norwood, Hundred of Adelaide).

I Annabel Geitz, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

LBWco, 2024, *80 – 82 Fullarton Road, Norwood SA, Preliminary Site Investigation – Site History*, ref: 231504 R01, 9 February 2024

(b) Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

~~• **Part 2—Site contamination unlikely to exist (for the purposes of planning consent)***~~

~~• A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land*;~~

~~• A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.~~

Part 3—Site contamination exists or may exist*

(a) site contamination exists or may exist on or below the surface of the land* as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land*), class 2 activity, ~~class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land*;~~

(b) the site contamination or potential site contamination originated or is likely to have originated—

(i) on the subject land*—

(A) as a result of the following activities carried on there

- Metal coating, finishing or spray painting (Class 1)
- Motor vehicle repair or maintenance (Class 2)

(B) at the following location: See attached plan

or

**Delete whichever is not applicable*

(ii) on adjacent land (i.e. class 1 activity ~~or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas))*~~

(A) as a result of the following activities carried on there:

- Metal coating, finishing or spray painting (Class 1)
- Activities involving a listed substance (Class 1)
- Printing works (Class 1)

(B) at the following location: See attached plan

~~(C) the subject site is impacted by a notification of site contamination of underground water originating from adjacent land*:~~

Click here to enter text.

~~Part 4—Observations*~~

~~The subject land* is located on land within a [select any that apply]—~~

☐ ~~groundwater prohibition area (as shown on the South Australian Property and Planning Atlas)~~

☐ ~~subject of a notation under section 103P of the *Environment Protection Act 1993* on the relevant title that a site contamination audit report has been prepared in respect of the land.~~

Signed: Click here to enter text. Date: 9 February 2024

☐ *If being lodged electronically please tick to indicate agreement to this declaration.*

Name of company or business / accreditation body and number

LBWco Pty Ltd

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on *'Construction environmental management plans (CEMP)'* provides assistance on meeting the obligations of the *Environment Protection Act 1993.*

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: $20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016.*

Note 3—The "subject land" is the land the subject of the subject development application.

Note 4—"Adjacent land" is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

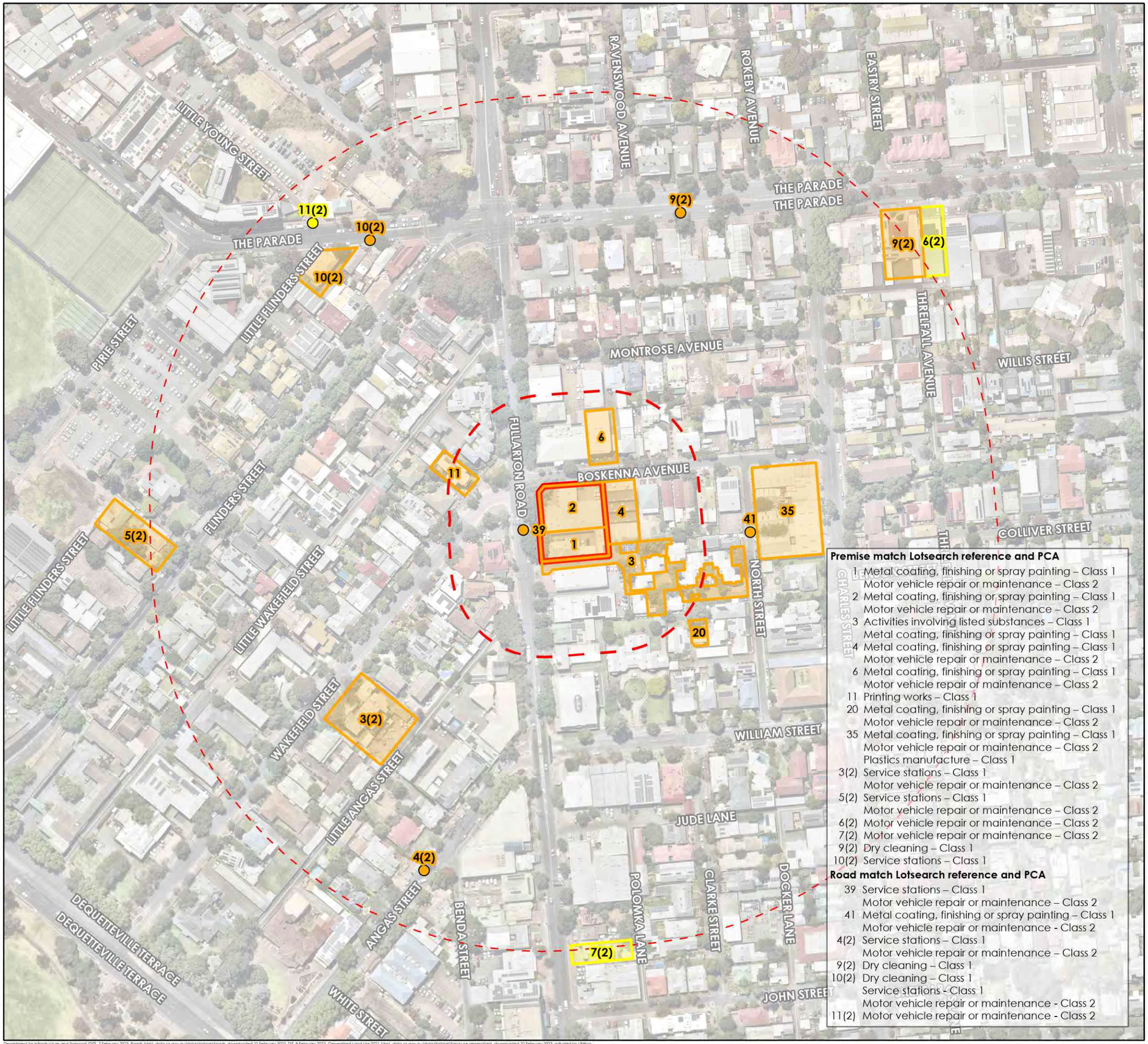
**Delete whichever is not applicable*

FIGURE 3
Potentially Contaminating Activities

Client: Premier Health Care

Project: PHC Norwood Medical Centre PSI

Site: 80-82 Fullarton Road, Norwood



Legend

- Site boundary
- 60 m from site boundary
- 250 m from site boundary

Potentially contaminating activity - premise match*

- Class 1
- Class 2

Potentially contaminating activity - road match*

- Class 1
- Class 2

*Classes as per PD14 2023. If both classes were applicable to a premise or road, the most conservative was applied (ie Class 1).

Premise match Lotsearch reference and PCA

1 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
2 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
3 Activities involving listed substances – Class 1
Metal coating, finishing or spray painting – Class 1
4 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
6 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
11 Printing works – Class 1
20 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
35 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
Plastics manufacture – Class 1
3(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
5(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
6(2) Motor vehicle repair or maintenance – Class 2
7(2) Motor vehicle repair or maintenance – Class 2
9(2) Dry cleaning – Class 1
10(2) Service stations – Class 1

Road match Lotsearch reference and PCA

39 Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
41 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance - Class 2
4(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
9(2) Dry cleaning – Class 1
10(2) Dry cleaning – Class 1
Service stations - Class 1
Motor vehicle repair or maintenance - Class 2
11(2) Motor vehicle repair or maintenance - Class 2

DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 40 80 120 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Nov, 2023)

Job	231504	Scale at A3:	1:2,400
Drawn	JC	Rev	0
Approved		Date	7/02/2024

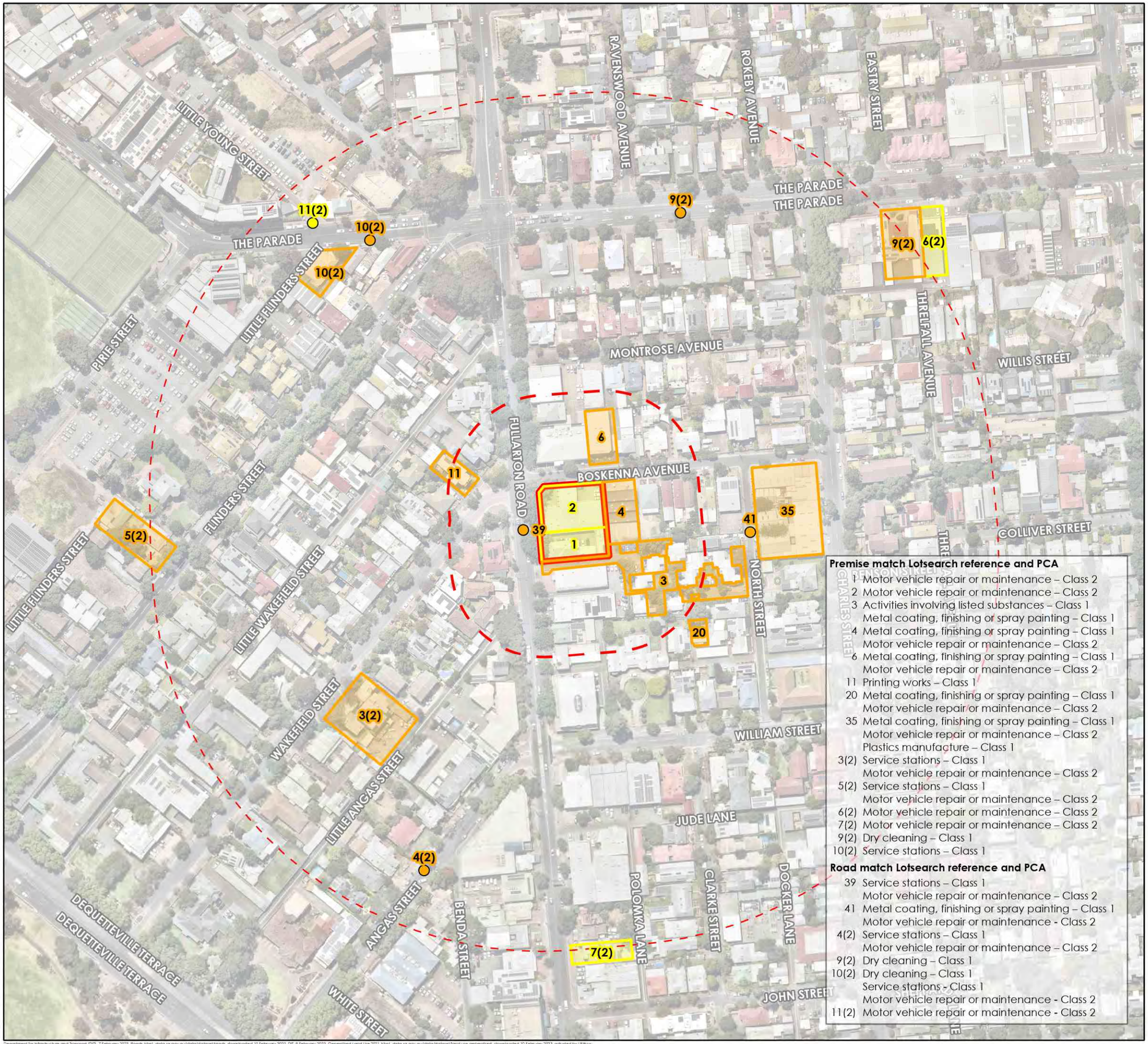
Department for Infrastructure and Transport (DIT), 7 February 2023. Roads (shp), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023. DIT, 8 February 2023. Generalised Land Use 2021 (shp), data.sa.gov.au/data/dataset/land-use-generalised, downloaded 10 February 2023, adjusted by LBWco.

FIGURE 3
Potentially Contaminating Activities

Client: Premier Health Care

Project: PHC Norwood Medical Centre PSI

Site: 80-82 Fullarton Road, Norwood



Legend

- Site boundary
- 60 m from site boundary
- 250 m from site boundary

Potentially contaminating activity - premise match*

- Class 1
- Class 2

Potentially contaminating activity - road match*

- Class 1
- Class 2

*Classes as per PD14 2023. If both classes were applicable to a premise or road, the most conservative was applied (ie Class 1).

Premise match Lotsearch reference and PCA

1 Motor vehicle repair or maintenance – Class 2
2 Motor vehicle repair or maintenance – Class 2
3 Activities involving listed substances – Class 1
Metal coating, finishing or spray painting – Class 1
4 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
6 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
11 Printing works – Class 1
20 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
35 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance – Class 2
Plastics manufacture – Class 1
3(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
5(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
6(2) Motor vehicle repair or maintenance – Class 2
7(2) Motor vehicle repair or maintenance – Class 2
9(2) Dry cleaning – Class 1
10(2) Service stations – Class 1

Road match Lotsearch reference and PCA

39 Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
41 Metal coating, finishing or spray painting – Class 1
Motor vehicle repair or maintenance - Class 2
4(2) Service stations – Class 1
Motor vehicle repair or maintenance – Class 2
9(2) Dry cleaning – Class 1
10(2) Dry cleaning – Class 1
Service stations - Class 1
Motor vehicle repair or maintenance - Class 2
11(2) Motor vehicle repair or maintenance - Class 2

DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 40 80 120 m

Spatial Reference: GDA2020 MGA Zone 54

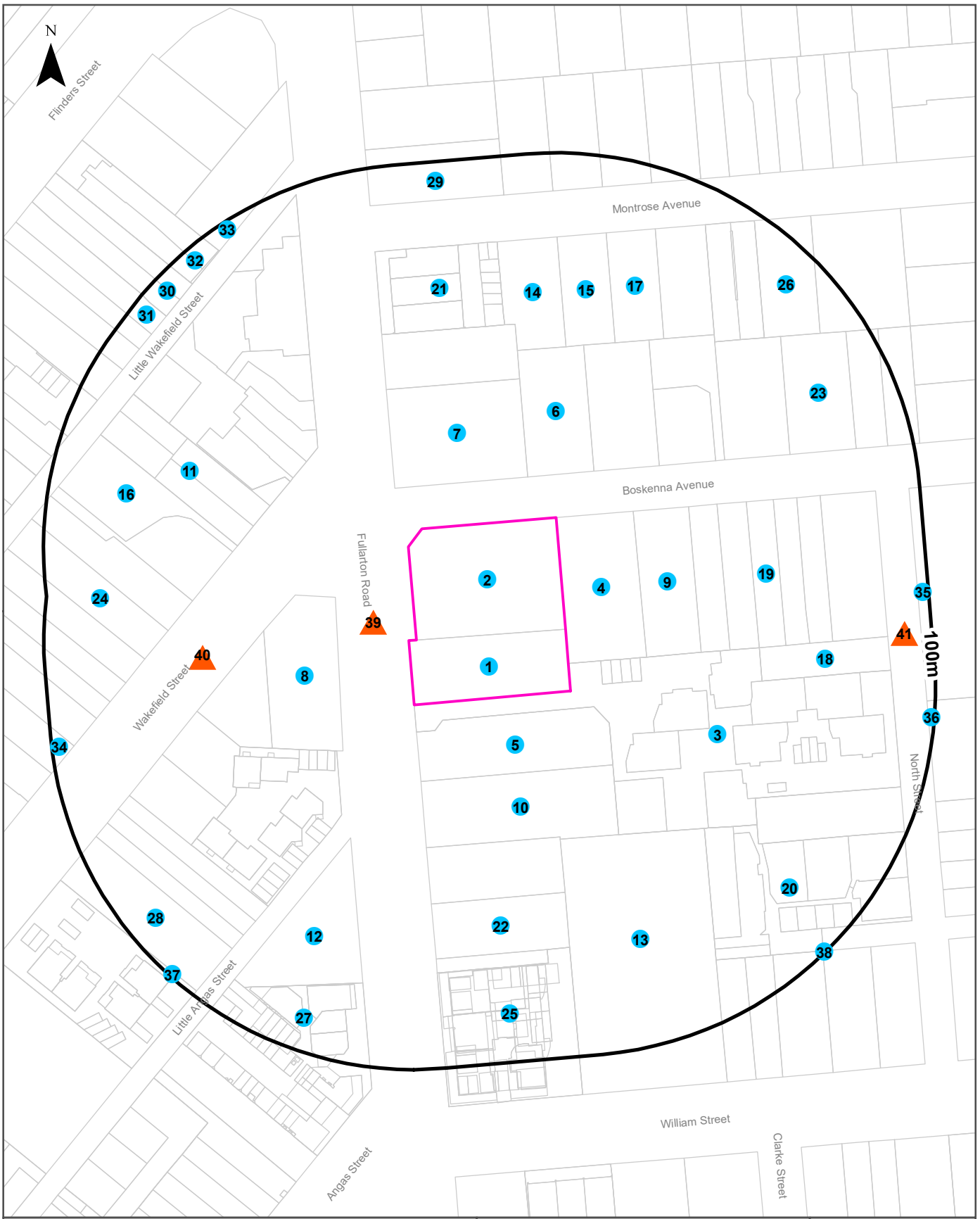
Source: Nearmap.com (Nov, 2023)

Job	231504	Scale at A3:	1:2,400
Drawn	JC	Rev	0
Approved		Date	25/01/2024

Department for Infrastructure and Transport (DIT), 7 February 2023. Roads (shp), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023. DIT, 8 February 2023. Generalised Land Use 2021 (shp), data.sa.gov.au/data/dataset?land-use-generalised, downloaded 10 February 2023, adjusted by LBWco.

Historical Business Directories

80 - 82 Fullarton Road, Norwood, SA 5067



Legend

- Site Boundary
- Buffer 100m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 20 40 60 80 Meters

Coordinate System: GDA 1994 MGA Zone 54

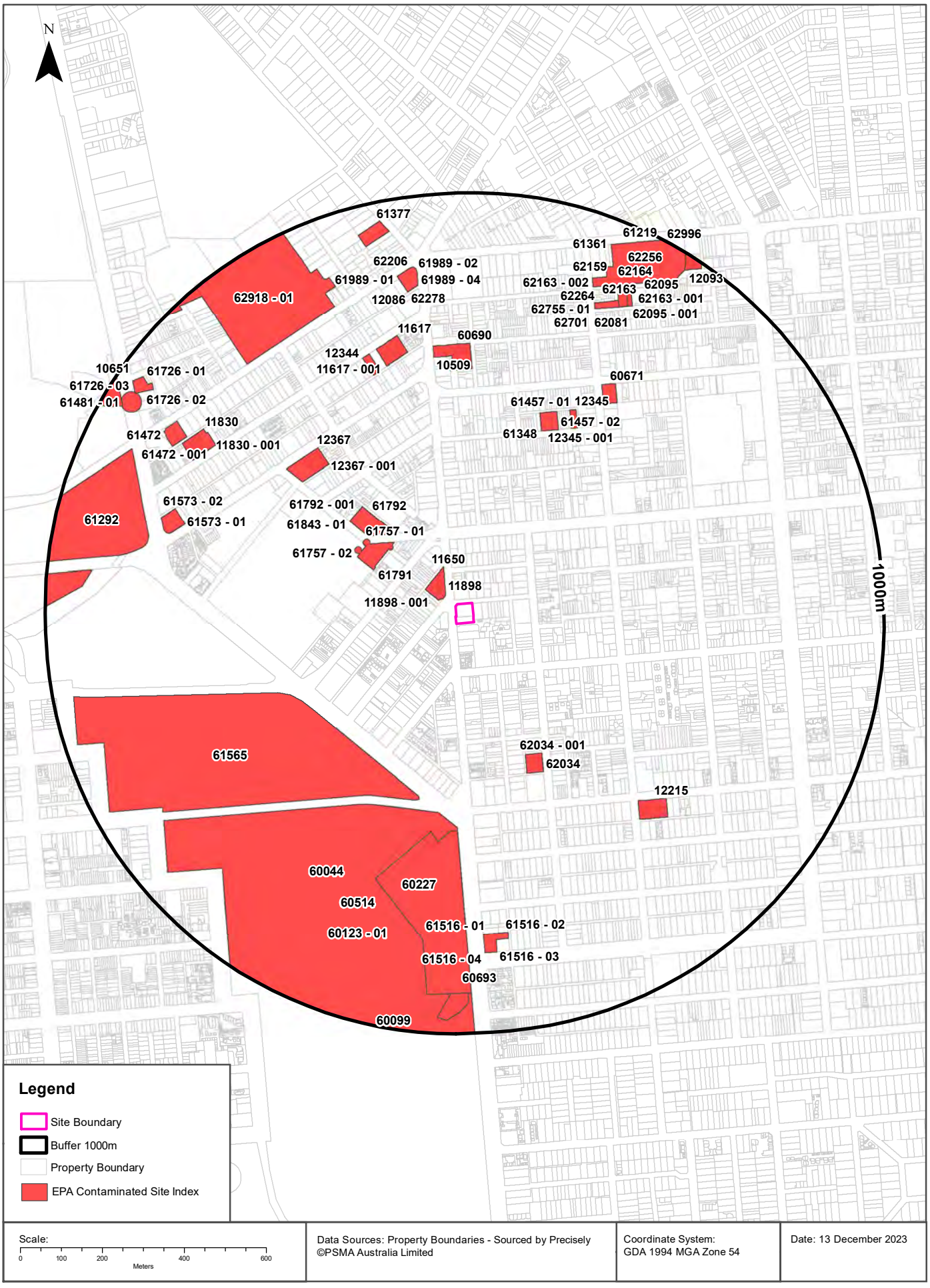
Date: 13 December 2023

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Sands & McDougall's Directory - Digitised by State Library Victoria
Property Boundaries - Sourced by Precisely. ©PSMA Australia Limited 2023
www.psma.com.au/psma-data-copyright-and-disclaimer

Lotsearch Pty Ltd ABN 89 600 168 018

EPA Site Contamination Index

80 - 82 Fullarton Road, Norwood, SA 5067



Lotsearch Pty Ltd ABN 89 600 168 018

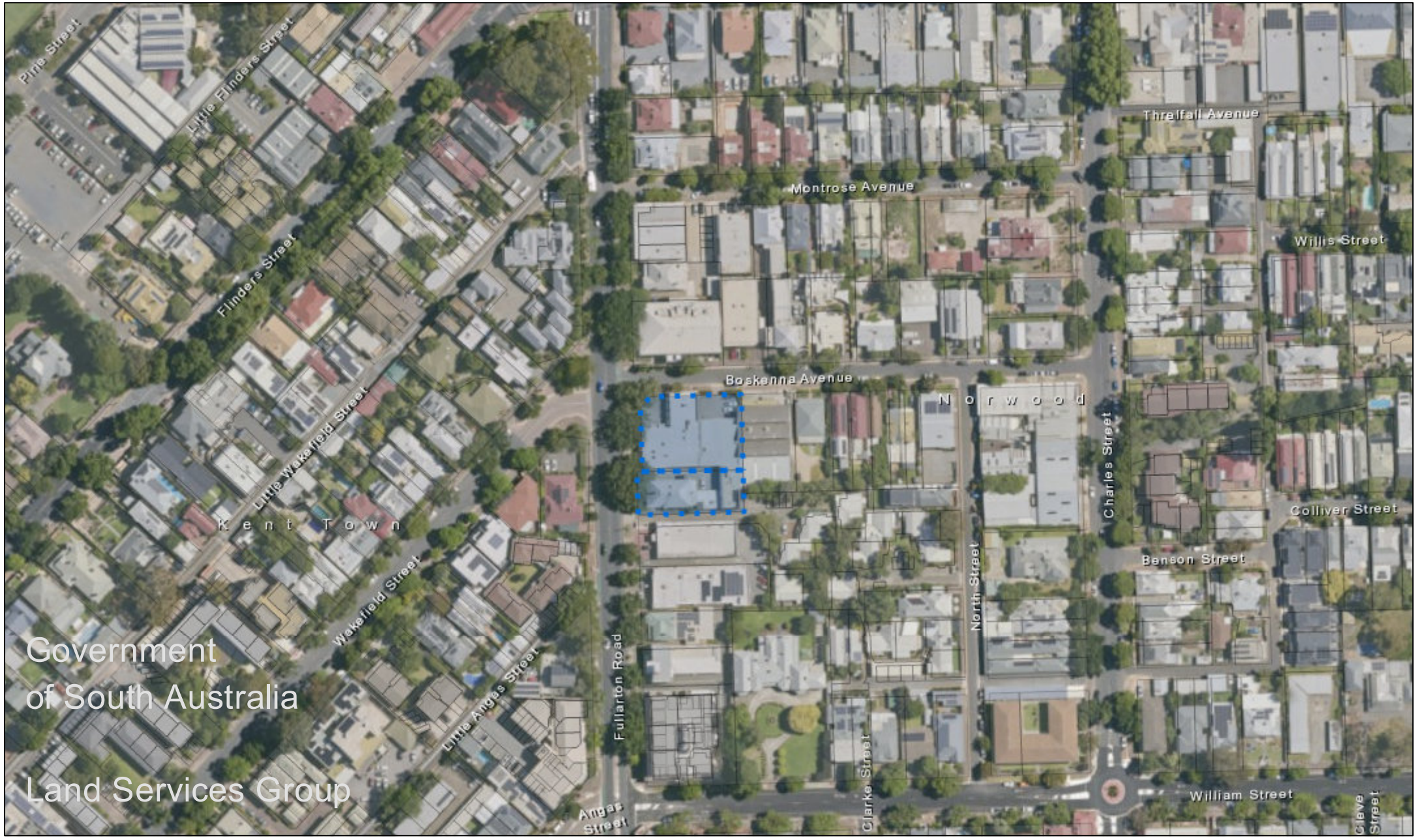
SAPPA Report

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

Attachment 2

Date created: June 10, 2025

Subject Land Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

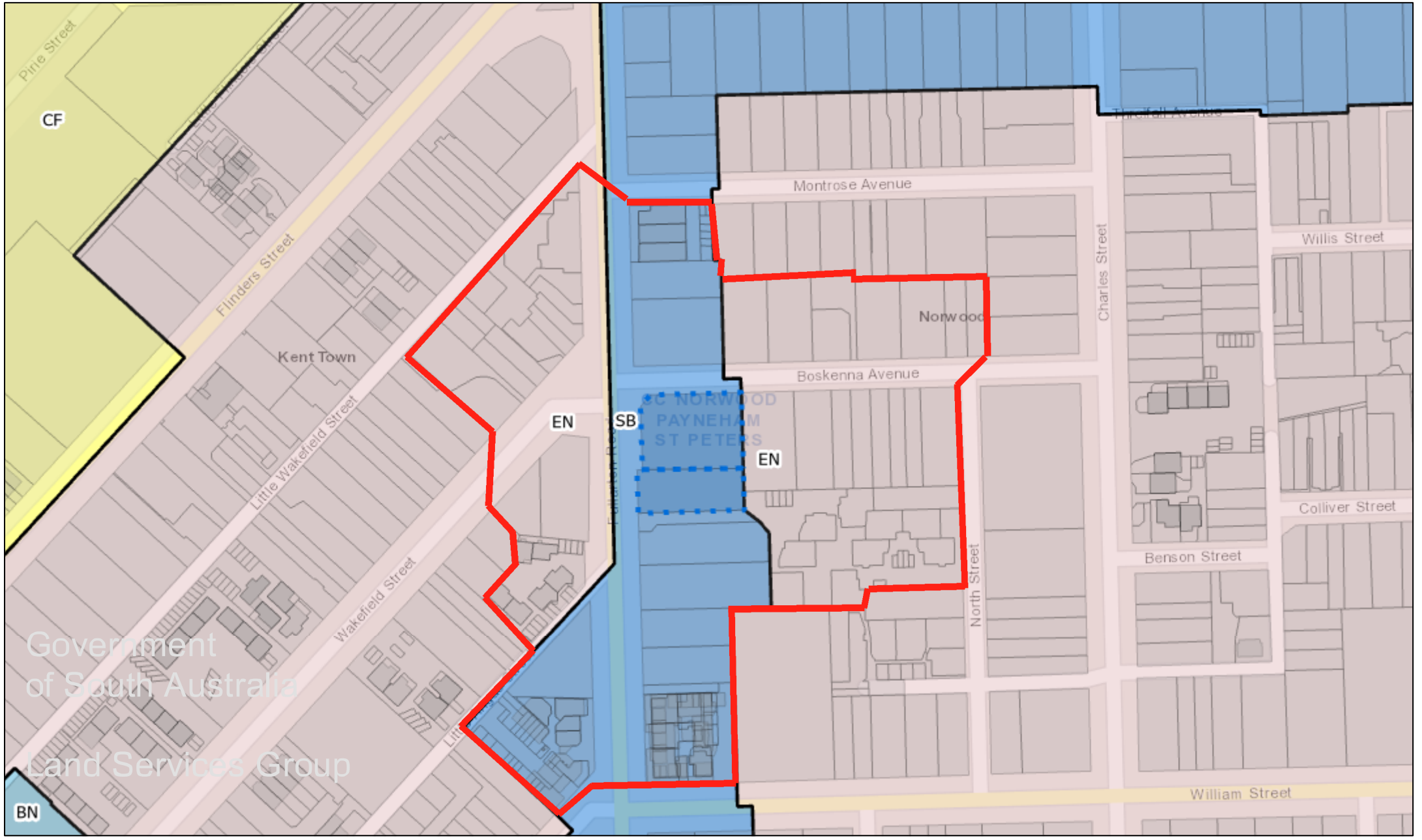
SAPPA Report

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

Attachment 3

Date created: June 10, 2025

Zoning and Locality Map



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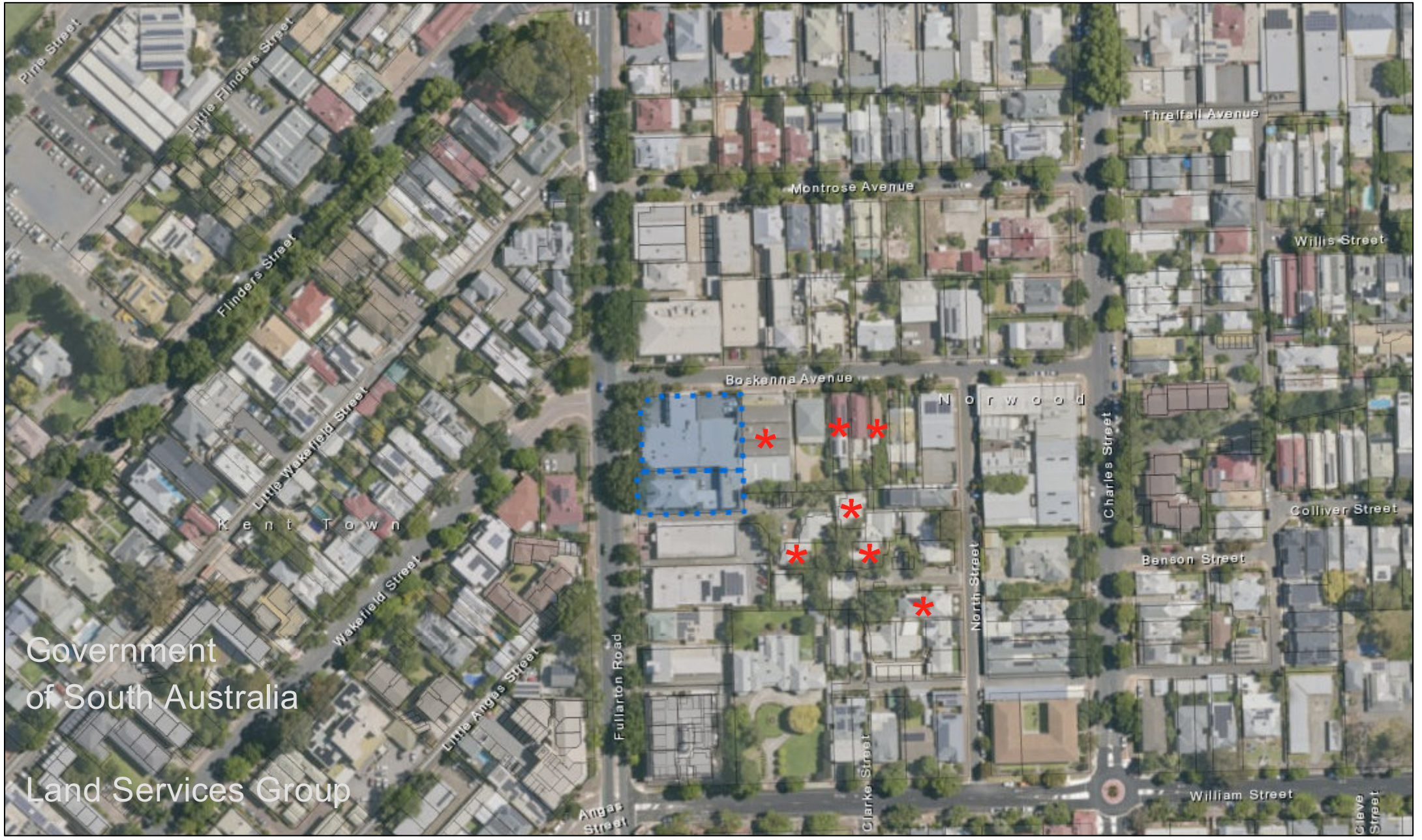
SAPPA Report

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

Attachment 4

Date created:
June 10, 2025



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Details of Representations

Attachment 5

Application Summary

Application ID	23025642
Proposal	Four storey mixed-use building comprising a medical centre (including café, shops, gym and consulting rooms), and 12 dwellings
Location	80 FULLARTON RD NORWOOD SA 5067, 82 FULLARTON RD NORWOOD SA 5067

Representations

Representor 1 - Mark Daniel

Name	Mark Daniel
Address	
Submission Date	29/04/2025 02:46 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 support the development with some concerns

Reasons

There appears to be no 'while under construction' detail. In particular, a traffic management plan. Especially in the case of heavy vehicle access to the site (e.g. concrete carriers, cranes, other heavy building supplies), potentially via North St (a narrow laneway intended for light vehicles) and the same for Boskenna Ave (an almost equally narrow roadway). To a lesser extent similar concerns apply to Fullarton Rd. All are unsuitable for sustained heavy traffic and queued heavy vehicles. Heavy vehicles should not be allowed to traverse North Street. The corner of North and Boskenna is already congested with business traffic associated with the commercial building between North and Charles St. The intersection of North St and Threlfall Ave is largely blind for drivers in all turns until the front of the vehicle is onto the intended roadway (due to substantial building walls against each corner), Fraught with potential collisions. While a limit of 40kph applies to these streets, it is suggested at least during construction this should be reduced to 25kph. Mark Daniel Presiding Officer Community Corporation 24268

Attached Documents

Representations

Attachment 5

Representor 2 - Jolanda Visser

Name	Jolanda Visser
Address	
Submission Date	18/04/2025 03:08 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 support the development with some concerns

Reasons
The infrastructure on Fullarton Road is already congested. Having a medical centre and additional apartments will add to further congestion. Consideration should be given to how the additional traffic load will impact people living around this new development and the general traffic flow in this area.

Attached Documents

Representations

Attachment 5

Representor 3 - Leonore Scott

Name	Leonore Scott
Address	
Submission Date	20/04/2025 12:29 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

Reasons
I and others have no issues with the development of the site, but wondering where the car parking will be. I am one of the residents who live at and we currently have issues with clients from #82 using our car parks when there is a car park next door. If there will be limited parking with the new development, I wish to put forward that the Developer install an electric gate for our private car park as it can be frustrating at times to come out and find discarded drink container, rubbish and even condoms. I am not suggesting that we will find the latter, but our security is paramount as most of us living here are no longer Spring Chickens. Speaking for myself and others, look forward to the new facilities proposed and hope our fears can be allayed. Thank you Leonore Scott

Attached Documents

Representations

Attachment 5

Representor 4 - Grant Smith

Name	Grant Smith
Address	
Submission Date	24/04/2025 02:14 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons Please find attached Representation	

Attached Documents

Representation-GrantSmith-10987493.pdf

Attachment 5

Tala Aslat

From: Grant Smith <[redacted]>
Sent: Thursday, 24 April 2025 11:14 AM
To: Development Assessment
Subject: Application ID 23025642 - Applicant Andrew Kirkbride
Attachments: Norwood Medical Centre Representation April 2025.pdf

Attached is representation which tables concerns and comments in relation to the proposed development 80-82 Fullarton Road Norwood.

Please contact me to discuss comments and concerns in more detail if required.

I am not sure of the process from here. Please advise accordingly.

Regards
Grant Smith
Senior Financial Adviser
Authorised Representative No 1002979

THORNTON

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REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Andrew Kirkbride *[applicant name]*
Development Number:	23025642 *[development application number]*
Nature of Development:	Four storey mixed-use building medical centre etc *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	Click here to enter text. *[zone/sub-zone/overlay of subject land]*
Subject Land:	80 and 82 Fullarton Road Norwood 5067 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Assessment Panel/assessment manager City of Norwood, Payneham and St Peters *[relevant authority name]*
Phone Number:	Click here to enter text. *[authority phone]*
Close Date:	12 May 2025 *[closing date for submissions]*

My name*: Grant Smith

My postal address*:
Norwood 5067

* *Indicates mandatory information*

My position is:

☐ I support the development

☒ I support the development with some concerns (detail below)

☐ I oppose the development

I live in one of the units at 84 Fullarton Road which is situated behind the proposed development with an access lane which runs along side 82 Fullarton Road. There are 4 residential units that use this lane way to gain access to their units.

There is a number of concerns in respect of the construction phase and ongoing :-

- during the construction phase there is expected to be dust concerns for the units and the vehicles that are parked at the rear of the construction site
- during the construction phase, the unit holders will need access to their properties and want a surety that their access will not be hindered
- after completion of the development, we want to make sure there are no unauthorised car parking by people frequenting the shops, medical centre or apartment visitors. Installation of an electric gate will ensure that there is no unauthorised parking

One of the other unit owners has also raised the following points

Asbestos

Has an assessment already been done for both properties at numbers 80 and 82 Fullarton Road to ensure there is no asbestos in the current buildings, as they would have been constructed at a time where its use was common.

- #82 was built in 1918
- #80 was prior to 1987

Noise

I am concerned about the noise during demolition and construction, is it going to be a 24 hour non-stop building site with flood-lights or are they only going to do this during certain hours

Ground Vibrations & Cracking

If it accelerates cracking in our units due to the big machinery being used, are they going to compensate owners to fix any issues that occur during the build or have a fund set up for future issues.

(Research I have done shows that heavy machinery can cause damage to plasterwork, paint, pre-existing cracks and foundations of surrounding structures with the ground vibrations produced. Excess stress on existing underground infrastructure is also common with the weight, movement and pressure exerted, so more occurrences of water pipe rupture as it's already under pressure. Gas is also in this area.)

Compensation

Some people may feel the need to go away during the demolition and hope everything is ok with their properties when they get back.

(My chronic pain condition means I am super sensitive to vibrations and what i feel now is very painful, everyday traffic, I can't imagine what it's going to be like with big trucks, bull-dozers and the like, so close.)

- For those of us who do not feel comfortable staying in our residence, for medical or other reasons, we will be paying double for accommodation as well as paying ongoing bills here, will we be able to claim some of the extra costs?

Another question ...

Numbers 80 & 82 are 'Zoned NOT for Residential Use', so how is Accommodation part of the proposed building plan?

What contingency is in place for a flood event if you build underground car parking as this as area is in a Flood Management Overlay?

The specific reasons I believe that consent should be granted/refused are:

I consent to the development with the considerations as tabled above.

[attach additional pages as needed]

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

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

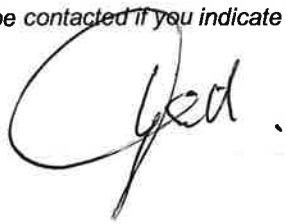
I: ☐ wish to be heard in support of my submission*

☒ do not wish to be heard in support of my submission

By: ☐ appearing personally

☐ being represented by the following person: Click here to enter text.

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

Signature:  Date: 22 April 2025

Return Address: [redacted] *relevant authority postal address]* or

Email: Click here to enter text. *[relevant authority email address]* or

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

Representations

Attachment 5

Representor 5 - Rosemary Abbott

Name	Rosemary Abbott
Address	
Submission Date	26/04/2025 10:11 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 with some concerns

Reasons
My concern for this development is traffic and parking. The development is just at the point the eastern side of Fullarton Road moves from one to two lanes causing congestion; the closure of William Street to cars turning right means already more traffic is entering Boskenna Ave; residents of the adjoining units to that site already have problems with non residents using their car park; Little Angus Street already has too many cars using it as a short cut to Dequettville Tce. This development would increase those problems. A gym, medical rooms and a cafe all require lots of parking all day. Parking is already chaotic in the area. Existing residents cannot have visitors or tradesmen because of the lack of parking. This development would increase the problem.

Attached Documents

Representor 6 - Louise Heesom-Smith

Name	Louise Heesom-Smith
Address	
Submission Date	12/05/2025 09:31 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

Reasons

Hello council, RE: Application ID: 10673. We love our street, we love our neighbours (both commercial and residential) and we love our community. And here's why. Boskenna Avenue is a small residential street with a strong sense of community. Many of us are young families (at least five households have children under the age of four) and this is the kind of street where neighbours greet each other by name, and kids wave as they pass. We all take time for each other and look genuinely look out for each other. Sharing the food we have made, help out with the odd job or two and checkin with each other. It’s a rare environment, and we’re extremely proud and lucky to be part of it. That said, we do face daily challenges that impact the safety and liveability of our street, particularly when it comes to traffic. Boskenna is extremely narrow, and during peak hours it becomes a busy cut through route. Cars regularly travel well above the speed limit, dangerously so, navigating blind spots and our narrow street lined with parked cars. For a quiet residential avenue it carries a surprising, and at times overwhelming, amount of both residential and commercial traffic. As a parent, one of the most concerning parts of my day is simply getting my children out of the car. It might sound trivial, but it’s become a regular stressor. Because of how tight the street is, there’s often barely enough room to open a door safely. Cars pass so close and so quickly that I’ve had to shield both myself and my child while unbuckling them, unsure if an approaching driver will slow down. And this isn’t just a one off. It happens regularly to many of us. Even walking to your own car, or unloading groceries, can feel unsafe at times, and that’s as a cautious adult. For young children, who don’t yet understand road safety, what "stop" means and are still learning how to override impulse with logic, it’s even more risky. Given these existing issues, I have significant concerns about the impact of a large scale construction project in this space. A development of this size will bring considerable vehicle movement (trucks, deliveries, construction workers, equipment, cranes etc) which our street is not built to handle. Access is already tight. Parking is limited. Footpaths are lets just say undulated in their charm. There’s very little margin for error, and construction traffic will only increase the risks we’re already facing day to day. The general dust, noise, and disruption that comes with construction will be hard enough...let alone on a small residential street that is already well over capacity. I just don't know how that works. It's overwhelming. There are also longterm concerns. A four storey development will have a major impact on privacy and sunlight. Many of us have invested time, energy, and money into creating outdoor spaces and gardens that absolutely rely on northern sun. These are not just aesthetic choices, they’re central to how we enjoy our gardens, built equity into our homes and spend time with our families. Overshadowing from a building of this height would significantly change that. We understand the need for development and also for growth, and we’re not opposed to that. But we do ask that the unique nature and limitations of Boskenna Avenue be taken into serious account in the decision making process. Boskenna is a narrow street. We have high traffic. And a lot of inpatient drivers all trying to escape peak hour. And then we add a building site into the equation. Issues of trafficking, site access and increased volume in local activity is a serious concern. We love our neighbourhood, and we simply want to ensure it remains a safe and livable place for all residents. Especially the youngest among us. Respectfully, Louise Heesom

Attachment 5

Representor 7 - Jehad Rasheed

Name	Jehad Rasheed
Address	
Submission Date	13/05/2025 10:16 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

Reasons
1. It is absolutely critical any development does not impact the street width / entrance of Boskenna Ave at both ends, as we have regular trucks / containers continually coming up and down this street to pick up and drop of freight / goods. 2. Carparking is very limited in the area and the addition of trade people on site could add 10-20 extra vehicles which will put a massive strain in the area, can this please be considered within development guidelines. 3. Concern that customers will believe our business is shut or closed down, we would like to have signage telling customers we are open (on Fullarton Road)....expect loss of business.

Attached Documents

Representations

Attachment 5

Representor 8 - Sandy Nash

Name	Sandy Nash
Address	
Submission Date	14/05/2025 09:17 AM
Submission Source	Email
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 Please find attached Submission	

Attached Documents

Submission-SandyNash-11144089.pdf

Attachment 5

Tala Aslat

From: Sandy Nash
Sent: Monday, 12 May 2025 6:00 PM
To: Townhall
Subject: Proposed Development at 80 Fullarton Road, Norwood 5067
Attachments: 80 Fullarton Rd may 25.docx

Attention: Development Assessment Dept
To whom it may concern - please find my objections in the attached letter.

Regards
Ms Sandy Nash
Norwood 5067

Ms Sandy Nash

Norwood Payneham & St Peters Council
175 Norwood Parade
Norwood 5067

12th May 2025

Attention: Development Assessment Dept

Dear Sir / Madam

Re: **Planned development of 80 Fullarton Road, Norwood 5067**

I **strongly disagree** with this proposed development at the corner of my residential (R2) street for the following reasons:

1 – 4 storeys is totally **out of character** with the surrounding area of Norwood West & Kent Town South – which includes such streets as Angas St, Wakefield St, Flinders St, Montrose Ave, Boskenna Ave & William Street West and further afield.

2- There is an issue with parking in our street as it is – where do your tenants & residents plan to park? They will not be crossing the road to the much wider street of Wakefield St – no it will be Boskenna Ave! If you check, Wakefield St is very full of cars as it is with several lots of flats/units in this street already.

3- Whilst building work is ongoing it will increase traffic with trucks etc into Boskenna Ave & where will they park – Boskenna Ave! Parking notices are totally ignored as it is!

4 – 12 dwellings means at least 12 cars & if a couple then double that figure plus the working staff, have you allowed for all this in the development?

I hope you take these issues into consideration with your approval or hopefully **non-approval** of this development in a totally incongruous position in Norwood West.

Yours sincerely

Sandy Nash

Ms Sandy Nash

Ned Feary

From: Winson Ly
Sent: Tuesday, 3 June 2025 7:14 PM
To: Ned Feary
Cc: Andrew Kirkbride
Subject: 23-003 PHC Norwood Medical - 8 Representation Response

Hi Ned,

I hope you're doing well.

Please find below our responses to the 8 representations for your review and comments.

Let us know if you need any additional information.

Thank you.

Kind Regards
Winson Ly

Kirkbride Architects

M:
E:
W: www.kbarchitects.com.au

Query 1 - Mark Daniel
I support the development with some concerns
Reasons
There appears to be no 'while under construction' detail. In particular, a traffic management plan. Especially in the case of heavy vehicle access to the site (e.g. concrete carriers, cranes, other heavy building supplies), potentially via North St (a narrow laneway intended for light vehicles) and the same for Boskenna Ave (an almost equally narrow roadway). To a lesser extent similar concerns apply to Fullarton Rd. All are unsuitable for sustained heavy traffic and queued heavy vehicles. Heavy vehicles should not be allowed to traverse North Street. The corner of North and Boskenna is already congested with business traffic associated with the commercial building between North and Charles St. The intersection of North St and Threlfall Ave is largely blind for drivers in all turns until the front of the vehicle is onto the intended roadway (due to substantial building walls against each corner), Fraught with potential collisions. While a limit of 40kph applies to these streets, it is suggested at least during construction this should be reduced to 25kph. Mark Daniel Presiding Officer Community Corporation 24268

Response to Query 1: Mark Daniel – Traffic Management During Construction
Thank you for your concerns regarding traffic management during construction.
We have reviewed your concern and acknowledge the challenges posed by narrow streets such as North Street and Boskenna Avenue.

In response, we are committed to review and implement a comprehensive Traffic Management Plan that aligns with Safe Work Australia's guidelines. This plan will detail vehicle access routes, including restrictions on heavy vehicle use of North Street, and will be submitted for approval to the relevant authorities.

Query 2 - Jolanda Visser

I support the development with some concerns

Reasons

The infrastructure on Fullarton Road is already congested. Having a medical centre and additional apartments will add to further congestion. Consideration should be given to how the additional traffic load will impact people living around this new development and the general traffic flow in this area.

Response to Query 2: Jolanda Visser – Traffic Congestion on Fullarton Road

We understand your concerns about increased traffic congestion on Fullarton Road. The proposed development includes provisions for ample off-street parking, aiming to reduce the impact on surrounding streets. We can also explore options to enhance traffic flow and minimize disruptions during peak hours. Your feedback will be considered in the final traffic management strategies.

Query 3 - Leonore Scott

I support the development with some concerns

Reasons

I and others have no issues with the development of the site, but wondering where the car parking will be. I am one of the residents who live at 84 Fullarton Road Norwood and we currently have issues with clients from #82 using our car parks when there is a car park next door. If there will be limited parking with the new development, I wish to put forward that the Developer install an electric gate for our private car park as it can be frustrating at times to come out and find discarded drink container, rubbish and even condoms. I am not suggesting that we will find the latter, but our security is paramount as most of us living here are no longer Spring Chickens. Speaking for myself and others, look forward to the new facilities proposed and hope our fears can be allayed.

Thank you

Leonore Scott

Response to Query 3: Leonore Scott – Car Parking and Security Concerns

Response:

We appreciate your feedback regarding car parking and security. The proposed development plans include dedicated ample underground parking for residents, visitors, and customers to the proposed facilities. To address your concerns about unauthorized access to your private car park, may we suggest that you discuss with the owner of your property to put up signage stating “No un-authorise parking”.

Query 4 - Grant Smith

I support the development with some concerns
Attached is representation which tables concerns and comments in relation to the proposed development 8082 Fullarton Road Norwood.
Please contact me to discuss comments and concerns in more detail if required.
I am not sure of the process from here. Please advise accordingly.
Regards
Grant Smith

Response to Query 4: Grant Smith

Response:

Thank you for your representation and for seeking clarification on the process. We are committed to addressing all concerns raised during the consultation period.
Please feel free to contact us directly to arrange a meeting.

Query 5 - Rosemary Abbott
I support the development with some concerns
Reasons
My concern for this development is traffic and parking. The development is just at the point the eastern side of Fullarton Road moves from one to two lanes causing congestion; the closure of William Street to cars turning right means already more traffic is entering Boskenna Ave; residents of the adjoining units to that site already have problems with non residents using their car park; Little Angus Street already has too many cars using it as a short cut to Dequettville Tce. This development would increase those problems. A gym, medical rooms and a cafe all require lots of parking all day. Parking is already chaotic in the area. Existing residents cannot have visitors or tradesmen because of the lack of parking. This development would increase the problem.

Response to Query 5: Rosemary Abbott – Parking and Traffic Concern
Response:
We acknowledge the existing parking and traffic challenges in the area. The proposed development includes provisions for adequate parking to accommodate residents, visitors, and commercial tenants.
We are also working on strategies to manage construction-related traffic to minimize disruption. Your concerns are valuable, and we are committed to addressing them in our planning.

Query 6 - Louise Heesom-Smith
I support the development with some concerns
Reasons
Hello council, RE: Application ID: 10673. We love our street, we love our neighbours (both commercial and residential) and we love our community. And here's why. Boskenna Avenue is a small residential street with a strong sense of community. Many of us are young families (at least five households have children under the age of four) and this is the kind of street where neighbours greet each other by name, and kids wave as they pass. We all take time for each other and look genuinely look out for each other. Sharing the food we have made, help out with the odd job or two and checkin with each other. It's a rare environment, and we're extremely proud and lucky to be part of it. That said, we do face daily challenges that impact the safety and liveability of our street, particularly when it comes to traffic. Boskenna is extremely narrow, and during peak hours it becomes a busy cut through route. Cars regularly travel well above the speed limit, dangerously so, navigating blind spots and our narrow street lined with parked cars. For a quiet residential avenue it carries a surprising, and at times overwhelming, amount of both residential and commercial traffic. As a parent, one of the most concerning parts of my day is simply getting my children out of the car. It might sound trivial, but it's become a regular stressor. Because of how tight the street is, there's often barely enough room to open a door safely. Cars pass so close and so quickly that I've had to shield both myself and my child while unbuckling them, unsure if an approaching driver will slow down. And this isn't just a one off. It happens regularly to many of us. Even walking to your own car, or unloading groceries, can feel unsafe at times, and that's as a cautious adult. For young children, who don't yet understand road safety, what "stop" means and are still learning how to override impulse with logic, it's even more risky. Given these existing issues, I have significant concerns about the impact of a large-scale construction project in this space. A development of this size will bring considerable vehicle movement (trucks, deliveries, construction workers, equipment, cranes etc) which our street is not built to handle. Access is already tight. Parking is limited. Footpaths are let's just say undulated in their charm. There's very little margin for error, and construction traffic will only increase the risks we're already facing day to day. The general dust, noise, and disruption that comes with construction will be hard enough...let alone on a small residential street that is already well over capacity. I just don't know how that works. It's overwhelming. There are also longterm concerns. A four-storey development will have a major impact on privacy and sunlight. Many of us have invested time, energy, and money into creating outdoor spaces and gardens that absolutely rely on northern sun. These are not just aesthetic choices, they're central to how we enjoy our gardens, built equity into our homes and spend time with our families. Overshadowing from a building of this height would significantly change that. We understand the need for development and also for growth, and we're not opposed to that. But we do ask that the unique nature and limitations of Boskenna Avenue be taken into serious account in the decision-making process. Boskenna is a narrow street. We have high traffic. And a lot of inpatient drivers all trying to escape peak hour. And then we add a building site into the equation. Issues of trafficking, site access and increased volume in local activity is a serious concern. We love our neighbourhood, and we simply want to ensure it remains a safe and livable place for all residents. Especially the youngest among us.
Respectfully, Louise Heesom

Response to Query 6: Louise Heesom-Smith – Safety and Privacy Concerns

Response:

Thank you for sharing your concerns about safety, privacy, and the impact of construction. We are committed to ensuring the safety of all residents during the construction phase by implementing a detailed Traffic Management Plan.

