



COUNCIL ASSESSMENT PANEL

Agenda and Reports

for the meeting
Monday, 28 March 2022
at 5.30 pm
in the Colonel Light Room, Adelaide Town Hall



Council Assessment Panel

Meeting Agenda

Monday, 28th March, 2022, at 5.30 pm, Colonel Light Room, Adelaide Town Hall

Panel Members

Presiding Member – Nathan Cunningham

Panel Members – Councillor Arman Abrahamzadeh, Mark Adcock, Colleen Dunn and Emily Nankivell

Deputy Panel Member – Prof Mads Gaardboe

Opening and Acknowledgment of Country

At the opening of the Panel Meeting, the Presiding Member will state:

‘The City of Adelaide Council Assessment Panel acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

Meeting Agenda

1. Confirmation of Minutes

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 31 January 2022, be taken as read and be confirmed as an accurate record of proceedings.

2. Declaration of Conflict of interest

3. Applications assessed under Development Act 1993 (SA) with Representations

3.1 Subject Site 266 Melbourne Street, North Adelaide SA 5006 [(Pages 3 - 157)]

4. Applications assessed under PDI Act 2016 (SA) with Representations

4.1 Subject Site 92-94 Kermode Street, North Adelaide SA 5006 [(Pages 158 - 565)]

4.2 Subject Site 336 Angas Street, Adelaide [(Pages 566 - 637)]

5. Applications assessed under Development Act 1993 (SA) without Representations

Nil

6. Applications assessed under PDI Act 2016 (SA) without Representations

Nil

7. Closure

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Agenda Item 3.1

Council Assessment Panel

Monday 28 March 2022

Subject Site	266 Melbourne Street, North Adelaide SA 5006
Development Number	DA/174/2021
Nature of Development	Demolish existing building and construct four level residential flat building containing 15 apartments with ground level car parking
Representations	Listed to be Heard - Yes
Summary Recommendation	Planning Consent Granted

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 28/3/2022

Item No	3.1
Address	266 Melbourne Street, North Adelaide SA 5006
Proposal	Demolish existing building and construct four level residential flat building containing 15 apartments with ground level car parking, DA/174/2021 [DA], EP)
Applicant	THE SUNSHINE LIFE P/L
Relevant Development Plan	30 April 2020
Lodgement Date	17 March 2021
Zone / Policy Area	Mixed Use (Melbourne West) Zone
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

- Plans and 3D Images 1 - 28
- Planning Report 29 – 57
- Design Statement 58 – 59
- Arborist Report 60 - 100
- Certificate of Title 101 - 102

Comments from Public Notification 103 - 111

Applicant Response to Representations 112 - 123

PERSONS SPEAKING BEFORE THE PANEL**Representors**

- Ms Cate Cheetham, 98 Old Street, North Adelaide

Applicant

- Mr Christopher Webber, Future Urban for The Sunshine Life Pty. Ltd.

1. **DESCRIPTION OF PROPOSAL**

1.1 Planning consent is sought for demolition of a single storey building accommodating a medical consulting practice and construction of a four level mixed use building comprising:

- ground level (Melbourne Street) car parking for 15 resident vehicles and 2 visitor parking spaces
- ground level (Old Street) car parking for 2 resident vehicles
- 15 two bedroom apartments on three levels.

2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area: 780m²		
Building height - Metres (ceiling height)	14 metres (max.)	14 metres
Private Open Space (POS) - m ²	2 bedroom - 11m ²	10m ² - 30m ²
Landscaped Open Space (LOS) - % of total site area	20%	11.8%
Car parking and Access - Number of spaces	15 Spaces	15 Spaces
Bicycle Parking	15 Spaces	13 Spaces

3. **BACKGROUND**

3.1 A medical consulting room was established on the subject site circa 1981 and this use continues presently.

3.2 Plans and details for the development were formally lodged in March 2021 just prior to implementation of the planning reforms. Discussions with the applicant and feedback from public consultation has resulted in amendments to the proposal.

These amendments relate to:

- the architectural expression of the Old Street and Melbourne Street facades in respect of visual interest and compatibility with surrounding built form
- the separation distance between the central apartments and the rear of the apartments facing Melbourne Street
- the upper-level setback distance from Melbourne Street
- protection of views of the City from properties along Stanley Street and Brougham Place.

3.3 The applicant subsequently provided amended plans which largely addressed the matters raised. However, there is still some concern with respect to the treatment of the front forecourt area. This is discussed in further detail below in Section 9.4.

4. SITE

4.1 The site is rectangular in shape with a frontage of 12.19 metres to Melbourne Street, 12.19 metres to Old Street and a depth of 64 metres. The site has an area of approximately 780m².

4.2 The site slopes downwards from Old Street to Melbourne Street with a fall of approximately 3 metres.

4.3 The site currently contains a single storey building which is set back 10 metres from the Melbourne Street boundary. The front yard is landscaped with lawn and small shrubs, located behind a two metre high Besser brick wall.

4.4 There is vehicular access from Old Street with nine car parking spaces available onsite. The car park surface is treated with bitumen and line marked. A carport provides shelter for five vehicles.

5. LOCALITY

5.1 The site is located adjacent Ronald McDonald House at 271 Melbourne Street.

5.2 The Melbourne Street streetscape is predominantly characterised by commercial land uses in the form of offices, medical consulting rooms and travel agencies, with some residential uses.

5.3 Built form character along Melbourne Street is varied, comprised of a mix of low scale historic built form and multi-storey contemporary buildings of two to four storeys. Contemporary buildings are typically composed of tilt-up concrete, large expanses of glazing and aluminium and steel, with the ground level comprised mostly of car parking.

5.4 Building setbacks are varied, ranging from historic buildings with generous front gardens, to smaller landscaped areas where multi-level buildings have been constructed.

5.5 Old Street at the rear has a mixed character consisting of small scale dwellings of one to two storeys, primarily on the north side of the street, with the south side of the street characterised primarily by open lot car parks associated with commercial premises on Melbourne Street.

5.6 There are a number of State and Local Heritage Places within the locality, however there is only one heritage place adjacent to the site, located directly at the rear at 96-98 Old Street.



KEY			
	Subject Site		Local Heritage Place
PA10	Stanley West Policy Area 10		State Heritage Place
MS(MW)	Main Street (Melbourne West) Zone		Policy Area Boundary
R	Representor		Locality

Photo 1 – Site viewed from Melbourne Street



Photo 2 – Site viewed from Old Street



Photo 3 – Site viewed from upper level at 228-229 Brougham Place / Stanley Street level looking south-west



Photo 4 – Site viewed from upper level at 227 Brougham Place / Stanley Street level looking south-east



Photo 5 – South side of Melbourne Street opposite the subject site



Photo 6 – Vista of north side of Old Street opposite the subject site



6. PUBLIC NOTIFICATION

Category of Notification	Category 2
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<i>Representor's Address</i>	<i>Request to be heard</i>
Mr D. Manuel 94 Old Street, North Adelaide SA 5006	No
Ms Cate Cheetham 98 Old Street, North Adelaide SA 5006	Yes