Regarding privacy, the building's design will include considerations to minimize overshadowing and maintain the character of Boskenna Avenue. We value the unique nature of your street and will take these factors into account in our planning.

Query 7 - Jehad Rasheed

I oppose the development

Reasons

1. It is absolutely critical any development does not impact the street width / entrance of Boskenna Ave at both ends, as we have regular trucks / containers continually coming up and down this street to pick up and drop of freight / goods. 2. Carparking is very limited in the area and the addition of trade people on site could add 1020 extra vehicles which will put a massive strain in the area, can this please be considered within development guidelines. 3. Concern that customers will believe our business is shut or closed down, we would like to have signage telling customers we are open (on Fullarton Road)....expect loss of business.

Response to Query 7: Jehad Rasheed – Street Access, Parking, and Business Visibility

Response:

We appreciate your concerns about street access, parking, and business visibility.

To address these, we will investigate into developing a Traffic Management Plan that will include designated routes for construction vehicles to minimize disruption.

Additionally, we will consider all measures to ensure that your business remains visible and accessible during the construction period.

Your feedback is crucial, and we are committed to finding solutions to minimise these impacts.

Query 8 - Sandy Nash
I oppose the development

I strongly disagree with this proposed development at the corner of my residential (R2) street for the following reasons:
1 – 4 storeys is totally out of character with the surrounding area of Norwood West & Kent Town South – which includes such streets as Angas St, Wakefield St, Flinders St, Montrose Ave, Boskenna Ave & William Street West and further afield.
2- There is an issue with parking in our street as it is – where do your tenants & residents plan to park? They will not be crossing the road to the much wider street of Wakefield St – no it will be Boskenna Ave! If you check, Wakefield St is very full of cars as it is with several lots of flats/units in this street already.
3- Whilst building work is ongoing it will increase traffic with trucks etc into Boskenna Ave & where will they park – Boskenna Ave! Parking notices are totally ignored as it is!
4 – 12 dwellings means at least 12 cars & if a couple then double that figure plus the working staff, have you allowed for all this in the development?
I hope you take these issues into consideration with your approval or hopefully non-approval of this development in a totally incongruous position in Norwood West.

Response to Query 8: Sandy Nash – Building Height and Parking Concern
Response:
Thank you for your feedback regarding the building height and parking provisions. The proposed four-storey development is designed to complement the surrounding area while meeting the needs of the community.
In response to parking concerns, the development includes ample off-street parking spaces to accommodate residents, visitors and commercial tenants.
We will also be exploring options with a Traffic Consultant team to manage construction-related traffic to minimize disruption to Boskenna Avenue.

Referral Snapshot

Development Application number:
23025642

Consent:
Planning Consent

Relevant authority:
Assessment Panel at City of Norwood, Payneham and St. Peters

Consent type for distribution:

Referral body:
Commissioner of Highways

Response type:
Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type:
Direction

Response date:
30 Jun 2025

Advice:
With comments, conditions and/or notes

Condition 1
All access and built form setbacks shall be gained via Boskenna Avenue as shown on Kirkbride Architects, Upper Ground (Café, Pharmacy) Plan, Job No. 23-003, Drawing No. SK13, Issue 1 dated 22/8/24 with all vehicle access consistent with Phil Weaver & Associates, Traffic and Parking Assessment (File 23-154, dated 14 March 2024) and RFI correspondence dated 21/8/24 and 18 June 2025.

Condition 2

The residential car park access (roller door) shall be suitably controlled to prioritise vehicles entering from Boskenna Avenue thereby reducing conflict in proximity to Fullarton Road.

Condition 3
All existing on-street parking on Boskenna Avenue shall be suitably modified to cater for a loading zone as per Phil Weaver & Associates, Traffic and Parking Assessment, Figure A dated 18/6/25. All costs shall be borne by the applicant.

Condition 4
All vehicles shall enter and exit the site in a forward direction and all vehicle manoeuvring areas shall be kept clear of impediments to manoeuvring.

Condition 5
All off-street parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022. Additionally, clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Condition 6
Prior to the commencement of construction, a final Stormwater Management Plan shall be developed in conjunction with the Department for Transport (DIT) and be designed in accordance with the DIT Master Specification.

Condition 7
Stormwater run-off shall be collected on-site and discharged without impacting the safety or integrity of the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Advisory Note 1
The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Fullarton Road frontage of this site, for future upgrading of the Fullarton Road/The Parade/Flinders Street/The Parade West intersection, together with a possible 4.5 x 4.5 metre cut-off from the Fullarton Road/Boskenna Avenue corner. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

The attached consent form should be completed by the applicant and returned to DIT (dit.landusecoordination@sa.gov.au), together with a copy of the Decision Notification Form and the approved site plan/s.

Advisory Note 2

In the event that traffic flows on the abutting roads are impacted during construction the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan.

Attachment 7

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

EPA Reference: PDI 915

2 July 2024

City of Norwood, Payneham and St Peters
PO Box 204
Kent Town SA 5067
Attention: Edmund Feary

nfeary@npsp.sa.gov.au

Dear Edmund Feary

EPA Development Application Referral Response

Development Application Number	**23025642**
Applicant	**Andrew Kirkbride**
Location	**80 FULLARTON RD, NORWOOD SA 5067** **(CT 6017/573)** **82 FULLARTON RD, NORWOOD SA 5067** **(CT 5078/808)**
Proposal	**Proposed Medical Centre with Apartment Living above**

This application was referred to the Environment Protection Authority (EPA) by the Assessment Panel at the City of Norwood, Payneham and St Peters in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*, Schedule 9(3)(9A) of the *Planning, Development and Infrastructure (General) Regulations 2017* and Part 9.1 of the *Planning and Design Code*.

The following response is provided in accordance with section 122(5)(b)(ii) of the Planning, Development and Infrastructure Act.

PROPOSAL

The application proposes a change in the use of land to a more sensitive use as the relevant authority has determined the former land use is office space (categorised as a Commercial Class 1 land use, being Item 5 of the Land Use Sensitivity Hierarchy of the *State Planning Commission Practice Direction 14 (Site Contamination Assessment) 2021* ('Practice Direction 14')) and the proposed use is medical centre and apartment living (with the most sensitive proposed land use being categorised as Residential Class 1, being Item 1 of the Land Use Sensitivity Hierarchy). Dwellings are also defined by Practice Direction 14 to be a 'sensitive use'.

The Site Contamination Declaration Form submitted with the development application ('DA') (prepared by Annabel Geitz of LBWco Pty Ltd and dated 9 February 2024) identifies site contamination exists or may exist as a result of the following activities:

on-site—

- Metal coating, finishing or spray painting (Class 1 potentially contaminating activity ('PCA') pursuant to Practice Direction 14), and
- Motor vehicle repair or maintenance (Class 2 PCA)

and on adjacent land—

- Metal coating, finishing or spray painting (Class 1 PCA)
- Activities involving a listed substance (Class 1 PCA), and
- Printing works (Class 1 PCA).

SITE CONTAMINATION ASSESSMENT

The purpose of this referral is to ensure that an appropriate and proportionate assessment of site contamination occurs to ensure land is suitable, or can be made suitable, for the proposed use. Through the referral, the EPA provides direction to the relevant authority on whether they must consider the advice of either a site contamination consultant or a site contamination auditor regarding site suitability.

The EPA's *Site contamination referral decision-making framework* describes how the EPA makes decisions on referred DAs and outlines the preconditions which must exist for a site contamination audit ('audit').

The EPA has considered the following report lodged with the DA:

- *80-82 Fullarton Road, Norwood SA, Preliminary Site Investigation - Site History, ref: 231504 R01* dated 9 February 2024, prepared by LBWco Pty Ltd ('the PSI report').

The EPA does not hold any other information directly relevant to the subject site or the DA.

The EPA has reviewed and considered the above report taking into account the relevant guidance provided in the *National Environment Protection (Assessment of site contamination) Measure 1999* and the EPA's *Guidelines for the assessment and remediation of site contamination (2019)*. The EPA has also considered other information considered to be directly relevant to the application and proposed change in land use.

The EPA understands that the site comprises two properties that have most recently been used for office space, general storage, and massage services. The proposed development is understood to be a multi-storey building with a garage in the basement, commercial premises on upper ground and second levels, then residential apartments on levels 3 and 4.

The EPA notes the following in relation to the reviewed information:

- Multiple Class 1 and Class 2 PCAs have been identified as having been undertaken on-site and adjacent to the site over a lengthy period of time, between the 1950s and 1970s.
- The documented Conceptual Site Model ('CSM') identifies potential human health exposure pathways for future site users, construction workers and site ecology arising from and related to

the identified PCAs. Multiple potentially complete source pathway receptor linkages have been identified from potential soil, groundwater and soil vapour impacts.
- In addition to the potentially contaminating activities listed above, the PSI report also noted pesticide treatment and the presence of asbestos containing material.
- Considering a basement is proposed, extensive soil excavation is expected to be undertaken, potentially exposing contaminated soils and groundwater.
- The PSI report recommends that intrusive soil, soil vapour and groundwater assessments are undertaken and documented in a Detailed Site Investigation report to identify any chemicals associated with the above activities.

The EPA considers that sufficient information has been provided which reasonably demonstrates the site can be made suitable for the proposed use, subject to a statement of site suitability using the form required by Practice Direction 14 and completed by an appropriate site contamination practitioner.

Based on the available information, the EPA is satisfied that the preconditions for audit do exist based on the proposed land use(s) and taking into account:

- the multiple Class 1 PCAs identified at the site
- the risk class of the PCAs identified at the site
- the length of time the PCAs have occurred on the site
- the suspected or known site contamination at the site
- the likelihood of realistic human health exposure pathways for the proposed use (including a sensitive use), and
- the likely need for remediation to mitigate exposure risk for the proposed use (including a sensitive use).

Consistent with EPA advice, an audit should be commissioned as early as possible, prior to or at the same time as the engagement of the consultant and preferably before any assessment and/or remediation of site contamination is carried out at a location. This is normally expected to improve the efficiency of the assessment, remediation and audit processes.

CONCLUSION

Based on the information submitted with the development application and the information held by the EPA, the EPA is satisfied that the site could be made suitable for the proposed use subject to the directed conditions below. Further, a site contamination auditor is the most appropriate site contamination professional to determine site suitability.

DIRECTION

The relevant authority is directed to attach the following conditions to any approval:

1. A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability is issued certifying that any required remediation has been undertaken and the land is suitable for the proposed use.

2. For the purposes of the above condition and regulation 3(6) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination auditor, informed by a completed site contamination audit report prepared in accordance with Part 10A of the *Environment Protection Act 1993*.

The following note provides important information in relation to the development and is requested to be included in any approval:

- The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

If you have any questions about this response, please contact Tian Shi on (08) 8204 9289 or email tian.shi2@sa.gov.au

Yours faithfully

Melissa Chrystal
Delegate
ENVIRONMENT PROTECTION AUTHORITY

5.2 DEVELOPMENT NUMBER ID 25007549 - MARY BROOK 3 GOSS COURT ST PETERS

DEVELOPMENT NO.:	25007549
APPLICANT:	Mary Brook
ADDRESS:	3 GOSS COURT ST PETERS SA 5069 CT 5506/94
NATURE OF DEVELOPMENT:	Privacy screen structure (retrospective)
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Character Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy • Water Resources **Technical Numeric Variations (TNVs):** • Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m) • Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Minimum Side Boundary Setback (Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	25 March 2025
RELEVANT AUTHORITY:	Assessment Panel at City of Norwood Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.5 13/3/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes – public notification period 13 May 2025 to 2 June 2025
RECOMMENDING OFFICER:	Marie Molinaro Urban Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

APPENDIX 1:	**Relevant P&D Code Policies**	**ATTACHMENT 5:**	**Representations**
ATTACHMENT 1:	**Application Documents**	**ATTACHMENT 6:**	**Response to Representations**
ATTACHMENT 2:	**Subject Land Map**		
ATTACHMENT 3:	**Zoning Map**		
ATTACHMENT 4:	**Representation Map**		

DETAILED DESCRIPTION OF PROPOSAL & BACKGROUND INFORMATION:

The proposal is a retrospective application for a privacy screen structure.

The screen is 12m long and 3.2m high. It is located 1m from the southern side boundary of the subject land. It is constructed of steel supports with timber panels, finished in dark brown stain. The timber panels are 1.8m high and the underside between the bottom of the panels and ground level is open. The steel supports face towards the adjoining site, 1 Goss Court, with the posts spaced 3m apart.

Council first became aware of the construction of the structure without Development Approval in early January this year. That same month, the owner was invited by the Council Compliance Officer to either remove the structure or lodge a development application to attempt to seek Development Approval for the structure.

The structure forms an extension of an existing privacy screen of the same appearance, which is understood to have been in place for a number of years, the exact amount of time is unknown. A search of Council records did not reveal an approval for the existing (many years old) privacy screen.

This application seeks retrospective consent only for the 12m long section indicated on the site plan. The combined length of the existing (many years old) privacy screen and that being considered in this application is 21.5m. Landscaping comprising 'Crepe Myrtle' trees is included between the structure and the southern side boundary. This landscaping was planted prior to the construction of the privacy screen structure.

The structure has been considered as a privacy screen, as it is not a fence or an outbuilding. Fence is not defined in the Planning & Design Code, however is defined in the dictionary as an *"enclosure or barrier along the boundary of a park, field etc or any place to protect it from intruders or to define limits."*

The structure is not along the side boundary, being off-set 1m and there is existing fencing forming the barrier along the boundary.

DEVELOPMENT APPROVAL HISTORY:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
4 October 2016	155/615/2016	Removal of a regulated tree (Willow Myrtle)
31 August 2010	155/314/2010	51,000 litre underground concrete water tank
23 June 1999	155/343/1999	Application to amend previous application re conditions of screening
14 January 1998	160/198/97	Two new detached dwellings (3 and 5 Goss Court)

SUBJECT LAND & LOCALITY:

Site Description:

The subject land has an area of 733 square metres, it is irregular in shape, in a battle-axe configuration. The two-storey dwelling on the land is located behind the access handle. The access handle is on the southern

side of the dwelling, with private open space mostly wrapping around the northern side of the dwelling. The northern side of the dwelling bounds a Council reserve, with a walking track/trail adjacent the River Torrens.

Fencing along the boundary with the reserve is open style. Fencing along the southern side boundary is open style from the front boundary, to the alignment with the front wall of the dwelling at 1 Goss Court, St Peters. Past this point, fencing is solid. Fencing consists of a corrugated Colorbond material fence facing the subject land, and a separate rendered finish fence abutting the Colorbond fence facing toward 1 Goss Court, St Peters. Both abutting fences are approximately 1.8m high. The total length of the southern side boundary is 60m.

The locality is predominantly residential in use, containing mostly detached dwellings on large allotments, set amongst well landscaped surrounds. Residential amenity is considered to be high.

Location reference: 3 GOSS CT ST PETERS SA 5069
Title ref.: CT 5506/94 **Plan Parcel:** D48944 AL42 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

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:**
  Other - Residential - Privacy screen structure: 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, a privacy screen structure is not specifically listed as being excluded from public notification. The structure is not considered to be minor in nature.
- **LIST OF REPRESENTATIONS**
  Four (4) representations were received during the public notification period.

  Two (2) of the representations were opposed to the proposal and two (2) of the representations were supportive of the proposal. Both opposed representors wish 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)
Catherine Reid	1 Goss Court, St Peters	Yes	TBA
David Reid	1 Goss Court, St Peters	Yes	David Reid
Esther Breed	69 Harrow Road, St Peters	No	
William Breed	69 Harrow Road, St Peters	No	

- **SUMMARY**
  The issues contained in the opposed representations can be briefly summarised as follows:

  - Concern regarding the visual impact of the structure.

- Concern regarding overshadowing impact.
- Concern that the structure has created conditions for nuisance wildlife activity.
- Comment that the existing boundary fence is adequate for privacy.
- Comment that the structure was erected without prior Development Approval.

The opposed 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***.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

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

The Code does not speak directly to privacy screen structures, however this form of development is considered to be most similar in nature to a fence.

Performance Outcome 9.1 of the Design in Urban Areas module speaks directly to fence development:

> *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.*

Performance Outcome 11.1 of the Established Neighbourhood Zone speaks to residential ancillary structures in a more general sense, and seeks that they are:

> *Sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

Performance Outcome 9.1 is considered as a two-part test, being that fencing is adequate for its intended purpose as a privacy tool without unreasonably impacting adjoining land, both visually and from overshadowing. The first test is not considered to be met, as the existing side boundary fencing is considered to be of sufficient height to maintain both privacy and security. It is of solid construction, and approximately 1.8m high.

The applicant in their response to representations, indicated that the structure was installed because of the *"adverse impact on visual amenity and perception of privacy"* associated with the two-storey dwelling at 1 Goss Court and north facing upper-level windows. Further, the *"no 1 owner's removal of bamboo hedging which had provided effective screening, and their excessive trimming (over-reaching the fence-line) of screening trees planted at no. 3 gave cause for the owner of no. 3 to extend the screen."*

In respect to privacy, a review of the Development Authorisation for the dwelling at 1 Goss Court, St Peters (ref. 155/276/2017) shows that all north facing windows have sill heights that are 1.7m above floor level. This is re-enforced by condition 2 of the Development Plan Consent. This design measure was consistent with the Council Development Plan at time, specifically Principle of Development Control 235. For context, such windows now need only be 1.5m above floor level (or obscure glazed below this point) to satisfy the Code Performance Outcome relating to mitigating direct overlooking from upper-level windows.

There is no condition on Development Authorisation 155/276/2017 requiring the retention of bamboo hedging (or landscaping in general).

In respect to the structure being erected to mitigate an *"adverse impact on visual amenity",* the approved floor plan for the dwelling at 3 Goss Court includes no south facing habitable room windows. As such, there is considered to be limited adverse impact on visual amenity resulting from the dwelling at 1 Goss Court.

Regarding impact on visual amenity, or that at least such structures do not detract from neighbouring properties, this is gauged or considered against what the Code allows by right. In this case, there is a Deemed-to-Satisfy (DTS) pathway for residential ancillary structures and Deemed-to-Satisfy development

must be granted Planning Consent. The DTS criteria allow ancillary development to have a length of up to 8m, a wall (or post height) up to 3m above natural ground level and to be sited on a side (or rear boundary).

So, in summary, an 8m long ancillary structure in the form of an outbuilding (shed), verandah or carport with a wall or post height up to 3m could be constructed as a right on the side boundary.

It is considered unlikely however that an ancillary building in the form of a shed type structure at least would be sited where the privacy screen has been installed. This is because it is opposite the garage of the dwelling so would likely hinder vehicle manoeuvrability. The end of the garage is approximately 6.4m from the southern side boundary.

In any event, whilst the proposed screen is off-set from the southern side boundary it is 12m long, 3.2m high and an extension to an existing screen, the combined total length being 21m.

The 1m setback from the side boundary is considered to mitigate to some extent the visual impact of the structure in relation to its height. The space between the structure and the side boundary contains a garden bed planted with 'Crepe Myrtle' trees. However, the siting of the structure is considered to make it difficult for occupants of the subject land to access this planting for ongoing maintenance, such as pruning. The landscaping Performance Outcomes of the Code encourage soft landscaping for a number of reasons, one of which is to enhance the appearance of land and streetscapes. Potentially unmaintained landscaping is considered to have limited value in enhancing the appearance of land. Further, landscaping cannot be relied upon to mitigate the visual impact of development.

This is also off-set against the positioning of the proposed screen adjacent the ground level open-plan kitchen, dining and living room of the dwelling at 1 Goss Court. Further, the main private open space of this dwelling in the form of a covered outdoor courtyard area and swimming pool is located between the dwelling and the shared side boundary. The dwelling itself is approximately 8m from the shared boundary at this point. The edge of the swimming pool is approximately 750mm from the shared boundary, which is considered to limit landscaping options to soften the appearance of the privacy screen. A hedge has been planted in front of the existing (many years old screen) as it is adjacent a lawn area, where there is more space for such planting.

The materiality/finish of the privacy screen structure is also considered in respect to visual impact. The rendered finish of the existing boundary fence on the side of 1 Goss Court is considered to enhance the appearance of this dividing feature. The timber panel finish with exposed steel posts facing the adjoining land is considered to detract from its appearance as viewed from 1 Goss Court.

From the public roadway, being Goss Court, the proposed privacy screen is not visible. The rear yard of the subject land abuts a public reserve adjacent to the River Torrens. Fencing along the boundary with the reserve is open and there are clear views of the dwelling, rear garden/POS area and existing privacy screen, that being the one installed many years ago. The proposed privacy screen is not readily visible from this public place.

Regarding unreasonable overshadowing impact, the Code is considered to contain some conflicting policy in this regard. Whilst the DTS criteria allow outbuildings with up to a 3m wall height to be located on side (and rear) boundaries, in a number of instances, the Code anticipates dwelling walls be setback a minimum of 900mm from side boundaries when not exceeding a 3m wall height. For dwelling walls that are south facing, and the wall height exceeds 3m, a minimum setback of 1.9m is anticipated (plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings). This is to manage overshadowing.

The Interface between Land Uses module of the Code provides further guidance in respect to overshadowing. Performance Outcome 3.2 of this module seeks for overshadowing of the primary area of private open space of adjacent residential land uses be minimised to maintain access to direct Winter sunlight. The corresponding Designated Feature seeks on 21 June that at least 2 hours of direct sunlight between 9:00am and 3:00pm be provided for 35 square metres of ground level open space. Metromaps photography dated 19 May 2025, shows there is overshadowing. However, more than 35 square metres of open space is not overshadowed.

Whilst not taken on 21 June, this photo from late May considered together with the 3.2m height and 1m setback of the proposed privacy screen likely mean that overshadowing is not unreasonable when considered in this context. It is acknowledged however, that the portion of private open space most

overshadowed is a swimming pool. The Code however does not have Performance Outcomes that specifically seek maximisation of sunlight to such features, with consideration only given in particular to rooftop solar energy facilities. That being that the generating capacity of such facilities is not unduly reduced.

Other

The representor's comments around wildlife activity are noted, however the Code does not speak to this matter.

Regarding the representor's comment that the structure was erected without prior Development Approval, this is also noted. Council compliance action is a separate matter to the assessment of the proposal.

CONSIDERATION OF 'SERIOUSLY AT VARIANCE'

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2025.5 13/3/2025) the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reason:

- The Code does not speak directly to privacy screen structures, however it is considered to be similar in nature to a fence, which is a form of development anticipated in the Code.

SUMMARY & CONCLUSION

The proposal seeks retrospective consent for a privacy screen structure. The Planning & Design Code does not speak directly to this form of development; however it is considered similar in nature to a fence.

There are two (2) Performance Outcomes that have been considered as being most applicable to the proposal, that which speaks directly to fence development and that which speaks in a more generalised sense to residential ancillary development.

The proposal is considered to be partly at variance with both Performance Outcomes, in that the existing boundary fencing is sufficient for privacy and security and that the structure is considered to detract from the appearance of the neighbouring property (1 Goss Court, St Peters). This is considering its siting in combination with the existing privacy screen, its position directly adjacent the main private open space area and north-facing living room windows of the dwelling on the neighbouring property and its design both in terms of height and materiality/finish.

RECOMMENDATION

REFUSE PLANNING CONSENT

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant 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 25007549 for a retrospective privacy screen structure, by Mary Brook is **REFUSED** Planning Consent due to the following reasons:

    - The proposal fails to at least in part satisfy Performance Outcome 9.1 of the Design in Urban Areas Module in that the existing boundary fencing is sufficient for privacy and security.

    - The proposal fails to at least in part satisfy Performance Outcome 11.1 of the Established Neighbourhood Zone as the privacy screen structure is considered to detract from the appearance of the neighbouring property (1 Goss Court, St Peters)

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Address: **3 GOSS CT ST PETERS 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)*
Character Area *(NPSPC4)*
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy
Water Resources

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 2 levels)*
Minimum Side Boundary Setback *(Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher)*
Site Coverage *(Maximum site coverage is 50 per cent)*

Development Pathways

- Established Neighbourhood

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

   - Air handling unit, air conditioning system or exhaust fan
   - Brush fence
   - Building alterations
   - Building work on railway land
   - Outbuilding
   - Partial demolition of a building or structure
   - Private bushfire shelter
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Swimming pool or spa pool and associated swimming pool safety features
   - Verandah

- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy
   Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Ancillary accommodation
   - Carport
   - Deck
   - Dwelling addition
   - Outbuilding
   - Replacement building
   - Temporary accommodation in an area affected by bushfire
   - Verandah

3. Code Assessed - Performance Assessed
   Performance Assessed development types listed below are those for which the Code identifies relevant policies.
   Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

   - Ancillary accommodation
   - Carport
   - Deck
   - Demolition
   - Detached dwelling
   - Dwelling addition
   - Fence
   - Group dwelling
   - Land division
   - Outbuilding
   - Residential flat building
   - Retaining wall
   - Row dwelling
   - Semi-detached dwelling
   - Tree-damaging activity
   - Verandah

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

Part 2 - Zones and Sub Zones

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.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 30% of the total floor area of the associated dwelling (excluding any garage or carport) or 50m^2 gross leasable floor area, whichever is the lesser (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: (i) does not exceed 100m^2 gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road (ii) does not exceed 200m^2 gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road (d) the development site abuts an Activity Centre and all the following are satisfied: (i) it does not exceed 200m^2 gross leasable floor area (individually or combined, in a single building) (ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m^2.
PO 1.3 Non-residential development sited and designed to complement the	DTS/DPF 1.3 None are applicable.

residential character and amenity of the neighbourhood.	
PO 1.4 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.4 None are applicable.
PO 1.5 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.5 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
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): **Minimum Site Area** Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm and (b) site frontages (or allotment frontages in the case of land division) are not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA

	planning database to determine the applicable value relevant to the site of the proposed development (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.
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (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 (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: (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (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.
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: **Site Coverage** Maximum site coverage is 50 per cent In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (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.
Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 2 levels (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 *Maximum Building Height (Levels) Technical 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. (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.

PO 4.2

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

DTS/DPF 4.2

Additions and alterations:

(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
(b) meet all of the following:
  (i) do not include any development forward of the front façade building line
  (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.

Primary Street Setback

PO 5.1

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

DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:

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
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	No DTS/DPF is applicable.

For the purposes of **DTS/DPF 5.1:**

(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
(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

Secondary Street Setback

PO 6.1

Buildings are set back from secondary street boundaries (not being a

DTS/DPF 6.1

Building walls are set back from the secondary street boundary (other

rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	than a rear laneway): (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher or (b) 900mm, whichever is greater or (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. 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.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) **Minimum Side Boundary Setback** Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher or (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: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 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.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide:	DTS/DPF 8.1 Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set

(a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	back from the side boundary: (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (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 (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.
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: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m^2 (c) are constructed, added to or altered so that they are situated at least (i) 500mm behind the building line of the dwelling to which they are ancillary or (ii) 900mm from a boundary of the allotment with a

	secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (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^2)** / **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.
PO 11.3	DTS/DPF 11.3

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.	Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size ≤500m2 — Floor area 60m2 Allotment size >500m2 — Floor area 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (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: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (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 will not exceed 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 about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (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, is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.

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 development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan	None specified.

(b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

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.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	DTS/DPF 1.2 Development does not include exhaust stacks.

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 *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay*.	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* 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 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: (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 (b) meet all of the following: (i) do not include any development forward of the front façade building line (ii) any side or rear extensions are no closer to the side boundary than the existing building (iii) do not involve the construction or alteration of a second or subsequent building level.
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.
Ancillary Development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the character of the area and associated building(s).	DTS/DPF 4.1 None are applicable.
PO 4.2	DTS/DPF 4.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).	None are applicable.
PO 4.3 Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.	DTS/DPF 4.3 None are applicable.
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 of the associated building.	DTS/DPF 4.4 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are: (a) compatible with the surrounding pattern of subdivision in the character area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the character area.	DTS/DPF 5.1 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	
	St Peters/Joslin/Royston Park Character Area Statement (NPSP-C4) 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 dwellings. Semi-detached dwellings in St Peters and College Park.
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.

Statement#	Statement	
NPSPC4	Building height	Single storey, with some two storey to the rear of buildings (with single storey appearance to primary street frontage).
	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.
	Setting, landscaping, streetscape and public realm features	Vehicle garaging, driveways and front fences are not dominant streetscape elements. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. Some limited advertising and signage which complements scale and architecture of associated buildings.
	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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Sustainable water use in prescribed wells areas.

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 All development, but in particular involving any of the following: (a) horticulture	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient

(b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.	spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.

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 that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019:* (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commerical forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.			

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: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or	DTS/DPF 1.1 None are applicable.

(c) provide an important habitat for native fauna.	
PO 1.2 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.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (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.	DTS/DPF 1.3 None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (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.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 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	DTS/DPF 2.1 None are applicable.

health.	
Land Division	
PO 3.1 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.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (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.

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
PO 1.1 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.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank

(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m^2)	Minimum retention volume (Litres)	Minimum detention 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

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^2) / 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	$10m^2$ and min. dimension of 1.5m
Medium	6 m	4 m	$30m^2$ and min. dimension of 2m
Large	12 m	8m	$60m^2$ 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	$10m^2$ and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	$30m^2$ and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	$60m^2$ 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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse	DTS/DPF 1.6 None are applicable.

(c) devices used for scientific purposes (d) the rehabilitation of watercourses.	
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 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
None	None	None	None

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following:

	(a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per

untidiness.	occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the

	advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following:

	(a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing

	of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence

disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	(as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.

PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3	DTS/DPF 3.3

Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities are designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk 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: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.

PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

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 *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

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 contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from	DTS/DPF 2.3 None are applicable.

public street frontages and vehicle parking areas.	
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 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.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space

	(b) use an area also used as a driveway (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.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
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 are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	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 nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the 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 incorporated on the low side of retaining walls is 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.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (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 200mm (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, terraces and decks to habitable rooms and private open space of adjoining residential uses.	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 or (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: (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 or (ii) 1.7m above finished floor level in all other cases

All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 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 13.1 Ancillary buildings (excluding ancillary accommodation): (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (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: (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 will not exceed 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 about 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)

(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, is 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^2)	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 13.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.

DTS/DPF 13.2

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.

PO 13.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

DTS/DPF 13.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment
or

(b) located at least 12m from the nearest habitable room located on an adjoining allotment.

PO 13.4

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.

DTS/DPF 13.4

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

Allotment size	Floor area
≤500m2	60m2
>500m2	80m2

(c) are not constructed, added to or altered so that any part is situated:

(i) in front of any part of the building line of the main

	building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (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: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (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 will not exceed 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 about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (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, is pre-colour treated or painted in a non-reflective colour.
PO 13.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 13.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding $70m^2$ (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m 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 (e) 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 (f) 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 (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(h) has a roof height where no part of the roof is more than 5m above the natural ground level

(i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour

(j) 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^2)	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.

(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling

(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary

(m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

Garage appearance

PO 14.1

Garaging is designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 14.1

Garages and carports facing a street:

(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling

(b) are set back at least 5.5m from the boundary of the primary street

(c) have a garage door / opening not exceeding 7m in width

(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

Massing

PO 15.1

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

DTS/DPF 15.1

None are applicable

Dwelling additions

PO 16.1

Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.

DTS / DPF 16.1

Dwelling additions:

(a) are not constructed, added to or altered so that any part is situated closer to a public street

(b) do not result in:

(i) excavation exceeding a vertical height of 1m

(ii) filling exceeding a vertical height of 1m

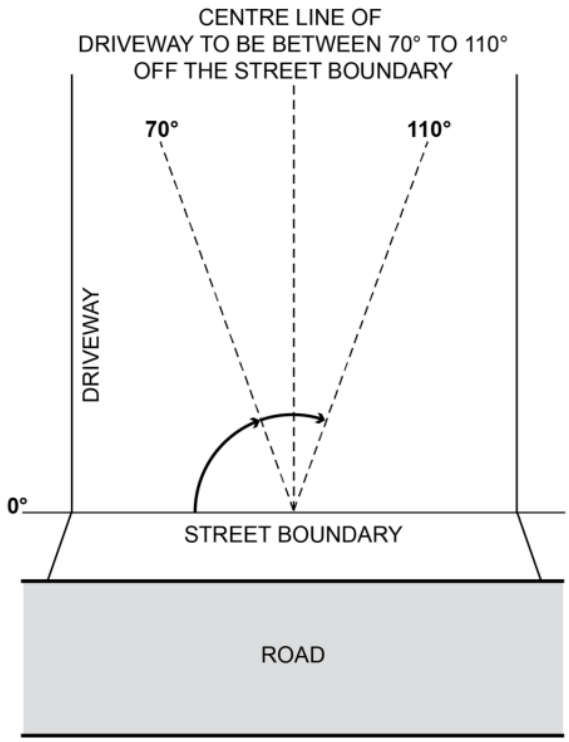
(iii) a total combined excavation and filling vertical height of 2m or more

(iv) less Private Open Space than specified in Design Table 1 - Private Open Space

(v) less on-site 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 (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) 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: A. 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 B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 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 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 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 19.3 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 19.3 Driveways and access points on 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.
PO 19.4 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 19.4 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: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (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 (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 or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 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 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:

	Number of bedrooms / **Minimum internal floor area** Studio / 35m^2 1 bedroom / 50m^2 2 bedroom / 65m^2 3+ bedrooms / 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 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:

	(a) minimum 0.33 on-street car parks per proposed dwellings (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.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 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 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 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 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common 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).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3	DTS/DPF 26.3

Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.

PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:	DTS/DPF 32.1 None are applicable.

(a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off
(b) paved with an impervious material to facilitate wastewater collection
(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area
(d) designed to drain wastewater to either:
  (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme
  or
  (ii) a holding tank and its subsequent removal off-site on a regular basis.

Decks

Design and Siting

PO 33.1

Decks are designed and sited to:

(a) complement the associated building form
(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)
(c) minimise cut and fill and overall massing when viewed from adjacent land.

DTS/DPF 33.1

Decks:

(a) where ancillary to a dwelling:
  (i) are not constructed, added to or altered so that any part is situated:
    A. in front of any part of the building line of the dwelling to which it is ancillary
    or
    B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
  (ii) are set back at least 900mm from side or rear allotment boundaries
  (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling
  (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:
    A. a total area is determined by the following table:

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

    B. the amount of existing soft landscaping prior to the development occurring.

(b) where in association with a non-residential use:
  (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.
  (ii) are set back at least 2 metres from a public road.
  (iii) have a floor area not exceeding 25m^2

(c) in all cases, has a finished floor level not exceeding 1 metre

	above natural ground level at any point.
PO 33.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 33.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 33.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land 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.

Table 1 - Private Open Space

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

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	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4	DTS/DPF 2.4

Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 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.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (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 (b) use an area also used as a driveway (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.
Car parking appearance	
PO 7.1	DTS/DPF 7.1

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: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
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	DTS/DPF 8.3 None are applicable.

(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.	
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.
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.
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 or (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: (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 or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2	DTS/DPF 11.2

Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors

	(f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

Tree size and site area definitions	
Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water	DTS/DPF 14.2 None are applicable.

harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2	DTS/DPF 17.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	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.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings (excluding ancillary accommodation): (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (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: (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 will not exceed 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 about 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) (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, is pre-colour treated or painted in a non-reflective colour

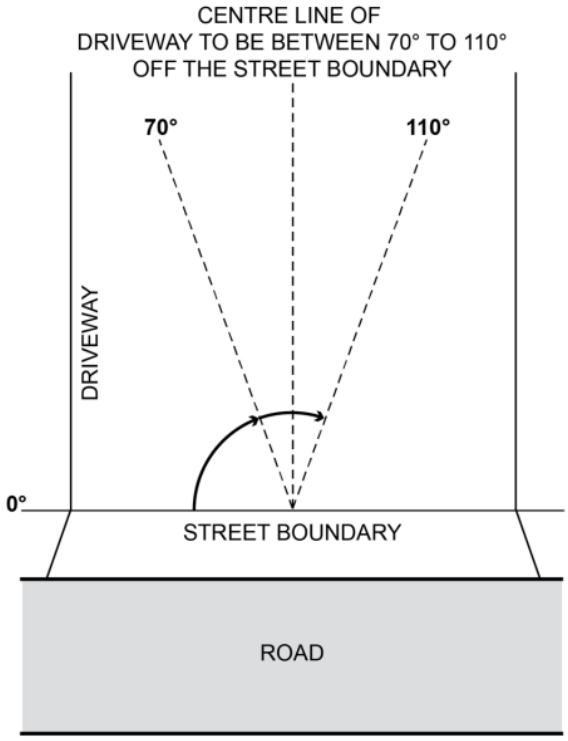
	(k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 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 19.2 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.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 19.4 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.	DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size / Floor area ≤500m2 / 60m2 >500m2 / 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (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: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (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 will not exceed 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 about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (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, is pre-colour treated or painted in a non-reflective colour.
PO 19.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 19.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m 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 (e) 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 (f) 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 (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm 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** **Minimum percentage of**

	group dwelling(s), average site area) (m^2) / site <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring. (k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling (l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
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: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (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.
PO 20.3	DTS/DPF 20.3

The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	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: (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.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **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	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

street frontages and on-street parking.	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 pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (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 (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 or 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 $2m^2$ 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.

Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.

PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$ (d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	Minimum internal floor area
Studio	$35m^2$
1 bedroom	$50m^2$
2 bedroom	$65m^2$
3+ bedrooms	$80m^2$ and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom

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.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
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: (a) minimum 0.33 on-street car parks per proposed dwelling (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.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a

	passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
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 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
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): (a) are constructed of a minimum of 50% permeable or porous material (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).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	

PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.

PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.

PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

intensity and orderly development of land fronting minor thoroughfares.	
Decks	
Design and Siting	
PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land 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.

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^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / 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^2, 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^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1	DTS/DPF 1.1

Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed

in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

(a) the South Australian Housing Trust either individually or jointly with other persons or bodies
or
(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

Desired Outcome (DO)

Desired Outcome	
DO 1	Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not

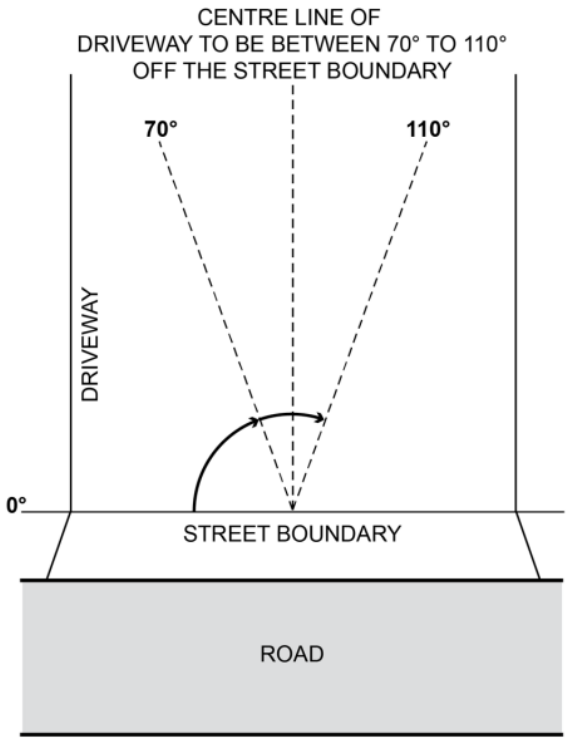
close to public transport, centres and/or open space.	exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - 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 top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - 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 top of the footings.
Rear Boundary Setback	
PO 7.1	DTS/DPF 7.1

Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 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: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways	DTS/DPF 9.2 None are applicable.

to mitigate noise and artificial light intrusion.	
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table: **Dwelling Type** / **Dwelling / Site Configuration** / **Minimum Rate** Dwelling (at ground level) / — / Total area: 24m^2 located behind the building line; Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m Dwelling (above ground level) / Studio / 4m^2 / minimum dimension 1.8m Dwelling (above ground level) / One bedroom dwelling / 8m^2 / minimum dimension 2.1m Dwelling (above ground level) / Two bedroom dwelling / 11m^2 / minimum dimension 2.4m Dwelling (above ground level) / Three + bedroom dwelling / 15 m^2 / minimum dimension 2.6m
PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (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 200mm (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 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 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 or (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: (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 or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (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) (m2) / Minimum percentage of site <150 / 10% <200 / 15% 200-450 / 20% >450 / 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.
Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.

PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 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 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ 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.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 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 17.2 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 pole,

	infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (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 (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 or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 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.
PO 17.5 Residential driveways that service more than one dwelling of a	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:

dimension to allow safe and convenient movement.	(a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 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 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 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.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a

	change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (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: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or 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) and (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).

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
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and	DTS/DPF 2.1 None are applicable.

services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to	DTS/DPF 5.1 None are applicable.

existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone

	with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]
50MW>	80ha+	30m	500m	2km
10MW<50MW	16ha-<80ha	25m	500m	1.5km
5MW<10MW	8ha to <16ha	20m	500m	1km

1MW<5MW	1.6ha to <8ha	15m	500m	500m
100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

Notes:

1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.

PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 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.	DTS/DPF 11.2 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: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 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: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of	DTS/DPF 12.1 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: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (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.	
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.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on	DTS/DPF 1.3 None are applicable.

sensitive receivers in other ownership in terms of noise and air emissions.	
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

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)

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td colspan="2">General Land Use Compatibility</td></tr>
<tr><td>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.</td><td>DTS/DPF 1.1
None are applicable.</td></tr>
<tr><td>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.</td><td>DTS/DPF 1.2
None are applicable.</td></tr>
<tr><td colspan="2">Hours of Operation</td></tr>
<tr><td>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.</td><td>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
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
<tr><td colspan="2">Overshadowing</td></tr>
<tr><td>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.</td><td>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.</td></tr>
<tr><td>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.</td><td>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.</td></tr>
<tr><td>PO 3.3</td><td>DTS/DPF 3.3</td></tr>
</table>

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.	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 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 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).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 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.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels:

lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	**Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 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.	DTS/DPF 5.1 None are applicable.
PO 5.2 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: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 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 (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971*.

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6	DTS/DPF 2.6

Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to:

	(a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m

	or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (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).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.2 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises	DTS/DPF 5.3 None are applicable.

opportunities for casual surveillance throughout the park.	
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Resource extraction activities are developed in a manner that minimises human and environmental impacts.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1	DTS/DPF 1.1

Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

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
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (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) (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: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land

	or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or 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) and (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).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and	DTS/DPF 2.2 None are applicable.

fencing.	
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

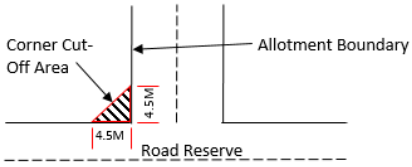
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
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.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.

PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 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 pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1	DTS/DPF 5.1

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly	DTS/DPF 8.2 None are applicable.

and promotes low speed vehicle movement.	
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 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: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00

	pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

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	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. 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. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. 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. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	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.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. 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.
Semi-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.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.

	0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

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

Class of Development	Car Parking Rate 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.		Designated Areas
	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. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	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
Non-residential development			

Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)

Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the

<table>
<tr><th></th><th>bicycle parking rates for each development type.</th></tr>
<tr><td>Consulting room</td><td>1 space per 20 employees plus 1 space per 20 consulting rooms for customers.</td></tr>
<tr><td>Educational facility</td><td>For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.

For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.</td></tr>
<tr><td>Hospital</td><td>1 space per 15 beds plus 1 space per 30 beds for visitors.</td></tr>
<tr><td>Indoor recreation facility</td><td>1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.</td></tr>
<tr><td>Licensed Premises</td><td>1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.</td></tr>
<tr><td>Office</td><td>1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.</td></tr>
<tr><td>Child care facility</td><td>1 space per 20 full time employees plus 1 space per 40 full time children.</td></tr>
<tr><td>Recreation area</td><td>1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.</td></tr>
<tr><td>Residential flat building</td><td>Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.</td></tr>
<tr><td>Residential component of a multi-storey building</td><td>Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.</td></tr>
<tr><td>Shop</td><td>1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.</td></tr>
<tr><td>Tourist accommodation</td><td>1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.</td></tr>
<tr><td>Schedule to Table 3</td><td>
<table>
<tr><th>Designated Area</th><th>Relevant part of the State

The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</th></tr>
<tr><td>All zones</td><td>City of Adelaide</td></tr>
<tr><td>Business Neighbourhood Zone

Strategic Innovation Zone

Suburban Activity Centre Zone

Suburban Business Zone

Suburban Main Street Zone

Urban Activity Centre Zone

Urban Corridor (Boulevard) Zone

Urban Corridor (Business) Zone

Urban Corridor (Living) Zone

Urban Corridor (Main Street) Zone

Urban Neighbourhood Zone</td><td>Metropolitan Adelaide</td></tr>
</table>
</td></tr>
</table>

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and	DTS/DPF 3.4 None are applicable.

vermin infestation.	
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive	DTS/DPF 8.1 None are applicable.

receivers, minimise public and environmental health risks and protect water quality.	
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

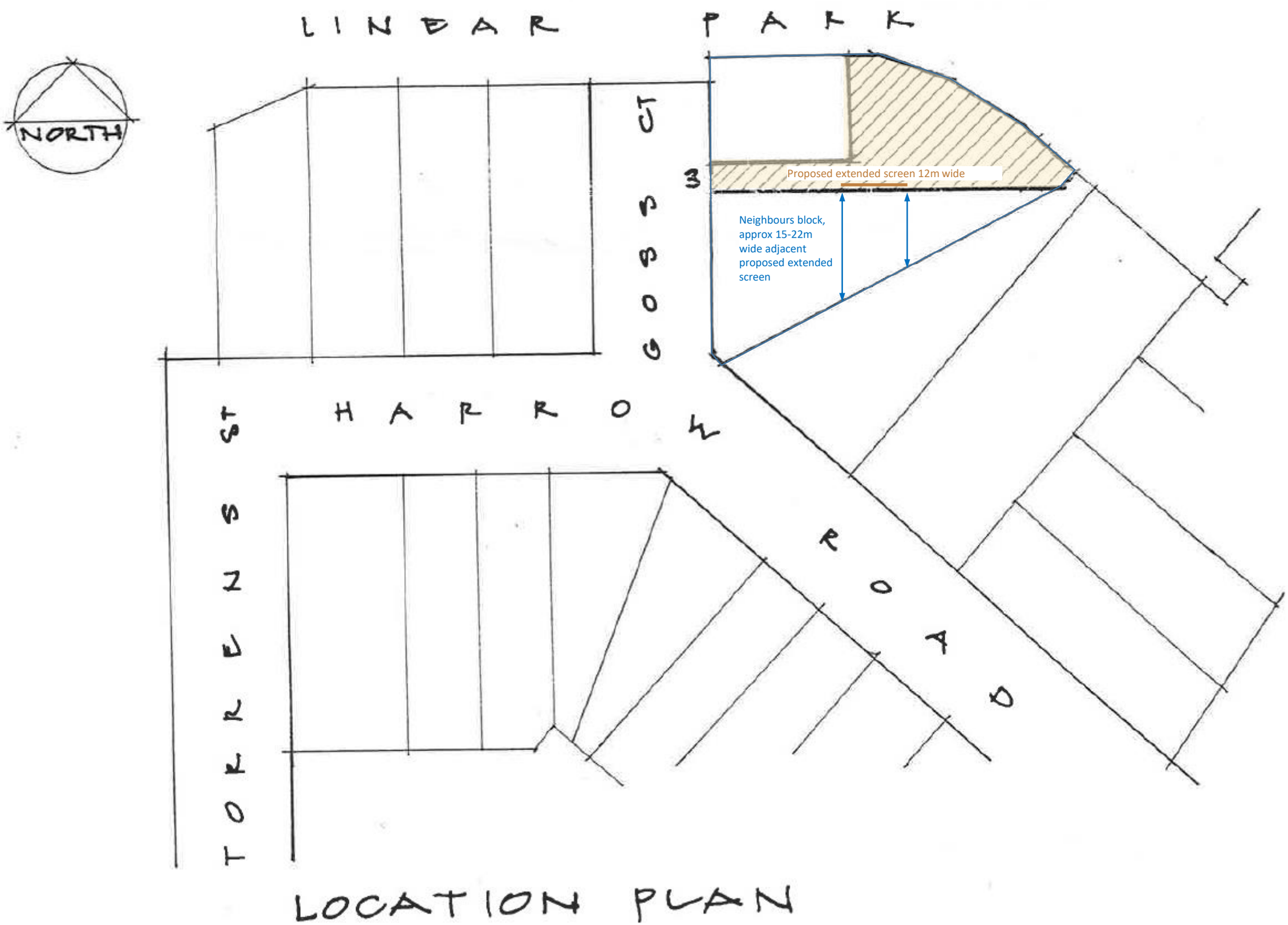
Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

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 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

No criteria applies to this land use. Please check the definition of the land use for further detail.

Attachment 1



LOCATION PLAN – OVERLAY OF PROPOSED EXTENDED SCREEN

Attachment 1

A
SITE AREA 410.78M²
FLOOR AREA INCL DOUBLE GARAGE 180 M²
DECK 10.2 M²
SITE COVERAGE 0.50

B
SITE AREA 634.22M²
FLOOR AREA INCL DOUBLE GARAGE 232.25M²
DECK + PORCH 38.46M²
SITE COVERAGE 0.42
NOT INCL DRIVEWAY 115M²

VIEWS TO LINEAR PK

VIEWS TO BILLABONG

VIEWS TO HILLS

TOWN OF ST PETERS
FOLIO
19 SEP 1996

CHAIN WIRE FENCE TO END OF GOSS COURT
REMOVE EXIST CROSSOVER
EXISTING GARAGE TO BE DEMOLISHED
AREA 'A' 410.78M²
AREA 'B' 634.22M²
1800 WIRE MESH FENCE TO PARK
NEW STREET TREE
EXISTING SETBACK
6.5 6M 2M 7M 1.5 2M 6M 3M 8.5M 1.5
17.86M
4m
'A' HOUSE
'B' HOUSE
6m
7m
REPORT TO DETAILS OF LANDSCAPING FOR RETENTION OF EXISTING AND FOR NEW PLANTING
TREE TO BE REMOVED
NEW CROSSOVER
DRIVEWAY BRICK PAVED
NEW STREET TREE
1.5
23 M
SERVICE YARD
NEW CROSSOVER
5M
GATES
TURF BLOCK DRIVEWAY
AREA 115M²
EXISTING DWELLING TO BE DEMOLISHED
LANDSCAPED AREA
8.5M
SERVICE YARD
5M
Proposed extended screen 12m wide
Existing screen 9.5m wide
Existing screen 3m wide
EXIST C.L. FENCE
ETSA POLE
24m from boundary
27.5m from boundary
EXISTING STREET TREE
Existing Oakville Crimson Spire trees at 1.5m centres, typically 4m high.
Neighbours block approx 22m wide at this end of screen
Neighbours block approx 15m wide at this end of screen
Neighbours dwelling revised since this original site plan
N

SITE PLAN SCALE 1:200 96.528.2

BROOK HOUSE

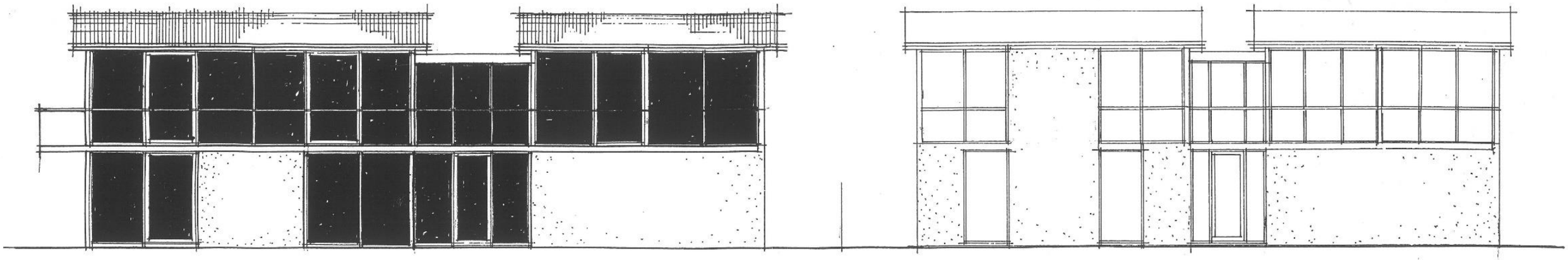
GREG + SUE ROGERS ARCHITECTS
88 HARROW RD ST PETERS 5650806

SITE PLAN – OVERLAY OF PROPOSED EXTENDED SCREEN

Attachment 1

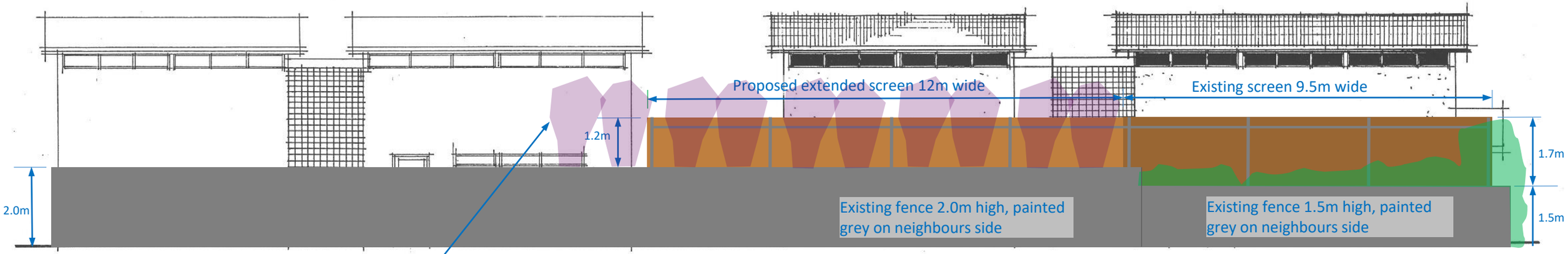
SATELLITE VIEW – OVERLAY OF PROPOSED EXTENDED SCREEN

Attachment 1



'B' HOUSE NORTH ELEVATIONS TO PARK 'A' HOUSE

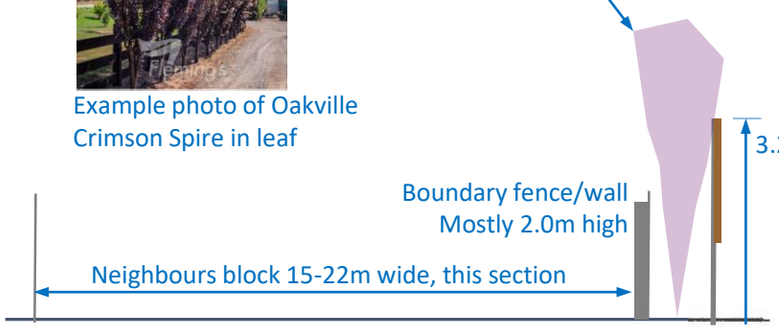
Note: Actual colour proposed for extended screen matches that of the existing screen

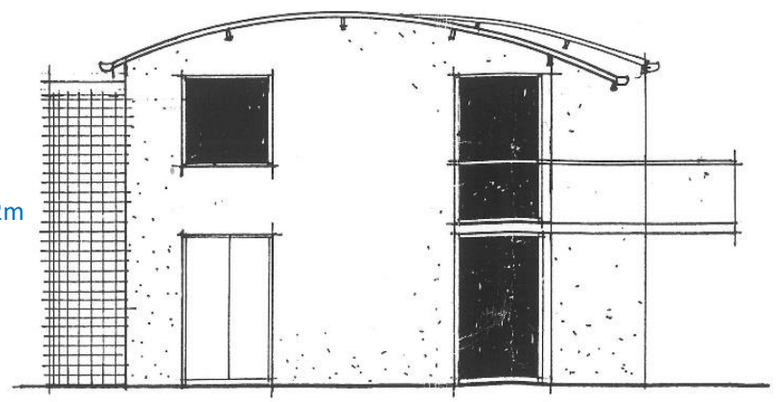


'A' HOUSE SOUTH ELEVATION TO NEIGHBOUR 'B' HOUSE

Example photo of Oakville Crimson Spire in leaf

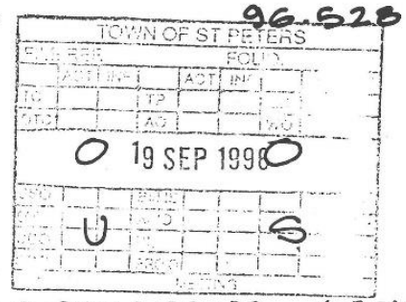
Existing Oakville Crimson Spire trees at 1.5m centres, typically 4m high.





'B' HOUSE EAST

ELEVATIONS 'A' + 'B'
SCALE 1:100
1cm = 1m
96.528.6



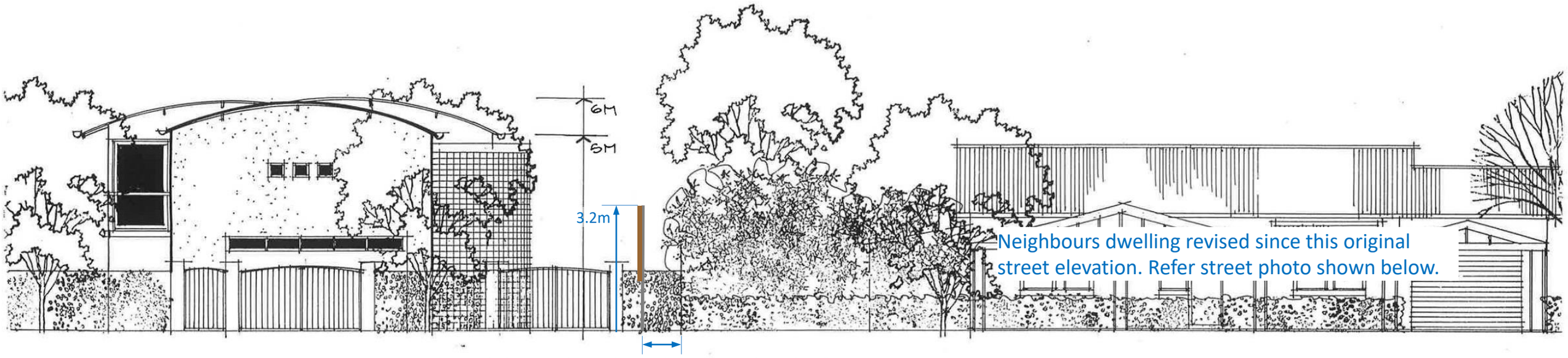
BROOKE HOUSE

GREG + SUE ROGERS ARCHITECTS
88 HARROW RD ST PETERS 3635805

SOUTH ELEVATION – OVERLAY OF PROPOSED EXTENDED SCREEN

Attachment 1

19 SEP 1996



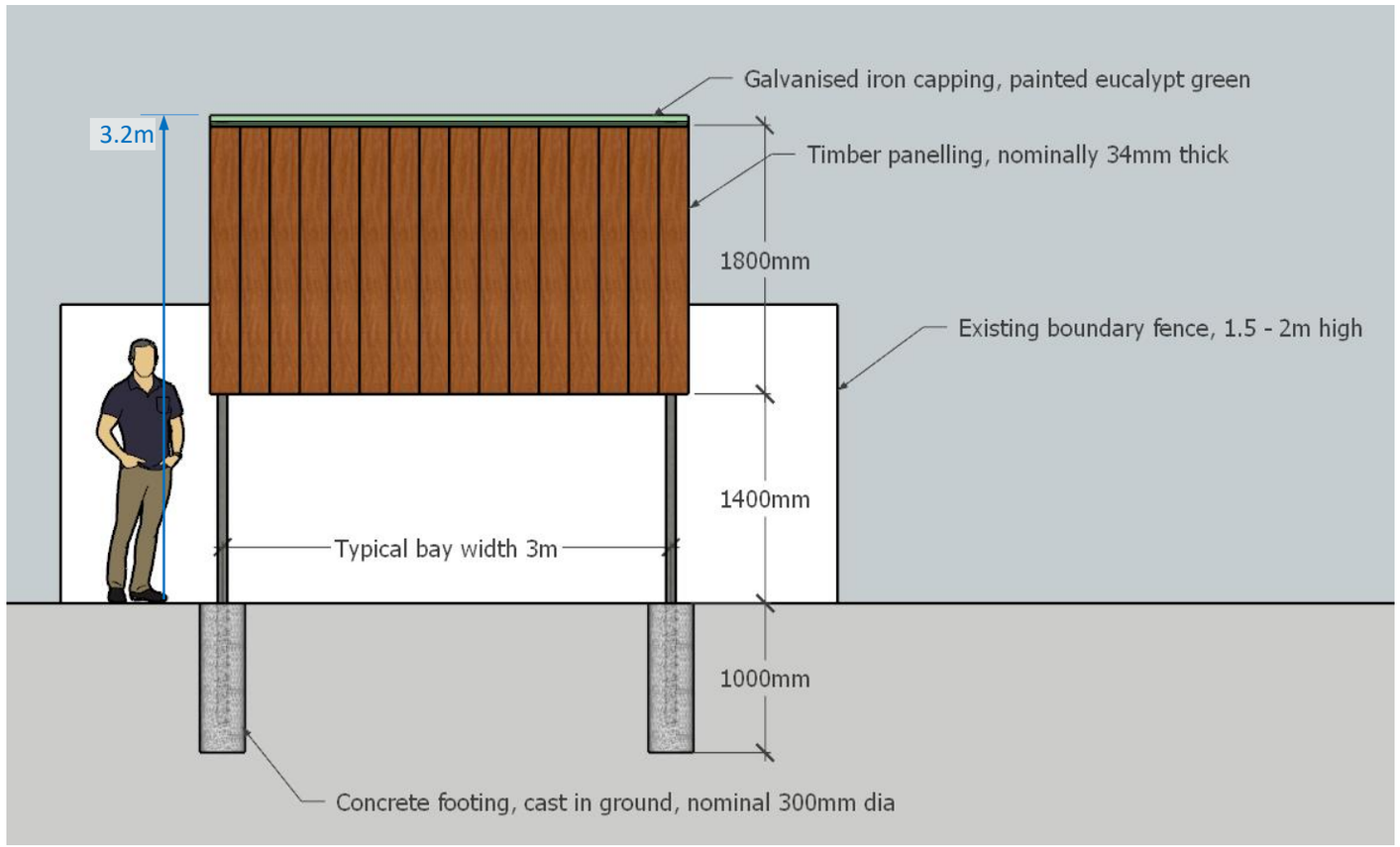
STREET ELEVATION 9652B·3

B R O O K
H O U S E

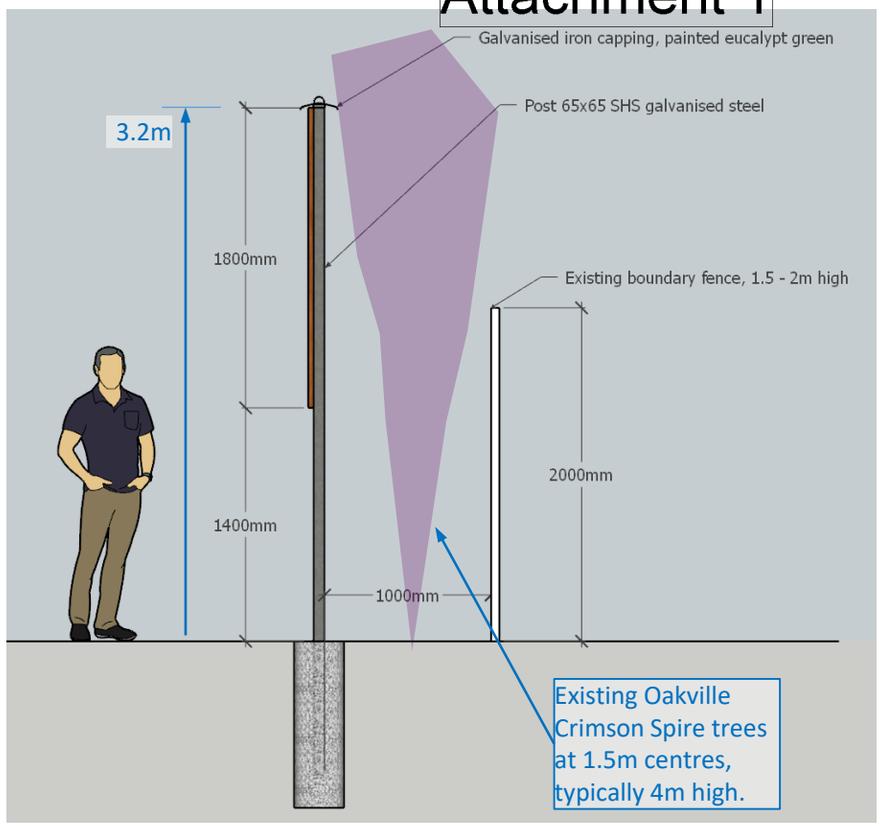
GREG + SUE ROGERS ARCHITECTS
63 HARROW RD ST PETERS 3630805

STREET ELEVATION – OVERLAY OF EXISTING & EXTENDED SCREENS

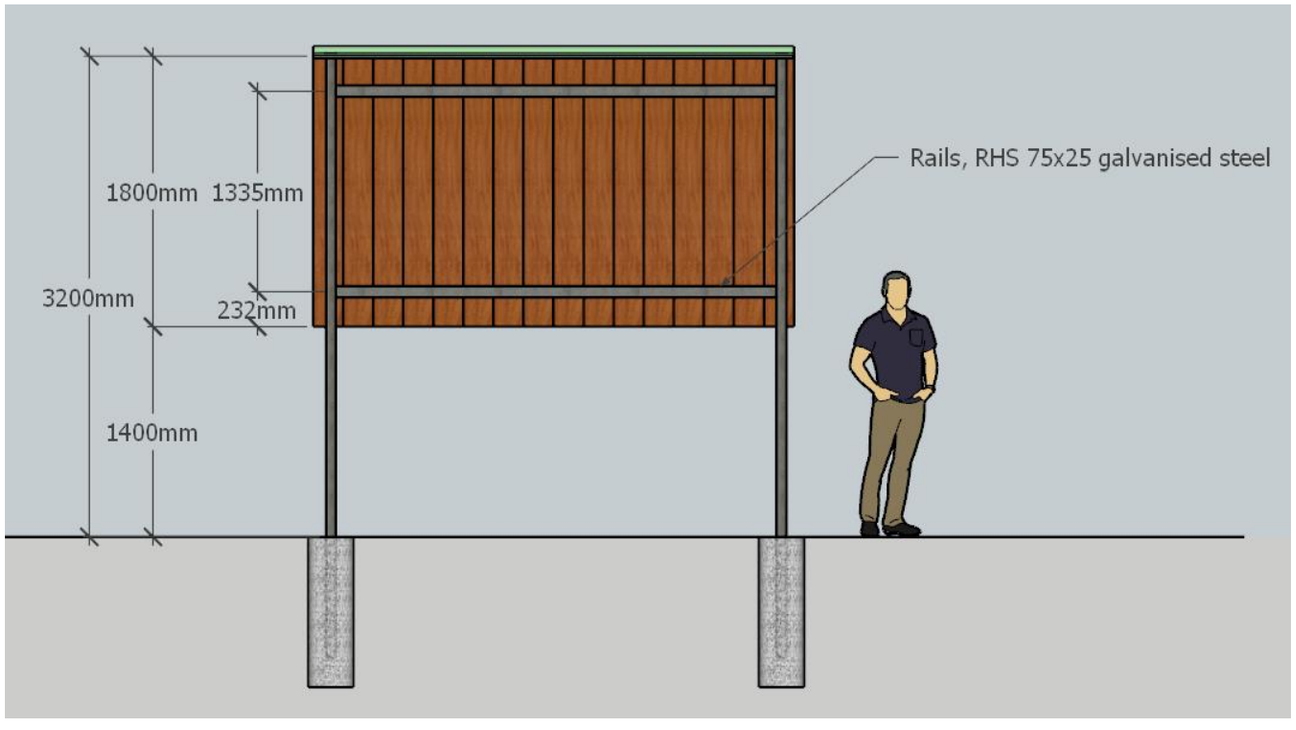
Attachment 1



Typical Bay (North Elevation)

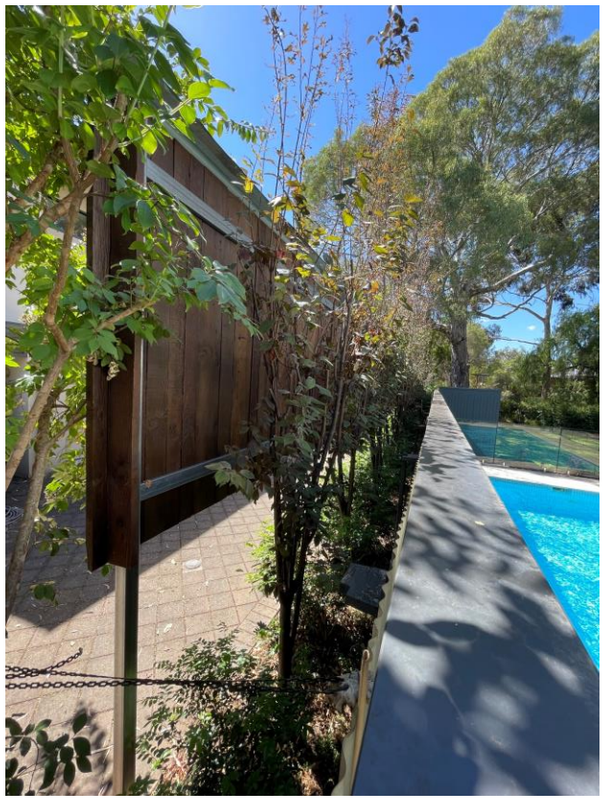


Typical Section (Street Elevation)



Typical Bay (South Elevation)

DETAILS OF EXISTING & PROPOSED EXTENDED SCREENS



Eastern view of Proposed Extended Screen, existing fence, and trees between

Southern view over neighbours dwelling. Existing tree tops seen extending above green capping of Proposed Extended Screen (just visible beyond gutter line of roof in foreground).

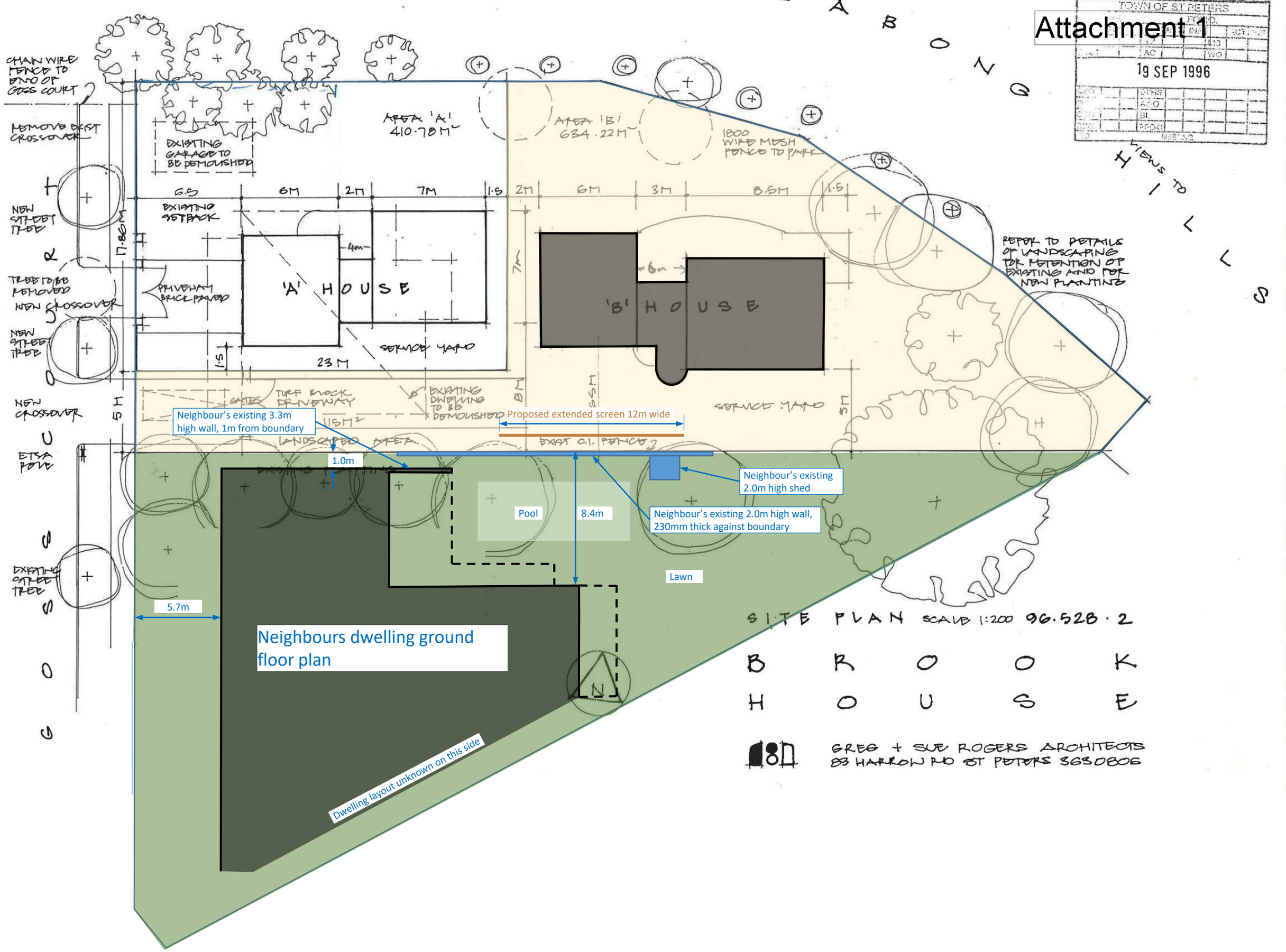
Eastern view of existing line of trees along fence-line and extending between fence and Proposed Extended Screen (in background)

South western view of existing screen and Proposed Extended Screen

Western view of existing fence, Proposed Extended Screen, and trees between.

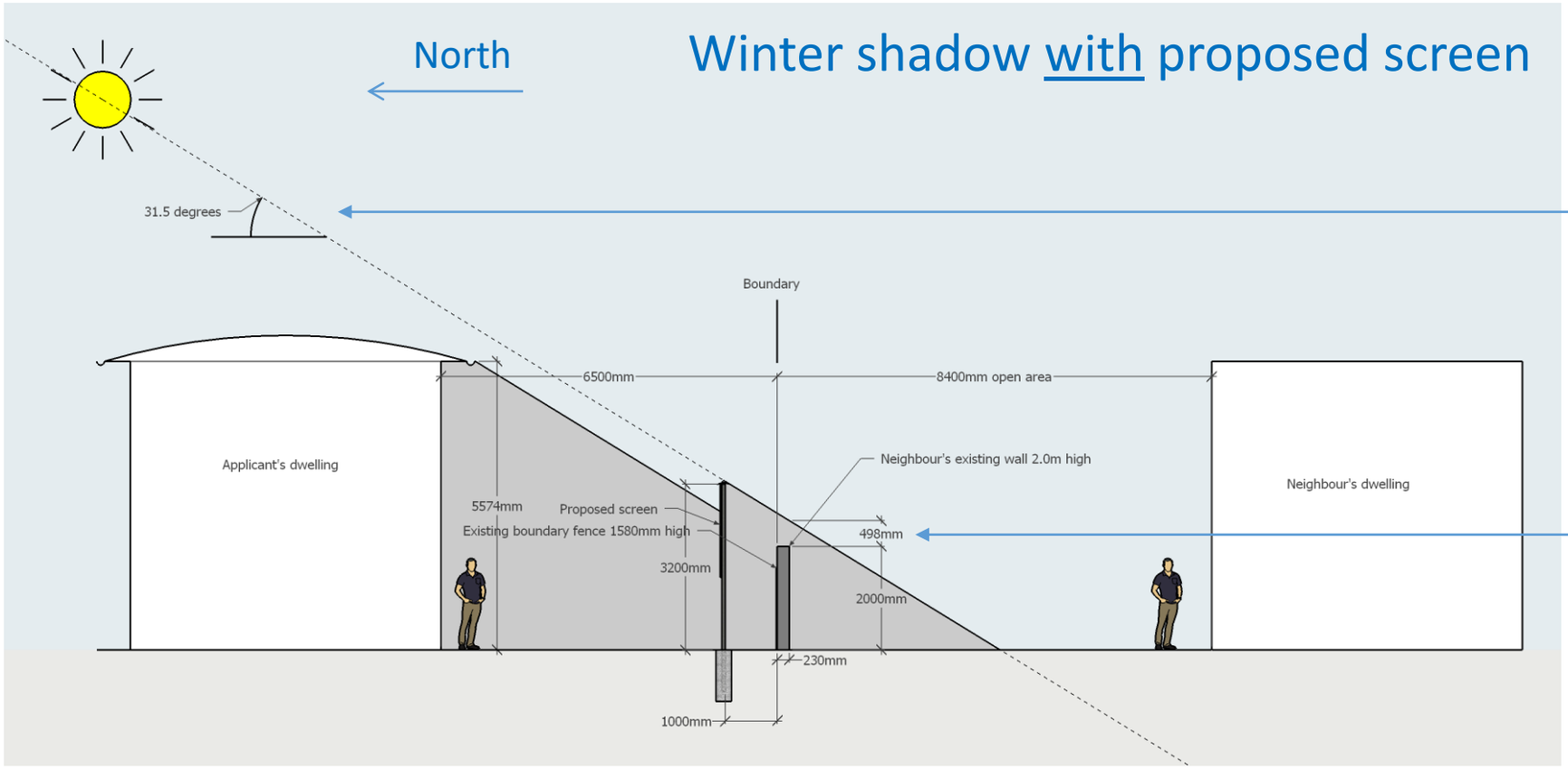
PHOTOS

Attachment 1



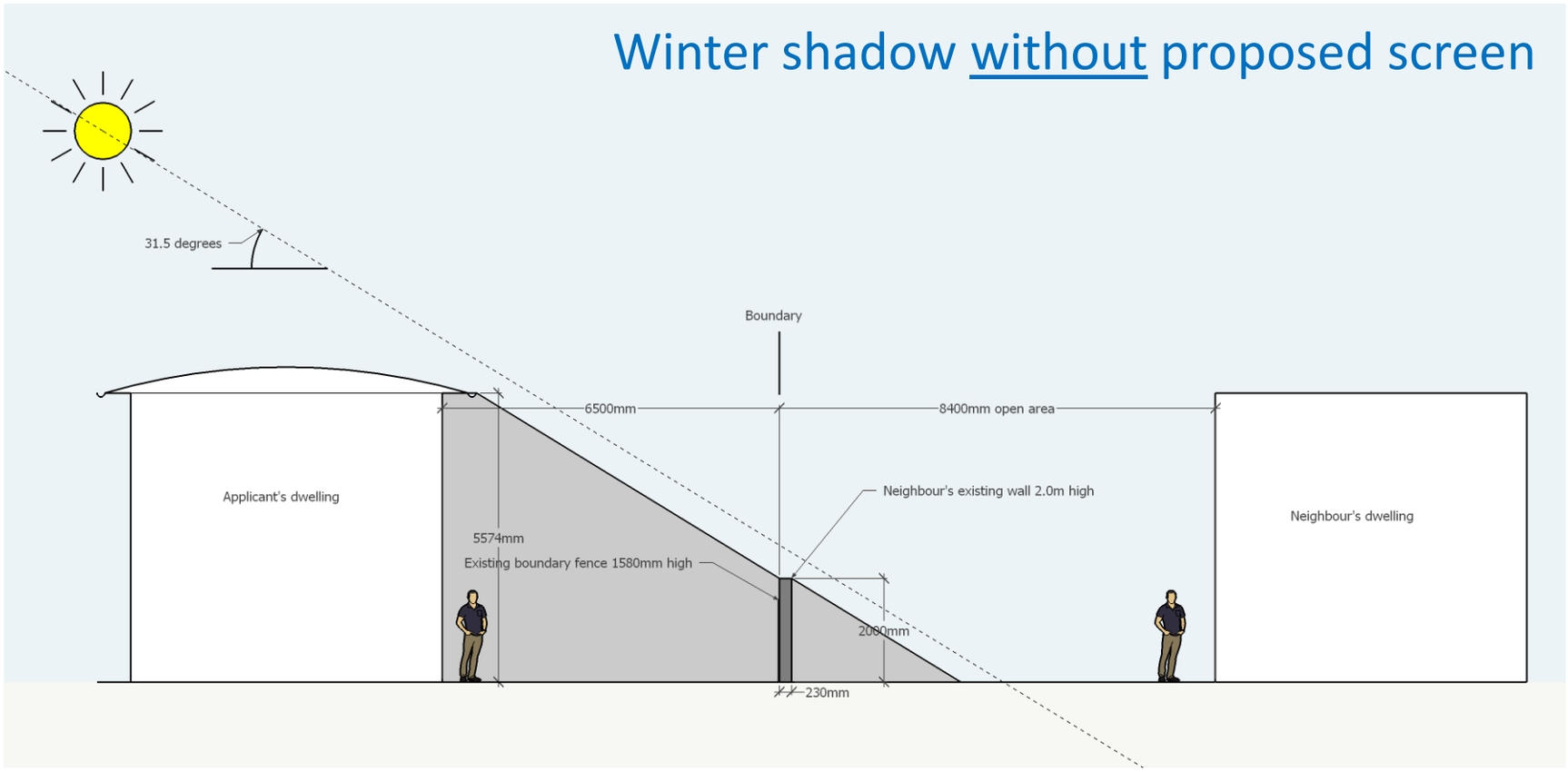
NEIGHBOUR'S SITE – OPEN AREAS

Attachment 1



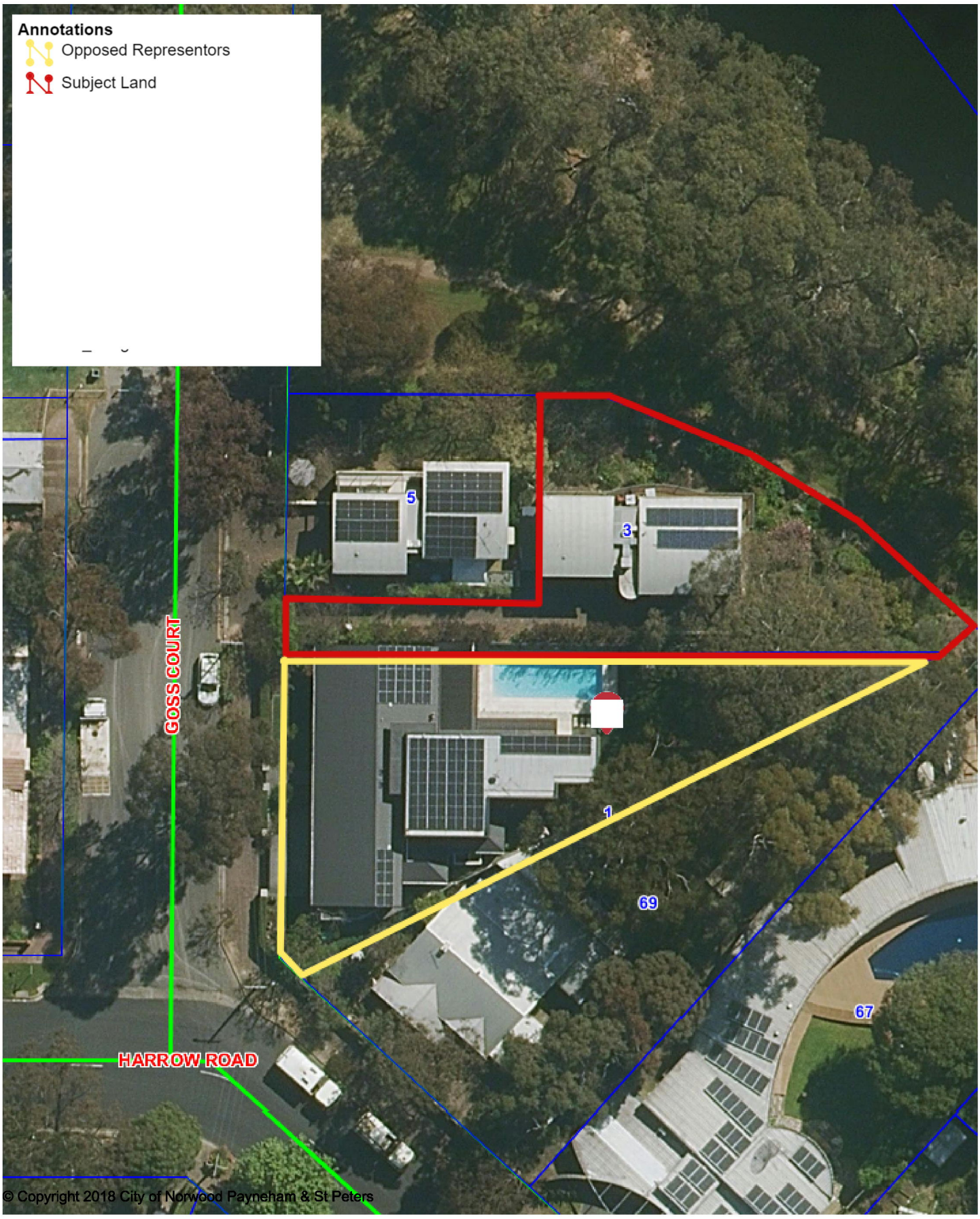
In winter, at midday, the sun's angle in the sky for a location facing north is approximately 31.5 degrees.

Shadowing impact of proposed screen is effectively the same as if the neighbour's existing wall on the boundary fence was only 498mm higher



NEIGHBOUR'S SITE – SHADOWING

Attachment 2



10 m

N

Scale = 1:464.940

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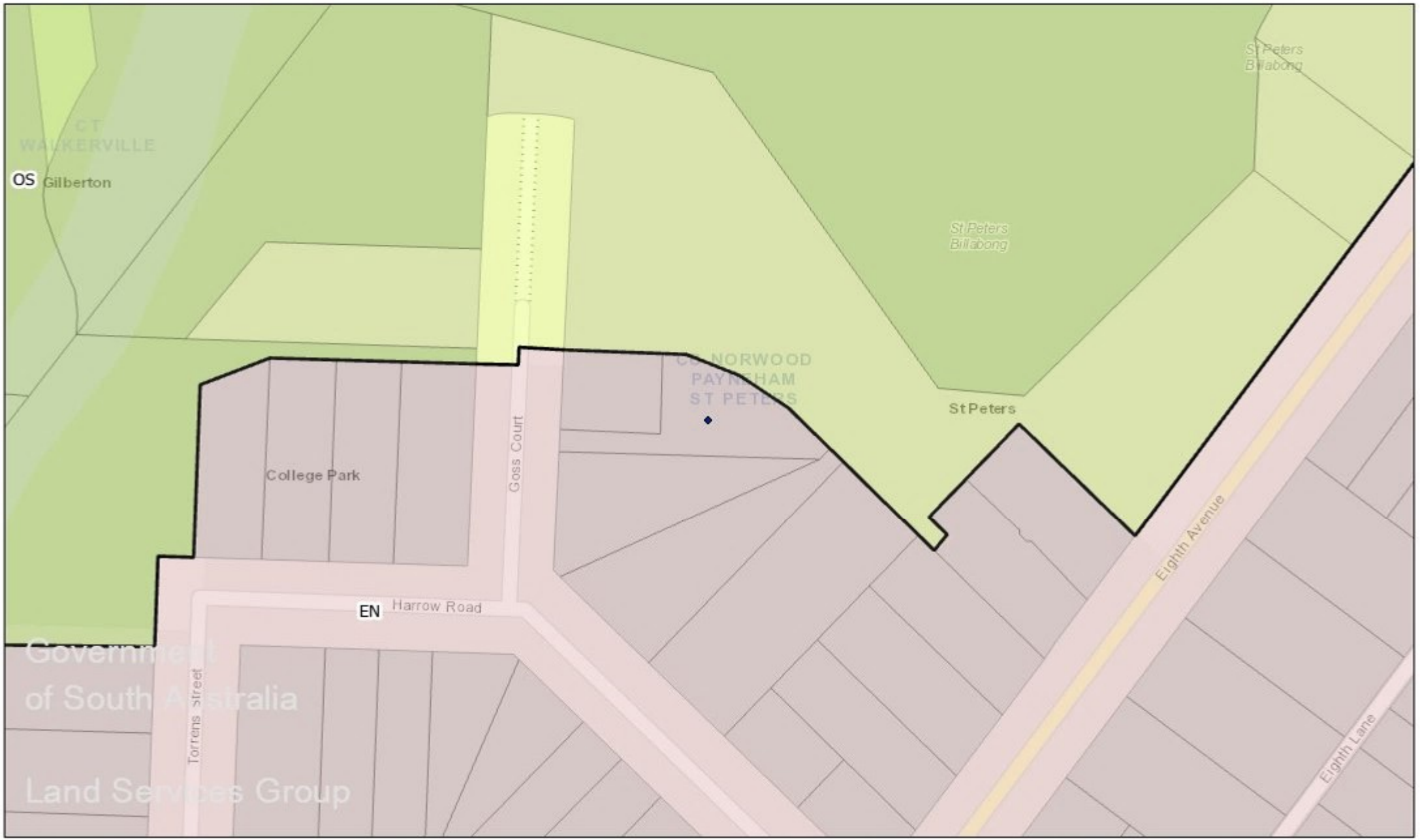
SAPPA Report

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

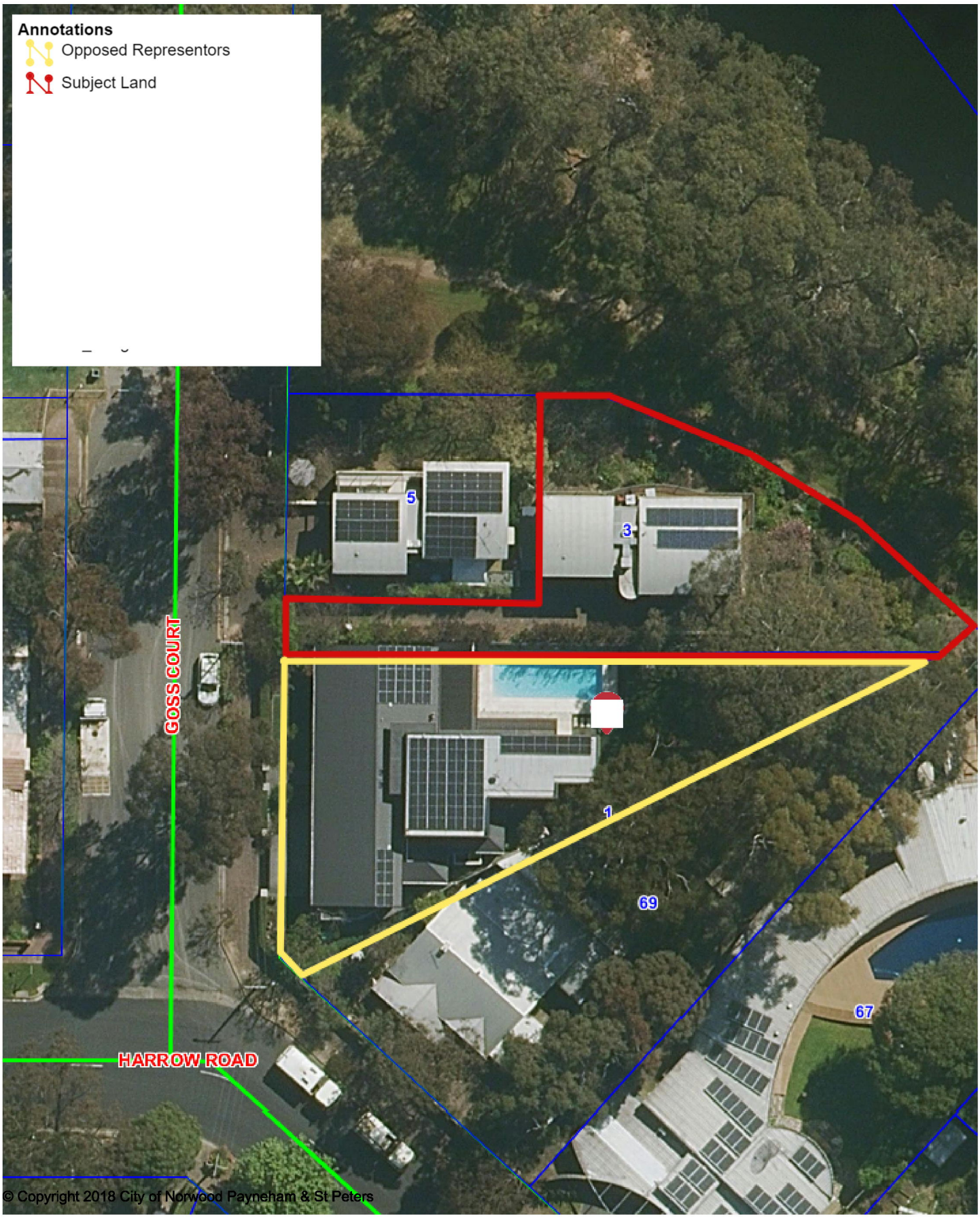
Date created:
July 8, 2025

Attachment 3



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Attachment 4



10 m

N

Scale = 1:464.940

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Details of Representations

Attachment 5

Application Summary

Application ID	25007549
Proposal	Privacy screen structure (retrospective)
Location	3 GOSS CT ST PETERS SA 5069

Representations

Representor 1 - Catherine Reid

Name	Catherine Reid
Address	
Submission Date	13/05/2025 07:57 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

1. There is currently a fence present on the boundary of both properties. 2. The fence was constructed without consultation of approval of Council and it is over the legal height. 3. It is overshadowing our pool and has provided a running track for possums at night. 4. The reason given to us for its erection was because of privacy concerns - there are none. 5. Another reason given is because the owner of no 3 doesn't like to look at the upper storey of no 1. 6. Cosmetic reasons do not constitute validation for the erection of an industrial style fence in a residential area

Attached Documents

image16-1498703.jpg
image17-1498704.jpg

Attachment 5

Attachment 5

Representations

Attachment 5

Representor 2 - David Reid

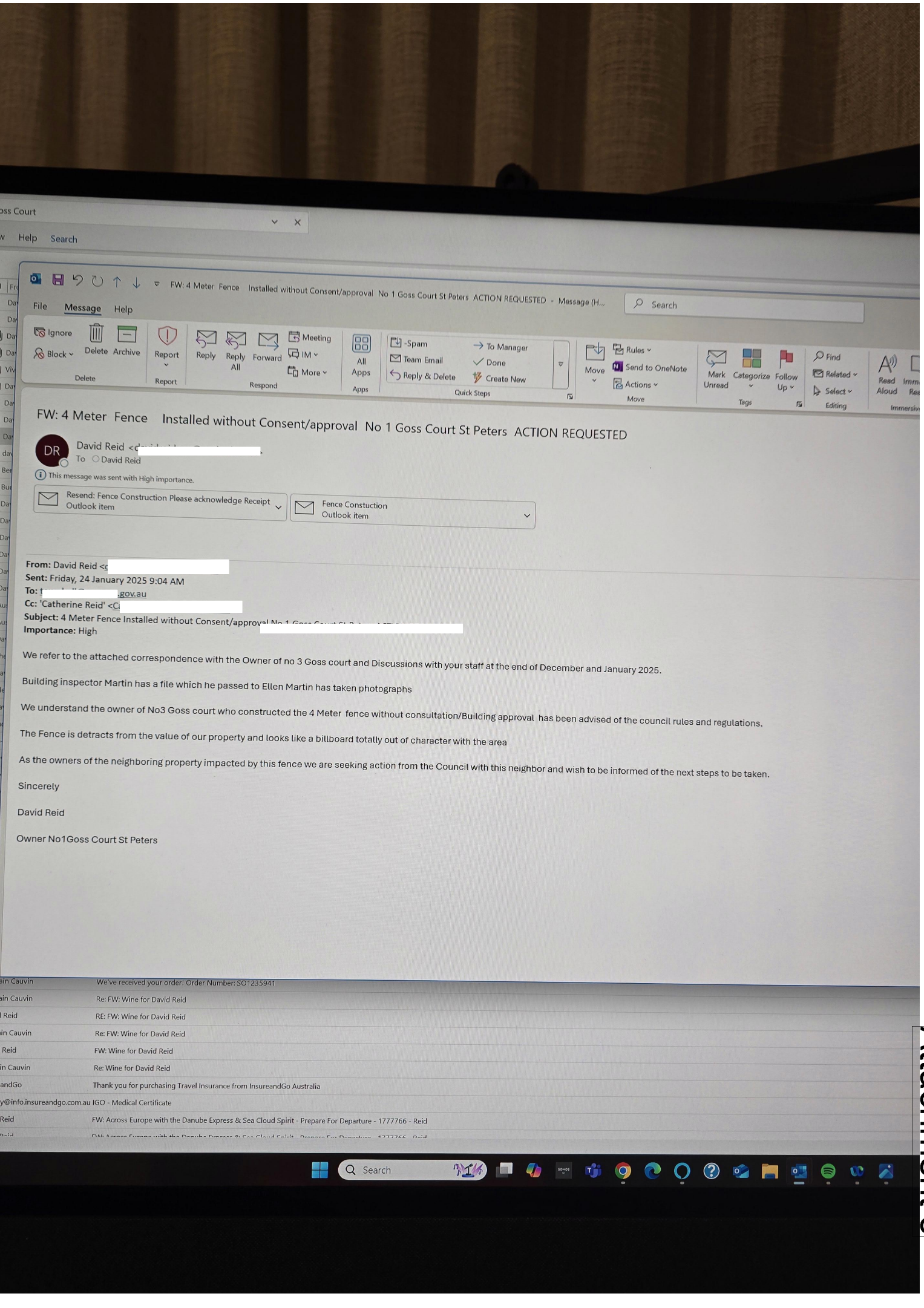
Name	David Reid
Address	
Submission Date	13/05/2025 08:26 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The Fence % Is approx. 4 Meters in height above council guidelines and now shades a large area of our yard impacting plant growth and the value of our property. % is not a screen it is in appearance a heavy industrial fence which after its construction allowed possums to run along the top of it eating leaves, defecating and making significant noise at night not previously happening prior to its construction.% The fence was built 5 months ago without council approval, without neighbor consultation and despite written objections from ourselves. We submitted an objection to the owner of no 3 and to council in December/January Council have copies

Attached Documents

20250513_081913-1498709.jpg
20250513_081147-1498710.jpg
20250513_081224-1498711.jpg
20250513_081314-1498712.jpg



oss Court

w Help Search

FW: 4 Meter Fence Installed without Consent/approval No 1 Goss Court St Peters ACTION REQUESTED - Message (H...

File Message Help

Search

Ignore Block Delete Archive — Delete
Report — Report
Reply Reply All Forward Meeting IM More — Respond
All Apps — Apps
-Spam Team Email Reply & Delete To Manager Done Create New — Quick Steps
Move Rules Send to OneNote Actions — Move
Mark Unread Categorize Follow Up — Tags
Find Related Select — Editing
Read Aloud — Immersive

FW: 4 Meter Fence Installed without Consent/approval No 1 Goss Court St Peters ACTION REQUESTED

DR David Reid <[redacted]
To David Reid

This message was sent with High importance.

Resend: Fence Construction Please acknowledge Receipt
Outlook item

Fence Constuction
Outlook item

From: David Reid <[redacted]
Sent: Friday, 24 January 2025 9:04 AM
To: [redacted].gov.au
Cc: 'Catherine Reid' <[redacted]
Subject: 4 Meter Fence Installed without Consent/approval No 1 Goss Court St Peters
Importance: High

We refer to the attached correspondence with the Owner of no 3 Goss court and Discussions with your staff at the end of December and January 2025.

Building inspector Martin has a file which he passed to Ellen Martin has taken photographs

We understand the owner of No3 Goss court who constructed the 4 Meter fence without consultation/Building approval has been advised of the council rules and regulations.

The Fence is detracts from the value of our property and looks like a billboard totally out of character with the area

As the owners of the neighboring property impacted by this fence we are seeking action from the Council with this neighbor and wish to be informed of the next steps to be taken.

Sincerely

David Reid

Owner No1Goss Court St Peters

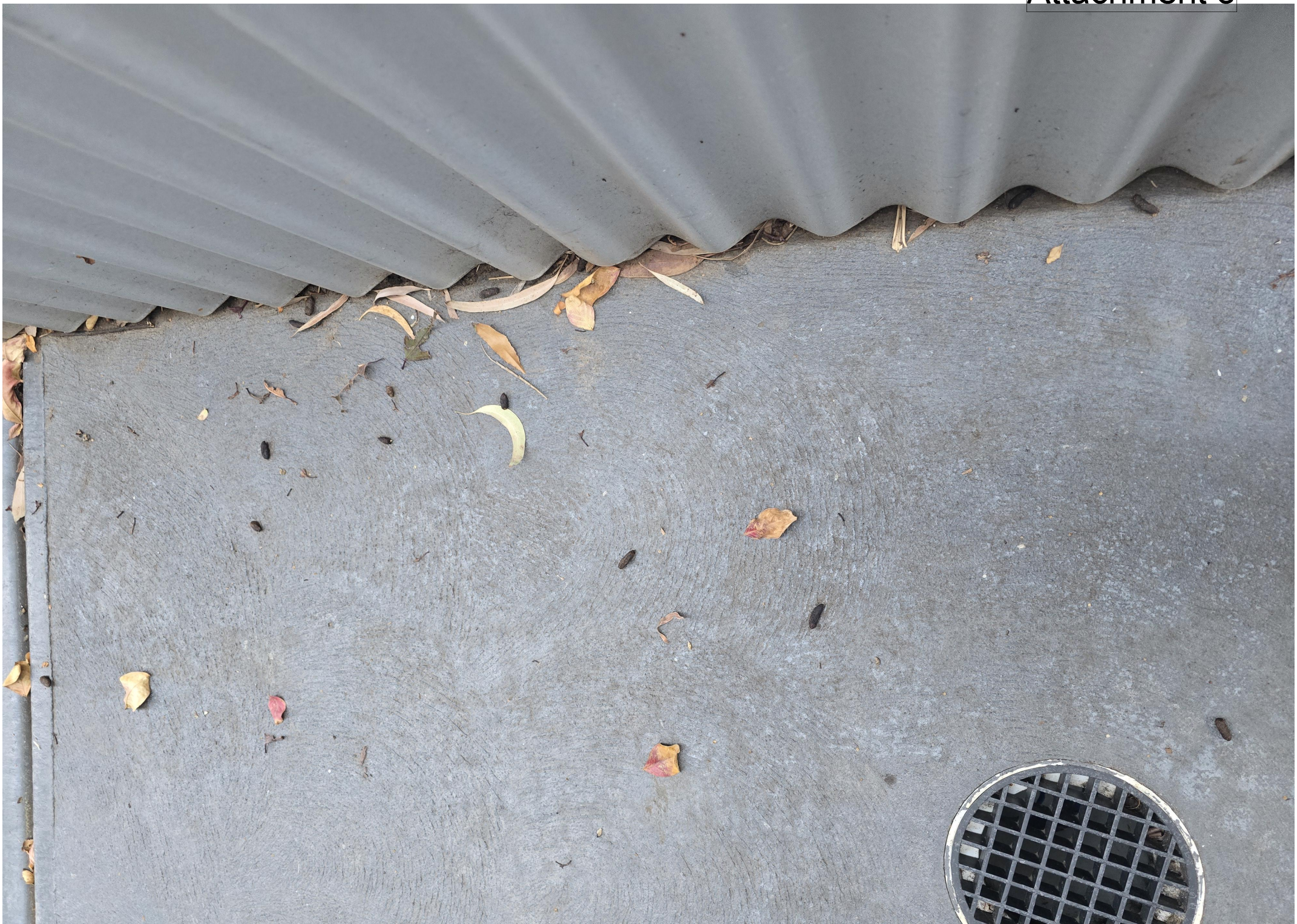
ain Cauvin — We've received your order! Order Number: SO1235941
ain Cauvin — Re: FW: Wine for David Reid
l Reid — RE: FW: Wine for David Reid
in Cauvin — Re: FW: Wine for David Reid
Reid — FW: Wine for David Reid
in Cauvin — Re: Wine for David Reid
andGo — Thank you for purchasing Travel Insurance from InsureandGo Australia
y@info.insureandgo.com.au IGO - Medical Certificate
Reid — FW: Across Europe with the Danube Express & Sea Cloud Spirit - Prepare For Departure - 1777766 - Reid

Search

Attachment 5

Attachment 5

Attachment 5



Attachment 5

Representations

Attachment 5

Representor 3 - David Reid

Name	David Reid
Address	
Submission Date	14/05/2025 03:08 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

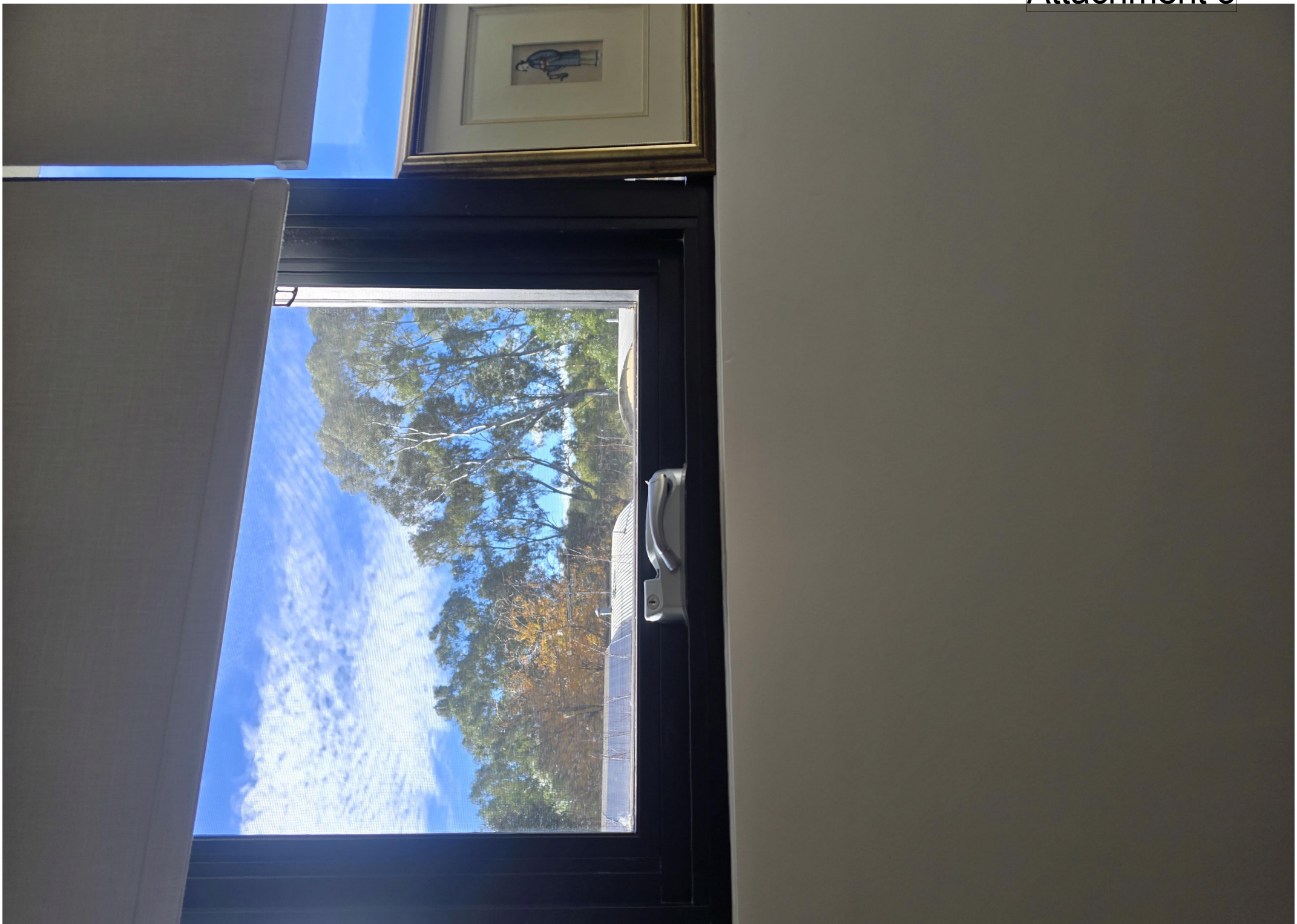
Reasons
% The Fence is an Industrial Ugly Not approved per council guideline 4M fence Already in place. The Fence was erected 5 months ago without consultation or Council approval % The Fence is not a screen or need for privacy- Photos refer %We asked the neighbor not to proceed in December and were ignored Council has a record % The fence Detracts from the value of our property Shades our yard and impedes plant growth% The Fence has also become a route for possums to run significantly at night and defecate on our side of the fence - A health concern. Photos attached show no privacy is impacted from the views from our upstairs windows

Attached Documents

20250513_081155-1499284.jpg
20250514_150204-1499285.jpg
20250513_081253-1499286.jpg
20250513_081914-1499287.jpg
20250514_150129-1499288.jpg

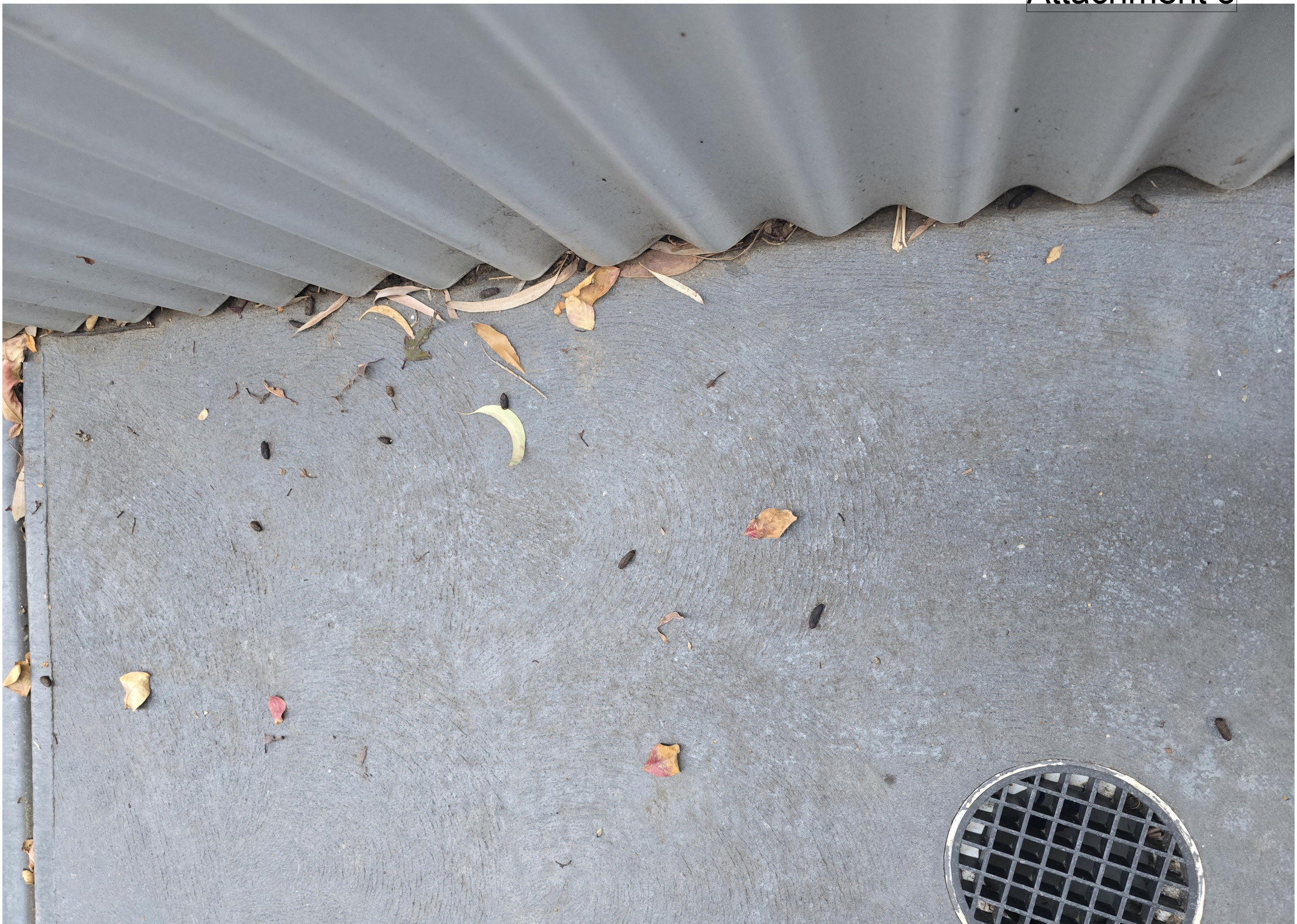
Attachment 5

Attachment 5



Attachment 5

Attachment 5



Attachment 5

Representations

Attachment 5

Representor 4 - Esther Breed

Name	Esther Breed
Address	
Submission Date	14/05/2025 03:49 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 support the development
Reasons	

Attached Documents

Representations

Attachment 5

Representor 5 - William Breed

Name	William Breed
Address	
Submission Date	14/05/2025 03:53 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 support the development
Reasons	

Attached Documents

Attachment 6

Representor 1

1. There is currently a fence present on the boundary of both properties. Yes, and there is also a 2m high wall against the fence along the extent of the pool area of no. 1.