Summary of Representors Comments	
Concerns	Applicant response
<ul style="list-style-type: none"> Tree damaging activity due to excavation has not been addressed 	<ul style="list-style-type: none"> An arborist has examined the trees in the locality The Jacaranda tree located at 264 Melbourne Street is a regulated tree and will suffer a 25% intrusion into its critical root zone, however it is in good health, and it is expected it can tolerate the proposed encroachment without noticeable impacts The Jacaranda tree located at the rear of 264 Melbourne Street will suffer an 8% intrusion into its critical root zone. The impact is expected to be low given the separation distance, presence of landscaped beds and low likelihood of major root growth beneath the subject site given its sealed surface Low impact methodologies and materials are recommended to minimise impact on the trees
<ul style="list-style-type: none"> Height, bulk and scale of the proposed building is at odds with the conditions in the locality and with Zone provisions PDC 4 to 7 inclusive Overly large development in the setting of Old Street Proximity and height of the building relative to the existing buildings on Old Street Insufficient setback to Old Street 	<ul style="list-style-type: none"> The proposed building is not required to match the height of existing development in the adjacent residential zone, but to manage a gradual decrease in scale at the interface PDC 15 of the Zone contemplates buildings over 3 storeys can be accommodated at the zone interface provided increased setbacks are incorporate

<ul style="list-style-type: none"> Does not respond to the character of Old Street / Interface of the North Adelaide Historic (Conservation) Zone 	
<ul style="list-style-type: none"> Does not Satisfy Zone PDC 14(a) regarding setback angles 	<ul style="list-style-type: none"> A correct reading of Principle 14(a) locates the start of the 45 degree setback as being at the front property boundary of dwellings fronting Old Street on the northern boundary of Old Street The proposed development thus satisfies Zone PDC 14(a)
<ul style="list-style-type: none"> The proposal represents overdevelopment of the site: <ul style="list-style-type: none"> - some apartments have poor amenity in terms of outlook and open space - no setbacks from side boundaries - no useable communal open space - excessive height given the local setting 	<ul style="list-style-type: none"> Redesign has resulted in only three apartments falling below the minimum private open requirement, the shortfall being only one square metre Balconies have adequately sized areas for tables and chairs notwithstanding that some have narrow spaces Balconies are directly accessible from living areas
<ul style="list-style-type: none"> No loading/unloading spaces are provided on site 	<ul style="list-style-type: none"> Visitor parking spaces can be used by small commercial vehicles
<ul style="list-style-type: none"> Insufficient car parking provided 	<ul style="list-style-type: none"> The proposal exceeds the minimum car parking requirement, having 16 spaces instead of 15
<ul style="list-style-type: none"> Overlooking into 98 Old Street 	<ul style="list-style-type: none"> The apartments are setback over three metres from adjacent residential sites in compliance with Council Wide PDC 67

6.1 Seven representations were received from nearby properties however they are not abutting and are therefore invalid. The applicant has however responded to all of the matters raised by the representors. For the applicant's detailed response please refer to the attachments.

7. **REQUIRED EXTERNAL REFERRALS**

7.1 Nil

8. SPECIALIST ADVICE

8.1 Local Heritage

- A built form with greater setback from Old Street, particularly at the upper level, would be more appropriate given the relatively low scale residential character on the northern side of Old Street.
- Proposed landscaping is minimal and there is limited potential to soften the visual appearance of the proposed development.

8.2 Infrastructure

- The applicant will be responsible for all costs associated with the construction of the crossing, including adjustment to footpath, kerb and gutter, road pavement, stormwater drainage and service utilities.
- As the proposal includes significant excavation within the zone of influence of the adjacent road reserve and adjacent land, an integrated Structural and Geotechnical Engineering report shall be submitted and be prepared by suitably qualified engineer.

8.3 Traffic

- The crossover to Melbourne Street should be reduced to minimum width to ensure that there is no impact to the one remaining on-street parking space.
- The design of the access and car parking facilities must comply with AS/NZS 2890. 1: 2004 Parking Facilities Part 1: Off-street car parking, AS/NZS 2890.6-2009 *Off-street parking for people with disabilities* and boundary level requirements.

9. DETAILED ASSESSMENT

9.1 Summary of Zone Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> The proposal is of contemporary design that contributes to an attractive streetscape sympathetic to the existing historic built form and diverse character of the precinct. 	✓
Objectives O1-4	<ul style="list-style-type: none"> The proposal is a desired medium-density land use, contributing to the mix of uses in the Zone. The building is contemporary although lacking in sufficient landscaping to Melbourne Street. 	✓
Land Use P11-3	<ul style="list-style-type: none"> Achieved. 	✓
Form and Character P4-6	<ul style="list-style-type: none"> See Section 9.4. 	✓
Built Form and Public Environment P7-11	<ul style="list-style-type: none"> The building does not satisfy the desired setbacks from side boundaries. The façade designs are contemporary and sufficiently interesting to contribute towards a pleasant public environment. Balconies and windows overlook public roads, promoting safety through passive surveillance and connection to the public realm. External materials are varied and do not include dark, reflective and brightly coloured materials. Landscaping to Melbourne Street and Old Street is comparable to adjacent sites. Landscaped open space comprises 11.8% of the site, below the desired minimum of 20%. 	✓/✗
Building Height P11	<ul style="list-style-type: none"> The building does not exceed the maximum height of 14 metres. 	✓

Setbacks

P12-15

- The setback at ground level is similar to existing nearby developments.
- The setback of the upper levels, at 5 metres is below the 6-10 metres desired.
- The setback on Old Street complies with Figure 1 below (Figure 1 is an excerpt from the Development Plan).

✓/✗

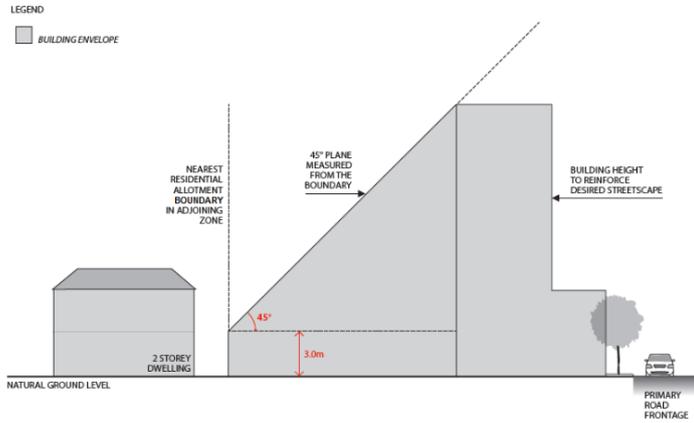
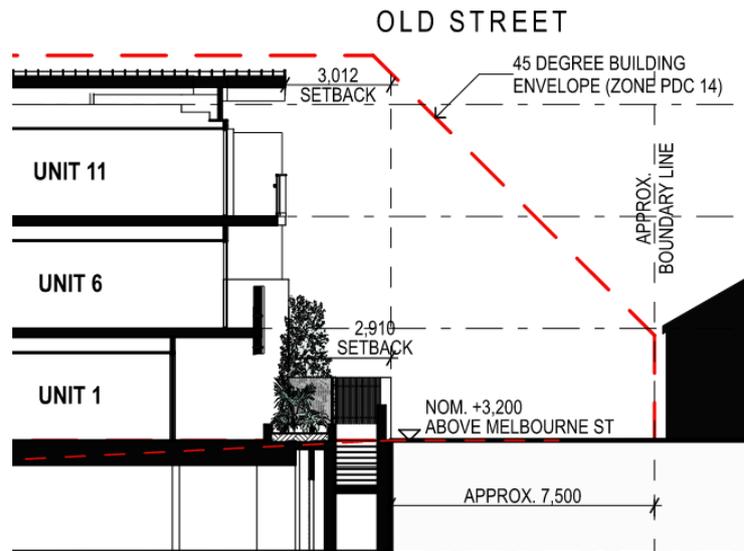


Figure 1



Car Parking

P24-26

- Access from Melbourne Street will not affect existing built form and landscaping.
- The impact upon residential amenity on old Street is minimised by having access from Melbourne Street.
- Residential parking at ground level will not be readily visible from Melbourne Street.

✓

9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Housing Choice O6-8 P5-10	<ul style="list-style-type: none"> All dwellings are two-bedroom and therefore offering limited housing choice. 	✗
MEDIUM TO HIGH SCALE RESIDENTIAL DEVELOPMENT		
Objectives O22	<ul style="list-style-type: none"> Dwellings are functional with reasonable amenity however some apartments have poor outlook and access to natural light and ventilation. 	✓/✗
Building Entrances P48-49	<ul style="list-style-type: none"> The entrance is not oriented towards the street and is not sufficiently visible and identifiable. Minimal area exists around the entry to create a sense of place and arrival. 	✗
Daylight, Sunlight & Ventilation P50-58	<ul style="list-style-type: none"> See Section 9.4. 	✓/✗
Private Open Space P59-65	<ul style="list-style-type: none"> Achieved. 	✓
Visual Privacy P66-67	<ul style="list-style-type: none"> Achieved. 	✓
Noise & Internal Layout P68-69	<ul style="list-style-type: none"> Achieved. 	✓
Minimum Unit Sizes P70-71	<ul style="list-style-type: none"> Achieved. 	✓
Adaptability P72	<ul style="list-style-type: none"> Achieved. 	✓
Outlook P73-74	<ul style="list-style-type: none"> See Section 9.4. 	✓/✗

Onsite Parking & Fencing O23 P75-79	<ul style="list-style-type: none"> Achieved. 	✓
Storage P80-81	<ul style="list-style-type: none"> Achieved. 	✓
ENVIRONMENTAL		
Crime Prevention through Urban Design O24 P82-86	<ul style="list-style-type: none"> Surveillance of the Melbourne Street entrance is adequate, with a proposed tree and low shrubs in the landscaped area providing clear lines of sight from the public realm. The car park entry will be secured at all times by the roller door to be operated via remote control by residents. 	✓
Noise Emissions O26-27 Noise Sources P89-94 Noise Receivers P95-100	<ul style="list-style-type: none"> Roof mounted plant will be located centrally, minimising the potential impact to adjacent premises. The car park will be located below ground level relative to adjacent residential land uses, therefore minimal noise emissions from this source are expected. 	✓
Waste Management O28 P101-104	<ul style="list-style-type: none"> Collection will be via Melbourne Street by private contractor. Detailed information has not been supplied therefore a reserve matter is recommended requiring the provision of a Waste Management Report. 	✓
Energy Efficiency O30 P106-112 Residential Development P113-114	<ul style="list-style-type: none"> See Section 9.4. 	✓
Micro Climate and Sunlight O33-34 P119-125	<ul style="list-style-type: none"> The building will reduce sunlight access to the central courtyard playground of Ronald McDonald House and north-facing windows looking into the space, however overshadowing will cease from approximately 1pm on 22 June. This area is already overshadowed by existing shade sails, rendering the increase in overshadowing to be minimal. 	✓

<p>Stormwater Management</p> <p>O35-39 P126-131</p>	<ul style="list-style-type: none"> • Runoff from impervious surfaces will be detained in two 2,000 litre tanks. • On-site reuse for irrigation of landscaping areas is proposed. 	<p>✓</p>
<p>Infrastructure</p> <p>O40-41 P132-135</p>	<ul style="list-style-type: none"> • Area for a potential transformer has been nominated fronting Old Street. 	<p>✓</p>
<p>Heritage & Conservation – North Adelaide</p> <p>General P149-155 Development Adjacent a Heritage Place P162-166</p>	<ul style="list-style-type: none"> • See Section 9.4. 	<p>✗</p>
<p>Built Form & Townscape</p> <p>O46-48 P167</p>	<ul style="list-style-type: none"> • The building is of a scale that reinforces the main street character of Melbourne Street. • The upper level is setback to provide a reasonable balance of openness and enclosure. • The palette of materials and colours together with the restrained design language results in a reasonable quality design. 	<p>✓</p>
<p>Height, Bulk and Scale</p> <p>P168-174</p>	<ul style="list-style-type: none"> • The building is of a scale commensurate with the role of Melbourne Street as a main street and primary transport route. • The building maintains consistent floor to ceiling heights of neighbouring buildings on Melbourne Street. • The building maintains the subdivision pattern of neighbouring building frontages with a satisfactory level of visual interest through variation. • The interrelationship with the single storey Local Heritage Place at the rear is arguably not well executed, with additional setback from Old Street desired. • Conversely, the proposal satisfies the Main Street (Melbourne West) Zone PDC14 Figure 1 setback envelope at the zone boundary with the North Adelaide Historic (Conservation) Zone. 	<p>✓</p>

Landscape Open Space P177	<ul style="list-style-type: none"> A minimum of 20% is sought and the development provides 11.8%. 	x
Building Setbacks P178-179	<ul style="list-style-type: none"> See Section 9.4. 	✓/x
Composition & Proportion P180-181	<ul style="list-style-type: none"> Achieved. 	✓
Articulation & Modelling P182-186	<ul style="list-style-type: none"> Achieved. 	✓
Materials, Colours & Finishes P187-190	<ul style="list-style-type: none"> See Section 9.4. 	✓
Sky & Roof Lines O49 P192-195	<ul style="list-style-type: none"> The flat roof minimises bulk and scale and ensures the loss of City views for dwellings on Stanley Street / Brougham Place is minimised. The metal cladding of the uppermost level with angled walls creates an illusion of a mansard roof which both breaks up the mass of the building and creates an appearance of a reduced height. 	✓
Landscaping O55 P207-210	<ul style="list-style-type: none"> Indigenous species incorporated. 	✓
Access & Movement O60 P224-225	<ul style="list-style-type: none"> Loss of one on-street car parking space on Melbourne Street accepted. Access to and from the site will be in a forward manner. Access via Melbourne Street prevents an unreasonable amount of vehicle movements in Old Street. 	✓
Pedestrian Access O61-63 P226-232	<ul style="list-style-type: none"> Crossover widths are minimised, reducing interruption to footpaths. 	✓
Bicycle Access O64-65 P233-238	<ul style="list-style-type: none"> 13 secure bicycle storage spaces are provided at ground level in cages above the residential car parks. 	✓

<p>Traffic and Vehicular Access</p> <p>O68-70 P241-250</p>	<ul style="list-style-type: none"> • The vehicle entrance on Melbourne Street is considered safe. • The new crossover to Melbourne Street results in a loss of one on-street car park. 	<p>✓</p>
<p>Car Parking</p> <p>O71-762 P251-265</p>	<ul style="list-style-type: none"> • 15 resident car parking spaces are required, however 13 spaces are provided within the garage. Two visitor spaces are located at the front of the site, although not required. These spaces will relieve on-street car parking demand to an extent and facilitate deliveries. 	<p>✓/✗</p>

9.4 **Detailed Discussion**

Desired Character

The Desired Character Statement seeks the development of low to medium scale mixed use buildings with setbacks complementary to the historic siting of buildings. It also seeks a high level of pedestrian amenity and accessibility with attractive landscaped front setbacks and the achievement of a high quality residential living environment.

The proposal is considered to satisfy the desire for medium scale mixed use development with an appropriately scaled residential development proposed. Whilst the Desired Character Statement refers to the '*historic siting pattern of buildings setback from boundaries in a landscaped setting*' this is not reflected in the existing pattern of development in the locality. Adjoining developments have limited landscaping and setbacks from the front boundary and no setback from side boundaries. Within this setting the scale and siting of the building is complimentary to adjoining development and the general character of development along Melbourne Street.