2. The fence was constructed without consultation of approval of Council and it is over the legal height. The proposed screen is not a fence. It just extends the existing screen within the owner's property.

3. It is overshadowing our pool and has provided a running track for possums at night. The pool is shadowed in the mornings by the significant tree at no. 1, the trees beside the boundary at no. 3 (when in leaf) and by the existing 2m high wall against the fence at no. 1. The proposed screen only marginally increases the shadow that is cast in any case on the pool in mid-winter when the pool would be least used (if at all).

Possums are a natural feature of the neighbourhood. Spiked devices have been installed on top of screen to deter possums from using it to access the trees along the boundary. There are no such deterrents preventing possums running along the wall (the more likely running track) against the fence at no. 1.

4. The reason given to us for its erection was because of privacy concerns - there are none.

Restoring a perception of privacy at no. 3 and improving the view are reasons for the proposed screen. When not screened, the large white reflective box-shaped upper storey of no. 1, with its 18 facing windows, dominates the view from the front door of no. 3 and adversely impacts the visual amenity and perception of privacy at no. 3. The no. 1 owner's removal of bamboo hedging which had provided effective screening, and their excessive trimming (overreaching the fence-line) of screening trees planted at no. 3 gave cause for the owner of no. 3 to extend the screen.

View from no. 3 front entrance in 2019, dominated by the no. 1 upper storey prior to screening

View from no. 3 front entrance in 2025, with extended screen

5. Another reason given is because the owner of no 3 doesn't like to look at the upper storey of no 1. Refer response item 4 above.

6. Cosmetic reasons do not constitute validation for the erection of an industrial style fence in a residential area. The proposed screen is not a fence, nor is it industrial. It is constructed primarily of natural wood commonly used for such garden landscape features. It is set back 1m from the fence, behind (from the neighbour's view) deciduous crimson plum trees which are taller than the screen and a young evergreen murraya hedge which will grow over time to at least the height of the screen. The owner of no. 3 is willing to paint the steel posts and steel top rail (which are visible from no. 1 in winter until the hedging grows higher) in a colour matching the natural wood of the screen.

Representor 2

1. The Fence Is approx. 4 Meters in height above council guidelines and now shades a large area of our yard impacting plant growth and the value of our property.

The proposed screen is not a fence. It is 3.2m in height and offset 1m from the fence inside the no. 3 owner's property. The proposed screen only marginally increases the shadows which would in any case be cast on the pool in mid-winter, which is also when the pool would be least used (if at all). The yard at no. 1 is shaded by features other than the screen, and particularly by the significant tree at no. 1 and by the dwelling at no. 3 both of which pre-existed the dwelling at no. 1, and also by the 2m high wall and pump shed constructed against the fence beside the pool at no. 1.

2. The Fence is not a screen it is in appearance a heavy industrial fence which after its construction allowed possums to run along the top of it eating leaves, defecating and making significant noise at night not previously happening prior to its construction.

Refer to item 6 of the response to Representor 1, regarding the screen's natural (not industrial) composition and garden context.

Refer to item 3 of the response to Representor 1, regarding possums.

3. The fence was built 5 months ago without council approval, without neighbor consultation and despite written objections from ourselves. We submitted an objection to the owner of no 3 and to council in December/January Council have copies

The proposed extended screen is not a fence and is not on the mutual boundary.

Refer to item 4 of the response to Representor 1, explaining how the actions of the owner at no. 1 gave cause for the owner of no. 3 to extend the screen.

Representor 3

This Representor is the same person as Representor 2, and generally repeats the earlier reasons for opposing the development.

% The Fence is an Industrial Ugly Not approved per council guideline 4M fence Already in place. The Fence was erected 5 months ago without consultation or Council approval

The screen is not a fence, and is 3.2m high and set back 1m from the fence. Refer response item 6 to Representor 1, regarding the screen's natural (not industrial) composition and garden context.

% The Fence is not a screen or need for privacy- Photos refer

Refer response item 4 to Representor 1.

%We asked the neighbor not to proceed in December and were ignored Council has a record

The screen is an extension of an existing garden feature entirely within no. 3 and set back from the mutual boundary.

% The fence Detracts from the value of our property Shades our yard and impedes plant growth

Refer response item 1 to Representor 2.

% The Fence has also become a route for possums to run significantly at night and defecate on our side of the fence - A health concern. Photos attached show no privacy is impacted from the views from our upstairs windows

Refer response item 2 to Representor 2.

Attachment 6

Photos Posted by Representors 1, 2 & 3 (the owners of no. 1)

Responses are given below under each photo provided by Representors 1, 2 & 3 (the owners of no. 1)

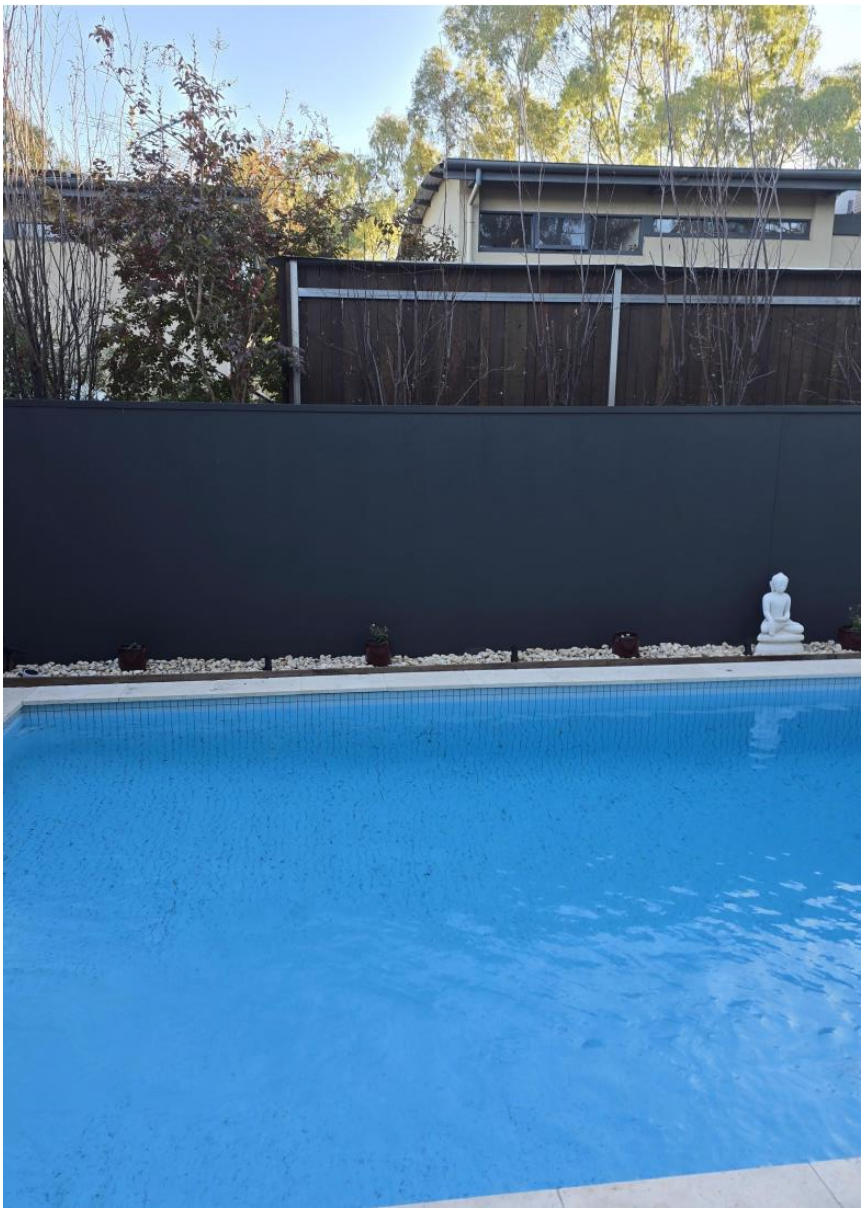
Representor 1's photo above shows the winter morning sun rays reaching the photographer at no. 1 without shadowing by the screen

Attachment 6

Representor 1's photo above (marked up with the extent of the prosed extended screen) shows the open areas of no. 1 are shadowed from the morning winter sun by the background trees (beside the St Peter's Billabong), the dwelling at no. 3, and by the significant tree at no. 1, whereas the extended screen (marked up) makes little difference and only within the pool footprint in winter.

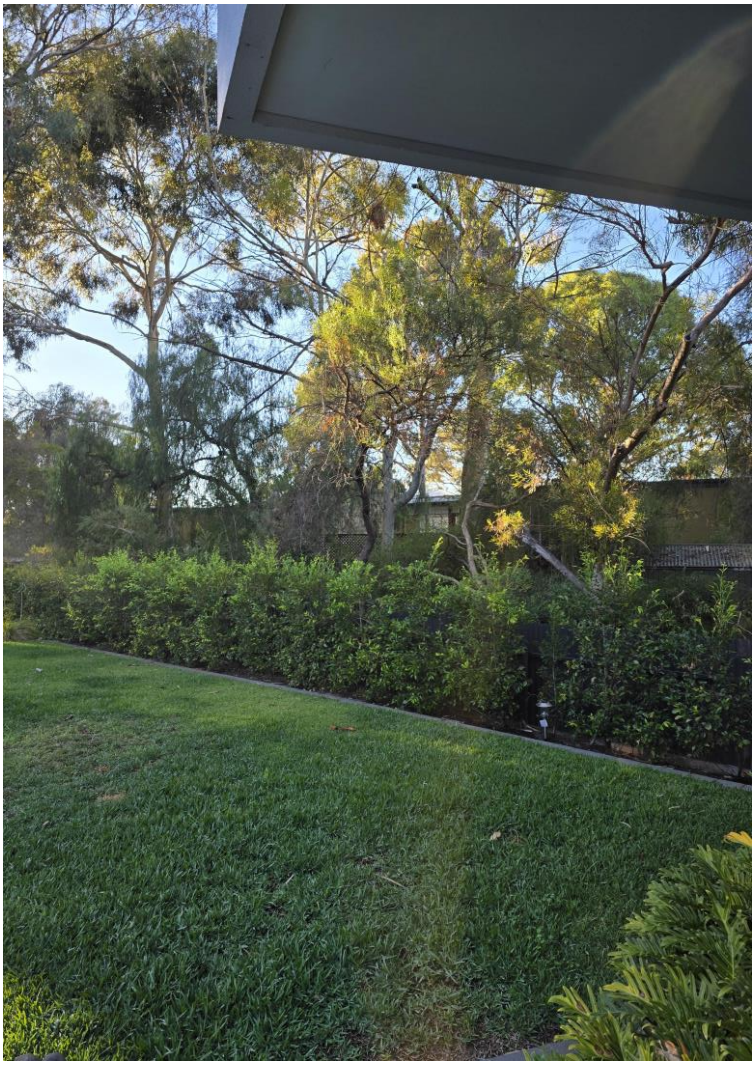
The wooden panelling of the screen is a more natural material than that of the fence wall at no. 1 or of the dwelling of no. 3 which would otherwise be in the neighbours view during winter (until the murraya hedge that is between the screen and the fence grows higher).

Attachment 6

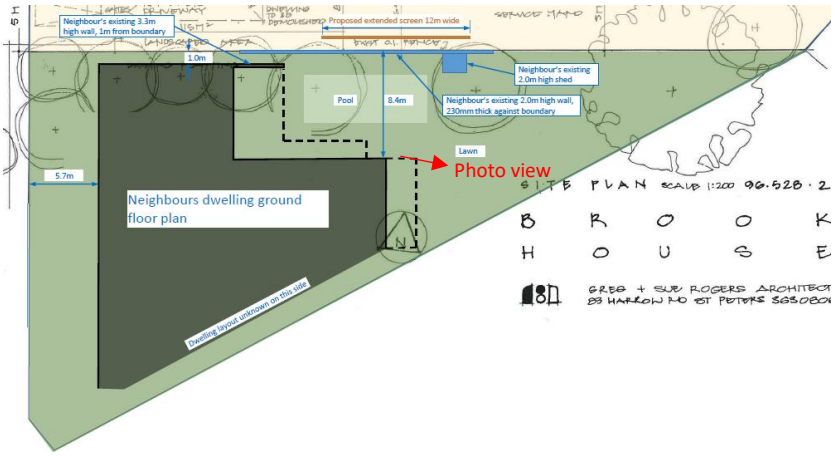


Representor 2's photo above shows the pool at no. 1 is shadowed from the morning winter sun by the background trees (beside the St Peter's Billabong) and the dwelling at no. 3, rather than by the screen which is between the dwelling at no. 3 and the fence wall beside the pool at no 1.

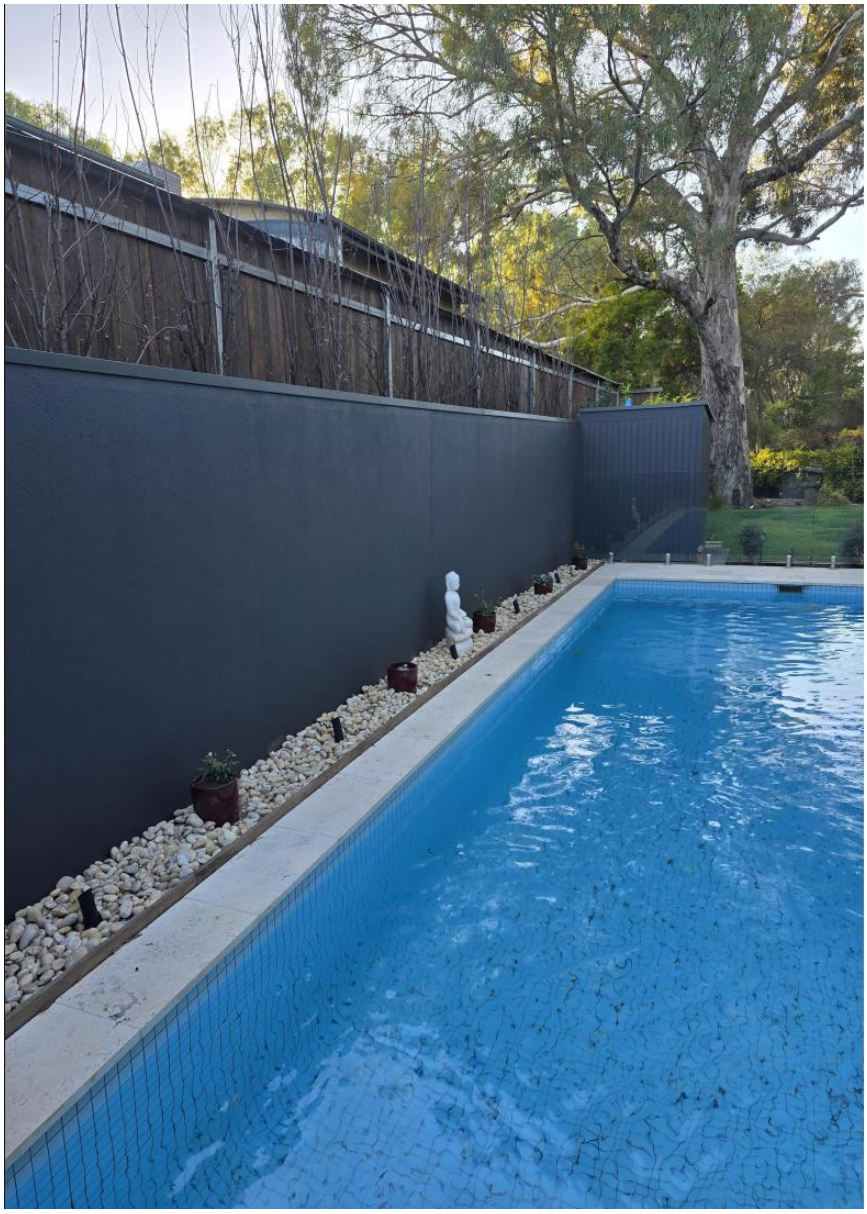
Attachment 6



Representor 2's photo above shows lawn areas at no. 1 which are shadowed by the significant tree (which is to the left, outside the field of view). This area is not at all shadowed by the extended screen with is at least 9.4m away from this area in the photo view (as marked up below on the submitted drawing "Neighbours Site – Open Areas").



Attachment 6



Representor 3's photo above shows the open areas of no. 1 are shadowed from the morning winter sun by the background trees (beside the St Peter's Billabong), the dwelling at no. 3, and by the significant tree at no. 1, whereas the extended screen (set back behind a row of deciduous crimson plum trees) makes little difference to shadowing.

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

7.1 DEVELOPMENT NUMBER – ID 25011891 - PROGETTO DESIGN – 10 AMHERST AVENUE TRINITY GARDENS

DEVELOPMENT NO.:	25011891
APPLICANT:	Progetto Design
ADDRESS:	10 Amherst Avenue, Trinity Gardens CT 5789 / 425
NATURE OF DEVELOPMENT:	Construction of a pair of two-storey semi-detached dwellings
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) (All structures over 45 metres) • Character Area (NPSPC5) • Traffic Generating Development • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Frontage (Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 10m) • Minimum Site Area (Minimum site area for a detached dwelling is 500sqm; semi-detached dwelling is 500sqm) • 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)
LODGEMENT DATE:	6 May 2025
RELEVANT AUTHORITY:	Original Decision – Assessment Manager at City of Norwood Payneham & St Peters Review of AM Decision – Council Assessment Panel at City of Norwood Payneham & St Peters
PLANNING & DESIGN CODE VERSION:	Version applicable at lodgement – (6 May 2025)
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Geoff Parsons - Assessment Manager
REFERRALS STATUTORY:	None required
REFERRALS NON-STATUTORY:	None required

CONTENTS:

APPENDIX 1:	**Relevant P&D Code Policies**	**ATTACHMENT 4:**	**Delegated Planning Assessment Report**
ATTACHMENT 1:	**Council Assessment Panel Review of Decisions of the Assessment Manager Policy**	**ATTACHMENT 5:**	**Application Documents**
ATTACHMENT 2:	**Application to Assessment Panel and accompanying correspondence**		
ATTACHMENT 3:	**Decision Notification Form**		

INTRODUCTION

Section 202(1)(b)(I)(A) of the *Planning, Development & Infrastructure Act 2016* provides an applicant with a right to apply to the Council Assessment Panel for a review of the Assessment Manager's decision relating to a prescribed matter.

A prescribed matter is defined as follows:

Prescribed matter, *in relation to an application for a development authorisation, means -*

(a) 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

(b) A decision to refuse to grant the authorisation; or

(c) The imposition of conditions in relation to the authorisation; or

(d) 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.

To assist with undertaking a review under Sections 201-203 of the *Planning, Development & Infrastructure Act 2016*, the Council Assessment Panel adopted a procedure to guide the consideration of an application for such at its meeting held on 21 October 2024. A copy of that Policy is provided in **Attachment 1.**

The Panel should be aware that the South Australian Government made changes to the *Planning, Development & Infrastructure (General) Regulations 2017* on 25 May 2023. An amended regulation was introduced which states:

(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)

Council (together with the rest of the local government sector) has received advice in relation to the new regulation and such advice confirms that an Applicant should be provided with the right to make submissions (both written and verbal). Accordingly, the Applicant's written submission has been provided in **Attachment 2** (together with the request for the review) and the Presiding Member and Assessment Manager have agreed it is reasonable for both the Applicant and Assessment Manager to address the Panel verbally for five (5) minutes each, as per the Panel's normal processes for a hearing of representations. This is now allowed for as per clause 6.3 of the adopted *Policy*.

DETAILED DESCRIPTION OF PROPOSAL:

The Application to which the review relates is Development Application 25011891. The Application sought

Planning Consent for:

Construction of a pair of two-storey semi-detached dwellings

Specifically, the development comprises:

- A site for each dwelling with a frontage of approximately 10 metres;
- Each dwelling is setback approximately 8 metres from the front property boundary with a further staggering of the setback to the garages;
- A dwelling on each site, in a semi-detached format, built boundary to boundary across the frontage, before shifting to more significant side boundary setbacks behind the garage area;
- Living areas and a main bedroom at ground level;
- A two storey component for each dwelling, setback behind the frontage, comprising bedrooms and retreat area;
- External cladding comprising a mixture of materials including brickwork, rendered brick, glazing, polycarbonate and colour coated steel, in a variety of modern, subdued colours;
- Soft landscaping in the front and rear yards;
- Retention and utilisation of the existing crossovers;
- Stormwater discharge to the street watertable.

Development Application 25011891 was refused Planning Consent under delegation from the Assessment Manager. It is that determination that is the subject of this review.

Clause 7 in the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy* stipulates that the Panel may:

- Affirm the Assessment Manager's decision on the Prescribed Matter;
- Vary the Assessment Manager's decision on the Prescribed Matter; or
- Set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.

In addition, the Council Assessment Panel may defer its decision in accordance with clause 6.8 of the *Council Assessment Panel Review of the Assessment Manager Policy*.

Draft resolutions for each option have been included at the appropriate point within this report.

BACKGROUND

Development Application 25011891 was preceded by Development Application 24037388 which sought Planning Consent for the same development, but with higher boundary wall heights. Due to those higher boundary wall heights, DA 24037388 triggered the requirement for public notification, meaning the Council Assessment Panel was the relevant authority.

No representations were received during the public notification process and given the current delegations from the Council Assessment Panel, the decision on the Application could therefore be made by the Assessment Manager under delegation. However knowing the Assessment Manager had concerns with the proposal and intended to issue refusal, the Applicant wished to obtain the right to a review of that decision by the Council Assessment Panel. That can only occur where the Panel is not the relevant authority.

Accordingly, DA 24037388 was withdrawn and DA 25011891 was submitted. DA 25011891 proposed boundary wall heights that did not trigger public notification, and therefore the Assessment Manager was the relevant authority. DA 25011891 did not address the other concerns previously raised by the Assessment Manager and hence the Application was refused. The applicant is now seeking to exercise their right to a review of that decision by the Council Assessment Panel.

Attachment 5 contains the relevant documentation associated with DA 25011891, which is limited to the plans submitted with the Application and the stamped refusal plans. Correspondence between the Applicant and Council's administration identifying the matters of concern was submitted as part of DA 24037388 and accordingly does not form part of **Attachment 5**.

SUBJECT LAND & LOCALITY:

Development Location(s)
10 Amherst Avenue, Trinity Gardens, SA 5068
Title and Parcel
Title Ref: CT 5789/425 **Plan Parcel:** D1143 A47 **Additional Location Information: Council:** The City Of Norwood Payneham And St Peters

The subject land is a rectangular land parcel of approximately 879 square metres in area. It currently contains a dwelling and a number of secondary structures such as outbuildings, carports and verandahs. It has a frontage of approximately 20 metres and a depth of approximately 43 metres.

The land is generally level and is elevated above street level, but not to a significant degree. The subject land enjoys two (2) existing crossovers which are proposed to be retained and used as part of the development.

The front yard contains mature landscaping, and an existing brick and metal infill fence existing along the front property boundary.

Locality

As is outlined in the Delegated Planning Assessment Report (Attachment 4) the locality is mixed in terms of the built form and land uses found in proximity to the site.

The western side of Amherst Avenue falls within the Employment Zone. This portion of the locality contains both single and two-storey built form of a commercial nature, with most of those buildings “facing” Portrush Road.

The eastern side of Amherst Avenue primarily falls within the Established Neighbourhood Zone, with built form comprising detached and semi-detached dwellings. Dwelling stock is mixed with some older buildings of character value interspersed with more recently constructed, modern designed buildings. Dwellings are generally single storey in the locality, but two-storey built form is readily visible, particularly given the commercial developments to the west and some more recent residential developments.

Amherst Avenue is a relatively wide street, with parking providing on both sides of the carriageway. Street trees are common, but the species and pattern are mixed. Solid front fencing is common in the locality, and overhead powerlines are visible throughout the streetscape.

Overall, the area enjoys a reasonable level of amenity.

PROCEDURAL MATTERS

The Application was performance assessed and did not require public notification.

AGENCY REFERRALS

No agency referrals were required.

INTERNAL REFERRALS

No internal referrals were required.

DOCUMENTS FOR REVIEW

In accordance with clause 5 of the *Council Assessment Panel Review of Decisions of the Assessment Manager* a number of different materials have been included as attachments to this agenda, as follows:

- Appendix 1 – Applicable Planning & Design Code Policies
- Attachment 1 – Council Assessment Panel Review of Decisions of the Assessment Manager Policy
- Attachment 2 – Application to Assessment Panel and accompanying correspondence
- Attachment 3 – Decision Notification Form
- Attachment 4 – Delegated Assessment Report
- Attachment 5 – Application Documentation

REVIEW OF ASSESSMENT MANAGER DECISION

The reasons for refusal of the Application are set out in the Decision Notification Form (**Attachment 3**), as follows:

Planning Consent is refused as the proposed development is not considered to accord sufficiently with the provisions of the Planning & Design Code for the following reasons:

1. *The garages for both dwellings have not been designed and sited to be discreet, and instead will dominate the appearance of the associated dwellings when viewed from the street, contrary to Performance Outcome 10.1 of the Established Neighbourhood Zone and Performance Outcome 1.1 of the Character Area Overlay.*

2. *The dwellings are constructed boundary-to-boundary in a manner that is inconsistent with the general setback pattern of other residential dwellings within the locality, contrary to Performance Outcome 2.4 of the Character Area Overlay, and which fails to maintain space between buildings consistent with a low-density suburban streetscape character, contrary to Performance Outcomes 7.2 and 8.1 of the Established Neighbourhood Zone.*

For Members ease of the reference, the Performance Outcomes referenced in the above-mentioned reasons for refusal are reproduced below:

Established Neighbourhood Zone

PO 7.2 – Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.

PO 8.1 – 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.

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.

Character Area Overlay

PO 1.1 – All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.

PO 2.4 – Development is consistent with the prevailing front and side boundary setback pattern in the character area.

The applicant, via the correspondence provided for in **Attachment 2**, has provided a valid and clear argument as to why the decision of the Assessment Manager (i.e. the refusal of DA 25011891) should be set aside, namely (my wording):

- The locality is not reflective of the valued attributes as outlined in the Character Area Statement;
- The existing streetscape character, mix of existing garage designs, and the design of the development itself mean the proposed garaging will not dominate the appearance of the dwellings and will be reasonably discreet;
- The existing dwelling on site (including associated structures) is built boundary-to-boundary and that is a relevant consideration in determining the merits of the proposed development.

To assist the Panel in their consideration of this matter, and in accordance with clause 5.1.4 of the Council Assessment Panel Review of Decisions of the Assessment Manager Policy I have set out the rationale for the Assessment Manager's decision below.

The Delegated Planning Assessment Report (provided for in **Attachment 4**) sets out the rationale for the original decision of the Assessment Manager in detail. The report is balanced and notes that the proposed development displays merit in a number of respects, despite some exceedances to the relevant policy, such as:

- Support for the resultant allotment sizes despite them falling below the site area noted in the applicable DPF;
- Support for the level of site coverage despite the proposal falling short of the measurement in the appliable DPF;
- Support for a two-storey form, despite the Character Area Statement referencing a single storey form;
- Support for the materials comprising the frontage of the dwellings, despite render not being a traditional material.

The Assessment Manager's decision was ultimately based on the following considerations with respect to garage dominance and boundary-to-boundary development:

- The Desired Outcomes set the context within which the relevant Performance Outcomes should be interpreted. The Desired Outcomes for the Established Neighbourhood Zone and Character Area Overlay both specifically speak to contextually responsive development, valued streetscape characteristics being reinforced and new buildings being sympathetic to predominant built form characteristics.
- The locality is not a "typical" residential area (as one might see in other "General Neighbourhood Zones") and a "higher bar" is established for development to ensure the valued character attributes of the area are not undermined by inappropriate development over time.
- The garages were considered too dominant as the stepped back design did not sufficiently reduce their visual appearance. The polycarbonate door did not appear as a window (and if it did, it would be at odds with the Character Area policies), and the wide driveway still highlights the extent of garaging.
- The boundary-to-boundary design is not reflected in the locality (other than the existing situation on the subject land). Having development offset from one boundary provides for space and separation between buildings, consistent with the applicable policy.
- The existing dwelling is not considered sufficient rationale to repeat a boundary-to-boundary development outcome. While existing site and locality conditions can provide rationale for departures from policy, previous approvals and developments which may not conform to the current policy framework are not necessarily rationale to justify further departures.

  Further, applicable planning policy frameworks change over time. While such changes don't limit or impact existing uses or development, the evolution of such frameworks is necessary to drive the desired outcomes that might be sought in a particular locality. "Repeating" outdated development outcomes regardless of any updated planning framework that may be applicable does not represent a reasonable approach, in the view of the Assessment Manager.

- Development assessment is not a "tick box" exercise and requires a careful weighing of the relevant policies within a specific context. The failure of a development to align with the valued attributes of a character area may not be fatal if those characteristics are already undermined and no longer relevant (which in part, is the argument put forward by the Applicant). Respectfully however, while there is some built form which is inconsistent with the valued attributes of the Character Area, it is not considered that the valued attributes are so far undermined that they are no longer relevant.

  In addition, the development seeks to impose a built form which is not common in the locality at present, namely boundary-to-boundary development (whereas existing built form is generally only constructed on the boundary on one side of the land).
  It is evident from the Delegated Planning Assessment Report that a careful weighing of the applicable policies has been undertaken, and while some aspects of the development are supported despite variations with the applicable policy (or DPF's as the case may be), the garage dominance and boundary-to-boundary form are considered to comprise variances that would have a negative impact on the locality to such an extent that they cannot be accepted.

For these reasons the Assessment Manager concluded that Development Application 25011891 could not be supported and refused Planning Consent.

As the Council Assessment Panel now has before it the rationale for the review as provided by the Applicant, and justification for the decision as provided by the Assessment Manager, the Panel must now consider this matter afresh taking into consideration all relevant factors.

CONCLUSION

This report outlines the rationale for the decision of the Assessment Manager, as required by clause 5.1.4 of the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy.* The attachments provide all of the other relevant information and details as required by clause 5.1.

The Council Assessment Panel must determine whether to affirm the decision of the Assessment Manager, vary it, set it aside and substitute its own decision, or defer consideration of the matter for more information.

Relevant options for the consideration of the Panel are outlined below.

RESOLUTION OPTIONS

Resolution to affirm the decision of the Assessment Manager
The Council Assessment Panel resolves to affirm the decision of the Assessment Manager that Development Application 25011891 is not seriously at variance with the Planning and Design Code, but that it does not warrant Planning Consent for the following reasons:

1. *The garages for both dwellings have not been designed and sited to be discreet, and instead will dominate the appearance of the associated dwellings when viewed from the street, contrary to Performance Outcome 10.1 of the Established Neighbourhood Zone and Performance Outcome 1.1 of the Character Area Overlay.*

2. *The dwellings are constructed boundary-to-boundary in a manner that is inconsistent with the general setback pattern of other residential dwellings within the locality, contrary to Performance Outcome 2.4 of the Character Area Overlay, and which fails to maintain space between buildings consistent with a low-density suburban streetscape character, contrary to Performance Outcomes 7.2 and 8.1 of the Established Neighbourhood Zone.*

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 Development Application 25011891 by including the following reasons for refusal:

- *[insert additional / alternate reasons]*

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 refuse Planning Consent to Development Application 25011891 and substitute the following decision:

- *Development Application 25011891 is not seriously at variance with the Planning and Design Code and Planning Consent is granted to the application subject to the following conditions and notes:*

CONDITIONS

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
Either:
1. *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.*

2. *Where provided for by any relevant off-set scheme established under section 197 of the Planning, Development and Infrastructure Act 2016 (as at the date of lodgement of the application), payment of*

an amount calculated in accordance with the off-set scheme may be made in lieu of planting/retaining 1 or more trees as set out in the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). Payment must be made prior to the issue of development approval.

Condition 3
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).*

Condition 4
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.

Condition 5
All stormwater from buildings and hard-surfaced 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 6
The upper floor windows to the side (north and south facing) elevations and rear (east facing) elevation shall either have sill heights of a minimum of 1500mm above floor level or be treated to a minimum height of 1500mm above floor level, prior to occupation of the building, in a manner that restricts views being obtained by a person within the room to the reasonable satisfaction of the Assessment Manager and such treatment shall be maintained at all times.

ADVISORY NOTES

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.

Note 2
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.

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.

Note 4
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.

Note 5
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.

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

Note 7
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.

Note 8
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.

Note 9
Consents issued for this Development Application will remain valid for the following periods of time:

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

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

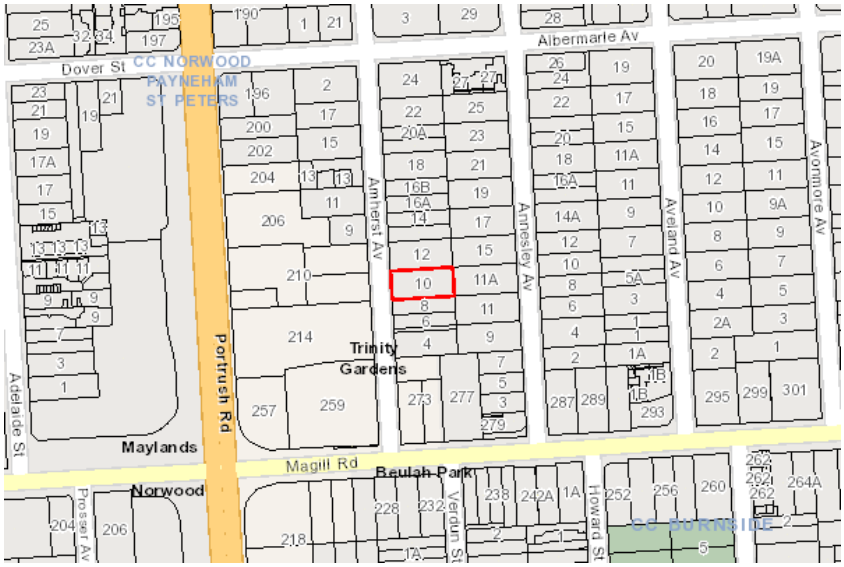
Note 10
If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

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 refuse Planning Consent to Development Application 25011891 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).*

Address: **10 AMHERST AV TRINITY GARDENS 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)*
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 11m; semi-detached dwelling is 10m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 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)

Semi-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

Semi-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): **Minimum Site Area** Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm

	Minimum Site Area

and

(b) site frontages (or allotment frontages in the case of land division) are not less than:

Minimum Frontage
Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 10m

In relation to DTS/DPF 2.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(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.

PO 2.2

Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.

DTS/DPF 2.2

Where the site of a dwelling does not comprise an entire allotment:

(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

(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:

(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space

(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.

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:

Site Coverage
Maximum site coverage is 50 per cent

In instances where:

(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies

(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.

Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 2 levels (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 *Maximum Building Height (Levels) Technical 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. (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.

Primary Street Setback	
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 5.1 Buildings setback from the primary street boundary in accordance with the following table: **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

There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	No DTS/DPF is applicable.

For the purposes of **DTS/DPF 5.1:**

(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

(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

Secondary Street Setback

PO 6.1

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.

DTS/DPF 6.1

Building walls are set back from the secondary street boundary (other than a rear laneway):

(a) no less than:

Minimum Side Boundary Setback
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher

or

(b) 900mm, whichever is greater

or

(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.

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.

Boundary Walls

PO 7.1

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

DTS/DPF 7.1

Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:

(a)

Minimum Side Boundary Setback
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher

or

(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: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 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.
Side Boundary Setback	
PO 8.1 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.	DTS/DPF 8.1 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: (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (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 (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 development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport	None specified.

(c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

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: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay*.	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* 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.
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	
	Trinity Gardens/St Morris Character Area Statement (NPSP-C5)

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>NPSPC5</td><td>
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.
<table>
<tr><td>Eras, themes and context</td><td>Pre-1940.

Primarily low-scale and low density residential. Detached (including battleaxe in some locations), semi-detached dwellings. Group dwellings in St Morris.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original, pre-1940s land division patterns.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.

Semi-detached dwellings often presenting as single dwellings.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Varied, traditional materials.</td></tr>
<tr><td>Fencing</td><td>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.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Vehicle garaging, driveways and front fences are not dominant streetscape elements.

In most areas mature street tree plantings provide an overall visual coherence to the streets.

Soft front landscaping, including trees.

Some limited advertising and signage which complements scale and architecture of associated buildings.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
</table>

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
PO 1.1 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.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank

Site size (m^2)	Minimum retention volume (Litres)	Minimum detention 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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where

volume of traffic likely to be generated by development.	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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3 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.	DTS/DPF 1.3 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 (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.

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: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more (d) retail development with a gross floor area of 2,000m^2 or more	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

(e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more.			

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^2) / 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^2 and min. dimension of 1.5m Medium — 6 m — 4 m — 30m^2 and min. dimension of 2m Large — 12 m — 8m — 60m^2 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	$10m^2$ and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	$30m^2$ and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	$60m^2$ 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: (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 *Electricity Act 1996* (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)

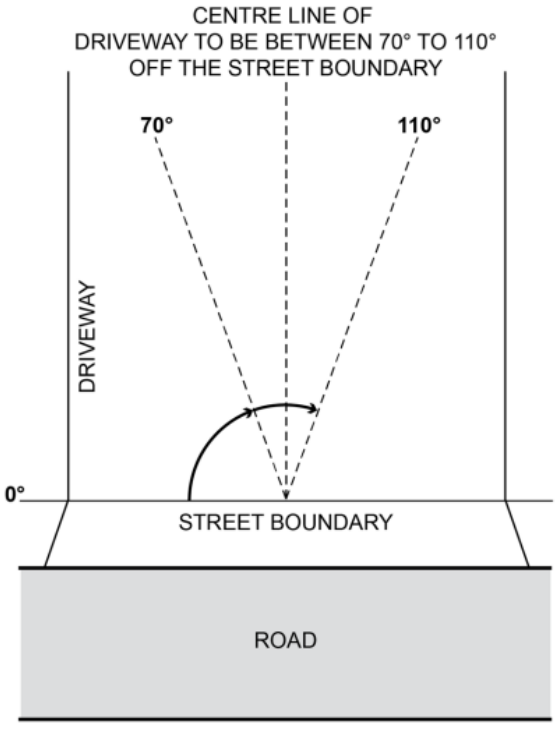
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (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

	(b) use an area also used as a driveway (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.
Car parking appearance	
PO 7.1 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: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
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	DTS/DPF 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.	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 or (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: (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 or (ii) 1.7m above finished floor level in all other cases
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
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 20.1 Garaging is designed to not detract from the streetscape or	DTS/DPF 20.1 Garages and carports facing a street:

appearance of a dwelling.	(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
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: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (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.
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:	DTS/DPF 22.1 Residential development incorporates soft landscaping with a

(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.	minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **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: (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 (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 (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (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 (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 or 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 $2m^2$ 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.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

fronting minor thoroughfares.	

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^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / 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^2, 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^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / 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	
PO 11.2 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.	DTS/DPF 11.2 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: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 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: (a) it is wholly located and contained within the allotment of the development it will service (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 (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.	DTS/DPF 12.1 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: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
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:	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

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.	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.

Site Contamination

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
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (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) (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: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or 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) and (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).

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	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the

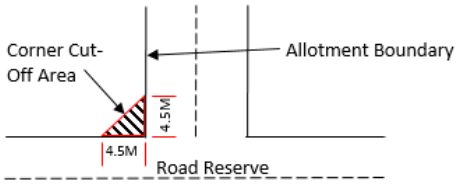
(b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
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	
Semi-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 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.		Designated Areas
	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	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone

		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. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	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

City of Norwood Payneham & St Peters

NAME OF POLICY:	Council Assessment Panel Review of Decisions of the Assessment Manager
POLICY MANUAL:	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.

3.4 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.

3.5 In determining whether to grant an extension of time, the Presiding Member may consider:

3.5.1 the reason for the delay;

3.5.2 the length of the delay;

3.5.3 whether any rights or interests of other parties would be affected by allowing the review to be commenced out of time;

3.5.4 the interests of justice;

3.5.5 whether the applicant has, or is within time to, appeal the Prescribed Matter to the ERD Court, and

3.5.6 any other matters the Presiding Member considers relevant.

3.5 An application for review should, upon receipt by the CAP, be notified to the Assessment Manager within five (5) business days.

4. Applicant's Documents

4.1 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.

4.2 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.

4.3 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.

4.4 A written submission should be marked to the attention of the Presiding Member and lodged in a manner specified in Clause 8.

4.5 The Presiding Member should provide a copy of any written submission to the Assessment Manager within 5 business days or its receipt.

4.6 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.

4.7 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.

4.8 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:

4.8.1 provide the Assessment Manager with an opportunity to review and respond to the written submissions; and

4.8.2 provide any relevant referral bodies with an opportunity to review and respond to the written submissions in accordance with Clause 4.6.

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.

5. Materials for review hearing

5.1 The Assessment Manager shall collate for the CAP:

5.1.1 all materials which were before the Assessment Manager at the time of the decision on the Prescribed Matter, including but not limited to:

5.1.1.1 application documents, reports, submissions, plans, specifications or other documents submitted by the applicant;

5.1.1.2 internal and/or external referral responses; and

5.1.1.3 any report from Council staff or an external planning consultant written for the Assessment Manager;

5.1.2 any assessment checklist used by the Assessment Manager when making the decision on the Prescribed Matter;

5.1.3 any written submission, including additional information or materials, prepared by the applicant pursuant to Clause 4.1;

5.1.4 a report prepared by the Assessment Manager (or delegate) setting out the details of the relevant development application; the Prescribed Matter; an assessment of any additional information and/or materials provided by the applicant pursuant to Clause 4.1 (including, where appropriate, whether the additional information changes the Assessment Manager's original decision on the Prescribed Matter); and the reasons for the Assessment Manager decision on the Prescribed Matter; and

5.1.5 any further information requested by the Presiding Member or CAP.

5.2 After the completion of the requirements in Clause 5.1, the Assessment Manager should assign the review application to the next available CAP ~~Panel~~ meeting.

5.3 The documents identified in Clause 5.1 will be included as Attachments to the agenda item.

5.4 The Assessment Manager must, by written notice to the applicant:

5.4.1 advise the applicant of the time and date of the CAP meeting at which the review application will be heard; and

5.4.2 inform the applicant of their right to appear and make submissions in person to the Panel at the hearing; and

5.4.3 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.

6. Review hearing

6.1 On review, the CAP will consider the Prescribed Matter afresh.

6.2 The CAP will not hear from any party other than the applicant (and / or their representative) and the Assessment Manager.

6.3 An applicant will be allowed five minutes to address the CAP. The Presiding Member may allow additional time at his or her discretion.

6.4 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.

6.5 CAP members may ask questions and seek clarification from the applicant and / or Assessment Manager at the conclusion of their addresses.

6.6 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.

6.7 Following any addresses from the applicant and / or Assessment Manager, the Presiding Member will invite all CAP Members to speak on any matter relevant to the review.

6.8 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.

6.9 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.

6.10 Where an applicant is to provide further information to a CAP pursuant to Clause 6.8, the information must be provided within the time specified by the CAP and in a manner specified in Clause 8.

6.11 Where an Assessment Manager is to provide further information to the CAP pursuant to Clause 6.8, 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.

7. Outcome on review hearing

7.1 The CAP may, on a review:

7.1.1 affirm the Assessment Manager's decision on the Prescribed Matter;

7.1.2 vary the Assessment Manager's decision on the Prescribed Matter; or

7.1.3 set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.

7.2 An applicant should be advised in writing of the CAP's decision by the Assessment Manager (or delegate) within a reasonable time.

8. Lodging written materials & documents with the CAP

8.1 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; or

8.1.3 hand-delivery or post to 175 The Parade Norwood 5067

9. 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.

9.1 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:*

9.2 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]

9.3 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:*

9.4 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 (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 4555.

ADOPTION OF THE POLICY

This Policy was adopted by the Council Assessment Panel on 21 October 2024.

TO BE REVIEWED

This Policy will be reviewed in October 2029.

THOMSON PLANNING

31 May 2025

Stephen Smith
Presiding Member
Norwood Payneham & St Peters Council Assessment Panel

By email: developmentassessment@npsp.sa.gov.au

Dear Mr Smith

REVIEW OF ASSESSMENT MANAGER DECISION – DA 25011891

I represent Progetto Design in the matter of the application to the Council Assessment Panel (CAP) for a review of the decision of the Assessment Manager, to refuse planning consent to Development Application 25011891. The Assessment Manager provided the following reasons for refusing to grant planning consent:

1. *The garages for both dwellings have not been designed and sited to be discreet, and instead will dominate the appearance of the associated dwellings when viewed from the street, contrary to Performance Outcome 10.1 of the Established Neighbourhood Zone and Performance Outcome 1.1 of the Character Area Overlay.*
2. *The dwellings are constructed boundary-to-boundary in a manner that is inconsistent with the general setback pattern of other residential dwellings within the locality, contrary to Performance Outcome 2.4 of the Character Area Overlay, and which fails to maintain space between buildings consistent with a low-density suburban streetscape character, contrary to Performance Outcomes 7.2 and 8.1 of the Established Neighbourhood Zone*

Provided below for the consideration of the CAP, I have outlined my opinions with respect to each of the reasons for refusal.

<u>Garage Design/Dominance</u>

PO 10.1 of the Established Neighbourhood Zone and PO 1.1 of the Character Area Overlay state:

Established Neighbourhood Zone 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.

Character Area Overlay PO 1.1:
All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.

The relevant valued attributes expressed in the NPSP-C5 Character Area Statement are:

Vehicle garaging, driveways and front fences are not dominant streetscape elements.

THOMSON PLANNING

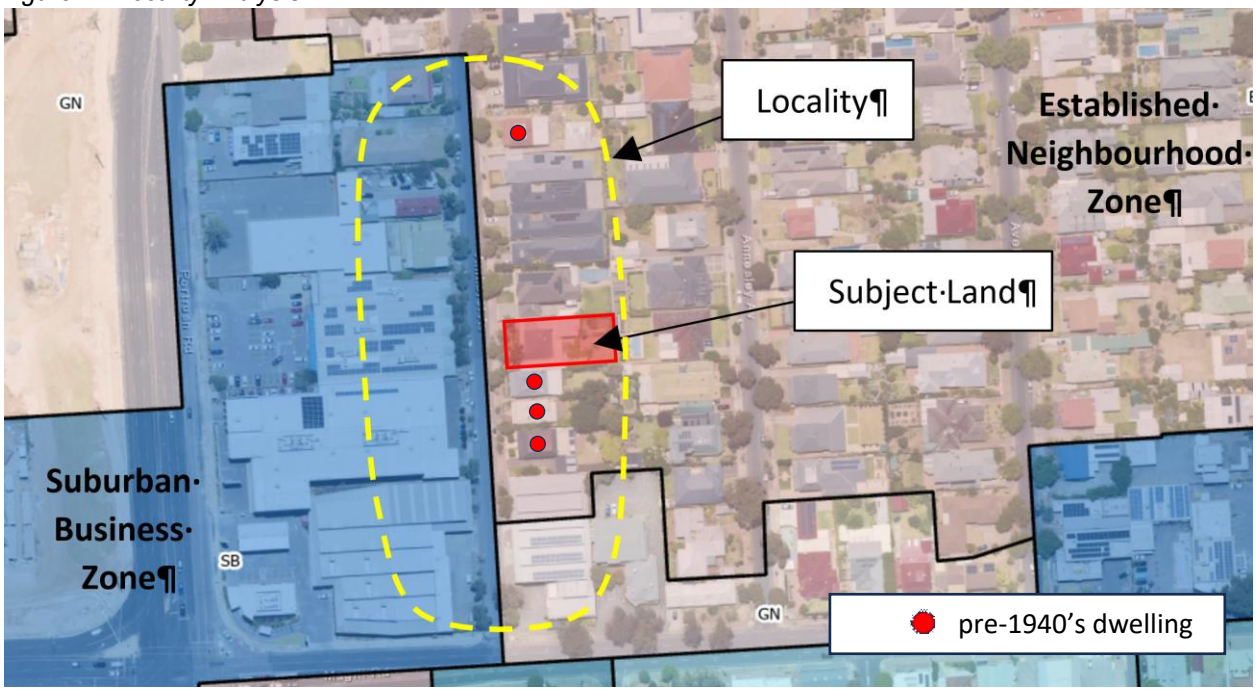
As with any planning assessment, it is necessary to consider the above policies in the context of the current state of the locality, rather than in a vacuum.

The Character Area Overlay, as explained in DO 1, contains policies which are aimed at reinforcing valued streetscape characteristics and development patterns expressed in the Character Area Statement. In this case, the Character Area Statement is Trinity Gardens/St Morris Character Area Statement (NPSP-C5).

According to the Character Area Statement, the overlay identifies localities that comprise valued character attributes, including pre-1940's low scale, low density residential development, and 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*.

Whilst the overlay broadly identifies such localities, the particular locality of the subject land does not represent these valued character attributes. Figure 1 below shows that only a small proportion of the locality contains pre-1940's residential development. The majority of the locality comprises commercial development and contemporary infill residential development.

Figure 1. Locality Analysis



In *Town of Gawler v Impact Investment Corporation Pty Ltd (SASC 356, 2007)*, the Supreme Court listed 10 matters that are relevant when considering whether a relevant Planning Authority is justified in departing from a clearly expressed policy. One such listed matter was *whether there is something unusual about the development or the land on which it is to take place which makes the policy inapplicable or inappropriate*.

The minimal extent to which the locality of the subject land displays the valued attributes of the Character Area Overlay, is an unusual characteristic of the subject land which renders the polices of the overlay, including PO 1.1, less important than they otherwise would be.

Another of the listed matters in the Impact Investments case, was *the language of the principle or principles concerned – whether it is direct or contemplates some flexibility in approach*. In this respect, PO 1.1 seeks that development is undertaken having consideration to the valued attributes expressed in the Character Area Statement. Accordingly, PO 1.1 does not seek for development to be consistent with (ie. the same as) the valued attributes expressed in the Character Area Statement, but rather to have regard to them.

In the context of garage dominance, this means that PO 1.1 does not seek for the garaging element of new dwellings to be as discreet as the garaging was in pre-1940's dwellings. Rather, it seeks that new dwellings give consideration to garaging not being dominant streetscape elements.

The proposed development does this, by breaking up the garaging of each dwelling into two distinct elements; an outer element which appears as a more traditional garage and in inner element under the main roof. This design intent is to create the silhouette of a pair of semi-detached dwellings with single garages on either side. The use of polycarbonate doors in lieu of a typical solid panel lift door, assists with this outcome.

The language of PO 10.1 of the Established Neighbourhood Zone is admittedly more direct, seeking that garages are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street. I also note that the combined width of the garage doors exceeds the 'standard outcome' of 30% of the site frontage, as specified in DPF 10.1, occupying 47.7% of the frontage.

As with all performance outcomes, PO 10.1 needs to be considered in the context of the desired outcomes of the zone. DO 2 seeks the maintenance of the predominant streetscape character. Therefore, the apparent purpose of PO 10.1 is to maintain the predominant streetscape character. Appendix 1 contains images of the streetscape character in the locality of the subject land. The images demonstrate that there is very little consistency of streetscape character in the locality, including as it relates to the prominence of garaging.

In the context of the locality, in my opinion the garaging of the proposed dwellings has been designed so as to be reasonably discreet and not dominate the appearance of the associated dwellings.

Boundary-to-boundary construction

Performance Outcome 2.4 of the Character Area Overlay, and Performance Outcomes 7.2 and 8.1 of the Established Neighbourhood Zone state:

Character Area Overlay PO 2.4:
Development is consistent with the prevailing front and side boundary setback pattern in the character area.

Established Neighbourhood Zone PO 7.2:
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.

Established Neighbourhood Zone PO 8.1:
Buildings are set back from side boundaries to provide:

1. *separation between buildings in a way that complements the established character of the locality*
2. *access to natural light and ventilation for neighbours.*

The existing dwelling on the subject land extends to both side boundaries at the front of the dwelling. In the course of assessing the development application, the Assessment Manager's delegate advised that he did not consider the existing site conditions to be relevant to the assessment of the proposed development. I respectfully disagree with that assessment approach.

The matter of *Holds & Ors v The City of Port Adelaide Enfield & Ors (SASC 226, 2011)* is relevant to this consideration. In that matter, the Court was primarily considering a variation to an approved (and completed) development. In considering the assessment of a proposed development against the relevant provisions of the Development Plan, the court noted:

In assessing an application for a new development against the Development Plan, the nature and scope of an existing approval is a relevant consideration. The pre-existing approval is necessarily a relevant consideration because the effect of the proposed development on the locality in which it is to be undertaken cannot sensibly be addressed without considering the existing approval, and the nature of the development which might be constructed pursuant to that approval, even if the new application for a development, or the application for a variation of the existing approval is refused.

What this judgement is effectively saying is that it is relevant to consider what could occur on the land pursuant to a valid approval, when assessing what is proposed on the land. It logically follows that it is relevant to consider what could occur on the land simply by retaining the existing boundary-to-boundary dwelling, when assessing what is proposed on the land.

Similarly, in Courtney Hill Pty Ltd v South Australian Planning Commission (SASR 259 1990) the Court said:

It seems to me that the extent of the variance from the Plan involved in the project must be judged in the context in which the project will be implemented. That context must include the fact that the existing shopping complex is a protected existing use which will continue. The impact ... of an extension to a shopping complex which is already there, appears to me to be quite different from the impact of a new complex of equal size. The Planning Authority cannot be precluded, as it seems to me, from assessing the reality of the extent of the variance from the Plan and that reality can only be assessed if the proposal is seen for what it is, mainly an extension of an already existing facility.

The existing boundary-to-boundary dwelling on the subject land is a crucial part of the context against which the proposal must be assessed. Due to the existing dwelling on the land extending to both side boundaries, the proposed development does not result in less space between buildings than the existing situation. Therefore, the proposed boundary-to-boundary nature of the proposal does not negatively impact on existing streetscape character, nor the amenity of adjoining properties.

Summary

This particular locality is not demonstrative of a typical locality within the Established Neighbourhood Zone, nor the Character Area Overlay, due to the influence of adjacent commercial buildings combined with a high proportion of recent development. In addition, the subject land itself contains an existing dwelling which extends to both side boundaries.

The proposed dwellings have been designed to achieve double garaging, whilst minimising any negative impacts of garaging on the street through thoughtful design. Whilst the garaging may remain more apparent than what the Code ordinarily anticipates for development within the Established Neighbourhood Zone and/or the Character

THOMSON PLANNING

Area Overlay, in the context of the locality and existing subject land conditions, the proposal merits consent in my opinion.

I trust that the above information and opinions will assist the CAP in their review of the decision of the Assessment Manager and hope that the CAP agrees that the application sufficiently accords with the Planning & Design Code to merit consent.

Yours sincerely,

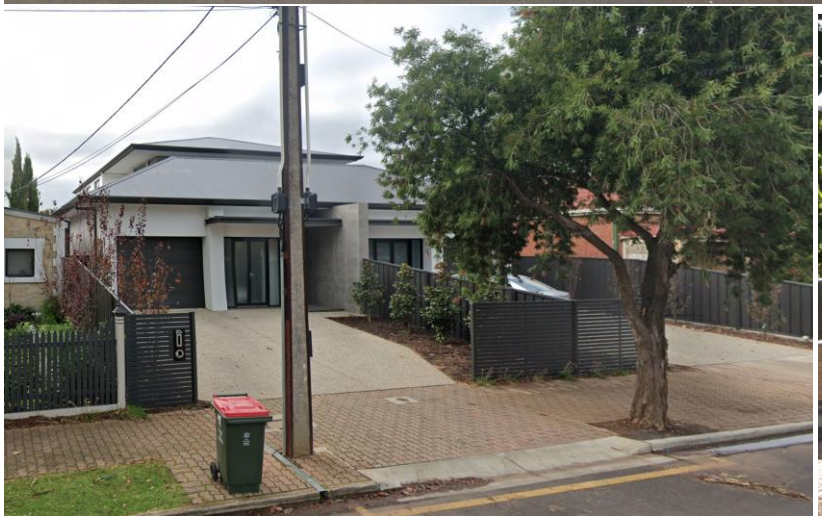
Mark Thomson
Director, Thomson Planning

THOMSON PLANNING

APPENDIX 1

Images from within the Locality

Attachment 2



CAUTION
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VEHICLES

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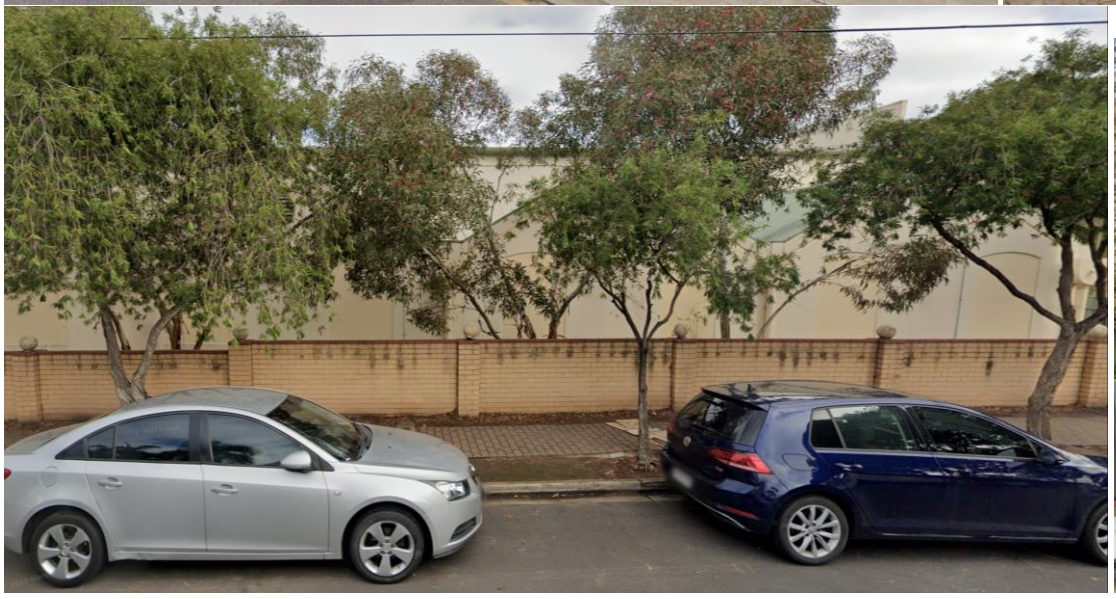
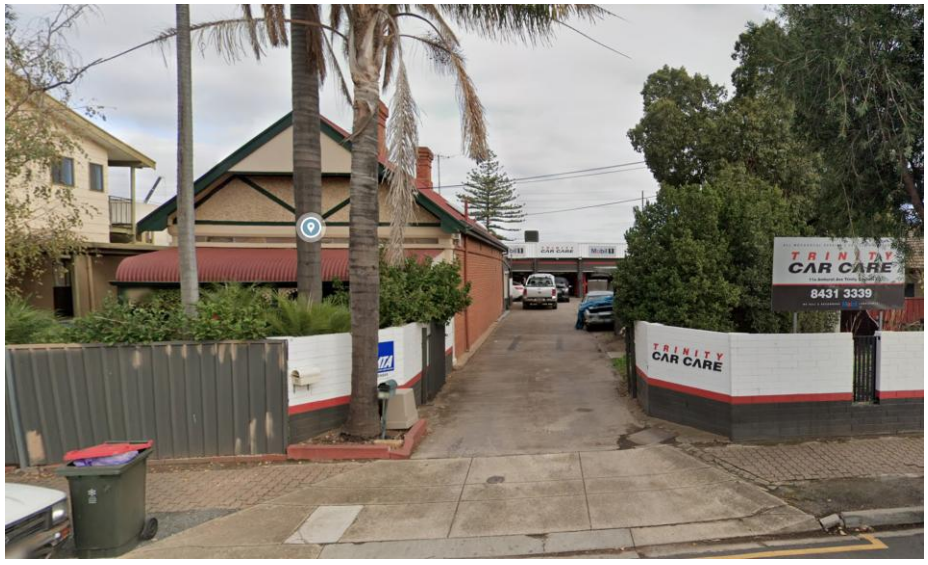
LOADING
ZONE ONLY

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APPLICATION TO ASSESSMENT PANEL[1]

Decision Review Request

Prescribed form pursuant to section 203(1) for review of a decision of an Assessment Manager under section 202(1)(b)(i)A) of the *Planning, Development and Infrastructure Act 2016* (Act)

Applicant details:	Name: Progetto Design Phone: 0408840570 Email: mark@thomsonplanning.com.au Postal address: 4 Claire Street, Lower Mitcham SA 5062
Development Application Number:	25011891
Subject Land:	10 Amherst Ave, Trinity Gardens *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume and folio]*
Date of decision of the Assessment Manager:	19 May 2025
Decision (prescribed matter[2]) for review by Assessment Panel:	Refusal of planning consent
Reason for review:	The proposed development sufficiently accords with the Planning and Design Code to merit Consent, when assessed in the context of the locality and the existing development on the subject land. Please refer to the attachment for details. *[Briefly state the facts, circumstances and other relevant matters upon which this application is based. Attach additional pages as necessary]*
Do you wish to be heard by the Assessment Panel?	☒ Yes ☐ No
Date:	31 May 2025
Signature:	 ☒ *If being lodged electronically please tick to indicate agreement to this declaration.*

[1] This application must be made through the relevant facility on the SA planning portal. To the extent that the SA planning portal does not have the necessary facilities to lodge this form, the application may be lodged—
(i) by email, using the main email address of the relevant assessment panel; or
(ii) by delivering the application to the principal office or address of the relevant assessment panel.

[2] **Prescribed matter**, in relation to an application for a development authorisation, means—
(a) 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 application; or
(b) a decision to refuse to grant the authorisation; or
(c) the imposition of conditions in relation to the authorisation; or
(d) subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of the assessment manager under the Act in relation to the authorisation.

This form constitutes the form of an application to an assessment panel under section 202(1)(b)(i)(A) of the *Planning, Development and Infrastructure Act 2016*, determined by the Minister for Planning and Local Government, pursuant to regulation 116 of the Planning, Development and Infrastructure (General) Regulations 2017. Last amended: 31 July 2020

PlanSA

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Progetto Design
Postal address: Level 1, 683 Lower North East Road Paradise SA 5075
Email: Anthony@progettodesign.com.au

IN REGARD TO:

Development application no.: 25011891	Lodged on: 6 May 2025
Nature of proposed development: Construction of a pair of two-storey semi-detached dwellings	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 10 AMHERST AV TRINITY GARDENS SA 5068		
Title ref.: CT 5789/425	**Plan Parcel:** D1143 AL47	**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

DECISION:

Decision type	**Decision** (granted/refused)	**Decision date**	**No. of conditions**	**No. of reserved matters**	**Entity responsible for decision** (relevant authority)
Planning Consent	Refused	19 May 2025			Assessment Manager at City of Norwood, Payneham and St. Peters
Building Consent					To be Determined
Development Approval - Planning Consent; Building Consent					City of Norwood, Payneham and St. Peters

FROM THE RELEVANT AUTHORITY: Assessment Manager - Section 96 - Performance Assessed at City of Norwood, Payneham and St. Peters
Date: 27 May 2025

REFUSAL REASONS

Planning Consent

Planning Consent is refused as the proposed development is not considered to accord sufficiently with the provisions of the Planning & Design Code for the following reasons:

1. The garages for both dwellings have not been designed and sited to be discreet, and instead will dominate the appearance of the associated dwellings when viewed from the street, contrary to

Performance Outcome 10.1 of the Established Neighbourhood Zone and Performance Outcome 1.1 of the Character Area Overlay.

2. The dwellings are constructed boundary-to-boundary in a manner that is inconsistent with the general setback pattern of other residential dwellings within the locality, contrary to Performance Outcome 2.4 of the Character Area Overlay, and which fails to maintain space between buildings consistent with a low-density suburban streetscape character, contrary to Performance Outcomes 7.2 and 8.1 of the Established Neighbourhood Zone.

ADVISORY NOTES

Planning Consent

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.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Norwood, Payneham and St. Peters	Type of consent: Planning
Telephone: 0883664530	Email: developmentassessment@npsp.sa.gov.au
Postal address: PO Box 204, Kent Town SA 5071	

DEVELOPMENT NO.:	25011891
APPLICANT:	Progetto Design
NATURE OF DEVELOPMENT:	Construction of a pair of two-storey semi-detached dwellings
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Character Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Frontage (Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 10m) • Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 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)
LODGEMENT DATE:	6 May 2025
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.8 01/05/2025

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  New housing
  Semi-detached dwelling: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed
- **REASON**
  P&D Code

PUBLIC NOTIFICATION

No

- **REASON**
  N/A

AGENCY REFERRALS

INTERNAL REFERRALS

PLANNING & DESIGN CODE POLICIES

The complete list of relevant policies is contained in the snapshot in the DAP.

PLANNING ASSESSMENT *with reference to P&D Code policies where appropriate*

The two dwellings proposed are mirror images of one another, and so a reference to one dwelling in the assessment below is a reference to both dwellings (e.g. height, site coverage, soft landscaping)

Land Use	Remaining residential per existing use rights
Density	Although this application is not for land division, the DA does propose 2 semi-detached dwellings and therefore consideration as to the resultant allotments must be had. In this respect, the development will result in 2 allotments of 445m^2 each, and each with a 10.07m frontage. DPF 2.1 of the EN Zone suggests that semi-detached dwellings should be 500m^2 and have a 10m frontage. Thus, when assessed against the DPFs, the proposal falls short in site area but not frontage width. When compared to other sites along this section of Amherst, the site area proposed is not dissimilar to 20B, 20A, 14A, 14B and 8 Amherst Avenue – all of which have sites of 450m^2 or less.

	In this context, the proposed division is considered to be compatible with the prevailing development pattern in the locality. Ultimately, the shortfall in site area will not be visible from the streetscape, and the allotment size is similar to the existing allotment pattern along the east side of Amherst Ave. Hence, PO 2.1 is considered satisfied.
Site Coverage	DPF 3.1 of the EN Zone suggests a max site coverage of 50%. The site coverage proposed = 263m^2 = 59.1%. This site coverage is not dissimilar to some of the newer developments in the locality, such as 14A, 14B, 16A, 16B, 20A and 20B Amherst Ave and 12 Annesley Avenue. As such, I don't consider this fatal to the proposal so long as setbacks, visual impact, soft landscaping and the like are all acceptable.
Access (incl. street trees, service infrastructure, street furniture, etc) **Car parking**	The site is already serviced by 2 crossovers, which are proposed to be repurposed to service the 2 proposed dwellings. Accordingly, there is no impact on street trees, infrastructure, etc. Each dwelling is to be provided with a double garage for the parking of 2 vehicles consistent with Table 1 and PO 5.1 of the TAP module.
Locality / Streetscape Character / Height	*Front setback:* The front setback proposed of 8m is consistent with the existing dwelling and the general setback pattern in the street and is therefore acceptable and consistent with PO 5.1 of the EN Zone and PO 2.4 of the CAO. *Height:* The CAO applicable to this site is a single storey Character Area (PO 1.1 and CAS). Hence, the proposal for a two-storey dwelling is immediately at odds with this. The EN Zone, however, has a TNV of 2 building levels (DPF 4.1). PO 4.1 of the EN Zone states: *Buildings contribute to the prevailing character of the neighbourhood and complement the height of nearby buildings.* The term "neighbourhood" is not defined in the P&D Code, but it was considered by the ERD Court in *Minicozzi v NPSP.* However, the Court offered no guidance as to how one may interpret the term 'neighbourhood', because in that case Cmmr Nolan found that whatever the neighbourhood might constitute, it would be so similar in character to the locality chosen that it was futile to try to distinguish between the two. In my opinion, the term 'neighbourhood' takes on a larger area than the locality; extending beyond the area that might be visible from the subject land or from which the subject land might be visible. Notwithstanding, as with *Minicozzi*, the height and form of buildings caught in the neighbourhood and the locality are largely similar, and so for the purposes of this assessment I consider both to be substantially similar as to provide the same assistance. The western side of Amherst Avenue is within in the Employment Zone and displays a very different character to the east side in the EN Zone. Juxtaposed against the predominantly single-storey dwellings on the east are outwardly two-storey commercial buildings, often constructed boundary-to-boundary. While there is obviously a difference in zoning, the built form character of Amherst Avenue is equally affected by both sides of the road. That is to say that the height of the buildings on the west side of Amherst Avenue cannot be ignored. With this in mind, the southern section of Amherst Avenue is characterised by: • A large sawtooth warehouse and a two-storey commercial building on the southern side;

- Predominantly single storey houses on the eastern side, with several two-storey dwellings presenting as the exemptions (#12, #20A, #20B)
- A mix of large commercial buildings and single- and two-storey dwellings on the west side.

Annesley Avenue (east of Amherst Ave) is predominantly characterised by single-storey dwellings, with #12 and #15 being the two obvious two-storey exemptions.

Consequently, despite the CAO seeking inherently single-storey development, the character of the locality/neighbourhood displays a mix of building heights – influenced not just by the commercial development on the west side of Amherst Avenue but also by several surrounding dwellings. Accordingly, I believe a two-storey development on this site has merits, providing the design is sufficiently complementary.

Design/Character:
The dwelling has been designed each with a double garage, the openings of which comprise almost 50% of each dwelling site's frontage width, contrary to DPF 10.1(c) of the EN Zone. The applicant has tried to justify this through the design of the garages:

- Two openings, separated by a central pillar
- One garage being set back further than the other
- The 'inside' door comprising horizontal polycarbonate panels that mimic the adjacent study room window – to try to make it look like a window
- The 'inside' door being under the main roof of the dwelling – making it appear an integral part of the dwelling – while the 'outer' garage is designed as a separate structure.

However, I disagree that this achieves the PO because:

- The stepped setback design does not do enough to make the garaging a discreet feature;
- While the polycarbonate door might achieve a 'window look' on a 2D elevation, it will not in real life because it won't be transparent like a window;
- The driveway leading to the garages make it more apparent it is a garage door; and
- Therefore the garaging will be a dominant streetscape element.

Further, if the garage door did actually look like a window, then this creates a separate issue in that the window proportions don't reflect those of the traditional housing in this character area, contrary to PO 2.3 of the CAO.

The canopy across the front façade probably just extends far enough forward to reflect the traditional front verandah treatments, which satisfies PO 2.3 of the CAO. However, having the canopy extend across the inside garage doors is not an ideal outcome because this gives importance to a garage, whereas it should not (notwithstanding the design intent).

With respect to materials, the façade is primarily comprised of render, broken up by stone pillars. This would not ordinarily be accepted because render was never the primary material choice in traditional housing. However, other newer dwellings along the street have render as their primary material and so I don't think the material choice is fatal or a reason for refusal. The dwelling will still sit comfortably in its environs.

Boundary-to-boundary construction:

	Performance Outcome 7.2 of the Established Neighbourhood Zone states: *"Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character."* 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."* The corresponding DPFs to both of these POs suggest a minimum side setback of 1m is provided to the side boundaries of the development site. Performance Outcome 2.4 of the Character Area Overlay states: *"Development is consistent with the prevailing front and side boundary setback pattern in the character area."* This application proposes two semi-detached dwellings that are both constructed to the outer side boundaries of the site. Along the eastern side of Amherst Avenue, and along Annesley Avenue to the rear of this site, there are no examples of boundary-to-boundary construction except for the existing dwelling. Instead, space is provided between dwellings and at least one side boundary, which provides the separation sought by the abovementioned Performance Outcomes – hence the DPF that suggests a 1m side setback. Accordingly, despite the existing circumstances on the land (which I don't consider to justify a repeat outcome in new development), I consider the lack of a side setback provided to the outer boundaries of the development site to be contrary to the abovementioned Performance Outcomes and a negative outcome for the street (and the locality in general). Consequently, I requested that the proposal was amended to provide a 1m side setback to both side boundaries of the development site, but the applicant did not wish to make this change. The applicant was of the view that the existing built form characteristics on the site and the built form on the opposite side of the road justifies the boundary-to-boundary outcome here. I respectfully disagree and I think this is fatal to the proposal. While I think it is difficult to ignore the building form on the west side of the street in respect of building heights (because PO 4.1 of the Zone talks about buildings generally), I think the abovementioned POs specifically seek side setbacks for *dwellings* and thus the lack of setbacks of commercial buildings in a different zone can't be used to justify a departure from a policy that seeks separation between residential buildings consistent with a "suburban streetscape character".
Adjoining Owner outlook and overshadowing	While it is fair to say that the rear neighbours could reasonably expect to see a single storey development only on this site, the rear setback provided to the second level makes this level sufficiently recessed so as to not unreasonably impact visual amenity of the affected dwellings – notwithstanding the comments above regarding a two-storey development being acceptable. The rear setbacks comply with DPF 9.1 of the EN Zone and are considered to also meet the corresponding PO. With respect to the side boundary development, this reflects in similar terms what already exists on the site and so the impacts to the neighbours are unchanged from the existing development, thereby leading to no unreasonable outlook issues in this respect.

Adjoining Owner Privacy	All second level windows have sill heights of 1.7m and therefore comply with DPF and PO 10.1 of the DUA module.
Private Open Space	Sufficient POS is provided for each dwelling to meet the needs of the development and occupants per PO 21.1 of DUA.
Landscaping (hard and soft)	Each site is provided with 90.4m^2 of soft landscaping, which equates to 20.3% of the site. Because the site is <450m^2, DPF 22.1 of the DUA module expects 20% of the site to be soft landscaped and so the proposal satisfies the corresponding PO. Approximately half of the front setback area is soft landscaping which is a positive outcome for the streetscape and allows for meaningful plantings. Sufficient soil area exists for the planting of one small tree on each site consistent with PD12 and DPF 1.1 of the UTC Overlay – which would be conditioned on any approval.
Rainwater Harvesting	All stormwater disposal can be conditioned to go to the street water table as per standard expectations. The mandatory SM Overlay condition would also be applied to any approval.
Flood Hazard	N/A – not in a recognised flood plain
Finished Floor Levels / Retaining Walls and Fencing Impacts	The FFLs proposed are slightly higher than the existing dwelling but achieve a good balance of cut and fill to minimise retaining per PO 8.1 of the DUA module. The only retaining required is along the rear boundary, to a height of 500mm, which is internal to the site and hence acceptable.

The proposed development satisfies many Performance Outcomes. However, on balance, I consider the failure to provide setbacks to the outer side boundaries of the two dwelling sites and the dominance of the double garage design for both dwellings to be fatal to this proposal. I don't consider the positives of other aspects of this development to outweigh these negatives to the extent that the proposal warrants support.

RECOMMENDATION

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*.

REFUSE PLANNING CONSENT

REFUSAL REASONS

Planning Consent

Planning Consent is refused as the proposed development is not considered to accord sufficiently with the provisions of the Planning & Design Code for the following reasons:

1. The garages for both dwellings have not been designed and sited to be discreet, and instead will dominate the appearance of the associated dwellings when viewed from the

street, contrary to Performance Outcome 10.1 of the Established Neighbourhood Zone and Performance Outcome 1.1 of the Character Area Overlay.

2. The dwellings are constructed boundary-to-boundary in a manner that is inconsistent with the general setback pattern of other residential dwellings within the locality, contrary to Performance Outcome 2.4 of the Character Area Overlay, and which fails to maintain space between buildings consistent with a low-density suburban streetscape character, contrary to Performance Outcomes 7.2 and 8.1 of the Established Neighbourhood Zone.

CONDITIONS

Planning Consent

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).

ADVISORY NOTES

Planning Consent

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.

OFFICER MAKING RECOMMENDATION

Name: Kieran Fairbrother

Title: Senior Urban Planner

Date: 19 June 2025

DECISION AUTHORITY

Relevant Authority: Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters

Consent: Planning Consent

Date: 19 June 2025

Delegation Policy: Delegate of the AM

Delegate Name: Kieran Fairbrother

Delegate Title: Senior Urban Planner

CITY OF NORWOOD PAYNEHAM ST PETERS
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT
PLANNING CONSENT REFUSED

Attachment 5

INDICATIVE LANDSCAPING SCHEDULE

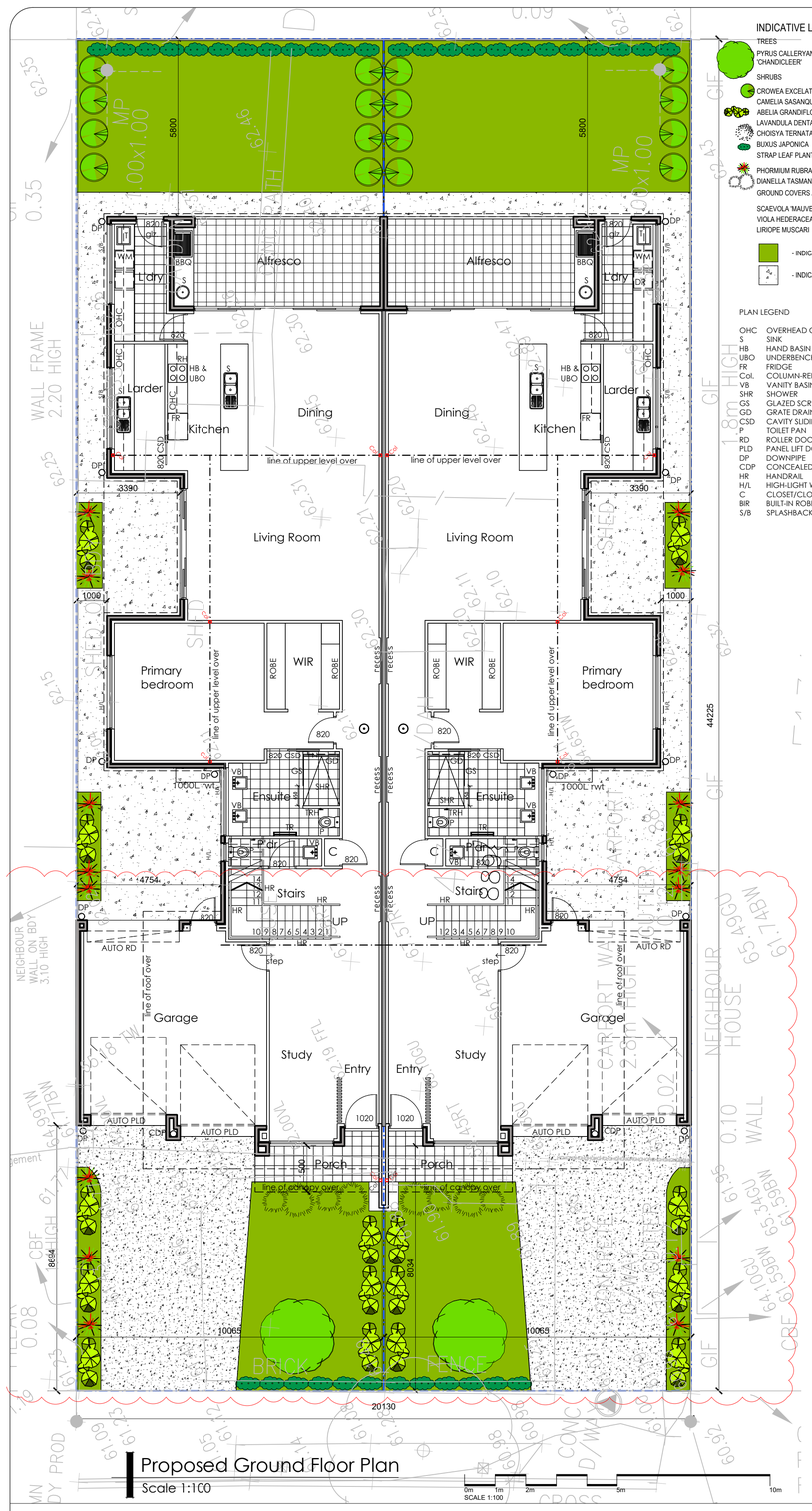
	COMMON NAMES	HEIGHT
TREES		
PYRUS CALLERYANA 'CHANDICLEER'	ORNAMENTAL PEAR	5.0 - 6.0m
SHRUBS		
CROWEA EXCELATA	PINK CROWEA	1.0m
CAMELIA SASANQUA	SASANQUA CAMELIA	2.0 - 2.5m
ABELIA GRANDIFLORA NANA	DWARF ABELIA	
LAVANDULA DENTATA	FRENCH LAVANDER	1.0m
CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	0.8 - 1.0m
BUXUS JAPONICA	JAPANESE BOXED HEDGE	0.4 - 1.5m
STRAP LEAF PLANTS		0.5 - 0.8m
PHORMIUM RUBRA	DWARF PURPLE NZ FLAZ	0.5 - 0.8m
DIANELLA TASMANICA	FLAX LILY'DIANELLA TASMANICA	0.5 - 0.8m
GROUND COVERS AND GRASSES		
SCAEVOLA 'MAUVE'	MAUVE FAN FLOWER	
VIOLA HEDERACEA	NATIVE VIOLET	
LIRIOPE MUSCARI	STAR JASMINE	

- INDICATIVE LANDSCAPED AREA

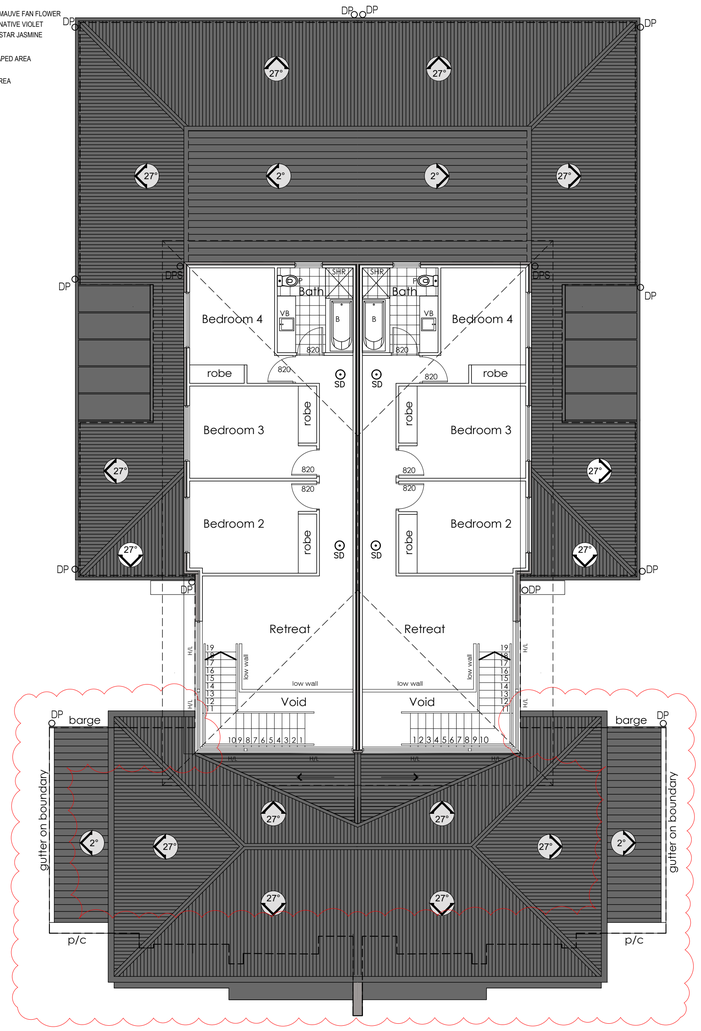
- INDICATIVE PAVED AREA

PLAN LEGEND

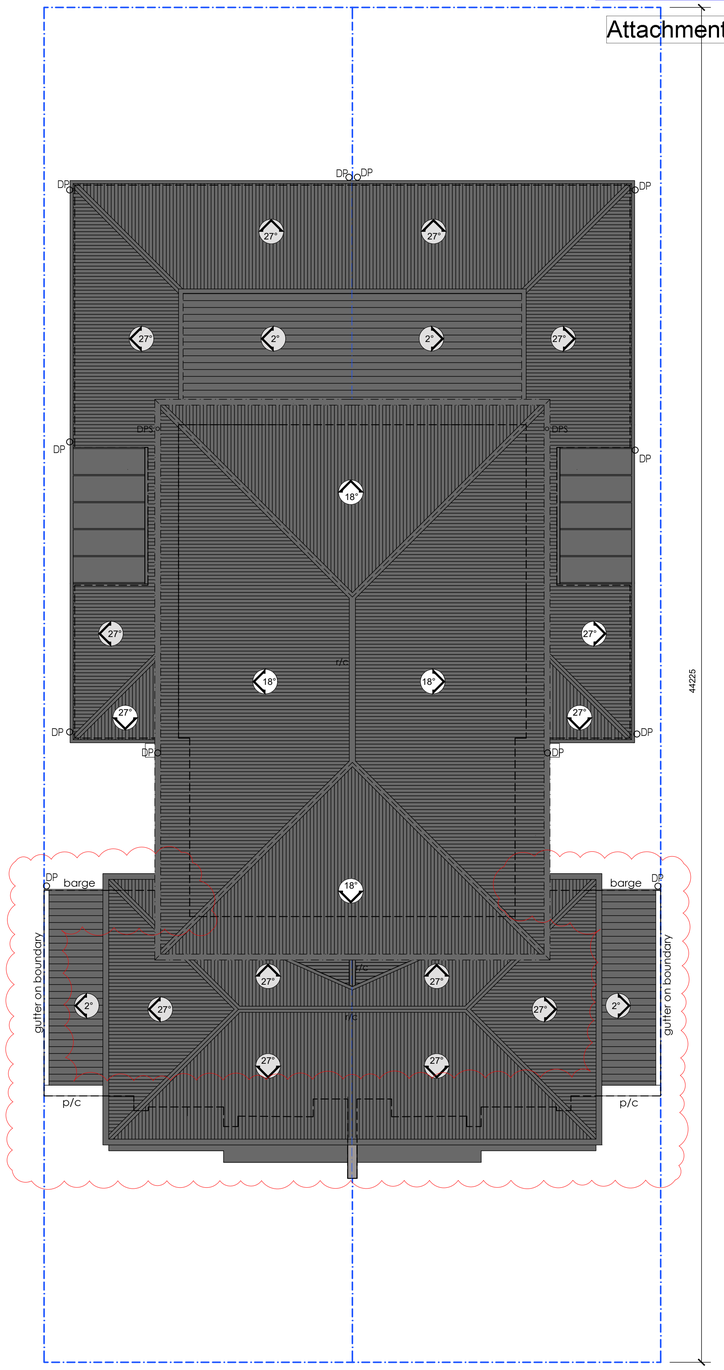
OHC	OVERHEAD CUPBOARDS
S	SINK
HB	HAND BASIN
UBO	UNDERBENCH OVEN
FR	FRIDGE
Col.	COLUMN-REFER ENG'R
VB	VANITY BASIN
SHR	SHOWER
GS	GLAZED SCREEN
GD	GRATE DRAIN
CSD	CAVITY SLIDING DOOR
P	TOILET PAN
RD	ROLLER DOOR
PLD	PANEL LIFT DOOR
DP	DOWNPIPE
CDP	CONCEALED DOWNPIPE
HR	HANDRAIL
H/L	HIGH-LIGHT WINDOW
C	CLOSET/CLOAK ROOM
B/R	BUILT-IN ROBE
S/B	SPLASHBACK



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Proposed Roof Plan
Scale 1:100

SCHEDULE OF AREAS

	GROUND LIVING	GARAGE	ALFRESCO	UPPER LIVING	TOTAL	GARDEN	L/S %
PLOT 1							
445M²	187M²	43M²	21M²	83M²	334M²	92M²	20.7%
PLOT 2							
445M²	187M²	43M²	21M²	83M²	334M²	92M²	20.7%

ISSUE	DATE	AMENDT
B1	24/04/25	ADJUSTMENT GARAGE B'DRY WALL/GUT., UPDATED SURVEY
B	30/01/25	AMEND GARAGE SETBACK & FRONT CANOPY, ADJUSTMENT
A	11/11/24	AMEND/ADD LANDSCAPING & NOTES

PROGETTO DESIGN

683 LOWER NORTH EAST RD,
PARADISE S.A. 5075
TEL. (08) 8365 2744 OR
0418833823
FAX. (08) 8365 4430

DRAWING TITLE: PROPOSED PLANS

PLANNING

PROJECT
NEW DWELLING

ADDRESS
10 AMHERST AVENUE
TRINITY GARDENS

CLIENT
ENZO TINTARO

DRAWN:
DATE: OCTOBER 2024
SCALE: AS SHOWN
SHEET SIZE: A1 -

DRAWING NO: 24.08.053.001

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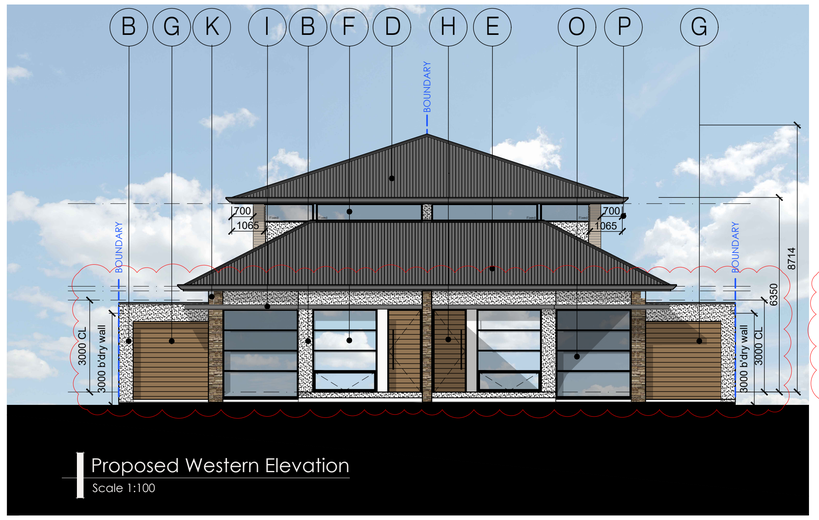
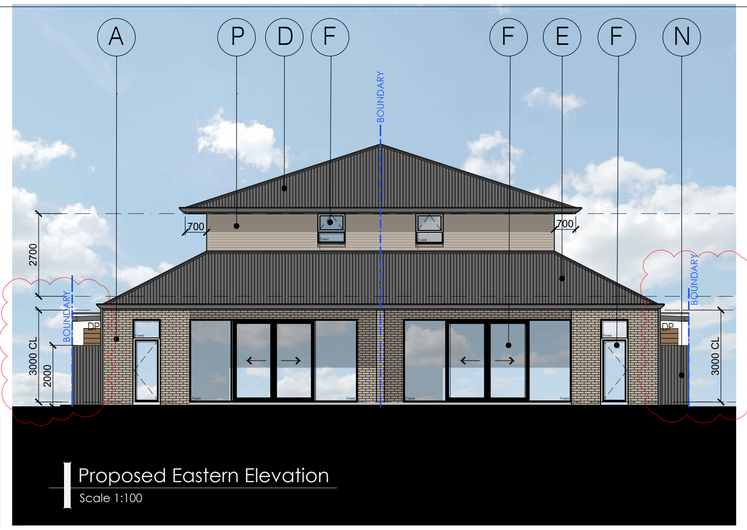
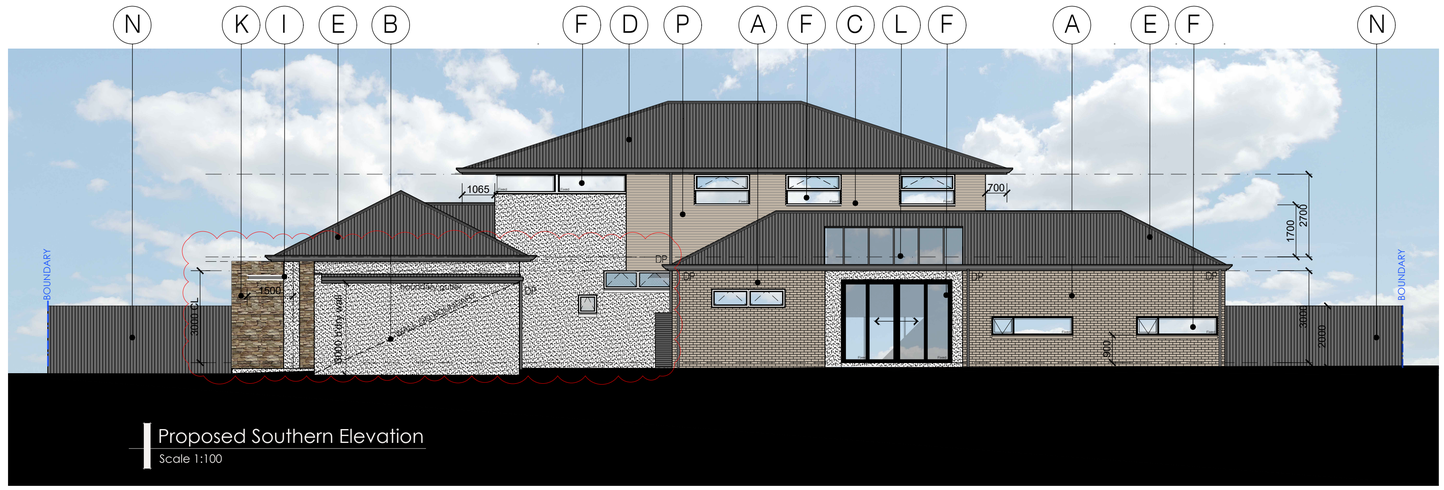
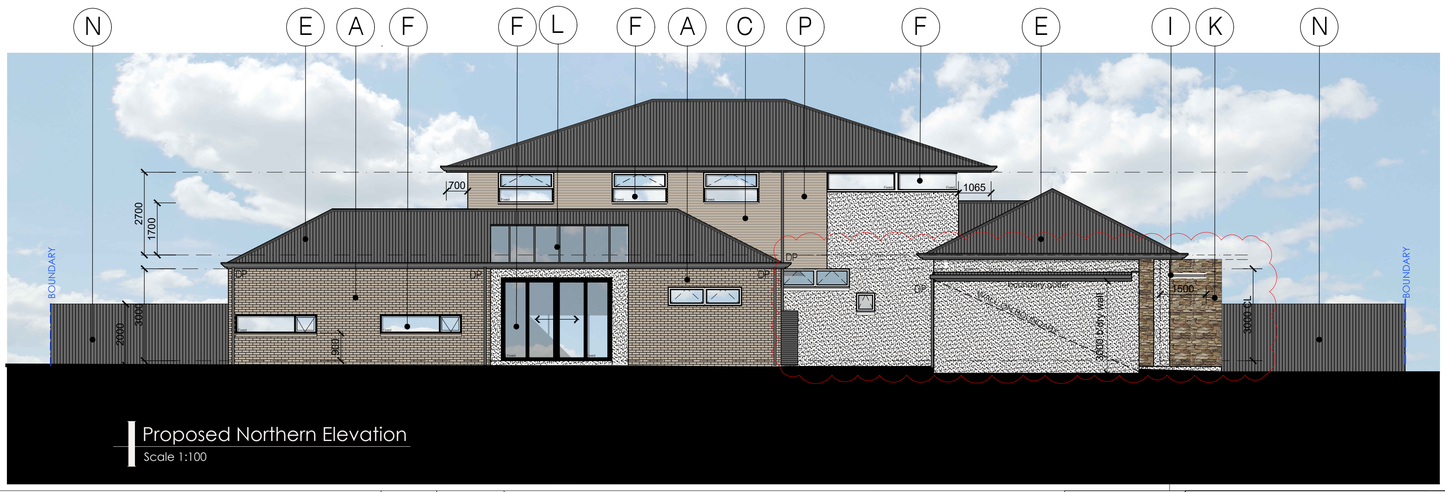
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT
PLANNING CONSENT REFUSED

Attachment 5









EXTERNAL FINISHES

- **A. WALLS:** Brick veneer to approved sample.
- **B. WALLS:** Rendered brickwork colour ref Dulux 'Hog Bristle'.
- **C. UPPER LEVEL WALLS:** Leightweight wall constructionrender finish color TBA.
- **D. ROOF:** Custom Orb corrugated sheeting @ 18 degrees color ref slate Grey.
- **E. ROOF:** Custom Orb corrugated sheeting @ 27 degrees color ref slate Grey.
- **F. WINDOWS:** Aluminium framed glazed windows Colour ref: Matt Black.
- **G. GARAGE DOORS:** B and D or similar panel lift door model 'Seville' or equivalent timber look.
- **H. FRONT DOOR:** Western red cedar.
- **I. CANOPY:** Exposed steel profile paint finish colour ref: Charcoal.
- **J. GUTTERS:** Colour ref: Colourbond 'Slate Grey'.
- **K. FEATURE STONE WALL:** Selected stone to approved sample.
- **L. SLATTED TIMBER DETAIL:** Translucent roof sheet (profile to match main roof).
- **M. WELL ROOF:** High profile sheeting @ min 2° colour ref: Colourbond 'Slate Grey'.
- **N. FENCE:** 2.000m high good neighbour colourbond fence colour ref: Colourbond 'Slate Grey'.
- **O. GARAGE DOOR:** B and D or similar panel lift door transparent in polycarbonate or similar.
- **P. CLADDING:** JamesHardie Axent trim 89mm. paint finish Colour ref: Dulux Weathershield 'Chinchilla Chenille'.