The ground floor façade is located behind two visitor car parking spaces. Whilst the proposed landscaping and forecourt areas provide for a general level of pedestrian amenity, the interface with Melbourne Street is not considered to be optimal for the following reasons:

- The façade is setback too far from Melbourne Street, not contributing to the creation of a continuous built form to the street
- The residential entrance is not readily identifiable
- The landscaped area, if not maintained, could provide a space for anti-social activities and reduces safety.

Views

The Desired Character Statement of the adjoining North Adelaide Historic (Conservation) Zone and Policy Area (Stanley West) contains specific policy requiring the protection of views of the City from Stanley Street and Brougham Place properties from the uppermost levels of dwellings.

The topography of the locality sees Stanley Street slope downwards from west to east. Given the topography and height restrictions, most buildings at this western end of Stanley Street have views towards to the City from their uppermost levels.

Site inspections from adjacent residential properties on Stanley Street (see Images 9.4.1 to 9.4.3 below) show that, in this instance, views of the City and the Adelaide Hills from the upper levels (i.e. Stanley Street / Brougham Place level) will largely be maintained. Views from the dwellings at the lower levels to the City and Adelaide Hills will however be lost.

It is pertinent to refer to the decision of the ERD Court in the matter of the Appeal of St Ann's College Inc v The Corporation of the City of Adelaide where the College proposed the addition of two levels of student accommodation atop the existing Kennedy Brooks Enterprise Deck building bringing the total height to 14.3 metres above ground level.

In this Appeal the Court resolved to quash Council's refusal to grant Planning Consent, with a major issue being the loss of views from the dwellings on Stanley Street.

The Court concluded that where the Development Plan anticipates the undertaking of development, there will be some consequences of that development. Given the policy change in 2014 (Residential and Main Street DPA (Part 1)) permitted construction of buildings up to 14 metres in height, it is difficult to conclude that impacts on views would not be an expected outcome of the Plan.

In this instance, it is estimated the remaining view will be long distance towards the Adelaide Hills and the City (buildings in the square mile). The remaining views are the subject of the Stanley West Policy Area Desired Character and thus their retention indicates that the proposed development is not unreasonably high.

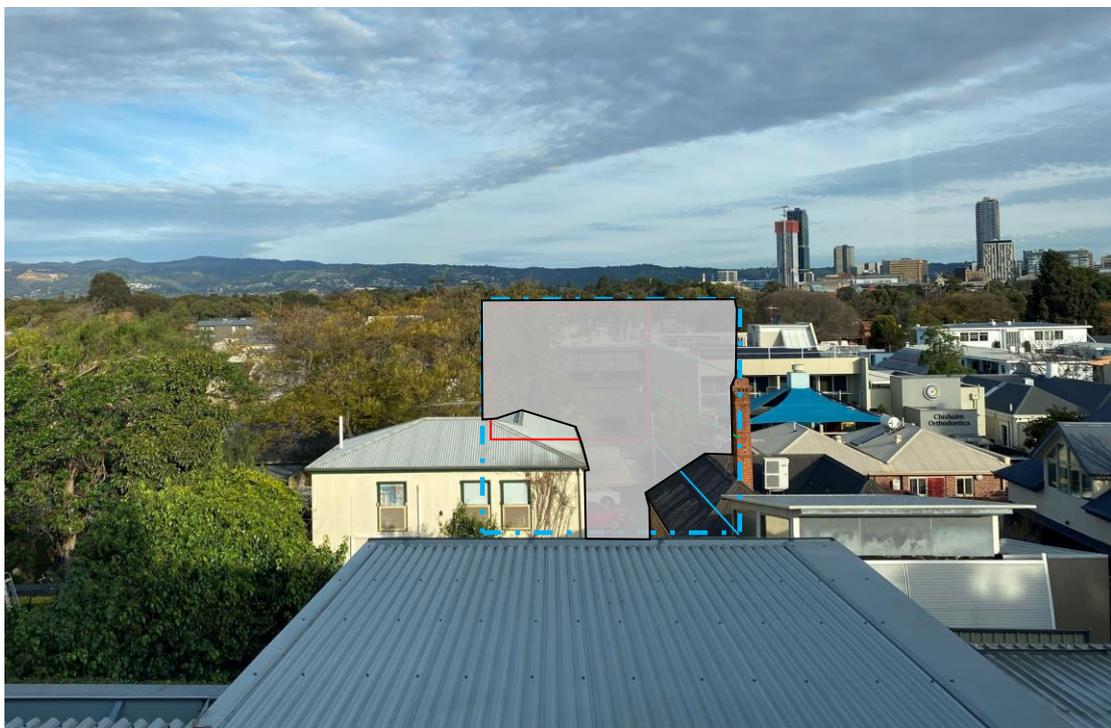


Image 9.4.1 – View from uppermost level of 228 Brougham Place, North Adelaide with the expected building bulk shaded



Image 9.4.2 – View from uppermost level of 227 Brougham Place, North Adelaide



Image 9.4.3 – View from lower level of 228-229 Brougham Place

Built Form and Design

Building composition along Melbourne Street is varied with a mix of low scale historic buildings and newer medium to high scale commercial and residential buildings of two to six storeys.

The new building is a contemporary design using lightweight concrete panels with angled facets to create a visually interesting façade to Melbourne Street. Application of a portal to the façade at the first and second floors serves to de-emphasize the appearance of the uppermost level from Melbourne Street. Cladding of the uppermost level in ribbed Maxline cladding with angled elements creates a reference / illusion of a mansard roof and de-emphasises the buildings four-level height.

The liberal use of stone and timber to the north façade on Old Street provides a more residential appearance, appropriate to its location.

The materials and treatments are consistent with other new buildings in the locality, particularly those located opposite on the south side of Melbourne Street.

The proposal is similar in form to adjacent premises, being built to their side boundaries, with similar small setbacks accommodating landscaped gardens. Their facades are contemporary in nature, with large expanses of glazing and ground level car parking accessed from Melbourne Street.

Presentation to Old Street is more domestic in nature. Firstly, the building is three levels, with car parking being underground relative to Old Street. The use of stone and timber at the lower level, Maxline Cladding at upper level and the 3 metre setback de-emphasises the scale of the building, satisfying Zone PDCs 15 and 16.

Setbacks

The building presents as three storeys to Old Street as the car parking level is effectively underground. The three metre setback to the edge of the balconies and six metres to the façade, satisfies Mixed Use Melbourne West Zone PDC 14, where the built form lies within a 45 degree angle (See page 21 of the report). Furthermore, this setback accommodates a garden and car parking space, satisfying Zone PDC 9.

Although the building will have an unprecedented large form on the south side of Old Street, it is noted there are many existing examples of two storey dwellings in the low-scale City Living Zone on the opposite side of Old Street that are located on or close to the street frontages.

It is noted the building opposite at 96-98 Old Street is a single storey Local Heritage Place and the proposal fails to satisfy Zone PDC13 in that it does not adequately respect the character of the low-scale established dwellings in Old Street.

On balance, whilst there is an unprecedented divergence in built form scale on Old Street between the Mixed Use Zone and residential zone, the proposal adequately satisfies the relevant criteria.

Residential Amenity

The expected level of residential amenity for residents within the proposed apartments is varied. The six apartments located centrally have adequate levels of natural light and ventilation but with no medium to long range outlook. Their central location means they all depend on the large south-facing windows opening to the central void and communal garden on level 1. At the uppermost level, access to sunlight and breezes is reasonable.

At first floor level (Old Street level) the amount of light and ventilation is significantly reduced, affecting internal amenity. This is offset to a degree by having access to the 66 square metres of communal open space shared by two apartments. The applicant has provided a six metre separation between apartments which is equivalent to the minimum possible between high-density residential towers. Given only three residential building levels are affected, the resultant access to sunlight and ventilation on levels one and two, whilst not of a high standard, are adequate.