ISSUE	DATE	AMEND'T
B1	24/04/25	ADJUSTMENT GARAGE B'DRY WALL/GUT., UPDATED SURVEY
B	30/01/25	AMEND GARAGE SETBACK & FRONT CANOPY, ADJUSTMENT
A	11/11/24	AMEND/ADD LANDSCAPING & NOTES

PROGETTO DESIGN
683 LOWER NORTH EAST RD,
PARADISE S.A. 5075
TEL. (08) 8365 2744 OR
0418833823
FAX. (08) 8365 4430

DRAWING TITLE: PROPOSED ELEVATIONS

PLANNING

PROJECT
NEW DWELLING

CLIENT
ENZO TINTARO

ADDRESS
10 AMHERST AVENUE
TRINITY GARDENS

DRAWN:
DATE: OCTOBER 2024
SCALE: AS SHOWN
SHEET SIZE: A1 -

DRAWING NO: 24.08.053.002

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PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT
PLANNING CONSENT REFUSED

Attachment 5

ISSUE	DATE	AMEND'T
B1	24/04/25	ADJUSTMENT GARAGE B'DRY WALL/GUT., UPDATED SURVEY
B	30/01/25	AMEND GARAGE SETBACK & FRONT CANOPY, ADJUSTMENT
A	11/11/24	AMEND/ADD LANDSCAPING & NOTES

PROGETTO DESIGN

683 LOWER NORTH EAST RD,
PARADISE S.A. 5075
TEL. (08) 8365 2744 OR
0418833823
FAX. (08) 8365 4430

DRAWING TITLE: PROPOSED STREETSCAPE

PLANNING

PROJECT
NEW DWELLING

CLIENT
ENZO TINTARO

ADDRESS
10 AMHERST AVENUE
TRINITY GARDENS

DRAWN:
DATE: OCTOBER 2024
SCALE: 1:75
SHEET SIZE: A1 -

DRAWING NO: 24.08.053.003

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PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT
PLANNING CONSENT REFUSED

Attachment 5

CITY OF NORWOOD, PAYNEHAM AND ST PETERS

IDENTIFICATION AND DETAIL SURVEY

ALLOTMENT 47 IN D1143

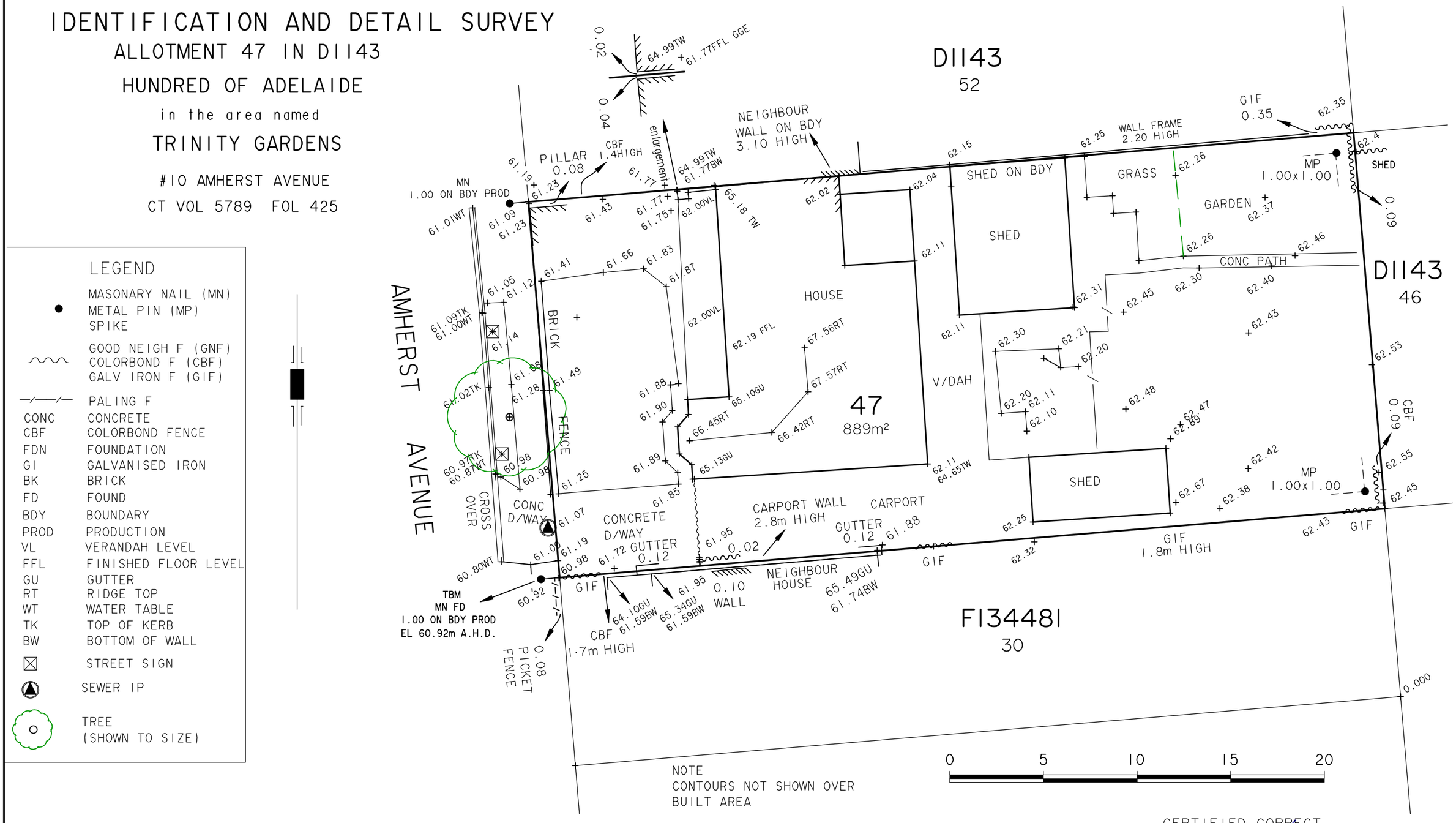
HUNDRED OF ADELAIDE

in the area named

TRINITY GARDENS

#10 AMHERST AVENUE

CT VOL 5789 FOL 425



NOTE
CONTOURS NOT SHOWN OVER BUILT AREA

kp Surveys
LICENSED SURVEYORS & DEVELOPMENT CONSULTANTS
64 GLADSTONE ROAD, NORTH BRIGHTON, SA, 5048
Ph/Fax (08) 8298 4130 Mob 0411 111 805
FILE K1618.E3315 VERSION 1.03
DWG No 1DDT 01 DATE 17/4/2025

MAJOR & MINOR LAND DIVISIONS
COMMUNITY TITLE LAND DIVISION
BOUNDARY IDENTIFICATION SURVEYS
TOPOGRAPHIC/DETAIL/SETOUT SURVEYS
LEASE PLANS
SCANNING/DRONE PHOTOGRAMMETRY

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 RE-SURVEY OF ADJOINING LANDS OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION HEREON

CERTIFIED CORRECT

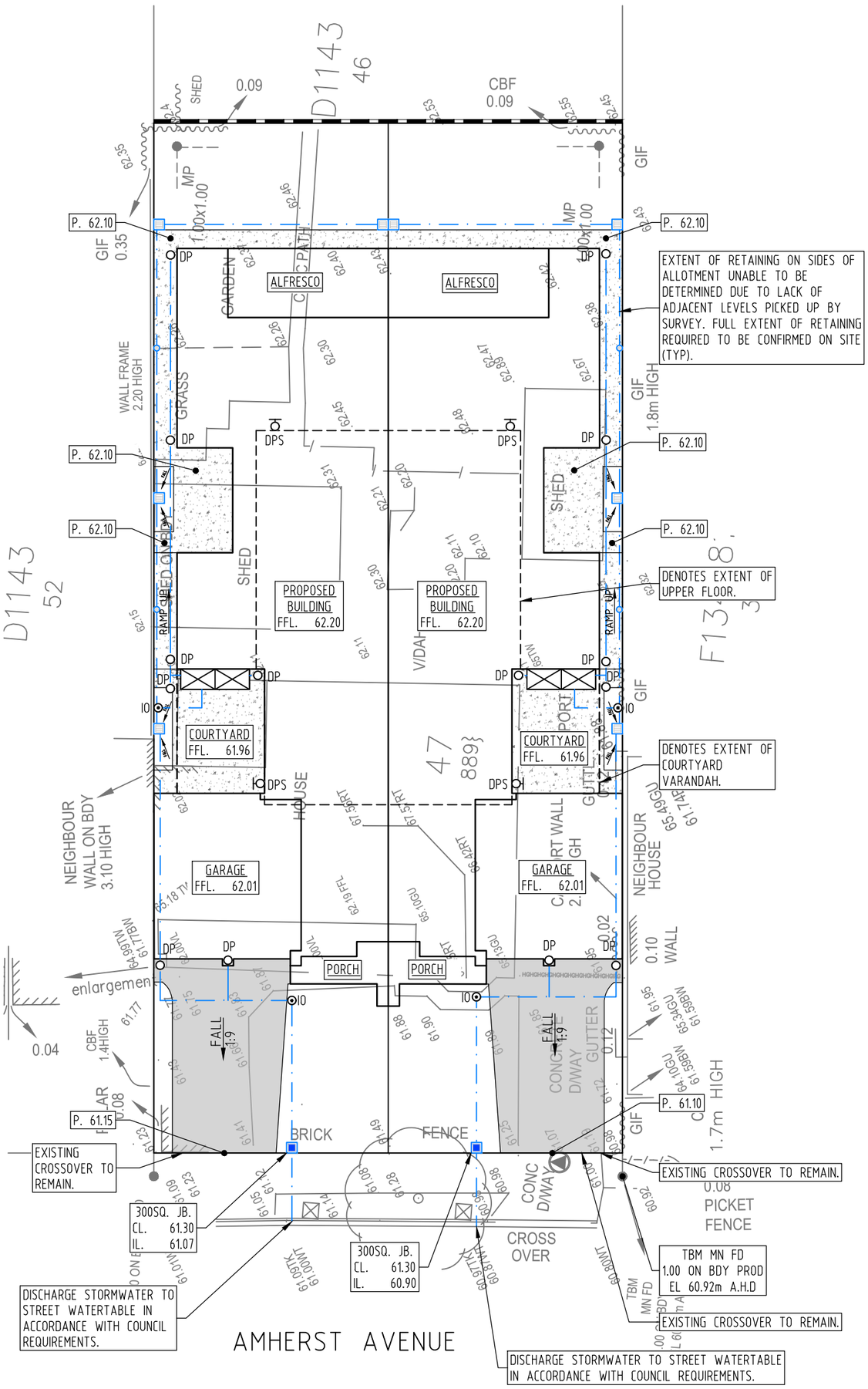
17/4/2025

LICENSED SURVEYOR DATE

DATE OF FIELD WORK 2/12/2024

CITY OF NORWOOD PAYNEHAM ST PETERS
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT
PLANNING CONSENT REFUSED

DENOTES COMBINATION RETENTION AND DETENTION TANK. UPPER TANK TO BE 1,000L (MIN) DETENTION TANK WITH 20-25mm DIAMETER SLOW RELEASE ORIFICE. LOWER TANK TO BE 4,000L (MIN) RETENTION TANK CONNECTED INTO ONE W.C. AND EITHER LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE. TANK IS TO BE CONNECTED TO 60% OF ROOF AREA. SHAPE AND LOCATION OF TANK ARE INDICATIVE ONLY. TO BE CONFIRMED PRIOR TO INSTALLATION.



SURVEYED: BY OTHERS

LEGEND

- SELECTED VEHICULAR CONCRETE
- SELECTED PEDESTRIAN CONCRETE
- x 99.99 EXISTING SPOT LEVEL
- EXISTING CONTOUR
- STORMWATER PIPE 0.5% MIN U.N.O.
- STORMWATER PIPE (SEALED) U.N.O.
- DP SELECTED DOWNPIPE
- IO SURFACE INSPECTION OPENING
- DPS SELECTED SPREADER DOWNPIPE
- (GIP) ø90 GRATED INLET PIT
- (GS) 300SQ. GRATED SUMP (UNO)
- (JB) 300SQ. JUNCTION BOX (UNO)
- CONCRETE UPSTAND (500 MAX)
- 99.89 DESIGN LEVEL
- T.K. TOP OF KERB.
- W.T. WATER TABLE.
- P. PAVEMENT.
- T.R.W. TOP OF RETAINING WALL.
- B.R.W. BOTTOM OF RETAINING WALL. (PAV. / GROUND LEVEL)
- C.L. COVER LEVEL
- I.L. INVERT LEVEL
- F.F.L. FINISHED FLOOR LEVEL
- B.L. BENCH LEVEL
- N.S. NATURAL SURFACE LEVEL

NOTES

1. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER ARE REQUIRED FOR THIS SITE.
2. PATH LEVEL AT FLOOD GULLY TO BE A MINIMUM OF 165mm BELOW FINISHED FLOOR LEVEL.
3. PROVIDE 150mm COVER TO STORMWATER PIPES UNLESS IT IS LIKELY TO BE SUBJECT TO VEHICULAR LOADING, IN WHICH CASE 300mm COVER IS REQUIRED, OR ENCASE PIPE IN 100mm THICK CONCRETE.
4. THIS IS AN ENGINEERING SURVEY PLAN AND SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
5. ALL STORMWATER AND/OR OTHER SERVICE CONNECTION POINTS ARE TO BE LOCATED AND CONFIRMED BY THE BUILDER/CONTRACTOR PRIOR TO THE COMMENCEMENT OR SITEWORKS.
6. THE NOMINATED FINISHED FLOOR LEVEL SHALL BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION TO ENSURE MINIMUM SEWER FALLS CAN BE ACHIEVED, THIS OFFICE SHALL BE NOTIFIED IF ANY ADJUSTMENT TO THE FLOOR LEVEL IS REQUIRED.
7. EXISTING STRUCTURES AND TREES TO BE REMOVED HAVE NOT BEEN SHOWN FOR CLARITY. REFER TO CRL FOR PRE-CONSTRUCTION SITE FEATURES.
8. PRE-WETTING OF SITE IN MANDATORY PRIOR TO CONSTRUCTION.

No.	REVISION	DRAWN	CHECK'D	DATE
PC	FOR PLANNING APPROVAL	AS	-	24.04.25
PB	FOR PLANNING APPROVAL	AS	-	24.04.25
PA	FOR PLANNING APPROVAL	JGI	AS	12.12.24

SITE
PROPOSED RESIDENCE
AT: 10 AMHERST AVENUE
TRINITY GARDENS
FOR: ENZO TINTARO

TITLE
DRAINAGE PLAN

Civil – Structural
Environmental – Geotechnical
Mechanical – Electrical
Fire – Hydraulics
Lifts – Green ESD

Level 6, 100 Pirie Street
Adelaide SA 5000
Telephone 08 8238 4100
Facsimile 08 8410 1405
Berri Office: 29 Vaughan Terrace,
Berri SA 5343

SCALES	1:200 @A3	JOB No.	2411084
DRAWN	JGI		
DATE	12.12.2024	DWG. No.	CRD/PC
ENGINEER	AS		

Attachment 5

Attachment 5

THOMSON PLANNING

PLANNING REPORT

10 Amherst Avenue, Trinity Gardens

Semi-detached Dwellings

24 April 2025

THOMSON PLANNING

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THOMSON PLANNING

1. Introduction

This report has been prepared to supplement a development application to be lodged by Progetto Design, for the construction of a pair of semi-detached dwellings on the land at 10 Amherst Avenue, Trinity Gardens.

More specifically, the application involves the construction of a pair of two storey semi-detached dwellings, replacing an existing single storey detached dwelling.

I have inspected the land and locality, reviewed the Planning and Design Code (the Code) and formed a carefully considered opinion on the extent to which the proposed development is consistent with the Code, as set out in this report.

THOMSON PLANNING

2. Proposed Development

The proposed development comprises the construction of a pair of two-storey semi-detached dwellings on the land at 10 Amherst Avenue, Trinity Gardens.

Both dwellings have 4 bedrooms, of which the master bedroom is at ground level and the remaining 3 bedrooms are at the upper level. Each dwelling has a double garage and a rear alfresco. The total floor area of each dwelling is 335m^2, of which 252m^2 is at ground level and 83m^2 is at the upper level.

The upper level is located central to the building, being set 6.5m in from the front of the building, 7.9m from the rear of the building and 3.5m in from the sides of the building. With the exception of 'flat' roofing over the outside garage spaces and courtyards, all roofing is hipped with 800mm wide eaves.

Ground level external walls are proposed to be constructed of brick and finished in a combination of face brick, painted render and stone veneer to feature walls. Upper level walls are to be of lightweight construction and finished in a combination of James Hardie Scyon 'Axent' and painted render. Each garage has two separate doors, of which one is proposed to be panel lift in a timber look and the other is proposed to be panel lift in polycarbonate or similar transparent material.

The external wall height is 3.0m at the rear, 3.3m at the front and 6.1m for the upper level. The overall height of the building is 8.5m.

The site areas and frontage widths of each dwelling are set out in Table 1 below:

Table 1. Site Areas and Frontages

	Site Area (m^2)	Frontage (m)
Dwelling 1	445	10.1
Dwelling 2	445	10.1

In addition to 2 covered car parking spaces, there are 2 uncovered spaces available in the driveway of each dwelling. Existing crossovers enable access to both dwellings. One on-street car parking space is preserved between the crossovers.

3. Subject Land and Locality

3.1. Subject Land

The subject land comprises the entirety of the allotment at 10 Amherst Avenue, Trinity Gardens, within Certificate of Title Volume 5789 Folio 425. The subject land has an area of 890m^2 and is rectangular in shape with a street frontage of 20.13m and a depth of 44.23m. The subject land has a slight slope from the back down to the front.

The subject land currently contains a single storey art deco style dwelling with extensive additions to the sides and rear. It extends to both side boundaries, including a garage on the southern boundary and bedroom on the northern boundary. A large shed located to the rear of the dwelling is also sited on the northern side boundary.

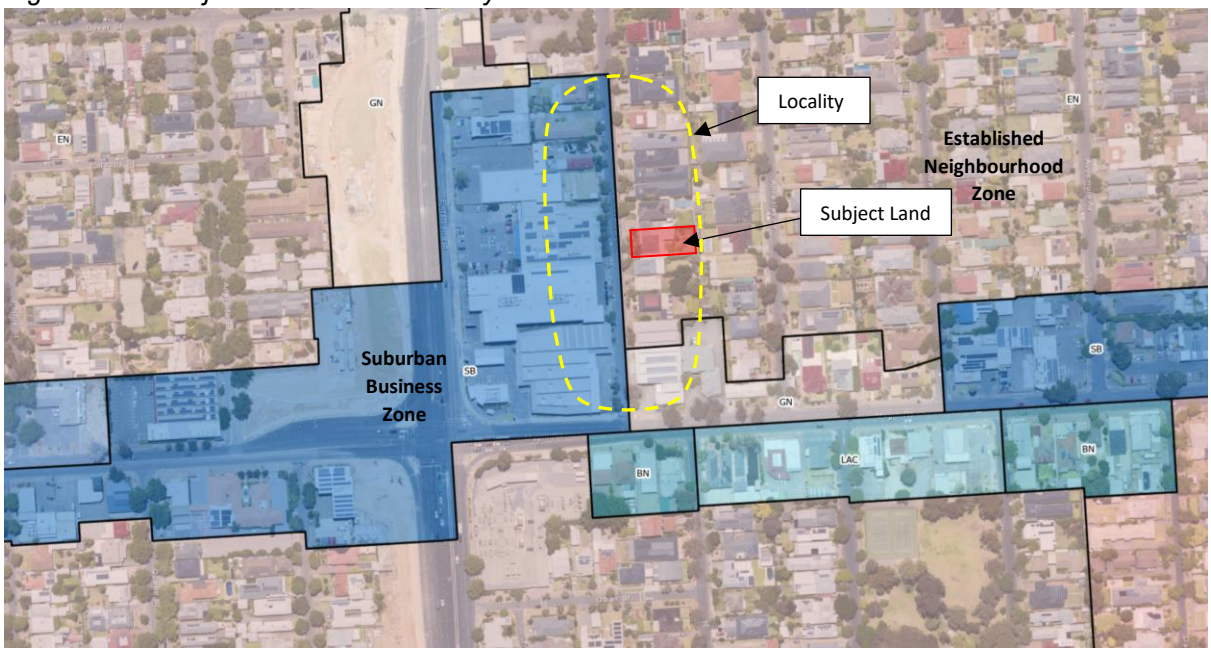
There are two driveways servicing the dwelling; one adjacent the southern boundary leading to the garage and the other adjacent the northern boundary providing on-site un-covered parking in front of the dwelling. A brick pier and plinth front fence is located between the driveways.

There are no Regulated or Significant Trees located on the subject land.

3.2. Locality

I consider the locality of the subject land to extend along Amherst Avenue to the north and south of the subject land a distance of approximately 100m. The extent of the locality is shown in Figure 1 below.

Figure 1. Subject land and locality



The locality contains a mix of commercial and residential land uses. The western side of Amherst Avenue is located in the Suburban Business Zone and includes a range of commercial uses, including a petrol filling station, bulky goods outlets (Spotlight and Office Works), a bakery, offices and a motor repair station. Directly adjacent to the subject land is the rear of Office Works, comprising a blank 37m long wall with a series of gables behind a brick fence.

The eastern side of Amherst Avenue is located in the Established Neighbourhood Zone and contains predominantly single storey detached dwellings, together with a pair of two-storey semi-detached dwellings at 20 Amherst Avenue and a two storey detached dwelling at 12 Amherst Avenue. Four of the detached dwellings in the locality, at 14a, 14b, 16a and 16b are recent 'infill' developments whereby single dwellings have been replaced by two dwellings and the land has been sub-divided.

The mix of dwelling types in the locality results in an irregular pattern of building size and spacing and a high proportion of hard paved areas for access. Combined with the dominant visual impact of the commercial buildings on the western side of the street, the locality is considered to have a moderate level of residential character and amenity.

The subject land is in close proximity to public transport, including bus services on Magill Road and Portrush Road. It is also in close proximity to local shops along Magill Road.

4. Planning & Design Code

4.1. Overview

The subject land is located in the Established Neighbourhood Zone; the Desired Outcomes of which are:

"*A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*"

"*Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers*."

The following Overlays are applicable to the subject land:

- Airport Building Heights (Regulated) (All structures over 45 metres)
- Character Area (NPSPC5)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

4.2. Public Notification

Pursuant to Table 5 - Procedural Matters – Notification, a dwelling is exempt from public notification, other than where it exceeds the height specified in DPF 4.1 or includes a boundary wall exceeding 3.2m in height (measured from the lower of natural or finished ground) or 8m in length.

The proposed dwellings are within the height criteria, as they do not exceed 2 levels.

The boundary walls do not exceed 3.2m in height measured from finished ground level or 8m in length. As such, the application is not subject to public notification.

4.3. Referrals

The application is not subject to any agency referrals.

4.4. Assessment

4.4.1. Site Dimensions

Performance Outcome 2.1 of the Established Neighbourhood Zone states:

"*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.*"

The associated Designated Performance Feature (DPF 2.1) provides a minimum site area of 500m^2 and a minimum frontage of 10m for semi-detached dwellings.

The role of Designated Performance Feature 2.1 is assist in the interpretation of PO 2.1. It identifies a standard outcome that will generally meet PO 2.1, however, it is not a policy in its own right and the fact that DPF 2.1 is not met, does not necessarily mean that PO 2.1 is not met.

The first part of PO 2.1 is redundant when assessing an application for dwellings. Clearly the sites are of suitable size and dimension to accommodate the anticipated dwelling form, because the anticipated dwelling form has been specifically designed to fit on the subject land. This part of PO 2.1 is more applicable to an application to divide land.

The second part of PO 2.1 is relevant to the proposal and seeks compatibility of allotments/sites with the prevailing development pattern in the locality. As demonstrated in Figure 2, the sites of the proposed dwellings are compatible with the prevailing development pattern in the locality. Several existing allotments/sites in the locality have the same area and frontage as those which are proposed.

Figure 2. Pattern of Sites/Allotments in the Locality

Accordingly, in my opinion PO 2.1 is met, despite the site areas being less than the standard outcome specified in DPF 2.1.

4.4.2. Site Coverage

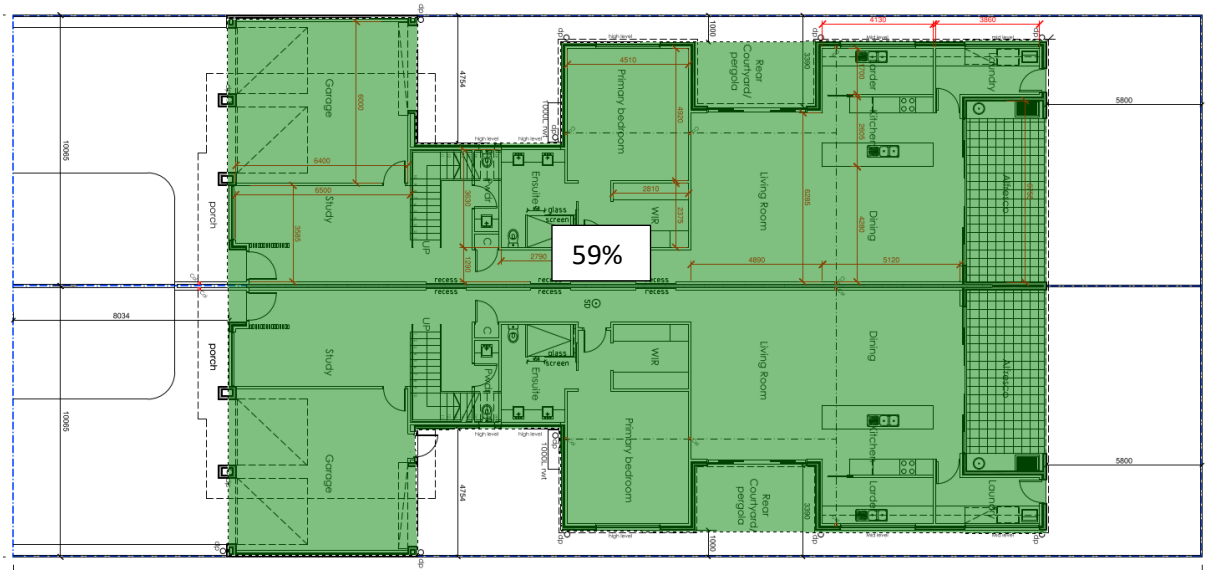
Performance Outcome 3.1 states:

"*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.*"

THOMSON PLANNING

The standard outcome provided in DPF 3.1 is for site coverage to be no greater than 50%. As shown in Figure 4 below, when calculated in accordance with the definition contained in the Code, the proposed extent of site coverage is 59%. This includes generous alfresco areas at the rear of each dwelling, such that there is unlikely to ever be a future increase in the extent of site coverage (unlike a development application which achieves the standard outcome of 50%, but does not include covered private open space).

Figure 4. Site coverage



The reasons given in PO 3.1 for limiting site coverage, relate to visual impact and access to light and ventilation. As demonstrated in Figure 5 overleaf, the proposed extent of site coverage does not result in an excessive visual impact to adjacent property occupants, nor unreasonably compromise access to light or ventilation. In fact, compared to the existing situation, the proposed development results in a reduced visual impact and greater access to light and ventilation for the most part.

Although the proposed dwellings are closer to the rear boundary than the existing dwelling, the rear setbacks exceed the standard outcome of the Code and therefore result in acceptable visual, light and ventilation impacts to the adjacent properties.

Figure 5. Siting relationship to adjacent buildings

4.4.3. Building Height

Both the Established Neighbourhood Zone and the Character Area Overlay contain policies dealing with building height. As overlay policies take precedence over zone policies to the extent of any inconsistency, the most relevant policy is Performance Outcome 2.2 of the Character Area Overlay, which states:

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

As noted in the Character Area Statement for the Trinity Gardens/St Morris area (NPSP-C5), the prevailing building height in the character area is single storey. Although some two storey buildings exist within the part of the locality within the Character Area Overlay, the predominant height is single storey.

Performance Outcome 2.2 needs to be considered in the context of the policy intent of the overlay, as expressed in Desired Outcome 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*."

In short, the Character Area Overlay is concerned with streetscape outcomes. Therefore, PO 2.2 is concerned with the height of buildings as they appear in the streetscape.

The proposed building presents to the street in single storey form, with the upper level being set 6.5m further back. Although visible from the street, the upper level will be a recessive visual element in the streetscape.

Performance Outcome 2.2 also needs to be considered in the context of the locality. In particular, the overtly two storey dwelling on the adjoining property to the north, combined with the commercial buildings on the western side of the street, provide a context within which some visibility of a recessive two storey element is acceptable.

4.4.4. Primary Street Setback

Performance Outcome 2.4 of the Character Area Overlay states:

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

Figure 6 shows the pattern of street setbacks in the locality. The red line represents a setback distance of 8.0m, as per the proposed setback, while the yellow line is the trend line of setbacks on the eastern side of the street.

The proposed street setback is consistent with the prevailing front setback pattern in the character area part of the locality and assists in maintaining the prominence of the row of original cottages to the south, which are closer to the street.

Figure 6. Street Setback Pattern

4.4.5. Boundary Walls

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.*"

The associated standard outcome contained in DPF 7.1, is for dwellings to not incorporate side boundary walls.

In the case of the proposal, PO 7.1 is achieved despite being inconsistent with DPF 7.1, because the proposed extent of boundary walls is less than the current situation, so any visual and/or overshadowing impacts will actually be lessened by the proposal.

4.4.6. Side Boundary Setbacks

Performance Outcome 8.1 of the Established Neighbourhood Zone states:

"*Building walls 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."

The associated standard outcome contained in DPF 8.1, is for there to be a setback from side boundaries of at least 1m at ground level and 3m at the upper level.

With the exception of the boundary garage walls, the proposal accords with DPF 8.1, with ground level setbacks of 1m and upper level setbacks of 4.5m.

With respect to the impact of the 'boundary-to-boundary' nature of the proposal on the established character of the locality, the fact that the existing dwelling on the subject land also extends to both side boundaries means that the impact would be minimal. Also relevant is the broader context of the locality, in which the expansive commercial buildings on the western side of the street have a significant bearing on streetscape character.

4.4.7. Rear Setback / Private Open Space

The proposed rear setbacks of 5.8m to the ground level and 13.7m to the upper level, exceed the standard outcome specified in DPF 9.1 of 4m for the first building level and 6m for any second building level.

The resultant amount of private open space at the rear of each dwelling, of 78m^2, exceeds the standard outcome specified in *Table 1 – Private Open Space* for dwellings on sites with a size of more than 301m^2 (ie. 60m^2).

4.4.8. Garaging Appearance and Driveways

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 associated standard outcomes specified in DPF 10.1 is for garages to be:

a) set back at least 0.5m behind the building line of the associated dwelling
b) 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.

The proposed garage doors occupy 50% of the site frontage of each dwelling. The visual impact of the garage doors from the street has been managed in a number of ways. The 'inside' garage doors are under the main hipped roof and comprise large horizontal panels of transparent polycarbonate and reflect the proportions of the adjacent window of the study area. The 'outside' garage doors are under a lower 'flat' roof form and comprise a more traditional style timber-look panel lift door. The resultant impression given, is that the inside garage doors are integral to the dwelling and akin to a living room window, while the outside garage doors are clearly garage doors. In my opinion, the design satisfies PO 10.1.

Performance Outcome 6.1 of the Character Area Overlay states:

"*The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area*."

As a result of the extensive amount of redevelopment within the locality, particularly to the north of the subject land, driveways are a relatively prominent feature of the streetscape. In particular, the frontages of the dwellings at 12, 14a, 14b, 16a and 16b are all dominated by wide driveways. In this context, I consider that PO 6.1 is satisfied.

4.4.9. Design and architectural detailing

Performance Outcome 2.3 of the Character Area Overlay states:

"*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*."

Similarly, 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*."

With both dwellings contained under a common hipped roof and 3.3m high walls, the proposed building has the overall proportions of a traditional single storey dwelling. The cantilevered canopy across the front of the building is a contemporary interpretation of a traditional verandah. In my opinion the proposal accords with PO 2.3 an 10.2.

4.4.10. Soft Landscaping

A total area of soft landscaping of 82m^2 is proposed for each dwelling, equating to 18.4% of the area of the subject land. This is slightly inconsistent with the standard outcome of 20% specified in part a of DPF 22.1 of the Design in Urban Areas module of the General Development Policies, for sites with an area of between 200m^2 and 450m^2. Part b is satisfied, as more than 30% of the land between the primary street boundary and the building line comprises soft landscaping (31% proposed).

4.4.11. Car Parking, Access and Manoeuvrability

The proposed covered and uncovered car parking spaces all meet or exceed the minimum dimensions specified in DPF's 23.1 and 23.2 of the Design in Urban Areas module.

As existing driveway crossovers are proposed to be used, the proposal does not conflict with street trees or other Council infrastructure.

An on-street car parking space with a length in excess of 5.4m is preserved between the crossovers of Dwellings 1 and 2, consistent with DPF 23.6 of the Design in Urban Areas module.

4.4.12. Front Elevation / Outlook

Consistent with DPF 17.1 and 18.1 of the Design in Urban Areas module, each dwelling includes at least one window with an aggregate window area of at least 2m^2 facing the primary street, from a habitable room.

Consistent with DPF 17.2 of the Design in Urban Areas module, each dwelling has an entry door visible from the primary street boundary.

4.4.13. Overlooking and Overshadowing

Consistent with DPF 10.1 of the Design in Urban Areas module, all upper level windows which do not face the street have a sill height of at least 1.5m above floor level (1.7m is proposed).

The proposal will not result in excessive overshadowing impacts to the dwelling to the south, due to the fact that the extent of development on the boundary is being reduced compared to the existing situation and the proposed upper level is modest in size and set back from the boundary a greater distance than the standard outcome specified in DPF 8.1 for the Established Neighbourhood Zone.

THOMSON PLANNING

5. Conlusion

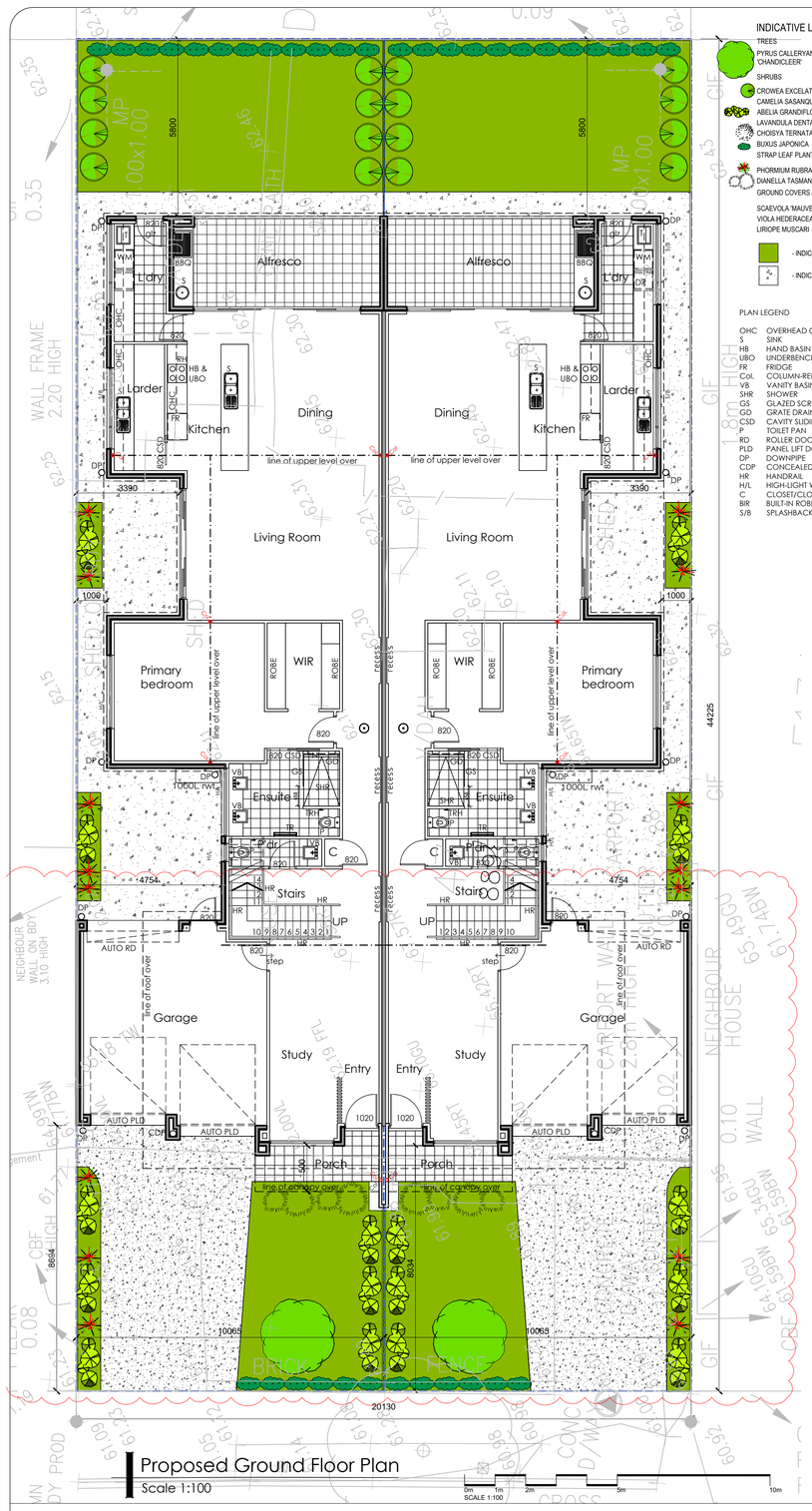
The proposed development is a sympathetic infill development in an area of the Established Neighbourhood Zone which, although covered by the Character Area Overlay, has inconsistent character, influenced by adjacent commercial development and several other recent infill developments.

In this context, I consider that the proposal is sufficiently consistent with the Code, despite being inconsistent with some of the designated performance features of the Code, including site area, site coverage and boundary walls. These designated performance features are not policy and in my opinion there are good reasons, specific to the site and locality, as to why the relevant associated performance outcomes are achieved.

The proposed dwellings make efficient use of the site areas available and are able to do so without adversely impacting on the streetscape character or adjoining owner amenity, due to circumstances outlined in this report. The dwellings have been designed having appropriate regard to the prevailing characteristics of buildings in the locality.

In my opinion the proposed development is appropriate to its context and sufficiently accords with the Planning and Design Code to merit Planning Consent.

Mark Thomson
Director
THOMSON PLANNING



Proposed Ground Floor Plan
Scale 1:100

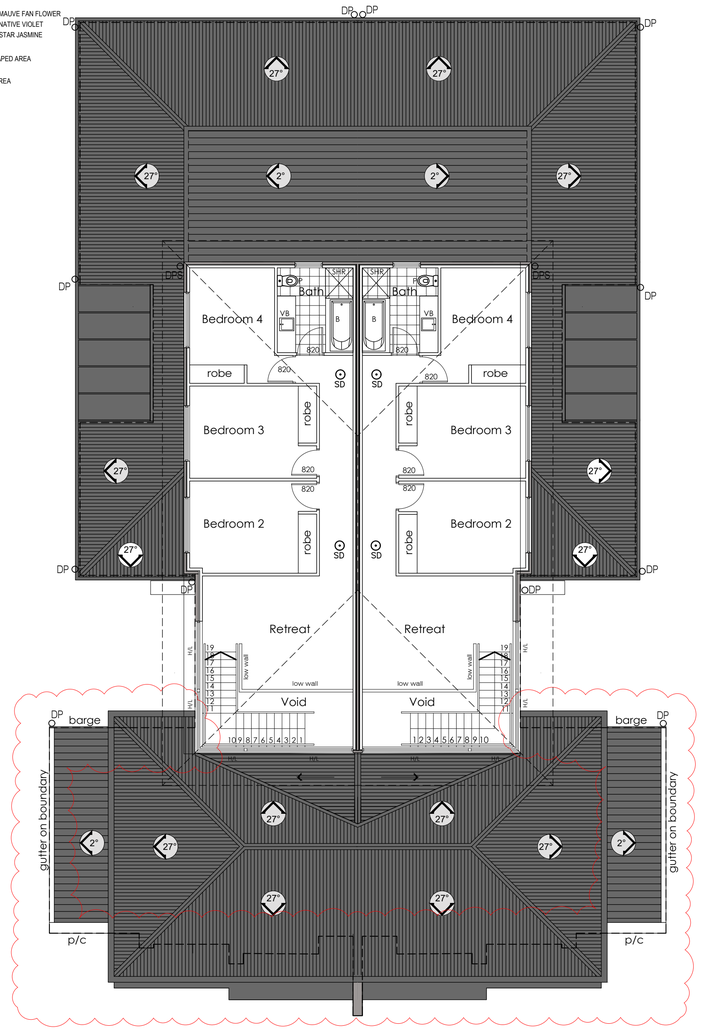
INDICATIVE LANDSCAPING SCHEDULE

	COMMON NAMES	HEIGHT
TREES		
PYRUS CALLERYANA 'CHANDICLEER'	ORNAMENTAL PEAR	5.0 - 6.0m
SHRUBS		
CROWEA EXCELATA	PINK CROWEA	1.0m
CAMELIA SASANQUA	SASANQUA CAMELIA	2.0 - 2.5m
ABELIA GRANDIFLORA NANA	DWARF ABELIA	
LAVANDULA DENTATA	FRENCH LAVANDER	1.0m
CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	0.8 - 1.0m
BUXUS JAPONICA	JAPANESE BOXED HEDGE	0.4 - 1.5m
STRAP LEAF PLANTS		0.5 - 0.8m
PHORMIUM RUBRA	DWARF PURPLE NZ FLAZ	0.5 - 0.8m
DIANELLA TASMANICA	FLAX LILY'DIANELLA TASMANICA	0.5 - 0.8m
GROUND COVERS AND GRASSES		
SCAEVOLA 'MAUVE'	MAUVE FAN FLOWER	
VIOLA HEDERACEA	NATIVE VIOLET	
LIRIOPE MUSCARI	STAR JASMINE	

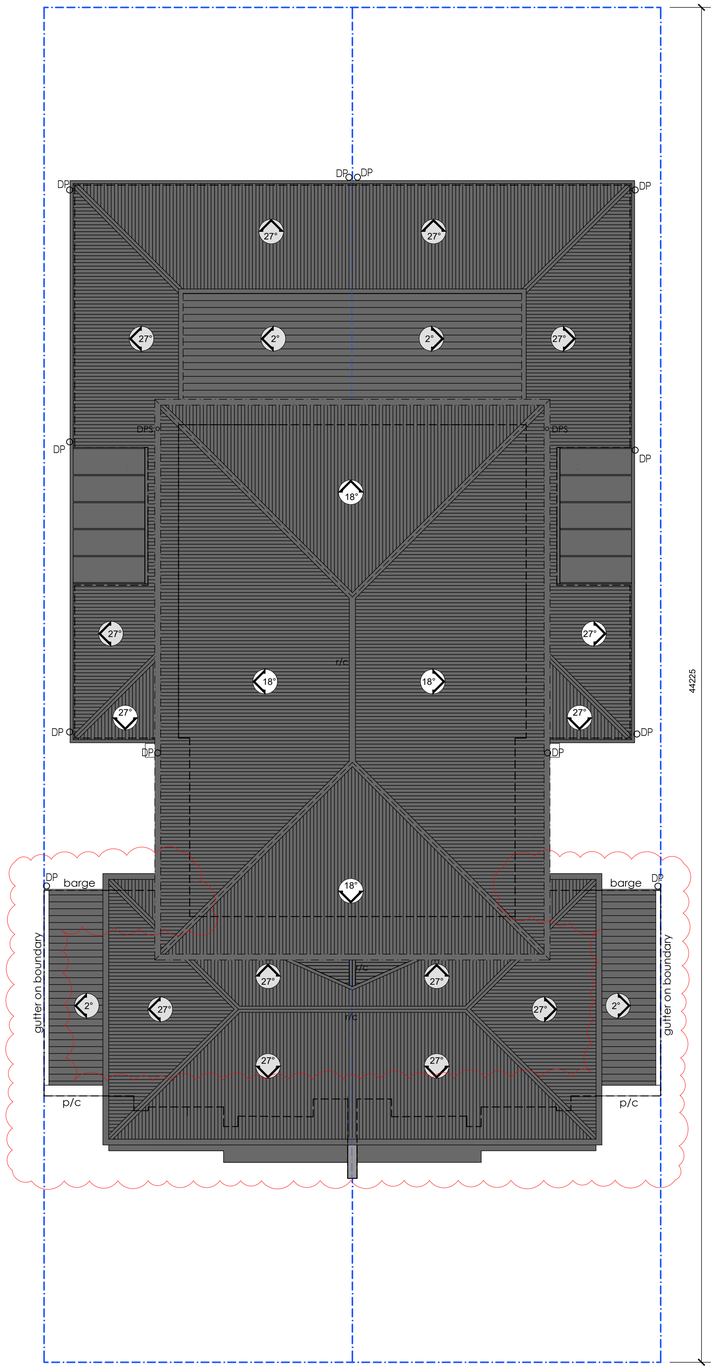
- INDICATIVE LANDSCAPED AREA
- INDICATIVE PAVED AREA

PLAN LEGEND

OHC	OVERHEAD CUPBOARDS
S	SINK
HB	HAND BASIN
UBO	UNDERBENCH OVEN
FR	FRIDGE
Col.	COLUMN-REFER ENG'R
VB	VANITY BASIN
SHR	SHOWER
GS	GLAZED SCREEN
GD	GRATE DRAIN
CSD	CAVITY SLIDING DOOR
P	TOILET PAN
RD	ROLLER DOOR
PLD	PANEL LIFT DOOR
DP	DOWNPIPE
CDP	CONCEALED DOWNPIPE
HR	HANDRAIL
H/L	HIGH-LIGHT WINDOW
C	CLOSET/CLOAK ROOM
BIR	BUILT-IN ROBE
S/B	SPLASHBACK



Proposed First Floor Plan
Scale 1:100



Proposed Roof Plan
Scale 1:100

ROOF LEGEND/NOTES:

RWH	SELECTED 'FIELDERS' OR EQUAL RAINWATER HEAD, COLORBOND FINISH, - OVER FLOW PROVISION
DP	90MM ROUND PAINTED PVC DOWNPIPES
DPS	90MM ROUND PAINTED PVC D.PIPE SPREADER TO LOWER ROOF
b/g	450 WIDE x 120 DEEP COLORBOND BOX GUTTERS. WITH 1:100 GRADED FALL. ARROWS INDICATE DIRECTION OF FALL.
p/c	COLORBOND PARAPET CAPPING IN ACCORDANCE WITH PART 7.5.8 OF ABCB PROVISIONS
sump	COLORBOND SUMP WITH DRAINAGE & HIGH CAPACITY OVERFLOW PROVISION
r/c	RIDGE CAPPING AS REQUIRED
2°	COLORBOND KLIPLOK OR SIMILAR SHEETING AT 2° ROOF PITCH. ARROW INDICATES DIRECTION OF FALL.
18° 27°	COLORBOND CORRGUATED CUSTOMM ORB ROOF OR SIMILAR SHEETING AT 18° OR 27° ROOF PITCH. ARROW INDICATES DIRECTION OF FALL.

PROVIDE FLASHINGS, SEAL AND ADEQUATELY FLASH ALL PENETRATIONS, JUNCTIONS AND JOINTS.

INSTALL ROOF DECK, FLASHINGS AND FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND DETAILS TO ENSURE A NEAT WEATHER TIGHT ROOF.

BOX GUTTER SYSTEM TO BE IN ACCORDANCE WITH AS/NZS 3500.3

COLORBOND PARAPET CAPPING TO THE TOP OF ALL PARAPET WALLS IN ACCORDANCE WITH PART 7.5.8 OF ABCB PROVISIONS

ALL EXTERNAL, EXPOSED FLASHINGS TO HAVE A COLORBOND FINISH.

CO-ORDINATE INSTALLATION OF ROOF CLADDING WITH ALL SERVICES TO ALLOW FOR ANY PENETRATIONS.

ALL GUTTERS AND DOWNPIPES TO COMPLY WITH TABLE 7.4.4A AND TABLE 7.4.4B OF THE NCC AND AS 3500.3

REFER TO ENGINEERS DETAILS FOR ALL STORM WATER CALCULATIONS AND DP LOCATIONS

WHERE EXHAUST FANS ARE VENTILATED TO ROOF SPACE, ROOF SPACE TO BE VENTILATED AS PER NCC 3.8.7.4

ALL ROOF SARKING MATERIAL TO HAVE A FLAMMABILITY INDEX NOT GREATER THEN 5.

SARKING TO COMPLY AND BE INSTALLED IN ACCORDANCE WITH AS/NZS4200.1 & 2

PARAPET CONSTRUCTION - METAL CAPPING AND SARKING BEHIND CLADDINGS AND CAPPING - BCA-P2.2.2

SCHEDULE OF AREAS

	GROUND LIVING	GARAGE	ALFRESCO	UPPER LIVING	TOTAL	GARDEN	L/S %
PLOT 1	187M²	43M²	21M²	83M²	334M²	92M²	20.7%
PLOT 2							
445M²	187M²	43M²	21M²	83M²	334M²	92M²	20.7%

ISSUE	DATE	AMENDT
B1	24/04/25	ADJUSTMENT GARAGE B'DRY WALL/GUT., UPDATED SURVEY
B	30/01/25	AMEND GARAGE SETBACK & FRONT CANOPY, ADJUSTMENT
A	11/11/24	AMEND/ADD LANDSCAPING & NOTES

PROGETTO DESIGN

683 LOWER NORTH EAST RD,
PARADISE S.A. 5075
TEL. (08) 8365 2744 OR
0418833823
FAX. (08) 8365 4430

DRAWING TITLE: PROPOSED PLANS

PLANNING

PROJECT
NEW DWELLING

CLIENT
ENZO TINTARO

ADDRESS
10 AMHERST AVENUE
TRINITY GARDENS

DRAWN:
DATE: OCTOBER 2024
SCALE: AS SHOWN
SHEET SIZE: A1 -

DRAWING NO: 24.08.053.001

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS.

CAD REF
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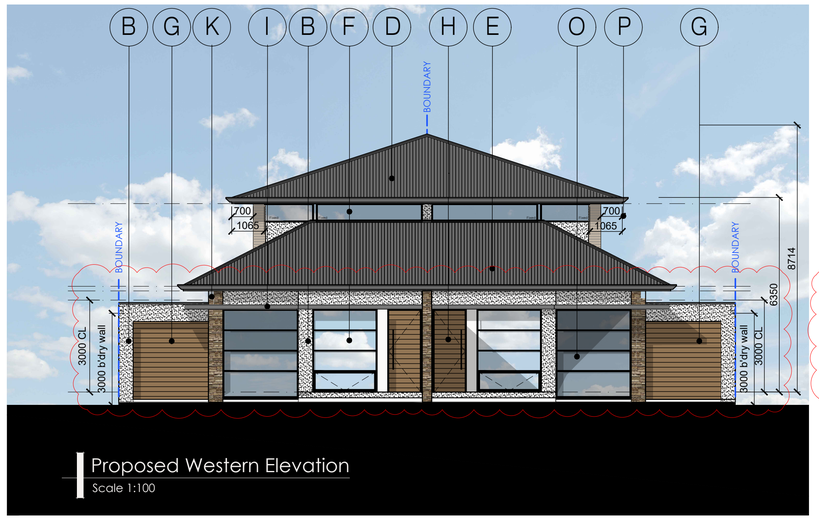
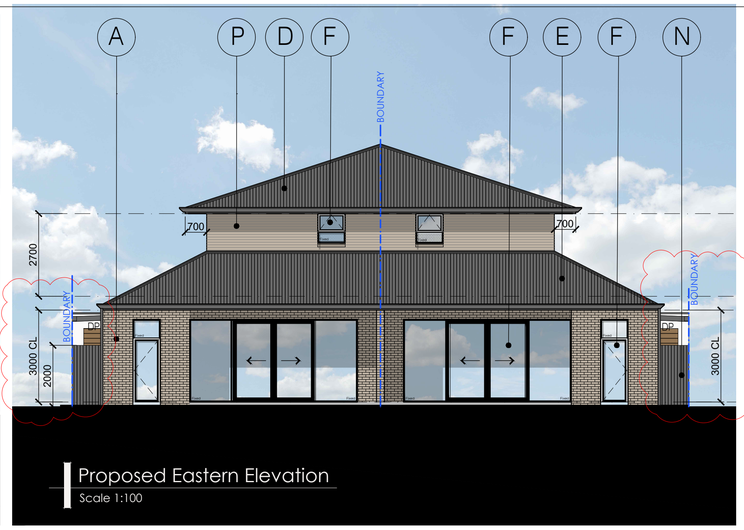
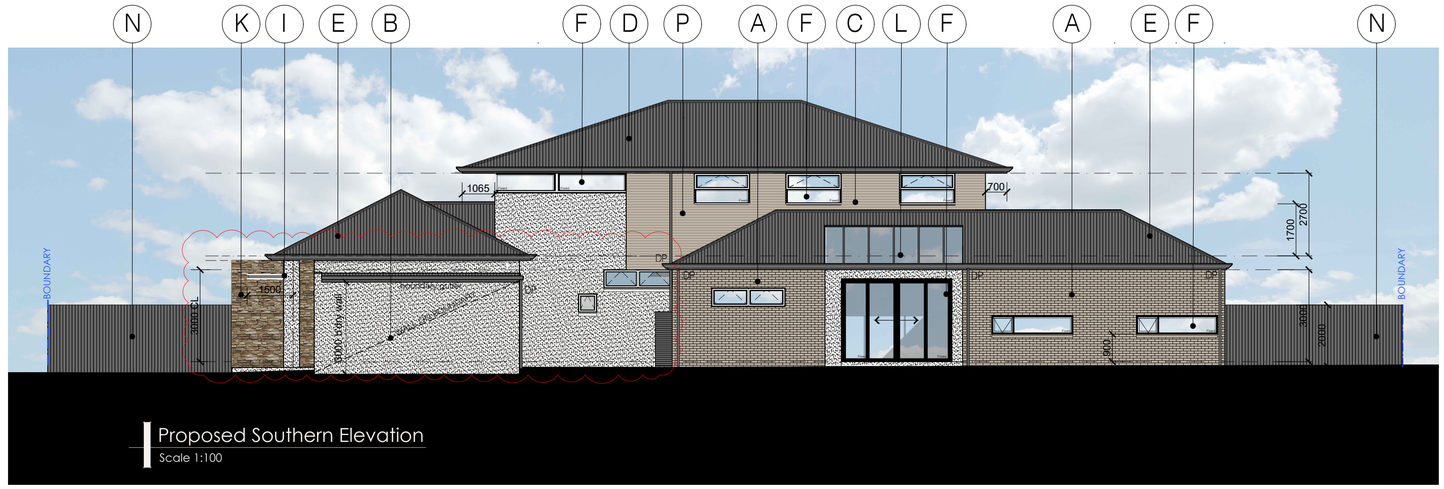


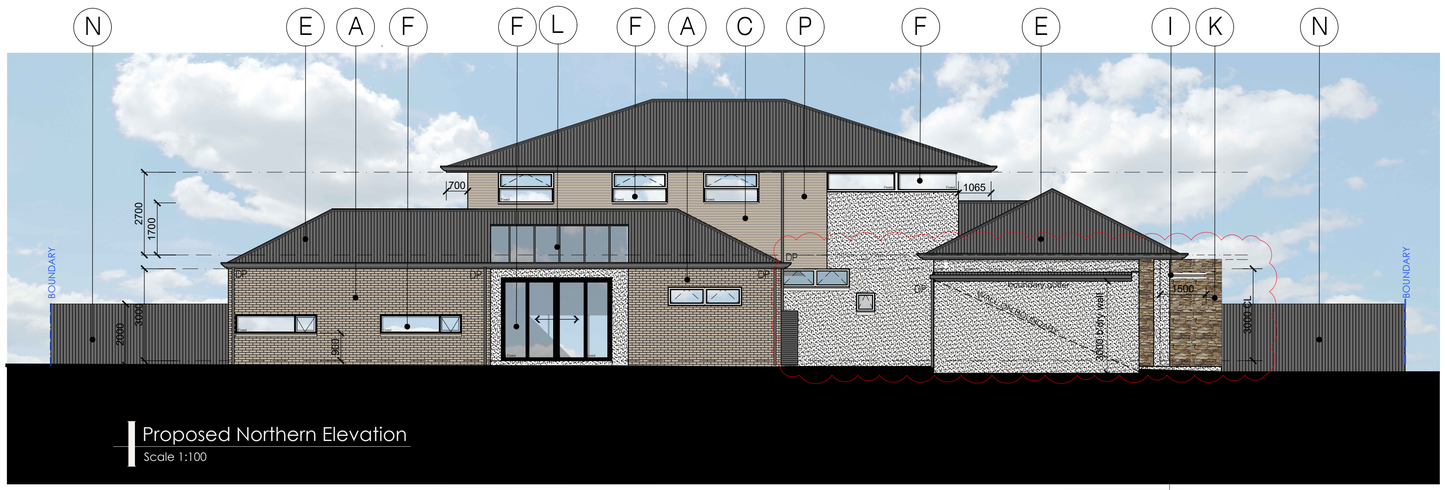
Proposed Western Elevation
Scale 1:100



Proposed Eastern Elevation
Scale 1:100



Proposed Southern Elevation
Scale 1:100



Proposed Northern Elevation
Scale 1:100

EXTERNAL FINISHES

- **A. WALLS:** Brick veneer to approved sample.
- **B. WALLS:** Rendered brickwork colour ref Dulux 'Hog Bristle'.
- **C. UPPER LEVEL WALLS:** Leightweight wall constructionrender finish color TBA.
- **D. ROOF:** Custom Orb corrugated sheeting @ 18 degrees color ref slate Grey.
- **E. ROOF:** Custom Orb corrugated sheeting @ 27 degrees color ref slate Grey.
- **F. WINDOWS:** Aluminium framed glazed windows Colour ref: Matt Black.
- **G. GARAGE DOORS:** B and D or similar panel lift door model 'Seville' or equivalent timber look.
- **H. FRONT DOOR:** Western red cedar.
- **I. CANOPY:** Exposed steel profile paint finish colour ref: Charcoal.
- **J. GUTTERS:** Colour ref: Colourbond 'Slate Grey'.
- **K. FEATURE STONE WALL:** Selected stone to approved sample.
- **L. SLATTED TIMBER DETAIL:** Translucent roof sheet (profile to match main roof).
- **M. WELL ROOF:** High profile sheeting @ min 2° colour ref: Colourbond 'Slate Grey'.
- **N. FENCE:** 2.000m high good neighbour colourbond fence colour ref: Colourbond 'Slate Grey'.
- **O. GARAGE DOOR:** B and D or similar panel lift door transparent in polycarbonate or similar.
- **P. CLADDING:** JamesHardie Axent trim 89mm. paint finish Colour ref: Dulux Weathershield 'Chinchilla Chenille'.