The apartments are well dimensioned and exceed minimum unit sizes, enabling the spaces to be used flexibly. With the exception of three, which have balconies of 10 square metres (below the desired minimum of 11m²), the apartments have balconies over the minimum size.

The design of the entrance to the residential foyer is problematic from a legibility and crime prevention perspective due to the solid nature of the front wall and landscaping bed along the Melbourne Street frontage. It is recommended, via a condition, that this area always be illuminated during the hours of darkness and that landscaping be maintained to provide clear lines of sight between the public realm and the building entrance.

Several dwellings are located to the north on the opposite side of Old Street. The proposal has the potential to impact upon the amenity of these dwellings on account of visual impact, overlooking and noise.

The potential visual impact is adequately reduced by a 6 metre rear setback and the extent of articulation and modulation provided within the façade. A level of development and subsequent building height is to be anticipated within the zone. As such, some visual impact and enclosure due to the three storey height is to be expected. In this instance, whilst the proposal will increase the scale of development upon the site, it is not considered to result in an unreasonable impact on adjoining properties.

The north facing windows and balconies on Old Street do not require any features to prevent overlooking as this aspect fronts a public road.

Overall, the level of internal residential amenity is fair, with large, flexible spaces. Of the 15 apartments, those located in the centre of the building have a generally lower degree of amenity, with the four located on levels 1 and 2 having the least favourable amenity, with reduced access to natural light, ventilation and outlook.

Environmental

The proposal incorporates a range of energy efficiency measures including:

- high performance double glazing, access to daylight and natural ventilation of the apartments to reduce energy demand
- designing and certifying the apartments and common areas to achieve an energy performance that achieves NCC/BCA Section J, JV3 methodology
- zoned air conditioning systems within the apartments with automatic and manual controls. They will be rated to the highest available Energy Star rating and include the option to operate in fan mode providing low energy air circulation
- provision of a roof mounted solar photovoltaic array. The array will provide renewable energy equivalent to 100% of the common area power needs, including car park ventilation
- daylight control to lighting systems in common areas
- use of energy efficient, LED lighting fittings
- use of light coloured external finishes (in particular roof coverings) to reflect heat, reduce solar gain, and reduce the “heat island effect”
- in areas where access to natural ventilation is not possible, the car parking will be mechanically ventilated with a carbon monoxide monitoring system utilising variable speed fans to reduce fan energy use by 80% when compared to a conventional system
- providing apartment owners with retractable clothes racks in their apartments, to minimise electric clothes drier use. These facilities will also minimise the incidence of clothes drying on exposed balconies
- reuse of retained stormwater for the irrigation of landscaped areas
- selection of landscaping species that minimise water consumption
- use of water efficient fittings of 6 Star WELS rating for taps, 4 Star for WCs and 3 Star showers

Heritage and Conservation

The zone provisions recognise the interface between the Mixed Use (Melbourne West) Zone and the North Adelaide Historic (Conservation) Zone and seek to manage the interface between the two. The subject land abuts the Historic Conservation Zone, having an impact on the Desired Character of that zone and heritage places within it.

One Local Heritage Place (cottage) is located directly opposite the rear of the site, on the northern side of Old Street. This dwelling is sited on the front boundary with no front garden and features a single storey rear addition. The heritage place and the proposed building are separated by Old Street and the front garden of the apartment building, providing a 11 metre buffer to the balconies and 12 metres to the façade.

Whilst it is acknowledged there is a juxtaposition in scale and architectural style/detailing between the proposal and the single storey heritage places, the setback between the two is considered to provide a sufficient visual buffer and separation between the two distinct elements.

Ultimately, the scale of development envisaged within the zone must be acknowledged as being significantly greater than the single storey heritage places.

The end result is a distinct and noticeable variation in bulk and scale between new and old. In this instance the proposed separation between the proposal and the heritage places is sufficient to adequately mitigate this change in scale.

Transport, Access and Parking

The proposal seeks to locate access at Melbourne Street level, effectively being underground relative to Old Street. The Development Plan seeks to minimise disruption to Melbourne Street by providing vehicular access via Old Street. In this instance, access from Melbourne Street will result in the creation of an additional vehicle crossover and loss of one on-street car parking space. Whilst this is not a desirable outcome for Melbourne Street, it has the benefit of reducing traffic movements in Old Street from 10 vehicles to one, thereby greatly improving amenity for the two dwellings which are sited directly opposite the site at 94 and 96 Old Street, located on the street frontages.

The level of on-site car parking is acceptable, with the provision of 14 spaces for 15 dwellings being a negligible shortfall. Although not required by the Development Plan, the proposal incorporates two visitor spaces located at the front of the building accessible at all times from Melbourne Street. This compensates for the loss of the single on-street parking space.

Bicycle storage is located in a cage located above each resident car parking space and together with providing purchasers with the option to install EV charging points for every parking space, the proposal promotes a transition to more sustainable movements.

Conclusion

The proposal is considered to achieve the outcomes sought by the Desired Character Statement and relevant principles as it:

- presents a desired land use
- proposes a building that will provide medium scale residential development which supports the attainment of the desired future character and the broader requirements of the Council Wide Objectives and Principles
- will be of an acceptable quality of architectural design and scale, achieving a reasonable quality urban design outcome
- will reinforce the role and image of the Zone as an attractive mixed use area of low to medium scale
- proposes floor to floor heights of 3.2 metres and floor to ceiling windows and doors to living areas to maximise internal sunlight and daylight penetration
- incorporates materials and finishes that are durable and of a high quality with the use of pre-finished materials in lieu of painted finishes
- will have landscaped areas of a sufficient size to provide landscaping at ground level resulting in acceptable impacts on Melbourne and Old Streets
- has a small shortfall in car parking, however this is considered acceptable with the presence of public transport on Melbourne Street and the availability of on-street, public and private off-street car parks.

The proposed development does not perform as well with regards to its ground level presentation to Melbourne Street and the amenity of some apartments located centrally, but this is acceptable for the following reasons:

- The entrance is recessed and not oriented to face Melbourne Street, like other recent medium density developments. This arrangement fails to create a cohesive building alignment to Melbourne Street, does not maximise an active frontage and creates a potential safety concern. It is proposed to apply conditions requiring lighting to this space during the hours of darkness and maintenance of the landscaping to ensure clear lines of sight at all times. Such measures should address these concerns.
- Four of the six apartments located centrally have reduced internal amenity. The apartments at first and second levels have reduced access to light and ventilation, facing south into the courtyard which is partially built out to the west and east. The generous six metre separation and only three building levels ensures a reasonable level of amenity.

Whilst it is acknowledged the proposal will impact upon the existing views from dwellings on Brougham Place and Stanley Street, and that it will create a dichotomy of scale at the zone interface in Old Street, it adequately satisfies the relevant provisions of the Development Plan in both respects. Long range views to the City from the upper levels of dwellings are preserved and the sense of openness/enclosure to Old Street is assessed as being reasonable.

For the above reasons, the proposal is not considered to be seriously at variance with the provisions of the Development Plan as it proposes a land use and form of development desired in the Zone and Policy Area.

It has been determined that, on balance, the proposal warrants Development Plan Consent.

10. RECOMMENDATION

That the development, the subject of the application from The Sunshine Life P/L to demolish the existing building and construct a four level residential flat building containing 15 apartments with ground level car parking at 266 Melbourne Street, NORTH ADELAIDE SA 5006 as shown on plans designated DA/174/2021:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following reserved matters, conditions and advices:

Reserved Matters

Pursuant to Section 33(3) of the Development Act 1993, a decision on the following matters is reserved for further assessment pending the provision of additional information (and must be resolved prior to granting of Development Approval):

1. The applicant or the person(s) having the benefit of this consent is/are requested to provide a Waste Management Report from a recognised waste management company which details how waste will be stored and collected. Council reserves the right to impose further conditions in relation to this reserved matter following receipt of the said report.
2. Details of the material, colour and design of the perforated roller door shall be provided and shall be of a high quality, and incorporate decorative elements to the reasonable satisfaction of Council.

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**
 - Drawings prepared by Dash Architects numbered 02 (Rev A), 03 (Rev D), 04 (Rev C), 05 (Rev C), 06 (Rev C), 07 (Rev B), 10 (Rev B), 11 (Rev B), 12 (Rev B), 13 (Rev C), 16 (Rev D), 17 (Rev D), 18 (Rev B), 19 (Rev B), 20 (Rev B), 21 (Rev B), 22 (Rev A), 23 (Rev A).
 - Letter from Future Urban dated February 2 2022.
 - Design Statement from Dash Architects dated 28.01.22 Issue A
 - Arborman Tree Solutions Report ATS522-266MelStDIR R1 dated 2 February 2022
-
2. **A Structural and Geotechnical Engineering report shall be submitted prior to seeking Development Approval. The Report shall be prepared by a suitably qualified Engineer and shall address the excavation within the zone of influence of the adjacent road reserve and adjacent land.**

3. External materials, surface finishes and colours of the Development shall be consistent with the description hereby granted consent and shall be to the reasonable satisfaction of the Council.

4. The finished floor level of the ground floor level at the entry points to the development including the car park entry and exit points shall match the existing footpath unless otherwise agreed to by the Council in writing.

5. Clear sight lines for users of the car park entry shall be provided to ensure pedestrian safety along the Melbourne Street footpath and at all times in accordance with AS/NZS 2890.1:2004 Off-street Car Parking.

6. All line marking for car park spaces and traffic signs on the Land shall conform to AS/NZS 2890.1:2004 Off-street Car Parking.

7. Where stormwater disposal is required, the following requirements shall be complied with:

- All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath**
- The applicant must ensure that storm water run-off is contained within the property boundaries, collected and discharged to either the Melbourne or Old Street road reserve**
- Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and/or air conditioning units shall be discharged to the sewer.**

8. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Council.

9. External lighting shall be provided to building entries and shall be operational during the hours of darkness at all times and/or fitted with motion detectors to the reasonable satisfaction of Council

10. Ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like shall not occur:

- I. after 10.00pm any day; and**
 - II. before 7.00am Monday to Saturday or before 9.00am on a Sunday or Public Holiday.**
-

11. Photovoltaic panels located on the roof shall not be elevated on tilt frames and shall only be laid flat, parallel to the roof.

12. Landscaping at the Melbourne entrance and fronting Old Street shall be comprised of significant groundcover and tree species that provide shade and visual amenity for occupants and visitors to the reasonable satisfaction of Council and shall be maintained to provide visibility and safety to the residential foyer from Melbourne Street at all times.

Advisory Notes

1. Building Consent for Approval

Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

2. Expiration Time of Approval

Pursuant to the provisions of Regulation 67 of the Planning, Development and Infrastructure (General) Regulations 2017, this consent / approval will lapse at the expiration of 2 years from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 2 years, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

3. Boundaries

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

4. Residential Parking Permits

Residential parking permits to allow parking on-street, adjacent the proposed development will not be considered as an appropriate means of providing parking for residents staying in the apartments.

5. Building Site Management Plan

A Building Site Management Plan is required prior to or at the time of application for Development Approval. The Building Site Management Plan should include details of such items as:

- Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure
-

6. Damage to Council footpath / kerbing / road pavement / verge

Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.

7. Vehicle Crossing Place

There is no objection to the proposed vehicle crossing place however, due to the presence of stone kerbing, the work shall be undertaken by Council and the cost of the work will be charged to the applicant. A separate application for the crossing place(s) is required and the applicant can obtain a form from Customer

Service, 25 Pirie Street, Adelaide, telephone 8203 7236. A quotation for the work will be provided by Council prior to the work being undertaken.

8. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.adelaidecitycouncil.com

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

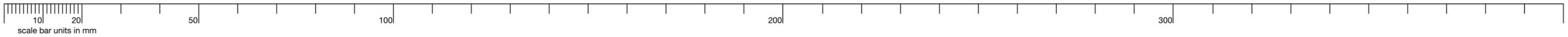
Please note: Upfront payment is required for all city works applications.

Applications can be received by Council via the following:

Email: cityworks@adelaidecitycouncil.com

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide



APPLICATION FOR DEVELOPMENT PLAN CONSENT

For

Proposed Residential Development at 266 Melbourne St, North Adelaide



Location Plan



#	Title	Size	Rev
01	Cover	A3	C
02	Demolition Plan	A3	A
03	Ground Floor (Melbourne Street Level)	A3	D
04	First Floor (Old Street Level)	A3	C
05	Second Floor	A3	C
06	Third Floor	A3	C
07	Roof Plan	A3	B
08	3D Image Melbourne Street Frontage	A3	C
09	3D Image Old Street Frontage	A3	C
10	North & Green Wall Elevation	A3	B
11	South Elevation	A3	B
12	East Elevation	A3	B
13	West Elevation	A3	C
14	Streetscape Elevation	A3	A
15	Streetscape Elevation	A3	B
16	Section	A3	D
17	Unit Floor Plans (Typical)	A3	D
18	Unit Floor Plans (Typical)	A3	B
19	Unit Floor Plans (Typical)	A3	B
20	Unit Floor Plans (Typical)	A3	B
21	Unit Floor Plans (Typical)	A3	B
22	Indicative Planting Plan	A3	A
23	Indicative Storm Water Management Plan	A3	A
24	3D Images	A3	A
25	3D Images	A3	B
26	3D Images	A3	C
27	3D Images	A3	C
28	3D Images	A3	C
29	3D Images	A3	C

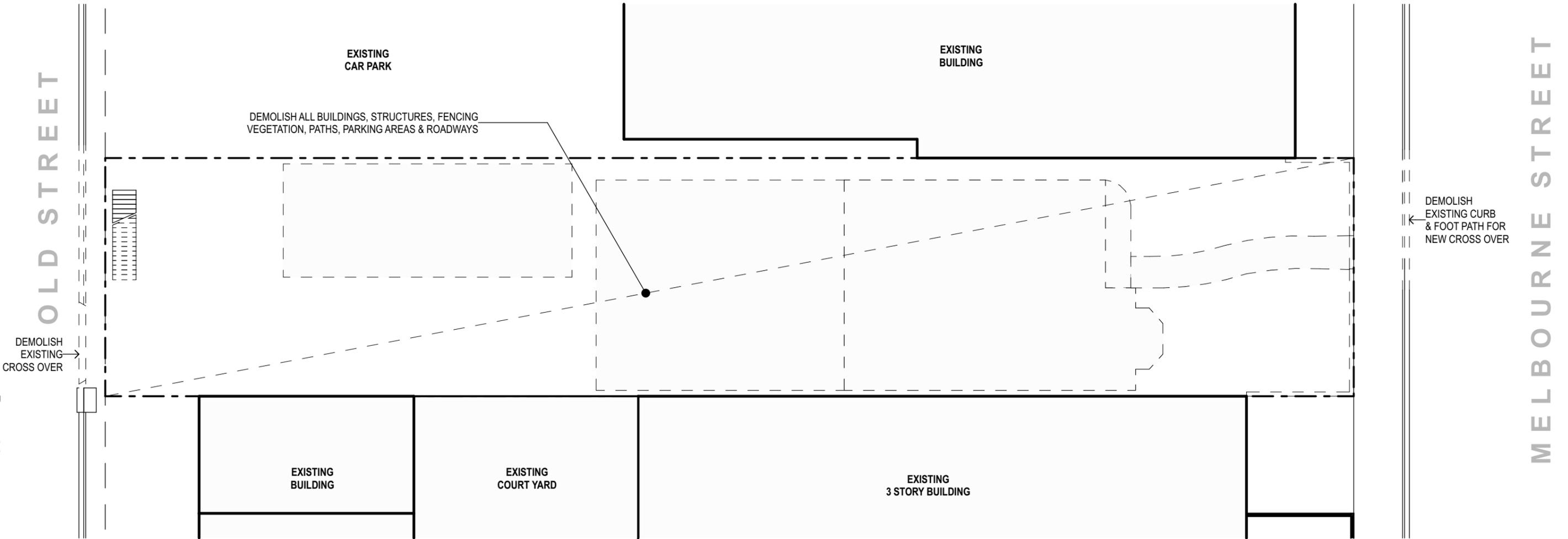
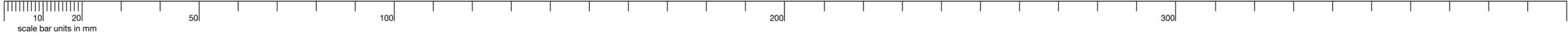
Attachments