ISSUE	DATE	AMEND'T
B1	24/04/25	ADJUSTMENT GARAGE B'DRY WALL/GUT., UPDATED SURVEY
B	30/01/25	AMEND GARAGE SETBACK & FRONT CANOPY, ADJUSTMENT
A	11/11/24	AMEND/ADD LANDSCAPING & NOTES

PROGETTO DESIGN
683 LOWER NORTH EAST RD,
PARADISE S.A. 5075
TEL. (08) 8365 2744 OR
0418833823
FAX. (08) 8365 4430

DRAWING TITLE: PROPOSED ELEVATIONS

PLANNING

PROJECT
NEW DWELLING

CLIENT
ENZO TINTARO

ADDRESS
10 AMHERST AVENUE
TRINITY GARDENS

DRAWN:
DATE: OCTOBER 2024
SCALE: AS SHOWN
SHEET SIZE: A1 -

DRAWING NO: 24.08.053.002

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ISSUE	DATE	AMEND'T
B1	24/04/25	ADJUSTMENT GARAGE B'DRY WALL/GUT., UPDATED SURVEY
B	30/01/25	AMEND GARAGE SETBACK & FRONT CANOPY, ADJUSTMENT
A	11/11/24	AMEND/ADD LANDSCAPING & NOTES

PROGETTO DESIGN

683 LOWER NORTH EAST RD,
PARADISE S.A. 5075
TEL. (08) 8365 2744 OR
0418833823
FAX. (08) 8365 4430

DRAWING TITLE: PROPOSED STREETSCAPE

PLANNING

PROJECT
NEW DWELLING

CLIENT
ENZO TINTARO

ADDRESS
10 AMHERST AVENUE
TRINITY GARDENS

DRAWN:
DATE: OCTOBER 2024
SCALE: 1:75
SHEET SIZE: A1 -

DRAWING NO: 24.08.053.003

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CITY OF NORWOOD, PAYNEHAM AND ST PETERS

IDENTIFICATION AND DETAIL SURVEY

ALLOTMENT 47 IN D1143

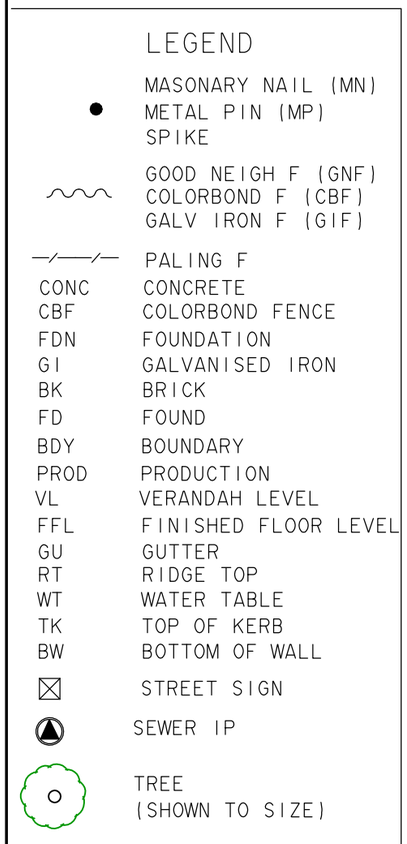
HUNDRED OF ADELAIDE

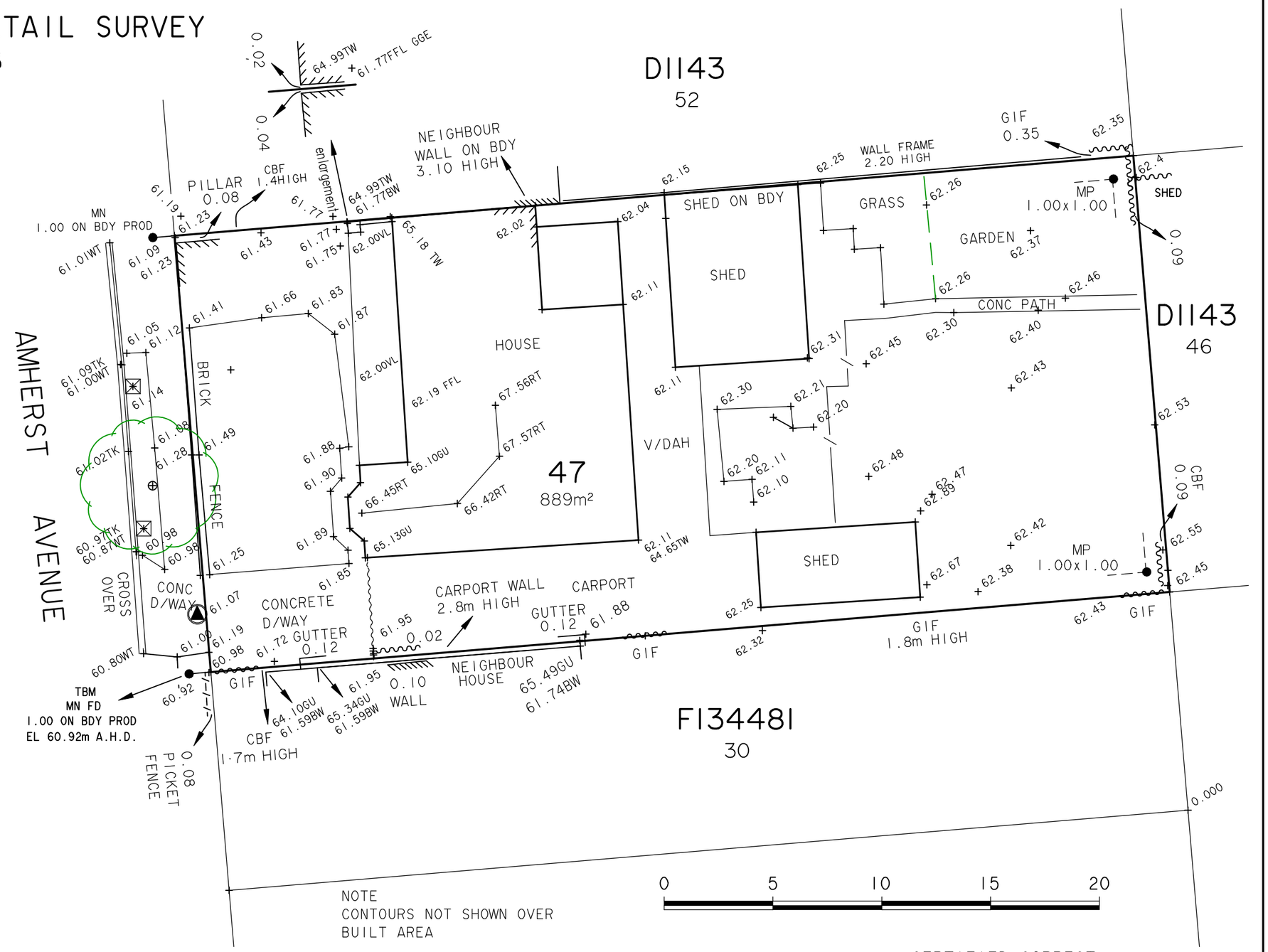
in the area named

TRINITY GARDENS

#10 AMHERST AVENUE

CT VOL 5789 FOL 425





NOTE
CONTOURS NOT SHOWN OVER BUILT AREA

kp Surveys
LICENSED SURVEYORS & DEVELOPMENT CONSULTANTS
64 GLADSTONE ROAD, NORTH BRIGHTON, SA, 5048
Ph/Fax (08) 8298 4130 Mob 0411 111 805
FILE K1618.E3315 VERSION 1.03
DWG No 1DDT 01 DATE 17/4/2025

MAJOR & MINOR LAND DIVISIONS
COMMUNITY TITLE LAND DIVISION
BOUNDARY IDENTIFICATION SURVEYS
TOPOGRAPHIC/DETAIL/SETOUT SURVEYS
LEASE PLANS
SCANNING/DRONE PHOTOGRAMMETRY

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 RE-SURVEY OF ADJOINING LANDS OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION HEREON

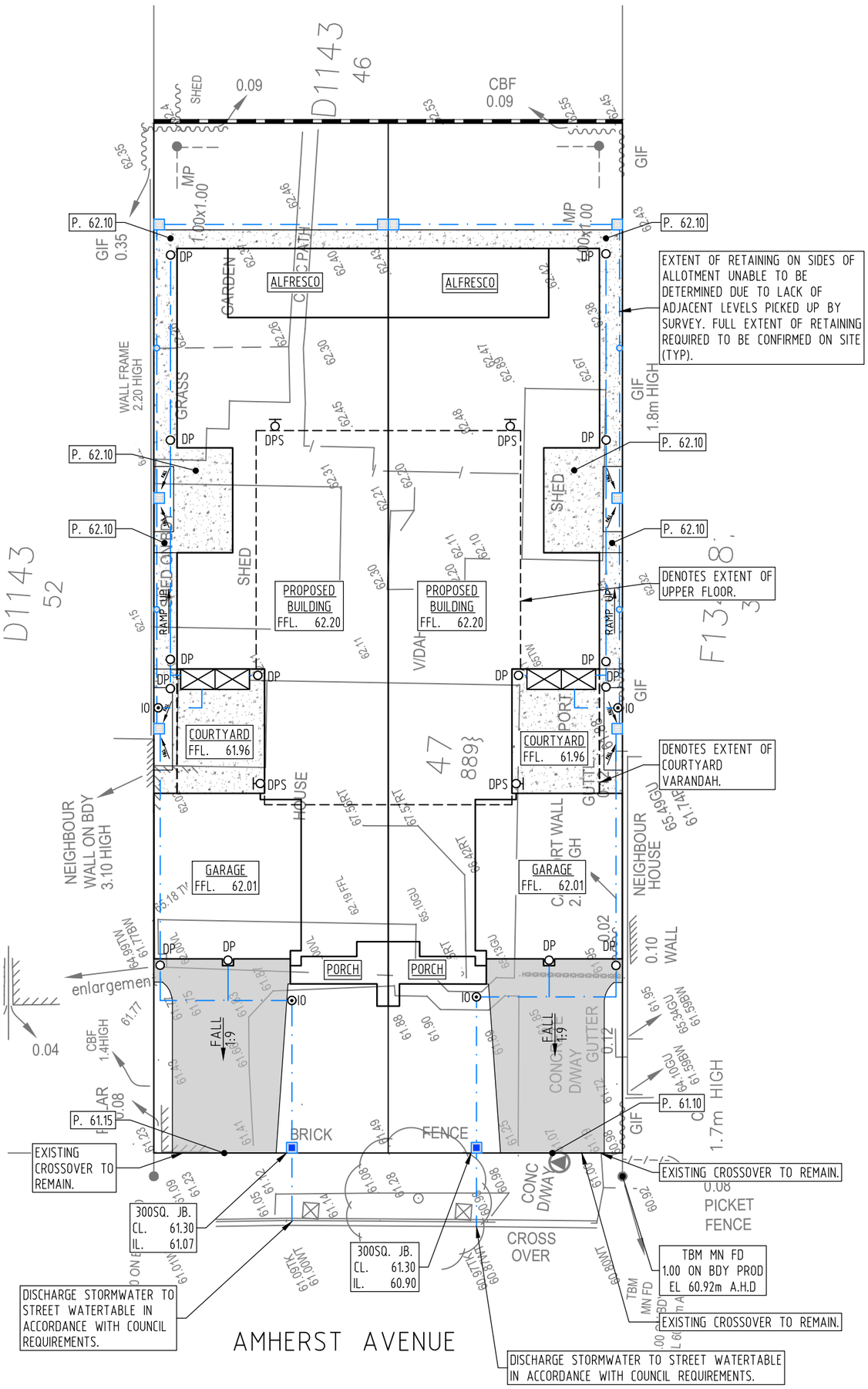
CERTIFIED CORRECT

17/4/2025

LICENSED SURVEYOR DATE

DATE OF FIELD WORK 2/12/2024

DENOTES COMBINATION RETENTION AND DETENTION TANK. UPPER TANK TO BE 1,000L (MIN) DETENTION TANK WITH 20-25mm DIAMETER SLOW RELEASE ORIFICE. LOWER TANK TO BE 4,000L (MIN) RETENTION TANK CONNECTED INTO ONE W.C. AND EITHER LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE. TANK IS TO BE CONNECTED TO 60% OF ROOF AREA. SHAPE AND LOCATION OF TANK ARE INDICATIVE ONLY. TO BE CONFIRMED PRIOR TO INSTALLATION.



SURVEYED: BY OTHERS

LEGEND

- SELECTED VEHICULAR CONCRETE
- SELECTED PEDESTRIAN CONCRETE
- x 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- STORMWATER PIPE 0.5% MIN U.N.O.
- STORMWATER PIPE (SEALED) U.N.O.
- DP — SELECTED DOWNPIPE
- IO — SURFACE INSPECTION OPENING
- DPS — SELECTED SPREADER DOWNPIPE
- (GIP) ø90 GRATED INLET PIT
- (GS) 300SQ. GRATED SUMP (UNO)
- (JB) 300SQ. JUNCTION BOX (UNO)
- CONCRETE UPSTAND (500 MAX)
- 99.89 — DESIGN LEVEL
- T.K. — TOP OF KERB.
- W.T. — WATER TABLE.
- P. — PAVEMENT.
- T.R.W. — TOP OF RETAINING WALL.
- B.R.W. — BOTTOM OF RETAINING WALL. (PAV. / GROUND LEVEL)
- C.L. — COVER LEVEL
- I.L. — INVERT LEVEL
- F.F.L. — FINISHED FLOOR LEVEL
- B.L. — BENCH LEVEL
- N.S. — NATURAL SURFACE LEVEL

NOTES

1. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER ARE REQUIRED FOR THIS SITE.
2. PATH LEVEL AT FLOOD GULLY TO BE A MINIMUM OF 165mm BELOW FINISHED FLOOR LEVEL.
3. PROVIDE 150mm COVER TO STORMWATER PIPES UNLESS IT IS LIKELY TO BE SUBJECT TO VEHICULAR LOADING, IN WHICH CASE 300mm COVER IS REQUIRED, OR ENCASE PIPE IN 100mm THICK CONCRETE.
4. THIS IS AN ENGINEERING SURVEY PLAN AND SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
5. ALL STORMWATER AND/OR OTHER SERVICE CONNECTION POINTS ARE TO BE LOCATED AND CONFIRMED BY THE BUILDER/CONTRACTOR PRIOR TO THE COMMENCEMENT OR SITEWORKS.
6. THE NOMINATED FINISHED FLOOR LEVEL SHALL BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION TO ENSURE MINIMUM SEWER FALLS CAN BE ACHIEVED, THIS OFFICE SHALL BE NOTIFIED IF ANY ADJUSTMENT TO THE FLOOR LEVEL IS REQUIRED.
7. EXISTING STRUCTURES AND TREES TO BE REMOVED HAVE NOT BEEN SHOWN FOR CLARITY. REFER TO CRL FOR PRE-CONSTRUCTION SITE FEATURES.
8. PRE-WETTING OF SITE IN MANDATORY PRIOR TO CONSTRUCTION.

No.	REVISION	DRAWN	CHECK'D	DATE
PC	FOR PLANNING APPROVAL	AS	-	24.04.25
PB	FOR PLANNING APPROVAL	AS	-	24.04.25
PA	FOR PLANNING APPROVAL	JGI	AS	12.12.24

SITE

PROPOSED RESIDENCE
AT: 10 AMHERST AVENUE
TRINITY GARDENS
FOR: ENZO TINTARO

TITLE

DRAINAGE PLAN

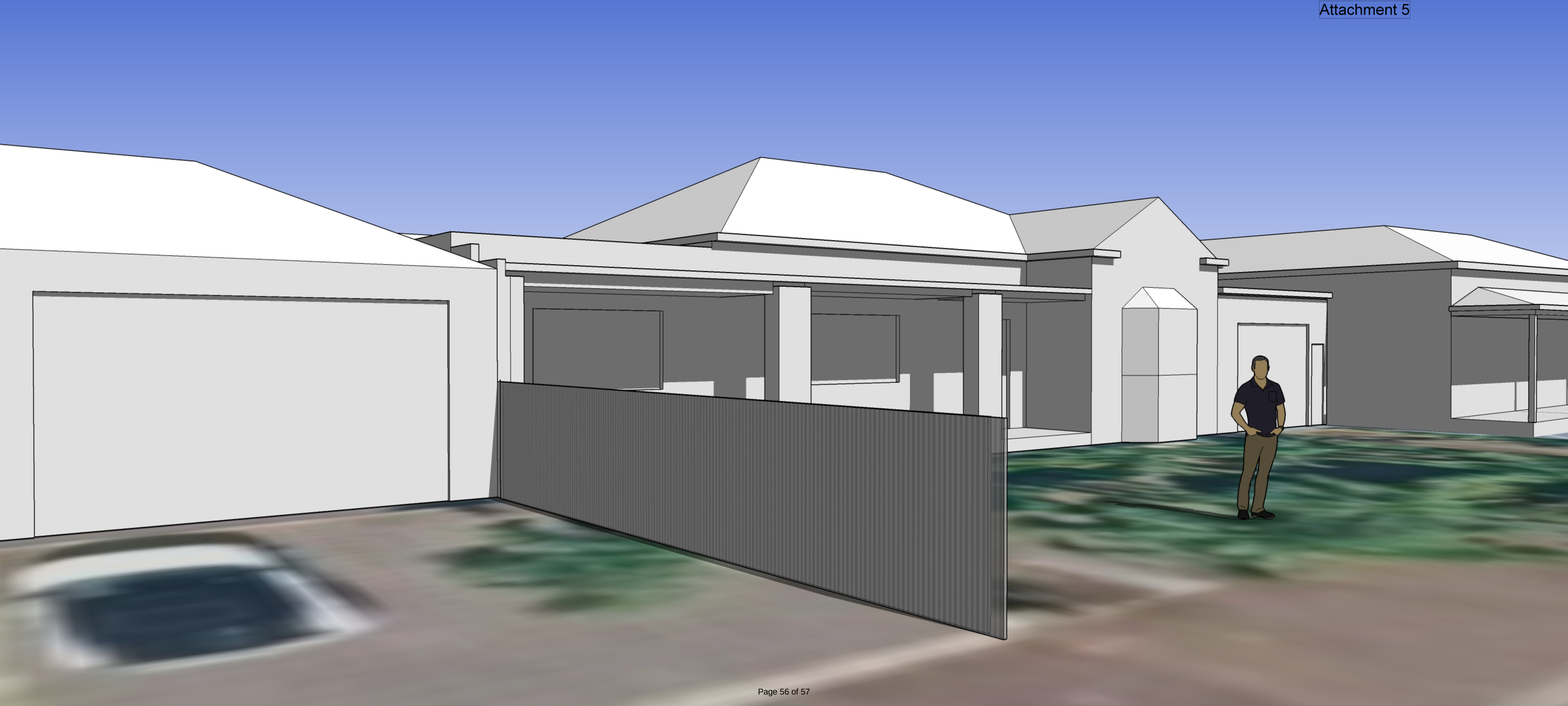
Civil – Structural
Environmental – Geotechnical
Mechanical – Electrical
Fire – Hydraulics
Lifts – Green ESD

Level 6, 100 Pirie Street
Adelaide SA 5000
Telephone 08 8238 4100
Facsimile 08 8410 1405
Berri Office: 29 Vaughan Terrace,
Berri SA 5343

SCALES	1:200 @A3	JOB No.	2411084
DRAWN	JGI		
DATE	12.12.2024	DWG. No.	CRD/PC
ENGINEER	AS		

3.2M MAX. BOUNDARY WALL
(CURRENTLY AT 3.05M HIGH)
8.695M TO
FRONT BOUNDARY
10.065M
BOUNDARY

3.2M MAX. BOUNDARY WALL
(CURRENTLY AT 3.05M HIGH)
8.695M TO
FRONT BOUNDARY
10.065M
BOUNDARY



3.2M MAX. BOUNDARY WALL
(CURRENTLY AT 3.05M HIGH)
8.695M TO
FRONT BOUNDARY
10.065M
BOUNDARY

8. ERD COURT APPEALS

9. OTHER BUSINESS

9.1 COUNCIL ASSESSMENT PANEL DELEGATONS UPDATE

REPORT AUTHOR:	Geoff Parsons – Manager, Development & Regulatory Services / Assessment Manager
CONTACT NUMBER:	(08) 8366 4567
FILE REFERENCE:	fA40888
ATTACHMENTS:	**A – Updated Instrument C** and **B – Superseded Instrument C**

PURPOSE OF REPORT

The Panel is assigned as a relevant authority in its own right under the *Planning, Development and Infrastructure Act 2016 (PDI Act)*. In the exercise of its duties, the Panel has delegated to the Assessment Manager specific duties and powers on its behalf. Delegations enhance the decision-making processes and allow nominated matters to be resolved efficiently and effectively without the need for the Panel's consideration.

The current City of Norwood Payneham & St Peters Council Assessment Panel delegations were adopted by the Panel at its meeting held on 10 February 2021. They have not been reviewed since that time.

Given the changing nature of legislation and associated instruments (such as Practice Directions), together with a change to the composition of the Panel, it is timely to review the delegations and ensure they remain fit-for-purpose.

BACKGROUND

Section 102(1) of the PDI Act provides the power to assess a development against, and grant or refuse a consent in respect of, the relevant provisions of the Planning Rules. The Council Assessment Panel is the relevant authority for all Development Applications requiring public notification.

A copy of the current delegations endorsed by the Panel at its meeting held on 10 February 2021 is provided for in **Attachment B**. To avoid doubt, a watermark has been added to this version which states *"To Be Superseded"*.

The current delegations show that each power able to be delegated by the Panel to the Assessment Manager, has been delegated, with one exemption:

5.1.1 This delegation is limited to applications other than those where one or more persons have made a valid representation expressing opposition to the application being granted planning consent and those persons remain opposed, despite any attempt made to resolve their concerns.

To be put another way, the Panel has delegated all decisions associated with the assessment and decision making of Development Applications requiring public notification to the Assessment Manager, other than the decision to grant or refuse Planning Consent in respect of Applications where representors are (and remain) opposed.

The above-mentioned limitation on the delegations does not mention whether a person wishes to be heard or otherwise, it is solely based upon whether valid representations are received and whether they are opposed.

DISCUSSION

While the current delegations have functioned without serious issue or complaint, it is considered there is an opportunity to refine and enhance them. Accordingly, an updated Instrument C is provided for in **Attachment A**.

For the benefit of Members, the Council is currently embarking upon a process of complete review of all authorisations and delegations. This involves aligning Council's delegations to the Local Government

Association of South Australia (LGASA) templates. That process is underway and nearing completion and is a further reason why it is timely to review the current *PDI Act* Delegations.

Due to the review of the delegations, Members will notice some differences with respect to the formatting and layout between **Attachment A** (the updated delegations) and **Attachment B** (the current delegations – to be superseded).

The most significant difference to the formatting of the Instrument is that **Attachment A** contains all of the sub-delegations from the Assessment Manager to other staff. As the Panel can only delegate to the Assessment Manager, there is no need (or ability) for the Panel to endorse delegations to other staff, but **Attachment A** shows those sub-delegations that will be made from the Assessment Manager to staff so that Members can clearly see the extent of sub-delegations.

In addition, previously the conditions and limitations on any delegation was shown at a table at the rear of the delegations – **Attachment A** now shows any condition and limitation adjacent the delegation / power itself.

Apart from the formatting, the major change proposed is the extent to which the Assessment Manager is delegated the power to grant or refuse Planning Consent. The updated conditions and limitations can be seen on pages 5, 6 & 7 of **Attachment A**. To summarise, the Assessment Manager may only exercise the delegation to grant or refuse Planning Consent where one or more of the following apply:

1. No valid representations are received;
2. All valid representations are withdrawn;
3. No representor who has lodged a valid representation wishes to be heard;
4. A deemed consent notice has been served on the Panel under Section 125(2) of the Act;
5. The applicant has not agreed to extend the statutory timeframe within which the Panel must determine the development application pursuant to Regulation 53 of the *Regulations* and that timeframe will expire before the next meeting of the Panel is scheduled to occur.

In addition, the following text exists within the Instrument and provides a further limitation on the exercise of the power pursuant to Section 102(1)(a):

> *For the avoidance of doubt, the delegate may not exercise the power pursuant to Section 102(1)(a) of this Act where the following apply:*
> - *The application is proposed by the City of Norwood Payneham & St Peters unless it is contextually minor in nature such as street tree removals, reserve works, building alterations / additions, street and park furniture, signage, public toilets or other associated infrastructure works;*
> - *The application is proposed by an Elected Member or Staff Member of the City of Norwood Payneham & St Peters and is, in the opinion of the Assessment Manager, for a significant form of development (such as dwelling additions, a new dwelling or other more major forms of development);*
> - *Where the Assessment Manager determines that the nature of the application is best determined by the Panel, having regard to the type of application, the public interest, and the extent to which the proposed application meets the provisions of the Planning & Design Code.*

Finally, with respect to variations, current legal advice suggests that the relevant authority who made the original decision to grant Planning Consent, is the relevant authority for the consideration of any subsequent variation (where that variation relates to conditions and / or elements that are not development").

Accordingly, it is conceivable that if the CAP had granted a Planning Consent for dwelling additions, that a variation to alter a window location could require consideration again by the Council Assessment Panel. This can result in unnecessary delays for the Applicant where such a variation might have negligible impacts.

Accordingly, where the delegations deal with variations (Section 128 – 16.1 and 16.2) and minor variations (Regulation 65 – 45.1) the following wording has been inserted in the conditions / limitation column:

> *For the avoidance of doubt, the power to consider variations to authorisations previously granted by the Council Assessment Panel is delegated to the Assessment Manager, unless the Assessment Manager, at their discretion, considers that the CAP is best placed to determine the variation.*

It is considered that this enables variations (both minor and otherwise) to be considered under delegation, other than where the Assessment Manager considers the CAP is best placed to determine the variation. Such a circumstance may occur where the CAP has given detailed consideration to a matter (such as hours of operation) and subsequently an applicant tries to amend them – in such circumstances the CAP would be best placed to determine that variation and the matter would be presented to the CAP accordingly.

Despite the more significant list of conditions / limitations noted above, it is not expected that adoption of the updated delegations would result in a substantial additional increase to the amount of applications considered by the Panel. Primarily because it will no longer be necessary for the CAP to determine applications where there are representations in opposition who do not wish to be heard.

In addition to the above, as was the case when the Panel adopted the previous version of the delegations, the Panel is the relevant authority for the granting of Building Consent unless it establishes a standing referral to the Council for this function under Section 99(1)(c) of the *PDI Act.*

The wording to accommodate this in included on pages 3 and 4 of the Instrument in **Attachment A**, but for the avoidance of all doubt, is also included in the recommendation below.

CONCLUSION

Regular reviews of the delegations are considered to comprise good governance, and it is timely a review has been undertaken.

While the current delegations have operated without fault or complaint, it is suggested that the changes outlined in this report and in **Attachment A** will provide for:

- An opportunity for all representors who have expressed a desire to be heard, to have such an opportunity (despite there being no legislative requirement to do so);
- Safeguards, in the event of a deemed consent notice being issued, to enable a decision under delegation; and
- Clear opportunity for the Assessment Manager to put significant Council, Elected Member or Staff Development Applications to the Panel (to provide transparency in decision making).

Adoption of the recommendation below will enable the updated delegations in **Attachment A** to be adopted. The Assessment Manager will then enable / put in place the sub-delegations to the relevant staff as outlined in **Attachment A**.

RECOMMENDATION

1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016*, the powers and functions under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder contained in the proposed Instrument of Delegation (annexed as **Attachment A** to this report) are hereby delegated this 21st day of July 2025 to the person occupying the position of Assessment Manager of the City of Norwood Payneham & St Peters subject to the conditions and / or limitations specified in the Instrument of Delegation.

2. The City of Norwood Payneham & St Peters Council Assessment Panel determines to act under Section 99(1)(b) of the *Planning, Development and Infrastructure Act 2016* in relation to all Development Applications received by it that involve the performance of building work.

3. Pursuant to Section 99(1)(c) of the *Planning, Development and Infrastructure Act 2016*, where the City of Norwood Payneham & St Peters Council Assessment Panel has determined to act under Section 99(1)(b) of the *PDI Act*, it refers the assessment of the development in respect of the Building Rules to the City of Norwood Payneham & St Peters.

INSTRUMENT C

INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL

NOTES

1. Conditions or Limitations: conditions or limitations may apply to the delegations contained in this Instrument.

2. Refer to the relevant Assessment Panel decision to identify when these delegations were made, reviewed and or amended.

3. This Instrument represents the "Head Delegations" delegating powers to the person occupying the office of Assessment Manager. Other sub-delegates are shown for information purposes only, and are formalised via the separate "Instrument of Sub-Delegation C".

POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT

Power and Function Delegated	Delegate	Conditions and Limitations
1. **Environment and Food Production Areas – Greater Adelaide**		
1.1 The power pursuant to Section 7(5)(a) of the Planning, Development and Infrastructure Act 2016 (**the PDI Act**), in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments to seek the concurrence of the Commission in the granting of the	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner;	

		development authorisation to the development.	Urban Planner	
	1.2	The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
2.	**Appointment of Additional Members**			
	2.1	The power pursuant to Section 85(1) of the PDI Act to appoint 1 or 2 members to act as additional members of the assessment panel for the purposes of dealing with a matter that the assessment panel must assess as a relevant authority under the PDI Act.	General Manager, Urban Planning & Environment; Manager Development & Regulatory Services; Assessment Manager	
3.	**Relevant Authority – Commission**			
	3.1	The power pursuant to Section 94(3)(a) of the PDI Act, if the Minister acts under Section 94(1)(h) of the PDI Act to, at the request of the Commission, provide the Commission with a report relating to any application for development authorisation that has been under consideration by the relevant authority.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
4.	**Relevant Provisions**			

4.1	The power pursuant to Section 99(1) of the PDI Act, if a proposed development involves the performance of building work to determine to act under Section 99(1) of the PDI Act to: 4.1.1 refer the assessment of the development in respect of the Building Rules to the council for the area in which the proposed development is to be undertaken; or 4.1.2 require that the assessment of the development in respect of the Building Rules be undertaken by a building certifier.		Standing Referral 1. The City of Norwood Payneham & St Peters Council Assessment Panel determines, as resolved at its meeting on ..... to act under Section 99(1)(b) of the Planning, Development and Infrastructure Act 2016 (the Act) in relation to all development applications received by it that involve the performance of building work. 2. Pursuant to Section 99(1)(c) of the Act, where the Panel has determined to act under Section 99(1)(b) of the Act, the Council Assessment Panel

		refers the assessment of the development is respect of the Building Rules to the City of Norwood Payneham & St Peters.
5. **Matters Against Which Development Must Be Assessed**		

5.1	The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development): 5.1.1 - 5.1.1.1 the relevant provisions of the Planning Rules; and 5.1.1.2 to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development, (**planning consent**);	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	The delegation of power to grant or refuse planning consent pursuant to Section 102(1)(a) of the Act is limited to applications in relation to which one or more of the following apply: 1. No valid representations are received; 2. All valid representations are withdrawn; 3. No representor who has lodged a valid representation wishes to be heard; 4. A deemed consent notice has been served on the Panel under Section 125(2) of the Act 5. The applicant has not agreed to extend the statutory timeframe within which the Panel

		must determine the development application pursuant to Regulation 53 of the Regulations, and that timeframe will expire before the next meeting of the Panel is scheduled to occur. For the avoidance of doubt, the delegate may not exercise the power pursuant to Section 102(1)(a) of this Act where the following apply: - The application is proposed by the City of Norwood Payneham & St Peters unless it is contextually minor in nature such as street tree removals, reserve works, building alterations / additions, street and park furniture, signage, public toilets or other associated

		infrastructure works; - The application is proposed by an Elected Member or Staff Member of the City of Norwood Payneham & St Peters and is, in the opinion of the Assessment Manager, for a significant form development (such as dwelling additions, a new dwelling or other more major forms of development); - Where the Assessment Manager determines that the nature of the application is best determined by the Panel, having regard to the type of application, the public interest, and the extent to which the proposed application meets the provisions of the Planning and Design Code.

	5.1.2 the relevant provisions of the Building Rules (**building consent**);	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
5.2	The power pursuant to Section 102(3) of the PDI Act to, in relation to granting a planning consent, on the delegate's own initiative or on application, reserve the delegate's decision on a specified matter or reserve the delegate's decision to grant a planning consent: 5.2.1 until further assessment of the relevant development under the PDI Act; or 5.2.2 until further assessment or consideration of the proposed development under another Act; or 5.2.3 until a licence, permission, consent, approval, authorisation, certificate or other authority is granted, or not granted (by the decision of another authority), under another Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
5.3	The power pursuant to Section 102(4) of the PDI Act to allow any matter specified by the Planning and Design Code for the purposes of Section 102(4) of the PDI Act to be reserved on the application of the applicant.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager;	

		Senior Urban Planner; Urban Planner	
6.	**Performance Assessed Development**		
6.1	The power pursuant to Section 107(2)(c) of the PDI Act to form the opinion that the development is seriously at variance with the Planning and Design Code (disregarding minor variations).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
6.2	The power pursuant to Section 107(3) of the PDI Act, if a proposed development is to be assessed under Section 107 of the PDI Act to make a decision in accordance with a practice direction.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Administration Officer	
6.3	The power pursuant to Section 107(4) of the PDI Act to limit the matters that the delegate will take into account to what should be the decision of the relevant authority as to planning consent in relation to the performance based elements of the development as assessed on its merits.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
7.	**Building Consent**		

7.1	The power pursuant to Section 118(1) of the PDI Act, if the Regulations provide that a form of building work complies with the Building Rules, to grant any such building work a building consent (subject to such conditions or exceptions as may be prescribed by the regulations).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
7.2	The power pursuant to Section 118(2)(a) of the PDI Act to seek the concurrence of the Commission to grant a building consent in respect of a development that is at variance with the performance requirements of the Building Code or a Ministerial building standard.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

7.3	The power pursuant to Section 118(2) of the PDI Act, subject to Section 118(6) of the PDI Act, to grant a building consent to a development that is at variance with the Building Rules if: 7.3.1 the variance is with a part of the Building Rules other than the Building Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied: 7.3.1.1 that: (a) the provisions of the Building Rules are inappropriate to the particular building or building work, or the proposed building work fails to conform with the Building Rules only in minor respects; and (b) the variance is justifiable having regard to the objects of the Planning and Design Code or the performance requirements of the Building Code or a Ministerial building standard (as the case may be) and would achieve the objects of this Act as effectively, or more effectively, than if the variance were not to be allowed; or 7.3.1.2 in a case where the consent is being	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

	sought after the development has occurred - that the variance is justifiable in the circumstances of the particular case.		

7.4	The power pursuant to Section 118(4) of the PDI Act, to at the request or with the agreement of the applicant, refer proposed building work to the Commission for an opinion on whether or not it complies with the performance requirements of the Building Code or a Ministerial building standard.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
7.5	The power pursuant to Section 118(6) of the PDI Act if an inconsistency exists between the Building Rules and the Planning Rules in relation to a State heritage place or a local heritage place, to, in determining an application for building consent, ensure, so far as is reasonably practicable, that standards of building soundness, occupant safety and amenity are achieved in respect of the development that are as good as can reasonably be achieved in the circumstances.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
7.6	The power pursuant to Section 118(7) of the PDI Act to seek and consider the advice of the Commission before imposing or agreeing to a requirement under Section 18(6) of the PDI Act that would be at variance with the performance requirements of the Building Code or a Ministerial building standard.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

7.7	The power pursuant to Section 118(8) of the PDI Act, to, subject to the PDI Act, accept that proposed building work complies with the Building Rules to the extent that: 7.7.1 such compliance is certified by the provision of technical details, particulars, plans, drawings or specifications prepared and certified in accordance with the regulations; or 7.7.2 such compliance is certified by a building certifier.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
7.8	The power pursuant to Section 118(10) of the PDI Act to refuse to grant a consent in relation to any development if, as a result of that development, the type or standard of construction of a building of a particular classification would cease to conform with the requirements of the Building Rules for a building of that classification	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

7.9	The power pursuant to Section 118(11) of the PDI Act, if a relevant authority decides to grant building consent in relation to a development that is at variance with the Building Rules, to, subject to the regulations, in giving notice of the relevant authority's decision on the application for that consent, specify (in the notice or in an accompanying document): 7.9.1 the variance; and 7.9.2 the grounds on which the decision is being made.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

8.	**Application and Provision of Information**		
8.1	The power pursuant to Section 119(1)(b) of the PDI Act to require an application to the relevant authority for the purposes of Part 7 of the PDI Act, to include any information as the delegate may reasonably require.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
8.2	The power pursuant to Section 119(3) of the PDI Act to request an applicant: 8.2.1 to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application; 8.2.2 to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act; 8.2.3 to consult with an authority or body prescribed by the regulations; 8.2.4 to comply with any other requirement prescribed by the regulations.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

8.3	The power pursuant to Section 119(6) of the PDI Act if a request is made under Section 119(3) of the PDI Act, and the request is not complied with within the time specified by the regulations, to 8.3.1 subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and 8.3.2 refuse the application in prescribed circumstances (including, if the regulations so provide, in a case involving development that is deemed-to-satisfy development).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
8.4	The power pursuant to Section 119(7) of the PDI Act to, in dealing with an application that relates to a regulated tree, consider that special circumstances apply.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

8.5	The power pursuant to Section 119(9) of the PDI Act to: 8.5.1 permit an applicant: 8.5.1.1 to vary an application; 8.5.1.2 to vary any plans, drawings, specifications or other documents that accompanied an application, (provided that the essential nature of the proposed development is not changed); 8.5.2 permit an applicant to lodge an application without the provision of any information or document required by the regulations;	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
	8.5.3 to the extent that the fee is payable to the relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager	
	8.5.4 if there is an inconsistency between any documents lodged with the relevant authority for the purposes of Part 7 of the PDI Act (whether by an applicant or any other person), or between any such document and a development authorisation that has already been given that is relevant in the circumstances, return or forward any document to the applicant or to any other person and determine not to finalise the matter until any specified matter	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development	

	is resolved, rectified or addressed.	Officer - Building	
8.6	The power pursuant to Section 119(10) of the PDI Act to grant a permission under Section 119(9) of the PDI Act unconditionally or subject to such conditions as the delegate thinks fit.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
8.7	The power pursuant to Section 119(12) of the PDI Act to, in a consent, provide for, or envisage, the undertaking of development in stages, with separate consents or approvals for the various stages.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
8.8	The power pursuant to Section 119(14) of the PDI Act to if an applicant withdraws an application to determine to refund the application fee.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager	
9.	**Design Review**		

9.1	The power pursuant to Section 121(7) of the PDI Act, to in acting under the PDI Act, take into account any advice provided by a design panel (insofar as may be relevant to the assessment of proposed development by the delegate).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

10. **Referrals to Other Authorities or Agencies**			
10.1	The power pursuant to Section 122(1) of the PDI Act, where an application for consent to, or approval of, a proposed development of a prescribed class is to be assessed by a relevant authority, to: 10.1.1 refer the application, together with a copy of any relevant information provided by the applicant, to a body prescribed by the regulations (including, if so prescribed, the Commission); and 10.1.2 not make a decision until the relevant authority has received a response from that prescribed body in relation to the matter or matters for which the referral was made where the regulations so provide, subject to Section 122 of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

10.2	The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body: 10.2.1 to refuse the application; or 10.2.2 consent to or approve the development and impose such conditions as the prescribed body thinks fit, (subject to any specific limitation under another Act as to the conditions that may be imposed by the prescribed body) where the regulations so provide.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
10.3	The power pursuant to Section 122(7) of the PDI Act, if the relevant authority is directed by a prescribed body to refuse an application and the refusal is the subject of an appeal under the PDI Act, to apply for the relevant authority to be joined as a party to the proceedings.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner	
10.4	The power pursuant to Section 122(10) of the PDI Act to, if requested by an applicant, defer a referral under Section 122 of the PDI Act to a particular stage in the process of assessment.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

11.	**Preliminary Advice and Agreement**		
11.1	The power pursuant to Section 123(2) of the PDI Act, if: 11.1.1 a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and 11.1.2 the prescribed body agrees to consider the matter under Section 123 of the PDI Act after taking into account any matter prescribed by the regulations; and 11.1.3 the prescribed body agrees, in the manner prescribed by the regulations, that the development meets the requirements (if any) of the prescribed body (including on the basis of the imposition of conditions), to, subject to Section 123(4)of the PDI Act if an application for planning consent with respect to the development is lodged with the relevant authority within the prescribed period after the prescribed body has indicated its agreement under Section 123(2)(c) of the PDI Act, form the opinion and be satisfied that the application accords with the agreement indicated by the prescribed body (taking into account the terms or elements of that agreement and any relevant plans and other documentation).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
11.2	The power pursuant to Section 123(4) of the PDI Act to determine an agreement under Section 123 of the PDI Act is no longer appropriate due to the operation of Section 132	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services;	

	of the PDI Act.	Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
12.	**Proposed Development Involving Creation of Fortifications**		
12.1	The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
12.2	The power pursuant to Section 124(5) of the PDI Act, if the Commissioner determines that the proposed development involves the creation of fortification, to: 12.2.1 if the proposed development consists only of the creation fortifications - refuse the application; or 12.2.2 in any other case - impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortifications	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

12.3	The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
12.4	The power pursuant to Section 124(7) of the PDI Act, if a refusal or condition referred to in Section 124(5) of the PDI Act is the subject of an appeal under the PDI Act to apply to the Court to be joined as a party to the appeal.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager	
13.	**Time Within Which Decision Must be Made**		
13.1	The power pursuant to Section 125(6) of the PDI Act to form the opinion and consider that the relevant application for planning consent should have been refused and apply to the Court for an order quashing the consent.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner	
13.2	The power pursuant to Section 125(7) of the Act to apply to the Court for an extension of time to make an application under Section 125(6) of the Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager;	

		Senior Urban Planner	
14.	**Determination of Application**		
14.1	The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
14.2	The power pursuant to Section 126(3) of the PDI Act to, on the delegate's own initiative or on the application of a person who has the benefit of any relevant development authorisation, extend a period prescribed under Section 126(2) of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
15.	**Conditions**		
15.1	The power pursuant to Section 127(1) of the PDI Act to make a decision subject to such conditions (if any) as the delegate thinks fit to impose in relation to the development.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services;	

		Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
15.2	The power pursuant to Section 127(2)(c) of the PDI Act to vary or revoke a condition in accordance with an application under Part 7 of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
15.3	The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

15.4	The power pursuant to Section 127(6) of the PDI Act to, on the application of the applicant, determine that a payment of an amount calculated in accordance with the regulations be made into the relevant fund in lieu of planting 1 or more replacement trees under Section 127(4) of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
15.5	The power pursuant to Section 127(8)(b) of the PDI Act to: 15.5.1 determine that it is appropriate to grant an exemption under Section 127(8)(b) of the PDI Act in a particular case after taking into account any criteria prescribed by the regulations and provided the Minister concurs in the granting of the exemption; 15.5.2 to seek the Minister's concurrence to grant an exemption under Section 127(8)(b) of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
16.	**Variation of Authorisation**		
16.1	The power pursuant to Sections 128(1) and (2) of the PDI Act to determine an application seeking the variations of a development authorisation previously given under the PDI Act (including an application seeking the variation of a condition imposed with respect to the development authorisation).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development	For the avoidance of doubt, the power to consider variations to authorisations previously granted by the Council Assessment Panel is delegated to the Assessment Manager, unless the Assessment Manager, at their discretion, considers that

		Officer - Building	the CAP is best placed to determine the variation.
16.2	The power pursuant to Section 128(2)(d) of the PDI Act to approve an application for a variation to a development authorisation previously given under the PDI Act, which seeks to extend the period for which the relevant authorisation remains operative.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	For the avoidance of doubt, the power to consider variations to authorisations previously granted by the Council Assessment Panel is delegated to the Assessment Manager, unless the Assessment Manager, at their discretion, considers that the CAP is best placed to determine the variation.
17.	**Requirement to Up-grade**		
17.1	The power pursuant to Section 134(1) of the PDI Act to form the opinion that the building is unsafe, structurally unsound or in an unhealthy condition.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

17.2	The power pursuant to Section 134(1) of the PDI Act, if: 17.2.1 an application for a building consent relates to: 17.2.1.1 building work in the nature of an alteration to a building constructed before the date prescribed by regulation for the purposes of Section 134(1) of the PDI Act; or 17.2.1.2 a change of classification of a building; and 17.2.2 the building is, in the opinion of the delegate, unsafe, structurally unsound or in an unhealthy condition, to require that building work that conforms with the requirements of the Building Rules be carried out to the extent reasonably necessary to ensure that the building is safe and conforms to proper structural and health standards.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
17.3	The power pursuant to Section 134(2) of the PDI Act, when imposing a requirement under Section 134(1) of the PDI Act, to specify (in reasonable detail) the matters under Section 134(1)(b) of the PDI Act that must, in the opinion of the delegate, be addressed.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer -	

	Building	
17.4 The power pursuant to Section 134(3) of the PDI Act to impose a requirement under Section 134(1) of the PDI Act: 17.4.1 subject to Section 134(3)(b) of the PDI Act - on the basis that the relevant matters must be addressed as part of the application before the relevant authority will grant building consent; and 17.4.2 in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

17.5 The power pursuant to Section 134(4) of the PDI Act if: 17.5.1 an application is made for building consent for building work in the nature of an alteration of a class prescribed by the regulations; and 17.5.2 the delegate is of the opinion that the affected part of the building does not comply with the performance requirements of the Building Code or a Ministerial building standard in relation to access to buildings, and facilities and services within buildings, for people with disabilities, to require that building work or other measures be carried out to the extent necessary to ensure that the affected part of the building will comply with those performance requirements of the Building Code or the Ministerial building standard (as the case may be).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer – Building	

17.6	The power pursuant to Section 134(5) of the PDI Act to impose a requirement under Section 134(4) of the PDI Act: 17.6.1 subject to Section 134(5)(b) of the PDI Act - on the basis that the building work or other measures to achieve compliance with the relevant performance requirements must be addressed before the relevant authority will grant building consent; and 17.6.2 in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
18.	**Urgent Building Work**		
18.1	The power pursuant to Section 135(2)(d) of the PDI Act to issue any direction.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
19.	**Cancellation of Development Authorisation**		
19.1	The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation	General Manager Urban Planning & Environment; Manager, Development &	

	previously given by the relevant authority.	Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer – Building	
19.2	The power pursuant to Section 143(2) of the PDI Act to make a cancellation under Section 143(1) of the PDI Act subject to such conditions (if any) as the delegate thinks fit to impose.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

20.	**Application to Assessment Panel**		
20.1	The power pursuant to Section 203(1) of the PDI Act to allow an extension of time to make an application to the assessment panel for a review of a prescribed matter under Division 1 in a case where an assessment manager acted as a relevant authority.	Manager, Development & Regulatory Services; Assessment Manager	
21.	**Professional Advice to be Obtained in Relation to Certain Matters**		
21.1	The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
21.2	The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in relation to a matter arising under the PDI Act that is declared by regulation to be a matter on which such advice should be sought.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development	

	Officer - Building	

Attachment A

22. **General Transitional Schemes for Panels** The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 22.1.1 adopt any findings or determinations of a council development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and 22.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and 22.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and 22.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and 22.1.5 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act. *(Only applicable to panels appointed by a council or a JPB)*	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager	

23. **Regional Assessment Panels** 23.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to: 23.1.1 adopt any findings or determinations of a council development assessment panel or a regional development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and 23.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and 23.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and 23.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and 23.1.5 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.	The head delegation does not apply to the City of Norwood Payneham & St Peters, not delegated	

(Relevant to regional assessment panels only)		

24. **Continuation of Processes**		
24.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to: 24.1.1 adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and 24.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and 24.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and 24.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and 24.1.5 take any other step or make any other determination authorised by the regulations, or that is reasonably necessary to promote or ensure a smooth transition on account of the transfer of functions, powers or duties under Clause 18 of Schedule 8 of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (GENERAL) REGULATIONS 2017

25.	**Interpretation**		
25.1	The power pursuant to Regulation 3(6)(b) of the Planning, Development and Infrastructure (General) Regulations 2017 (**the General Regulations**) to require that a statement of site suitability provided to a relevant authority in connection with an application for development authorisation be issued by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
26.	**Accredited Professionals**		
26.1	The power pursuant to Regulation 25(7)(c) of the General Regulations to form the opinion and be satisfied, on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or other relevant registration or accreditation authority, that a person has engineering or other qualifications that qualify the person to act as a technical expert under Regulation 25 of the General Regulations.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
27.	**Verification of Application**		

27.1	The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act: 27.1.1 determine the nature of the development; and 27.1.2 if the application is for planning consent - determine: 27.1.2.1 whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and 27.1.2.2 the category or categories of development that apply for the purposes of development assessment; and 27.1.3 determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and 27.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application): 27.1.4.1 check that the appropriate documents	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

and information have been lodged with the application; and 27.1.4.2 confirm the prescribed fees required to be paid at that point; and 27.1.4.3 provide an appropriate notice via the SA planning portal; and 27.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application): 27.1.5.1 provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its possession, to the entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and 27.1.5.2 provide an appropriate notice via the SA planning portal.		