Issue for DPC 10/3/22

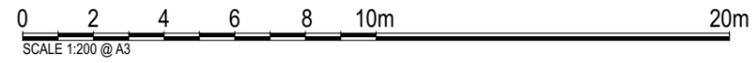
Cover

REVISION: C
PROJECT: DA213966

01



Demolition Plan
Scale 1:200

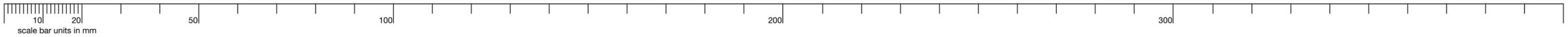


Issue for DPC 10/3/22

Demolition Plan

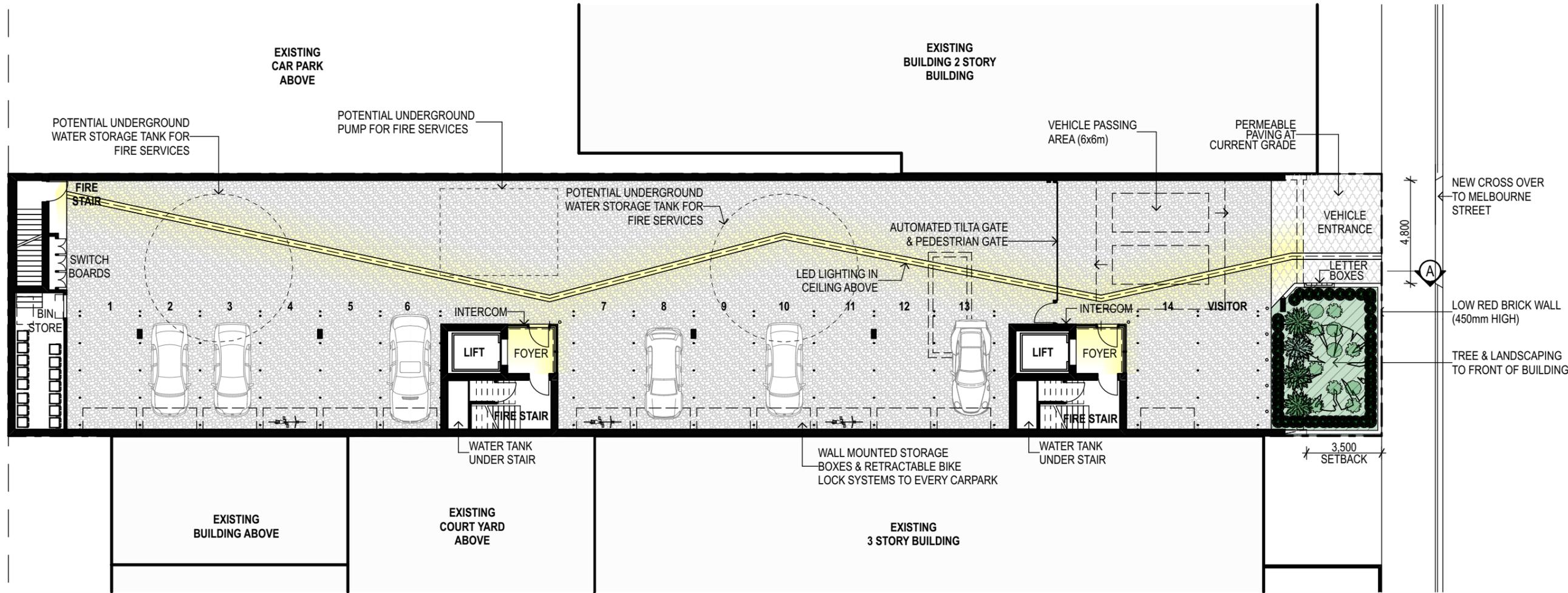
REVISION: A
PROJECT: DA213966

02



OLD STREET (ABOVE)

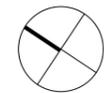
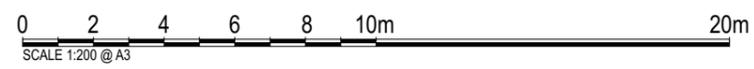
MELBOURNE STREET



Ground Floor
Scale 1:200

LEGEND

- FW FULL HEIGHT FROSTED WINDOWS
- LANDSCAPED OPEN SPACE
- PRIVATE OUTDOOR SPACE / BALCONY
- COMMUNAL CIRCULATION SPACE

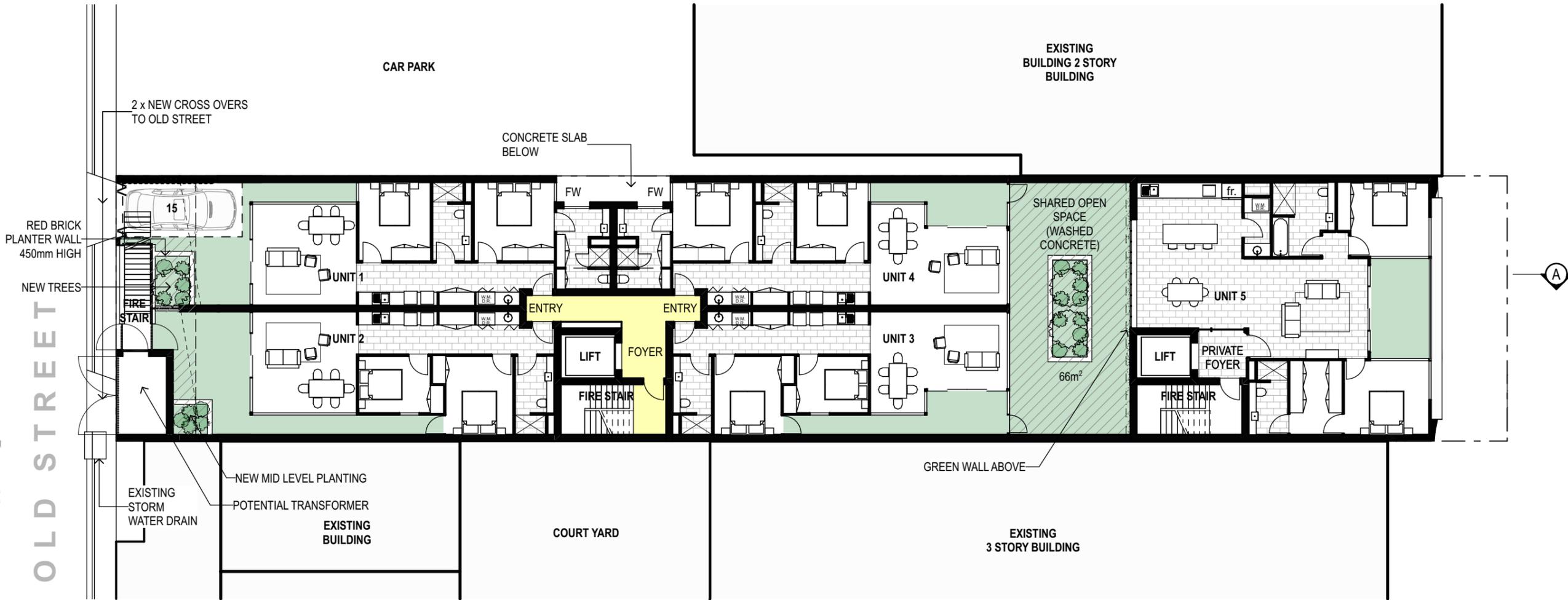
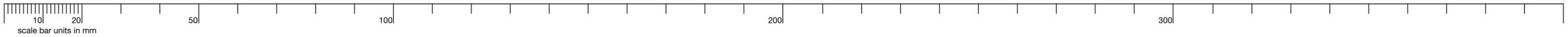