28.	**Site Contamination – Detailed Site Investigation Report**		
28.1	The power pursuant to Regulation 32A(1) of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act in relation to an application to which Schedule 8 clause 2A applies, request the applicant to provide a detailed site investigation report if: 28.1.1 the preliminary site investigation report indicates that site contamination is present, or is likely to be present, at the site of the proposed development; and 28.1.2 the delegate considers that there is insufficient information to determine that the site is suitable for its intended use, having regard to: 28.1.2.1 site contamination; and 28.1.2.2 if remediation is required, the extent of that remediation; and 28.1.3 the application is not required to be referred to the Environment Protection Authority under Item 9A or 9AB of the table in Schedule 9 clause 3.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
28.2	The power pursuant to Regulation 32A(2) of the General Regulations to require that a detailed site investigation report be prepared by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner;	

		Urban Planner	
29.	**Site Contamination – Statement of Suitability**		
	29.1 The power pursuant to Regulation 32B of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act, in relation to an application to which Schedule 8 clause 2A applies, require the applicant to provide a statement of site suitability that confirms that the site is suitable for its intended use before the relevant authority issues a planning consent in relation to the application.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
30.	**Application and Further Information**		
	30.1 The power pursuant to Regulation 33(4) of the General Regulations to seek clarification about any document or information that has been provided by the applicant.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
31.	**Amended Applications**		
	31.1 The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services;	

	without the need to repeat an action otherwise required under Division 2 or Division 3.	Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
31.2	The power pursuant to Regulation 35(4) of the General Regulations if a variation would change the essential nature of a proposed development (as referred to in Section 119(9)(a) of the PDI Act), to agree with the applicant to proceed with the variation on the basis that the application (as so varied) will be treated as a new application under the General Regulations.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
32.	**Withdrawing/Lapsing Applications**		
32.1	The power pursuant to Regulation 38(1) of the General Regulations if an application is withdrawn by the applicant under Section 119(14) of the PDI Act, to notify: 32.1.1 any agency to which the application has been referred under Division 2 of the General Regulations; and 32.1.2 any person who has made a representation in relation to the application under Division 3 of the General Regulations,	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

	of the withdrawal.		
32.2	The power pursuant to Regulation 38(2) of the General Regulations to lapse an application for a development authorisation under Part 7 of the PDI Act if at least one year has passed since the date on which the application was lodged with the relevant authority.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
32.3	The power pursuant to Regulation 38(3) of the General Regulations before taking action to lapse an application under Regulation 38(2) of the General Regulations, to: 32.3.1 take reasonable steps to notify the applicant of the action under consideration; and 32.3.2 allow the applicant a reasonable opportunity to make submissions to the delegate (in a manner and form determined by the delegate) about the proposed course of action.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
33.	**Court Proceedings**		
33.1	The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager;	

	have been concluded.	Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
34.	**Additional Information or Amended Plans**		
34.1	The power pursuant to Regulation 42(1) of the General Regulations if a delegate has referred an application to a prescribed body under Division 1 of the General Regulations and the relevant authority subsequently receives additional information, or an amended plan, drawing or specification, which is materially relevant to the referral, or to any report obtained as part of the referral process, to repeat the referral process.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
35.	**Building Matters**		

35.1	The power pursuant to Regulation 45(1) of the General Regulations to, if in assessing an application for building consent, the delegate considers that: 35.1.1 a proposed performance solution within the meaning of the Building Code requires assessment against a performance requirement of the Building Code which provides for the intervention of a fire authority; or 35.1.2 the proposed development is at variance with a performance requirement of the Building Code which provides for the intervention of a fire authority; or 35.1.3 special problems for fire fighting could arise due to hazardous conditions of a kind described in Section E of the Building Code, refer the application to the relevant fire authority for comment and report unless the fire authority indicates to the delegate that a referral is not required.	Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
35.2	The power pursuant to Regulation 45(2) of the General Regulations, if a report is not received from the fire authority on a referral under Regulation 45(1) of the General Regulations within 20 business days, to presume that the fire authority does not desire to make a report.	Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
35.3	The power pursuant to Regulation 45(3) of the General Regulations to have regard to any report received from a	Manager, Development & Regulatory Services;	

	fire authority under Regulation 45 of the General Regulations.	Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

35.4	The power pursuant to Regulation 45(4) of the General Regulations, if, in respect of an application referred to a fire authority under Regulation 45 of the General Regulations, the fire authority: 35.4.1 recommends against the granting of building consent; or 35.4.2 concurs in the granting of consent on conditions specified in its report, but the delegate: 35.4.3 proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or 35.4.4 does not propose to impose the conditions referred to in Regulation 45(b) of the General Regulations, or proposes to impose the conditions in varied form, on the grant of consent, to: 35.4.5 refer the application to the Commission; and 35.4.6 not grant consent unless the Commission concurs in the granting of the consent.	Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
35.5	The power pursuant to Regulation 45(5) of the General Regulations to provide to the Commission a copy of any	Manager, Development & Regulatory Services;	

	report received from a fire authority under Regulation 45(1) of the General Regulations that relates to an application that is referred to the Commission under the PDI Act.	Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
36.	**Preliminary Advice and Agreement (Section 123)**		
36.1	The power pursuant to Regulation 46(6) of the General Regulations, if: 36.1.1 the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and 36.1.2 the delegate determines that the application no longer accords with the agreement indicated by the prescribed body, to refer the application (unless withdrawn) to the prescribed body: 36.1.3 to obtain a variation to the agreement under Section 123 of the PDI Act; or 36.1.4 to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

36.2	The power pursuant to Regulation 46(7) of the General Regulations if: 36.2.1 an application is withdrawn by the applicant; and 36.2.2 the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application, to notify relevant prescribed body of the withdrawal.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
36.3	The power pursuant to Regulation 46(8) of the General Regulations, if: 36.3.1 an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and 36.3.2 the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application, to notify the relevant prescribed body of the lapsing.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

	36.4 The power pursuant to Regulation 46(9) of the General Regulations, if: 36.4.1 an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and 36.4.2 a notice of a decision on the application is issued by the delegate under Regulation 57 of the General Regulations, to provide a copy of the notice to the prescribed body within 5 business days after the notice is given to the applicant under Regulation 57 of the General Regulations.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
37.	**Notification of Application of Tree-damaging Activity to Owner of Land**		

37.1	The power pursuant to Regulation 48 of the General Regulations, if an owner of land to which an application for a tree-damaging activity in relation to a regulated tree relates is not a party to the application, to: 37.1.1 give the owner notice of the application within 5 business days after the application is made; and 37.1.2 give due consideration in the delegate's assessment of the application to any submission made by the owner within 10 business days after the giving of notice under Regulation 48 of the General Regulations.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
38.	**Public Inspection of Applications**		
38.1	The power pursuant to Regulation 49(3) of the General Regulations to request a person verify information in such manner as the delegate thinks fit.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
39.	**Representations**		

39.1 The power pursuant to Regulation 50(5) of the General Regulations to, if the delegate considers that it would assist the delegate in making a decision on the application, allow a person: 39.1.1 who has made a representation under Regulation 50(1) of the General Regulations in relation to development being assessed under Section 107 of the PDI Act; and 39.1.2 who has indicated an interest in appearing before the delegate, an opportunity (at a time determined by the delegate) to appear personally or by representative before the delegate to be heard in support of the representation that has been made under Regulation 50(1) of the General Regulations.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager	
40. **Response by Applicant**		
40.1 The power pursuant to Regulation 51(1) of the General Regulations to allow a response to a representation by the applicant to be made within such longer period as the delegate may allow.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
41. **Notice of Decision (Section 126(1))**		

41.1	The power pursuant to Regulation 57(2)(b) of the General Regulations to provide notice via the SA Planning Portal and to determine if necessary to give notice to the applicant in some other way determined to be appropriate by the delegate.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
41.2	The power pursuant to Regulation 57(4)(a) of the General Regulations to endorse a set of any approved plans and other relevant documentation with an appropriate form of authentication.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
42.	**Consideration of Other Development Authorisations**		
42.1	The power pursuant to Regulation 60 of the General Regulations, to, in deciding whether to grant a development authorisation, take into account any prior development authorisation that relates to the same proposed development under the PDI Act, and any conditions that apply in relation to that prior development authorisation.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer –	

	Building; Development Officer - Building	
43. **Certificate of Independent Technical Expert in Certain Cases**		
43.1 The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or another relevant registration or accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
44. **Urgent Work**		
44.1 The power pursuant to Regulation 63(1) of the General Regulations to, 44.1.1 determine a telephone number determined for the purposes of Regulation 63(1)(a) of the General Regulations; and 44.1.2 determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
44.2 The power pursuant to Regulation 63(2) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services;	

	Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
44.3 The power pursuant to Regulation 63(3) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
45. **Variation of Authorisation (Section 128)**		
45.1 The power pursuant to Regulation 65(1)(a) of the General Regulations to, for the purposes of Section 128(2)(b) of the PDI Act, if a person requests the variation of a development authorisation previously given under the Act (including by seeking the variation of a condition imposed with respect to the development authorisation) to form the opinion and be satisfied that the variation is minor in nature, and approve the variation.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	For the avoidance of doubt, the power to consider variations to authorisations previously granted by the Council Assessment Panel is delegated to the Assessment Manager, unless the Assessment Manager, at their discretion, considers that the CAP is best placed to determine the variation.
46. **Advice from Commission**		

46.1	The power pursuant to Regulation 76(2) of the General Regulations, if a report is not received from the Commission within 20 business days from the day on which the application is lodged under Regulation 29 of the General Regulations or within such longer period as the Commission may require by notice to the relevant authority, to presume that the Commission does not desire to make a report.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
47.	**Underground Mains Area**		
47.1	The power pursuant to Regulation 78(3) of the General Regulations, if an application relates to a proposed development that involves the division of land within, or partly within, an underground mains area (even if the area is declared as such after the application is lodged with the relevant authority), to require, as a condition on its decision on the application, that any electricity mains be placed underground.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
48.	**Construction Industry Training Fund**		
48.1	The power pursuant to Regulation 99(4) of the General Regulations, if after assessing a proposed development against the building rules the delegate is yet to be satisfied that the appropriate levy has been paid under the *Construction Industry Training Fund Act 1993* or is not payable, to notify the applicant that the delegate cannot issue a building consent until the delegate is satisfied that the levy has been paid or is not payable.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	

48.2	The power pursuant to Regulation 99(5) of the General Regulations, if a notification is given under Regulation 99(4) of the General Regulations, if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification, to, if the delegate thinks fit, determine that the application has lapsed.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Development Officer – Building; Development Officer - Building	
49.	**New Dwellings**		
49.1	The power pursuant to clause 2(1)(b) of Schedule 6B of the General Regulations to form the belief that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land, other than a previous use or activity that was for residential purposes.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
50.	**Plans for Building Work**		

50.1	The power pursuant to Clause 4(3) of Schedule 8 of the General Regulations, in relation to an application for building consent for development consisting of or involving an alteration to a building, if: 50.1.1 the applicant is applying for a change in the classification of the building to a classification other than Class 10 under the Building Code; or 50.1.2 the building was erected before 1 January 1974 and the applicant is applying for a classification other than Class 10 under the Building Code to be assigned to the building, to require the application to be accompanied by such details, particulars, plans, drawings, specifications and other documents (in addition to the other documents required to accompany the application) as the delegate reasonably requires to show that the entire building will, on completion of the building work, comply with the requirements of the PDI Act and the General Regulations for a building of the classification applied for or with so many of those requirements as will ensure that the building is safe and conforms to a proper structural standard.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019

51. **Calculation or Assessment of Fees**		
51.1 The power pursuant to Regulation 5(1) of the PDI (Fees, Charges and Contributions) Regulations 2019 (**the Fees Regulations**) in relation to an application which is duly lodged with the council under a related set of regulations (including via the SA planning portal): 51.1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate a prescribed fee; and 51.1.2 to make any other determination for the purposes of the Fees Regulations or a related set of regulations or a fee notice (even if the assessment panel is not a relevant authority).	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
51.2 The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate is acting under Regulation 5(1) of the Fees Regulations, or as the delegate of a relevant authority, believes that any information provided by an applicant is incomplete or inaccurate, to calculate a prescribed fee on the basis of estimates made by the delegate.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

51.3	The power pursuant to Regulation 5(3) of the Fees Regulations to, at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of regulations.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

PLANNING AND DESIGN CODE

52.	**Procedural Matter**		
52.1	The power pursuant to and in accordance with the Planning and Design Code (**the PD Code**) to form the opinion development 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 and therefore is excluded from the operation of Sections 107(3) and (4) of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
52.2	The power pursuant to and in accordance with the PD Code to determine that the variation to one or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

53.	**Procedural Referrals**		
53.1	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature and would not warrant a referral when considering the purpose of the referral.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
53.2	The power pursuant to and in accordance with the PD Code to form the opinion and deem: 53.2.1 alteration to an existing access or public road junction; 53.2.2 development that changes the nature of vehicular movements or increases the number or frequency of movements through an existing access, to be minor.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
53.3	The power pursuant to and in accordance with the PD Code to form the opinion an alteration or extension of an existing dwelling is minor.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

53.4	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
53.5	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
53.6	The power pursuant to and in accordance with the PD Code to form the opinion alterations to an existing access or public road junction are minor.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
53.7	The power pursuant to and in accordance with the PD Code to form the opinion development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access is minor.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

53.8	The power pursuant to and in accordance with the PD Code to form the opinion the variation to an application is minor in nature or would not warrant a referral when considering the purpose of the referral.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
53.9	The power pursuant to and in accordance with the PD Code to form the opinion development materially affects the context within which the State Heritage Place is situated.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
53.10	The power pursuant to and in accordance with the PD Code to form the opinion the development is minor in nature and would not warrant a referral when considering the purpose of the referral.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
54.	**Administrative Terms and Definition**		

54.1 The power pursuant to and in accordance with Part 8 of the PD Code to for the purposes of Table 5 – Procedural Matters (**PM**) – Notification and the definition of 'Excluded Building', form the opinion that: 54.1.1 the building, structure or landscape feature (or part thereof) does not contribute to the building or features of identified heritage value within the State Heritage Area; 54.1.2 the building (or part thereof) does not demonstrate the historic characteristics as expressed in the Historic Area Statement.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
55. **Referral Body: Minister Responsible for the Administration of the Aquaculture Act 2001**		
55.1 The power pursuant to and in accordance with Part 9.4 of the PD Code to form the opinion that aquaculture development which involves an alteration to an existing or approved development is minor in nature.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

STATE PLANNING COMMISSION PRACTICE DIRECTION 3 (NOTIFICATION OF PERFORMANCE ASSESSED DEVELOPMENT APPLICATIONS) 2019

56.	**Responsibility to Undertake Notification**		
56.1	The power pursuant to clause 6(4) of the State Planning Commission Practice Direction 3 (Notification of Performance Assessed Development Applications) 2019 (**PD3**), should the applicant request the relevant authority to place the notice on the land and pay the relevant fee, to (either personally or by engagement of a contractor) give notice of the application to members of the public by notice placed on the relevant land in accordance with Section 107(3)(a)(ii) of the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Administration Officer	
57.	**Preparing for Notification**		

57.1	The power pursuant to clause 8 of PD3, if the applicant has confirmed they accept responsibility to place a notice on the land as per clause 6(3)(a) of PD3, to, at least 4 business days prior to the commencement of the notification period: 57.1.1 give notice of the anticipated commencement date and of the notification period to the applicant; and 57.1.2 provide the applicant with a copy of the content of the notice to be placed on the relevant land; and 57.1.3 advise the applicant of the position and number of notice(s) to be erected on the land in accordance with clause 10 of PD3.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Administration Officer	
58.	**Notice on Land**		
58.1	The power pursuant to clause 10(2) of PD3, in relation to clause 10(1)(a) of PD3, to determine the most appropriate position for the notice on the land in order to provide for maximum visibility from a public road, and in cases where the relevant land has more than 1 frontage to a public road, to determine that more than 1 notice must be erected on each of the public road frontages to ensure that notice of the development is reasonably apparent to members of the public.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

STATE PLANNING COMMISSION PRACTICE DIRECTION (APPOINTMENT OF ADDITIONAL MEMBERS TO ASSESSMENT PANEL) 2019

59.	**Qualifications and Experience of Additional members**		
59.1	The power pursuant to clause 4(6) of the State Planning Commission Practice Direction (Appointment of Additional Members to Assessment Panel) 2019 (**PD5**) where the delegate forms the view that additional expert advice is required for an application which requires assessment of a matter listed in Column 1 of PD5, to engage an additional assessment panel member provided that person maintains both the minimum experience detailed in Column 2 of PD5, as well as the minimum qualification listed in Column 3 of PD5.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager	
59.2	The power pursuant to clause 4(7) of PD5 to be satisfied of the minimum experience and qualifications of an additional assessment panel member.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager	

STATE PLANNING COMMISSION PRACTICE DIRECTION (SCHEME TO AVOID CONFLICTING REGIMENS) 2019

60.	**Scheme Provisions**		

60.1	The power pursuant to clause 5(1) of the State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019 (**PD6**), to in undertaking a planning assessment or imposing controls, including through the imposition of conditions of planning consent, ensure that such assessment or controls do not conflict or duplicate matters dealt with or addressed under licencing or regulatory regimens under another Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	
60.2	The power pursuant to clause 5(3) of PD6 to, where the delegate is uncertain whether a matter conflicts with, or duplicates a matter dealt with under a licencing or regulatory regime under another Act, to seek the advice of that authority or agency.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner; Senior Development Officer – Building; Development Officer - Building	

STATE PLANNING COMMISSION PRACTICE DIRECTION 14 SITE CONTAMINATION ASSESSMENT 2021

61.	**Change of Use Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act**		
	61.1 The power pursuant to clause 12 of the State Planning Commission Practice Direction (Site Contamination Assessment) 2021 (**PD14**) to be satisfied that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out, subject to Condition A, B or C in PD14 as relevant.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

62.	**Land Division Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act**		
62.1	The power pursuant to clause 13 of PD14 to be satisfied in relation to proposed land division that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out subject to the consent being subject to the following condition: *A land division certificate under Section 138 of the Planning, Development and Infrastructure Act 2016 must not be issued until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.*	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

STATE PLANNING COMMISSION PRACTICE DIRECTION 16 URBAN TREE CANOPY OFF-SET SCHEME

63.	**Reserved Matter**		
63.1	The power pursuant to clause 6(2) of State Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme (**PD16**) to where an applicant has elected to reserve consideration of the DTS/DPF Policy in the Overlay, as provided for in the Code and under Section 102(4) of the PDI Act, to require the applicant to provide documents which are considered by the delegate as sufficient to confirm	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

	whether the relevant development site includes a Designated Soil Type.		
64.	**Process for Payments to the Fund**		
64.1	The power pursuant to clause 7 of PD16 where an applicant has elected to make a payment into the Fund, in lieu of planting a tree (or trees) as provided in the DTS/DPF Policy in the Overlay, to verify the payment as being correct in accordance with the Scheme, prior to the granting of development authorisation under the PDI Act.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
65.	**Development within Council Fund Designated Areas**		
65.1	The power pursuant to clause 8(3) of PD16, where a development application relates to a site which is located both within a Council Fund Designated Area and within the Overlay to impose a condition requiring payment into a Council Fund, irrespective of an election by the applicant to plant a tree or make a payment into the Fund as provided under the Scheme.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

URBAN TREE CANOPY OFF-SET SCHEME

66.	**Payment into Fund**		
66.1	The power pursuant to clause 6(4) of the Urban Tree Canopy Off-set Scheme (**UTCOS**) where an applicant	General Manager Urban Planning & Environment;	

	has elected to make a contribution to the fund under this scheme to impose a condition on the relevant development authorisation for planning consent requiring that payment of the amount specified in clause 6(1) of the UTCOS be made into the fund before the issue of development approval for the subject development application.	Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	
67.	**Use of Money from Fund**		
67.1	The power pursuant to clause 9 of the UTCOS to use money distributed from the fund for any of the following purposes (and for no other purpose): 67.1.1 to provide for the planting, establishment and maintenance of trees within reserves or public land anywhere within a designated local government area; or 67.1.2 the purchase of land within a designated local government area to ensure: 67.1.2.1 the preservation of trees; or 67.1.2.2 that trees can be established in an area with a low urban tree canopy level or a demonstrated urban tree canopy loss.	General Manager Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Manager, Urban Planning & Sustainability; Senior Urban Planner; City Arborist	

STATE PLANNING COMMISSION PRACTICE DIRECTION 18 OUTLINE CONSENT

68.	**Circumstances in Which Outline Consent May be Granted**		
68.1	The power pursuant to clause 5(1)(b) of the State Planning Commission Practice Direction 18 Outline Consent (**PD18**) to provide advice to an applicant that if the application were to be for planning consent, the council would request the Minister to give notice under Section 94(1)(g) of the PDI Act.	General Manager, Urban Planning & Environment; Manager, Development & Regulatory Services; Assessment Manager; Senior Urban Planner; Urban Planner	

INSTRUMENT C

INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL

NOTES

1. Conditions or Limitations: conditions or limitations may apply to the delegations contained in this Instrument. Refer to the Schedule of Conditions at the back of this document.

2. Refer to the relevant Assessment Panel decision to identify when these delegations were made, reviewed and or amended.

3. The powers and functions delegated in this Instrument may be further delegated by the Assessment Manager as the Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the Instrument of Delegation.

POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT

1.	**Environment and Food Production Areas – Greater Adelaide**
1.1	The power pursuant to Section 7(5)(a) of the Planning, Development and Infrastructure Act 2016 (**the PDI Act**), in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments to seek the concurrence of the Commission in the granting of the development authorisation to the development.
1.2	The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.
2.	**Appointment of Additional Members**
2.1	The power pursuant to Section 85(1) of the PDI Act to appoint 1 or 2 members to act as additional members of the assessment panel for the purposes of dealing with a matter that the assessment panel must assess as a relevant authority under the PDI Act.
3.	**Relevant Authority – Commission**

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3.1	The power pursuant to Section 94(3)(a) of the PDI Act, if the Minister acts under Section 94(1)(h) of the PDI Act to, at the request of the Commission, provide the Commission with a report relating to any application for development authorisation that has been under consideration by the relevant authority.
4.	**Relevant Provisions**
4.1	The power pursuant to Section 99(1) of the PDI Act, if a proposed development involves the performance of building work to determine to act under Section 99(1) of the PDI Act to:
4.1.1	refer the assessment of the development in respect of the Building Rules to the council for the area in which the proposed development is to be undertaken; or
4.1.2	require that the assessment of the development in respect of the Building Rules be undertaken by a building certifier.
5.	**Matters Against Which Development Must Be Assessed**
5.1	The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):
5.1.1	-
5.1.1.1	the relevant provisions of the Planning Rules; and
5.1.1.2	to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development, (**planning consent**);
5.1.2	the relevant provisions of the Building Rules (**building consent**);
5.1.3	in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):
5.1.3.1	requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;
5.1.3.2	any relevant requirements set out in a design standard has been satisfied;

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	5.1.3.3	the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied;
	5.1.3.4	where land is to be vested in a council or other authority - the council or authority consents to the vesting;
	5.1.3.5	requirements set out in regulations made for the purposes of Section 102(1)(c) of the PDI Act are satisfied;
5.1.4	in relation to a division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):	
	5.1.4.1	requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;
	5.1.4.2	any relevant requirements set out in a design standard has been satisfied;
	5.1.4.3	any encroachment of a lot or unit over other land is acceptable having regard to any provision made by the Planning and Design Code or a design standard;
	5.1.4.4	where land is to be vested in a council or other authority - the council or authority consents to the vesting;
	5.1.4.5	a building or item intended to establish a boundary (or part of a boundary) of a lot or lots or a unit or units is appropriate for that purpose;
	5.1.4.6	the division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 is appropriate having regard to the nature and extent of the common property that would be established by the relevant scheme;
	5.1.4.7	the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied;
	5.1.4.8	any building situated on the land complies with the Building Rules;
	5.1.4.9	requirements set out in the regulations made for the

To Be Superseded

		purposes of Section 102(d) of the PDI Act are satisfied;
	5.1.5	any encroachment of a building over, under, across or on a public place (and not otherwise dealt with above) is acceptable having regard to any provision made by the Planning and Design Code or a design standard;
	5.1.6	if relevant - requirements applying under Part 15 Division 2 of the PDI Act are satisfied;
	5.1.7	such other matters as may be prescribed.
5.2	The power pursuant to Section 102(3) of the PDI Act to, in relation to granting a planning consent, on the delegate's own initiative or on application, reserve the delegate's decision on a specified matter or reserve the delegate's decision to grant a planning consent:	
	5.2.1	until further assessment of the relevant development under the PDI Act; or
	5.2.2	until further assessment or consideration of the proposed development under another Act; or
	5.2.3	until a licence, permission, consent, approval, authorisation, certificate or other authority is granted, or not granted (by the decision of another authority), under another Act.
5.3	The power pursuant to Section 102(4) of the PDI Act to allow any matter specified by the Planning and Design Code for the purposes of Section 102(4) of the PDI Act to be reserved on the application of the applicant.	
6.	**Performance Assessed Development**	
6.1	The power pursuant to Section 107(2)(c) of the PDI Act to form the opinion that the development is seriously at variance with the Planning and Design Code (disregarding minor variations).	
6.2	The power pursuant to Section 107(3) of the PDI Act, if a proposed development is to be assessed under Section 107 of the PDI Act to make a decision in accordance with a practice direction.	
6.3	The power pursuant to Section 107(4) of the PDI Act to limit the matters that the delegate will take into account to what should be the decision of the relevant authority as to planning consent in relation to the performance based elements of the development as assessed on its merits.	

To Be Superseded

7.	**Building Consent**			
	7.1	The power pursuant to Section 118(1) of the PDI Act, if the Regulations provide that a form of building work complies with the Building Rules, to grant any such building work a building consent (subject to such conditions or exceptions as may be prescribed by the regulations).		
	7.2	The power pursuant to Section 118(2)(a) of the PDI Act to seek the concurrence of the Commission to grant a building consent in respect of a development that is at variance with the performance requirements of the Building Code or a Ministerial building standard.		
	7.3	The power pursuant to Section 118(2) of the PDI Act, subject to Section 118(6) of the PDI Act, to grant a building consent to a development that is at variance with the Building Rules if:		
		7.3.1	the variance is with a part of the Building Rules other than the Building Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:	
			7.3.1.1	that:
				(a) the provisions of the Building Rules are inappropriate to the particular building or building work, or the proposed building work fails to conform with the Building Rules only in minor respects; and
				(b) the variance is justifiable having regard to the objects of the Planning and Design Code or the performance requirements of the Building Code or a Ministerial building standard (as the case may be) and would achieve the objects of this Act as effectively, or more effectively, than if the variance were not to be allowed; or
			7.3.1.2	in a case where the consent is being sought after the development has occurred - that the variance is justifiable in the circumstances of the particular case.
	7.4	The power pursuant to Section 118(4) of the PDI Act, to at the request or with the agreement of the applicant, refer proposed building work to the Commission for an opinion on whether or not it complies with the performance requirements of the Building Code or a Ministerial building standard.		
	7.5	The power pursuant to Section 118(6) of the PDI Act if an inconsistency		

To Be Superseded

		exists between the Building Rules and the Planning Rules in relation to a State heritage place or a local heritage place, to, in determining an application for building consent, ensure, so far as is reasonably practicable, that standards of building soundness, occupant safety and amenity are achieved in respect of the development that are as good as can reasonably be achieved in the circumstances.
	7.6	The power pursuant to Section 118(7) of the PDI Act to seek and consider the advice of the Commission before imposing or agreeing to a requirement under Section 18(6) of the PDI Act that would be at variance with the performance requirements of the Building Code or a Ministerial building standard.
	7.7	The power pursuant to Section 118(8) of the PDI Act, to, subject to the PDI Act, accept that proposed building work complies with the Building Rules to the extent that:
		7.7.1 such compliance is certified by the provision of technical details, particulars, plans, drawings or specifications prepared and certified in accordance with the regulations; or
		7.7.2 such compliance is certified by a building certifier.
	7.8	The power pursuant to Section 118(10) of the PDI Act to refuse to grant a consent in relation to any development if, as a result of that development, the type or standard of construction of a building of a particular classification would cease to conform with the requirements of the Building Rules for a building of that classification
	7.9	The power pursuant to Section 118(11) of the PDI Act, if a relevant authority decides to grant building consent in relation to a development that is at variance with the Building Rules, to, subject to the regulations, in giving notice of the relevant authority's decision on the application for that consent, specify (in the notice or in an accompanying document):
		7.9.1 the variance; and
		7.9.2 the grounds on which the decision is being made.
8.	**Application and Provision of Information**	
	8.1	The power pursuant to Section 119(1)(b) of the PDI Act to require an application to the relevant authority for the purposes of Part 7 of the PDI Act, to include any information as the delegate may reasonably require.
	8.2	The power pursuant to Section 119(3) of the PDI Act to request an applicant:

To Be Superseded

	8.2.1	to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application;
	8.2.2	to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;
	8.2.3	to consult with an authority or body prescribed by the regulations;
	8.2.4	to comply with any other requirement prescribed by the regulations.
8.3	The power pursuant to Section 119(6) of the PDI Act if a request is made under Section 119(3) of the PDI Act, and the request is not complied with within the time specified by the regulations, to	
	8.3.1	subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and
	8.3.2	refuse the application in prescribed circumstances (including, if the regulations so provide, in a case involving development that is deemed-to-satisfy development).
8.4	The power pursuant to Section 119(7) of the PDI Act to, in dealing with an application that relates to a regulated tree, consider that special circumstances apply.	
8.5	The power pursuant to Section 119(9) of the PDI Act to:	
	8.5.1	permit an applicant:
		8.5.1.1 to vary an application;
		8.5.1.2 to vary any plans, drawings, specifications or other documents that accompanied an application,
	(provided that the essential nature of the proposed development is not changed);	
	8.5.2	permit an applicant to lodge an application without the provision of any information or document required by the regulations;
	8.5.3	to the extent that the fee is payable to the relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);
	8.5.4	if there is an inconsistency between any documents lodged with the

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		relevant authority for the purposes of Part 7 of the PDI Act (whether by an applicant or any other person), or between any such document and a development authorisation that has already been given that is relevant in the circumstances, return or forward any document to the applicant or to any other person and determine not to finalise the matter until any specified matter is resolved, rectified or addressed.
	8.6	The power pursuant to Section 119(10) of the PDI Act to grant a permission under Section 119(9) of the PDI Act unconditionally or subject to such conditions as the delegate thinks fit.
	8.7	The power pursuant to Section 119(12) of the PDI Act to, in a consent, provide for, or envisage, the undertaking of development in stages, with separate consents or approvals for the various stages.
	8.8	The power pursuant to Section 119(14) of the PDI Act to if an applicant withdraws an application to determine to refund the application fee.
9.	**Outline Consent**	
	9.1	The power pursuant to Section 120(1) of the PDI Act and subject to Section 120 of the PDI Act, to on application, grant a consent in the nature of an outline consent.
	9.2	The power pursuant to Section 120(3) of the PDI Act if an outline consent is granted and a subsequent application is made with respect to the same development (subject to any variations allowed by a practice direction) to:
		9.2.1 grant any consent contemplated by the outline consent; and
		9.2.2 not impose a requirement that is inconsistent with the outline consent.
10.	**Design Review**	
	10.1	The power pursuant to Section 121(7) of the PDI Act, to in acting under the PDI Act, take into account any advice provided by a design panel (insofar as may be relevant to the assessment of proposed development by the delegate).
11.	**Referrals to Other Authorities or Agencies**	
	11.1	The power pursuant to Section 122(1) of the PDI Act, where an application for consent to, or approval of, a proposed development of a prescribed class is to be assessed by a relevant authority, to:
		11.1.1 refer the application, together with a copy of any relevant information

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	provided by the applicant, to a body prescribed by the regulations (including, if so prescribed, the Commission); and
	11.1.2 not make a decision until the relevant authority has received a response from that prescribed body in relation to the matter or matters for which the referral was made
	where the regulations so provide, subject to Section 122 of the PDI Act.
11.2	The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:
	11.2.1 to refuse the application; or
	11.2.2 consent to or approve the development and impose such conditions as the prescribed body thinks fit, (subject to any specific limitation under another Act as to the conditions that may be imposed by the prescribed body) where the regulations so provide.
11.3	The power pursuant to Section 122(7) of the PDI Act, if the relevant authority is directed by a prescribed body to refuse an application and the refusal is the subject of an appeal under the PDI Act, to apply for the relevant authority to be joined as a party to the proceedings.
11.4	The power pursuant to Section 122(10) of the PDI Act to, if requested by an applicant, defer a referral under Section 122 of the PDI Act to a particular stage in the process of assessment.
12.	**Preliminary Advice and Agreement**
12.1	The power pursuant to Section 123(2) of the PDI Act, if:
	12.1.1 a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and
	12.1.2 the prescribed body agrees to consider the matter under Section 123 of the PDI Act after taking into account any matter prescribed by the regulations; and
	12.1.3 the prescribed body agrees, in the manner prescribed by the regulations, that the development meets the requirements (if any) of the prescribed body (including on the basis of the imposition of conditions),
	to, subject to Section 123(4)of the PDI Act if an application for planning

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	consent with respect to the development is lodged with the relevant authority within the prescribed period after the prescribed body has indicated its agreement under Section 123(2)(c) of the PDI Act, form the opinion and be satisfied that the application accords with the agreement indicated by the prescribed body (taking into account the terms or elements of that agreement and any relevant plans and other documentation).
12.2	The power pursuant to Section 123(4) of the PDI Act to determine an agreement under Section 123 of the PDI Act is no longer appropriate due to the operation of Section 132 of the PDI Act.
13.	**Proposed Development Involving Creation of Fortifications**
13.1	The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).
13.2	The power pursuant to Section 124(5) of the PDI Act, if the Commissioner determines that the proposed development involves the creation of fortification, to:
13.2.1	if the proposed development consists only of the creation fortifications - refuse the application; or
13.2.2	in any other case - impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortifications
13.3	The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.
13.4	The power pursuant to Section 124(7) of the PDI Act, if a refusal or condition referred to in Section 124(5) of the PDI Act is the subject of an appeal under the PDI Act to apply to the Court to be joined as a party to the appeal.
14.	**Time Within Which Decision Must be Made**
14.1	The power pursuant to Section 125(6) of the PDI Act to form the opinion and consider that the relevant application for planning consent should have been refused and apply to the Court for an order quashing the consent.
14.2	The power pursuant to Section 125(7) of the Act to apply to the Court for an

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	extension of time to make an application under Section 125(6) of the Act.
15.	**Determination of Application**
15.1	The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).
15.2	The power pursuant to Section 126(3) of the PDI Act to, on the delegate's own initiative or on the application of a person who has the benefit of any relevant development authorisation, extend a period prescribed under Section 126(2) of the PDI Act.
16.	**Conditions**
16.1	The power pursuant to Section 127(1) of the PDI Act to make a decision subject to such conditions (if any) as the delegate thinks fit to impose in relation to the development.
16.2	The power pursuant to Section 127(2)(c) of the PDI Act to vary or revoke a condition in accordance with an application under Part 7 of the PDI Act.
16.3	The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land).
16.4	The power pursuant to Section 127(6) of the PDI Act to, on the application of the applicant, determine that a payment of an amount calculated in accordance with the regulations be made into the relevant fund in lieu of planting 1 or more replacement trees under Section 127(4) of the PDI Act.
16.5	The power pursuant to Section 127(8)(b) of the PDI Act to:
16.5.1	determine that it is appropriate to grant an exemption under Section 127(8)(b) of the PDI Act in a particular case after taking into account any criteria prescribed by the regulations and provided the Minister concurs in the granting of the exemption;
16.5.2	to seek the Minister's concurrence to grant an exemption under

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	Section 127(8)(b) of the PDI Act.
17.	**Variation of Authorisation**
17.1	The power pursuant to Section 128(2)(d) of the PDI Act to approve an application for a variation to a development authorisation previously given under the PDI Act, which seeks to extend the period for which the relevant authorisation remains operative.
18.	**Requirement to Up-grade**
18.1	The power pursuant to Section 134(1) of the PDI Act to form the opinion that the building is unsafe, structurally unsound or in an unhealthy condition.
18.2	The power pursuant to Section 134(1) of the PDI Act, if:
18.2.1	an application for a building consent relates to:
18.2.1.1	building work in the nature of an alteration to a building constructed before the date prescribed by regulation for the purposes of Section 134(1) of the PDI Act; or
18.2.1.2	a change of classification of a building; and
18.2.2	the building is, in the opinion of the delegate, unsafe, structurally unsound or in an unhealthy condition,
	to require that building work that conforms with the requirements of the Building Rules be carried out to the extent reasonably necessary to ensure that the building is safe and conforms to proper structural and health standards.
18.3	The power pursuant to Section 134(2) of the PDI Act, when imposing a requirement under Section 134(1) of the PDI Act, to specify (in reasonable detail) the matters under Section 134(1)(b) of the PDI Act that must, in the opinion of the delegate, be addressed.
18.4	The power pursuant to Section 134(3) of the PDI Act to impose a requirement under Section 134(1) of the PDI Act:
18.4.1	subject to Section 134(3)(b) of the PDI Act - on the basis that the relevant matters must be addressed as part of the application before the relevant authority will grant building consent; and
18.4.2	in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is

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		completed
18.5	The power pursuant to Section 134(4) of the PDI Act if:	
	18.5.1	an application is made for building consent for building work in the nature of an alteration of a class prescribed by the regulations; and
	18.5.2	the delegate is of the opinion that the affected part of the building does not comply with the performance requirements of the Building Code or a Ministerial building standard in relation to access to buildings, and facilities and services within buildings, for people with disabilities,
	to require that building work or other measures be carried out to the extent necessary to ensure that the affected part of the building will comply with those performance requirements of the Building Code or the Ministerial building standard (as the case may be).	
18.6	The power pursuant to Section 134(5) of the PDI Act to impose a requirement under Section 134(4) of the PDI Act:	
	18.6.1	subject to Section 134(5)(b) of the PDI Act - on the basis that the building work or other measures to achieve compliance with the relevant performance requirements must be addressed before the relevant authority will grant building consent; and
	18.6.2	in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed.
19.	**Urgent Building Work**	
19.1	The power pursuant to Section 135(2)(d) of the PDI Act to issue any direction.	
20.	**Cancellation of Development Authorisation**	
20.1	The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation previously given by the relevant authority.	
20.2	The power pursuant to Section 143(2) of the PDI Act to make a cancellation under Section 143(1) of the PDI Act subject to such conditions (if any) as the delegate thinks fit to impose.	

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21.	**Professional Advice to be Obtained in Relation to Certain Matters**	
21.1	The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.	
21.2	The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in relation to a matter arising under the PDI Act that is declared by regulation to be a matter on which such advice should be sought.	
22.	**General Transitional Schemes for Panels**	
22.1	The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to	
	22.1.1	adopt any findings or determinations of a council development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and
	22.1.2	adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and
	22.1.3	deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and
	22.1.4	deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and
	22.1.5	deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.
	(Only applicable to assessment panels appointed by a council or a joint planning board)	
23.	**Regional Assessment Panels**	
23.1	The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:	
	23.1.1	adopt any findings or determinations of a council development assessment panel or a regional development assessment panel under the repealed Act that may be relevant to an application made

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	before the relevant day under the repealed Act; and
23.1.2	adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and
23.1.3	deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and
23.1.4	deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and
23.1.5	deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.
	(Relevant to regional assessment panels only)
24. **Continuation of Processes**	
24.1	The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:
24.1.1	adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and
24.1.2	adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and
24.1.3	deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and
24.1.4	deal with any requirement or grant any variation imposed or proposed in connection with an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and
24.1.5	take any other step or make any other determination authorised by the regulations, or that is reasonably necessary to promote or ensure a smooth transition on account of the transfer of functions, powers or duties under Clause 18 of Schedule 8 of the PDI Act.

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25.	**Accredited Professionals**		
	25.1	The power pursuant to Regulation 25(7)(c) of the Planning, Development and Infrastructure (General) Regulations 2017 (**the General Regulations**) to form the opinion and be satisfied, on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or other relevant registration or accreditation authority, that a person has engineering or other qualifications that qualify the person to act as a technical expert under Regulation 25 of the General Regulations.
26.	**Verification of Application**		
	26.1	The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:
		26.1.1	determine the nature of the development; and
		26.1.2	if the application is for planning consent - determine:
			26.1.2.1 whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and
			26.1.2.2 the category or categories of development that apply for the purposes of development assessment; and
		26.1.3	determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and
		26.1.4	if the relevant authority is the correct entity to assess the application (or any part of the application):
			26.1.4.1 check that the appropriate documents and information have been lodged with the application; and
			26.1.4.2 confirm the fees required to be paid at that point under the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019*; and
			26.1.4.3 provide an appropriate notice via the SA planning portal; and

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26.1.5	if the relevant authority is not the correct entity to assess the application (or any part of the application):
26.1.5.1	provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its possession, to the entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and
26.1.5.2	provide an appropriate notice via the SA planning portal.
27.	**Application and Further Information**
27.1	The power pursuant to Regulation 33(4) of the General Regulations to seek clarification about any document or information that has been provided by the applicant.
28.	**Amended Applications**
28.1	The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.
28.2	The power pursuant to Regulation 35(4) of the General Regulations if a variation would change the essential nature of a proposed development (as referred to in Section 119(9)(a) of the PDI Act), to agree with the applicant to proceed with the variation on the basis that the application (as so varied) will be treated as a new application under the General Regulations.
29.	**Withdrawing/Lapsing Applications**
29.1	The power pursuant to Regulation 38(1) of the General Regulations if an application is withdrawn by the applicant under Section 119(14) of the PDI Act, to notify:
29.1.1	any agency to which the application has been referred under Division 2 of the General Regulations; and
29.1.2	any person who has made a representation in relation to the application under Division 3 of the General Regulations,
	of the withdrawal.
29.2	The power pursuant to Regulation 38(2) of the General Regulations to lapse

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	an application for a development authorisation under Part 7 of the PDI Act if at least one year has passed since the date on which the application was lodged with the relevant authority.
29.3	The power pursuant to Regulation 38(3) of the General Regulations before taking action to lapse an application under Regulation 38(2) of the General Regulations, to:
29.3.1	take reasonable steps to notify the applicant of the action under consideration; and
29.3.2	allow the applicant a reasonable opportunity to make submissions to the delegate (in a manner and form determined by the delegate) about the proposed course of action.
30.	**Court Proceedings**
30.1	The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.
31.	**Additional Information or Amended Plans**
31.1	The power pursuant to Regulation 42(1) of the General Regulations if a delegate has referred an application to a prescribed body under Division 1 of the General Regulations and the relevant authority subsequently receives additional information, or an amended plan, drawing or specification, which is materially relevant to the referral, or to any report obtained as part of the referral process, to repeat the referral process.
32.	**Building Matters**
32.1	The power pursuant to Regulation 45(1) of the General Regulations to, if in assessing an application for building consent, the delegate considers that:
32.1.1	a proposed performance solution within the meaning of the Building Code requires assessment against a performance requirement of the Building Code which provides for the intervention of a fire authority; or
32.1.2	the proposed development is at variance with a performance requirement of the Building Code which provides for the intervention of a fire authority; or
32.1.3	special problems for fire fighting could arise due to hazardous

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	conditions of a kind described in Section E of the Building Code,
	refer the application to the relevant fire authority for comment and report unless the fire authority indicates to the delegate that a referral is not required.
32.2	The power pursuant to Regulation 45(2) of the General Regulations, if a report is not received from the fire authority on a referral under Regulation 45(1) of the General Regulations within 20 business days, to presume that the fire authority does not desire to make a report.
32.3	The power pursuant to Regulation 45(3) of the General Regulations to have regard to any report received from a fire authority under Regulation 45 of the General Regulations.
32.4	The power pursuant to Regulation 45(4) of the General Regulations, if, in respect of an application referred to a fire authority under Regulation 45 of the General Regulations, the fire authority:
	32.4.1 recommends against the granting of building consent; or
	32.4.2 concurs in the granting of consent on conditions specified in its report,
	but the delegate:
	32.4.3 proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or
	32.4.4 does not propose to impose the conditions referred to in Regulation 45(b) of the General Regulations, or proposes to impose the conditions in varied form, on the grant of consent,
	to:
	32.4.5 refer the application to the Commission; and
	32.4.6 not grant consent unless the Commission concurs in the granting of the consent.
32.5	The power pursuant to Regulation 45(5) of the General Regulations to provide to the Commission a copy of any report received from a fire authority under Regulation 45(1) of the General Regulations that relates to an application that is referred to the Commission under the PDI Act.
33.	**Preliminary Advice and Agreement (Section 123)**

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33.1	The power pursuant to Regulation 46(6) of the General Regulations, if:	
	33.1.1	the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and
	33.1.2	the delegate determines that the application no longer accords with the agreement indicated by the prescribed body,
	to refer the application (unless withdrawn) to the prescribed body:	
	33.1.3	to obtain a variation to the agreement under Section 123 of the PDI Act; or
	33.1.4	to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.
33.2	The power pursuant to Regulation 46(7) of the General Regulations if:	
	33.2.1	an application is withdrawn by the applicant; and
	33.2.2	the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,
	to notify relevant prescribed body of the withdrawal.	
33.3	The power pursuant to Regulation 46(8) of the General Regulations, if:	
	33.3.1	an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and
	33.3.2	the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,
	to notify the relevant prescribed body of the lapsing.	
33.4	The power pursuant to Regulation 46(9) of the General Regulations, if:	
	33.4.1	an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and
	33.4.2	a notice of a decision on the application is issued by the delegate under Regulation 57 of the General Regulations,
	to provide a copy of the notice to the prescribed body within 5 business days after the notice is given to the applicant under Regulation 57 of the General Regulations.	

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34.	**Notification of Application of Tree-damaging Activity to Owner of Land**	
	34.1	The power pursuant to Regulation 48 of the General Regulations, if an owner of land to which an application for a tree-damaging activity in relation to a regulated tree relates is not a party to the application, to:
		34.1.1 give the owner notice of the application within 5 business days after the application is made; and
		34.1.2 give due consideration in the delegate's assessment of the application to any submission made by the owner within 10 business days after the giving of notice under Regulation 48 of the General Regulations.
35.	**Public Inspection of Applications**	
	35.1	The power pursuant to Regulation 49(3) of the General Regulations to request a person verify information in such manner as the delegate thinks fit.
36.	**Representations**	
	36.1	The power pursuant to Regulation 50(5) of the General Regulations to, if the delegate considers that it would assist the delegate in making a decision on the application, allow a person:
		36.1.1 who has made a representation under Regulation 50(1) of the General Regulations in relation to development being assessed under Section 107 of the PDI Act; and
		36.1.2 who has indicated an interest in appearing before the delegate,
		an opportunity (at a time determined by the delegate) to appear personally or by representative before the delegate to be heard in support of the representation that has been made under Regulation 50(1) of the General Regulations.
37.	**Response by Applicant**	
	37.1	The power pursuant to Regulation 51(1) of the General Regulations to allow a response to a representation by the applicant to be made within such longer period as the delegate may allow.
38.	**Notice of Decision (Section 126(1))**	
	38.1	The power pursuant to Regulation 57(4)(a) of the General Regulations to endorse a set of any approved plans and other relevant documentation with

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	an appropriate form of authentication.
39.	**Consideration of Other Development Authorisations**
39.1	The power pursuant to Regulation 60 of the General Regulations, to, in deciding whether to grant a development authorisation, take into account any prior development authorisation that relates to the same proposed development under the PDI Act, and any conditions that apply in relation to that prior development authorisation.
40.	**Certificate of Independent Technical Expert in Certain Cases**
40.1	The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or another relevant registration or accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.
41.	**Urgent Work**
41.1	The power pursuant to Regulation 63(1) of the General Regulations to,
41.1.1	determine a telephone number determined for the purposes of Regulation 63(1)(a) of the General Regulations; and
41.1.2	determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.
41.2	The power pursuant to Regulation 63(2) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.
41.3	The power pursuant to Regulation 63(3) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.
42.	**Variation of Authorisation (Section 128)**
42.1	The power pursuant to Regulation 65(1)(a) of the General Regulations to, for the purposes of Section 128(2)(b) of the PDI Act, if a person requests the variation of a development authorisation previously given under the Act (including by seeking the variation of a condition imposed with respect to the development authorisation) to form the opinion and be satisfied that the variation is minor in nature, and approve the variation.
43.	**Advice from Commission**

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43.1	The power pursuant to Regulation 76(2) of the General Regulations, if a report is not received from the Commission within 20 business days from the day on which the application is lodged under Regulation 29 of the General Regulations or within such longer period as the Commission may require by notice to the relevant authority, to presume that the Commission does not desire to make a report.
44.	**Underground Mains Area**
44.1	The power pursuant to Regulation 78(3) of the General Regulations, if an application relates to a proposed development that involves the division of land within, or partly within, an underground mains area (even if the area is declared as such after the application is lodged with the relevant authority), to require, as a condition on its decision on the application, that any electricity mains be placed underground.
45.	**Construction Industry Training Fund**
45.1	The power pursuant to Regulation 99(4) of the General Regulations, if after assessing a proposed development against the building rules the delegate is yet to be satisfied that the appropriate levy has been paid under the *Construction Industry Training Fund Act 1993* or is not payable, to notify the applicant that the delegate cannot issue a building consent until the delegate is satisfied that the levy has been paid or is not payable.
45.2	The power pursuant to Regulation 99(5) of the General Regulations, if a notification is given under Regulation 99(4) of the General Regulations, if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification, to, if the delegate thinks fit, determine that the application has lapsed.
46.	**Plans for Residential Alterations, Additions and New Dwellings**
46.1	The power pursuant to Clause 2(d)(ii)(B) of Schedule 8 of the General Regulations to form the belief that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land.
46.2	The power pursuant to Clause 2(d)(ii)(D) of Schedule 8 of the General Regulations to be satisfied a site contamination audit report (within the meaning of the Environment Protection Act 1993) is not required.
47.	**Plans for Building Work**
47.1	The power pursuant to Clause 4(3) of Schedule 8 of the General Regulations, in relation to an application for building consent for development consisting

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	of or involving an alteration to a building, if:
	47.1.1 the applicant is applying for a change in the classification of the building to a classification other than Class 10 under the Building Code; or
	47.1.2 the building was erected before 1 January 1974 and the applicant is applying for a classification other than Class 10 under the Building Code to be assigned to the building,
	to require the application to be accompanied by such details, particulars, plans, drawings, specifications and other documents (in addition to the other documents required to accompany the application) as the delegate reasonably requires to show that the entire building will, on completion of the building work, comply with the requirements of the PDI Act and the General Regulations for a building of the classification applied for or with so many of those requirements as will ensure that the building is safe and conforms to a proper structural standard.

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019

48.	**Calculation or Assessment of Fees**
48.1	The power pursuant to Regulation 5(1) of the PDI (Fees, Charges and Contributions) Regulations 2019 (**the Fees Regulations**) in relation to an application which is duly lodged with the council under a related set of regulations (including via the SA planning portal):
	48.1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and
	48.1.2 to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the assessment panel is not a relevant authority).
48.2	The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate is acting under Regulation 5(1) of the Fees Regulations, or as the delegate of a relevant authority, believes that any information provided by an applicant is incomplete or inaccurate, to calculate any fee on the basis of estimates made by the delegate.
48.3	The power pursuant to Regulation 5(3) of the Fees Regulations to, at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related

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set of regulations.

PLANNING AND DESIGN CODE

49.	**Procedural Matter**
49.1	The power pursuant to and in accordance with the Planning and Design Code (**the PD Code**) to form the opinion development 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 and therefore is excluded from the operation of Sections 107(3) and (4) of the PDI Act.
50.	**Procedural Referrals**
50.1	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature and would not warrant a referral when considering the purpose of the referral.
50.2	The power pursuant to and in accordance with the PD Code to form the opinion and deem:
50.2.1	alteration to an existing access or public road junction;
50.2.2	development that changes the nature of vehicular movements or increases the number or frequency of movements through an existing access,
	to be minor.
50.3	The power pursuant to and in accordance with the PD Code to form the opinion an alteration or extension of an existing dwelling is minor.
50.4	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.
51.	**Referral Body: Minister Responsible for the Administration of the Aquaculture Act 2001**
51.1	The power pursuant to and in accordance with Part 9.4 of the PD Code to form the opinion that aquaculture development which involves an alteration to an existing or approved development is minor in nature.

STATE PLANNING COMMISSION PRACTICE DIRECTION 3 (NOTIFICATION OF PERFORMANCE ASSESSED DEVELOPMENT APPLICATIONS) 2019

To Be Superseded

52.	**Responsibility to Undertake Notification**
52.1	The power pursuant to clause 6(4) of the State Planning Commission Practice Direction 3 (Notification of Performance Assessed Development Applications) 2019 (**PD3**), should the applicant request the relevant authority to place the notice on the land and pay the relevant fee, to (either personally or by engagement of a contractor) give notice of the application to members of the public by notice placed on the relevant land in accordance with Section 107(3)(a)(ii) of the PDI Act.
53.	**Preparing for Notification**
53.1	The power pursuant to clause 8 of PD3, if the applicant has confirmed they accept responsibility to place a notice on the land as per clause 6(3)(a) of PD3, to, at least 4 business days prior to the commencement of the notification period:
53.1.1	give notice of the anticipated commencement date and of the notification period to the applicant; and
53.1.2	provide the applicant with a copy of the content of the notice to be placed on the relevant land in PDF format; and
53.1.3	advise the applicant of the position and number of notice(s) to be erected on the land in accordance with clause 10 of PD3.
54.	**Notice on Land**
54.1	The power pursuant to clause 10(2) of PD3, in relation to clause 10(2) of PD3, to determine the most appropriate position for the notice on the land in order to provide for maximum visibility from a public road, and in cases where the relevant land has more than 1 frontage to a public road, to determine that more than 1 notice must be erected on each of the public road frontages to ensure that notice of the development is reasonably apparent to members of the public.

STATE PLANNING COMMISSION PRACTICE DIRECTION (APPOINTMENT OF ADDITIONAL MEMBERS TO ASSESSMENT PANEL) 2019

55.	**Qualifications and Experience of Additional members**
55.1	The power pursuant to clause 4(6) of the State Planning Commission Practice Direction (Appointment of Additional Members to Assessment Panel) 2019 (**PD5**) where the delegate forms the view that additional expert advice is required for an application which requires assessment of a matter listed in Column 1 of PD5, to engage an additional assessment panel member

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	provided that person maintains both the minimum experience detailed in Column 2 of PD5, as well as the minimum qualification listed in Column 3 of PD5.
55.2	The power pursuant to clause 4(7) of PD5 to be satisfied of the minimum experience and qualifications of an additional assessment panel member.

STATE PLANNING COMMISSION PRACTICE DIRECTION (SCHEME TO AVOID CONFLICTING REGIMENS) 2019

56.	**Scheme Provisions**
56.1	The power pursuant to clause 5(1) of the State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019 (**PD6**), to in undertaking a planning assessment or imposing controls, including through the imposition of conditions of planning consent, ensure that such assessment or controls do not conflict or duplicate matters dealt with or addressed under licencing or regulatory regimens under another Act.
56.2	The power pursuant to clause 5(3) of PD6 to, where the delegate is uncertain whether a matter conflicts with, or duplicates a matter dealt with under a licencing or regulatory regime under another Act, to seek the advice of that authority or agency.

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INSTRUMENT C
INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONSOF POWERS OF AN ASSESSMENT PANEL

SCHEDULE OF CONDITIONS

CONDITIONS OR LIMITATIONS
APPLICABLE TO DELEGATIONS
CONTAINED IN THIS INSTRUMENT

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Paragraph(s) in instrument to which conditions/limitations apply	Conditions / Limitations
5.1.1	This delegation is limited to applications other than those where one or more persons have made a valid representation expressing opposition to the application being granted planning consent and those persons remain opposed, despite any attempt made to resolve their concerns.

10. CONFIDENTIAL REPORTS

11. CLOSURE