Issue for DPC 10/3/22

Ground Floor (Melbourne Street Level)

REVISION: D
PROJECT: DA213966

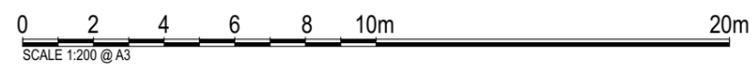
03



First Floor
Scale 1:200

LEGEND

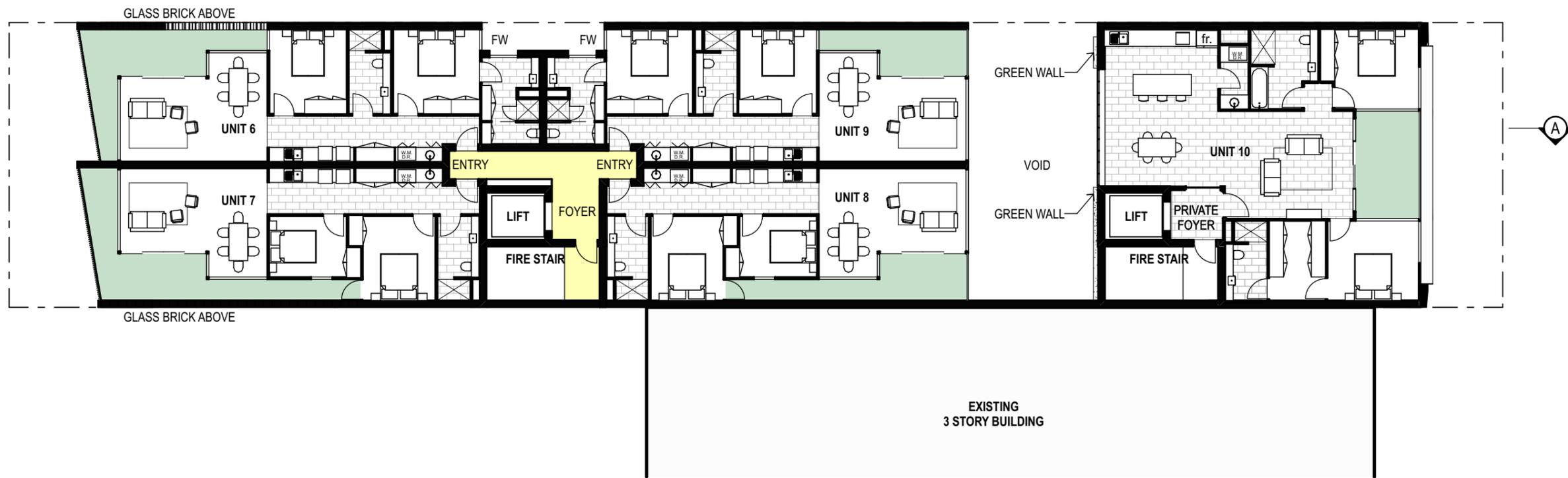
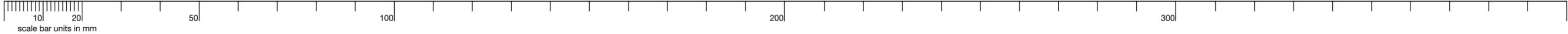
- FW FULL HEIGHT FROSTED WINDOWS
- LANDSCAPED OPEN SPACE
- PRIVATE OUTDOOR SPACE / BALCONY
- COMMUNAL CIRCULATION SPACE



Issue for DPC 10/3/22

First Floor (Old Street Level)

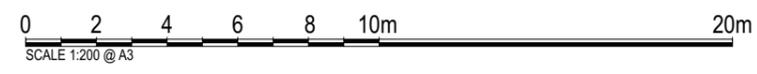
REVISION: C
PROJECT: DA213966



Second Floor
Scale 1:200

LEGEND

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-  LANDSCAPED OPEN SPACE
-  PRIVATE OUTDOOR SPACE / BALCONY
-  COMMUNAL CIRCULATION SPACE

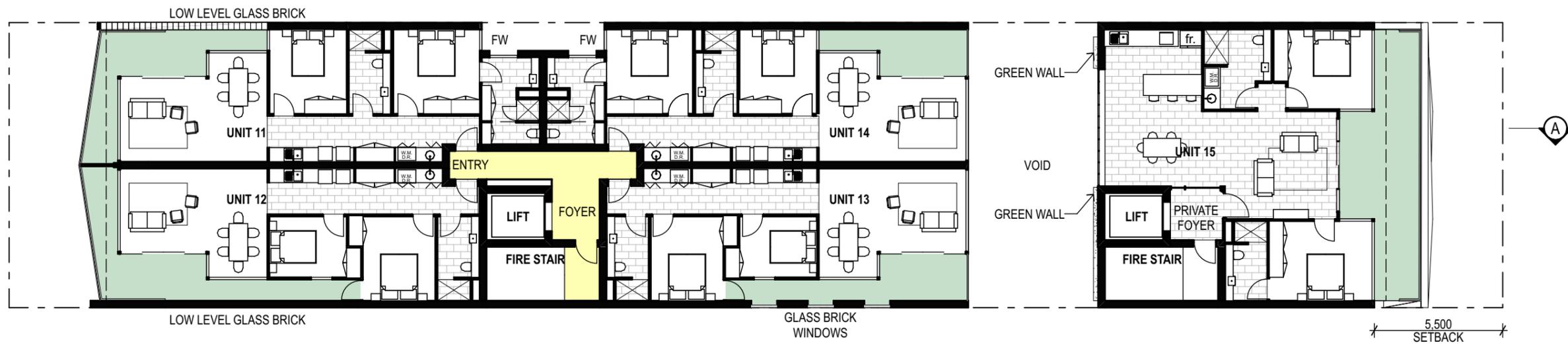


Issue for DPC 10/3/22

Second Floor

REVISION: C
PROJECT: DA213966

05



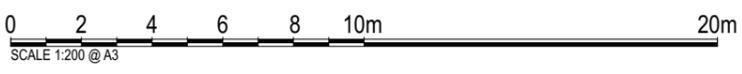
Page 40

Third Floor

Scale 1:200

LEGEND

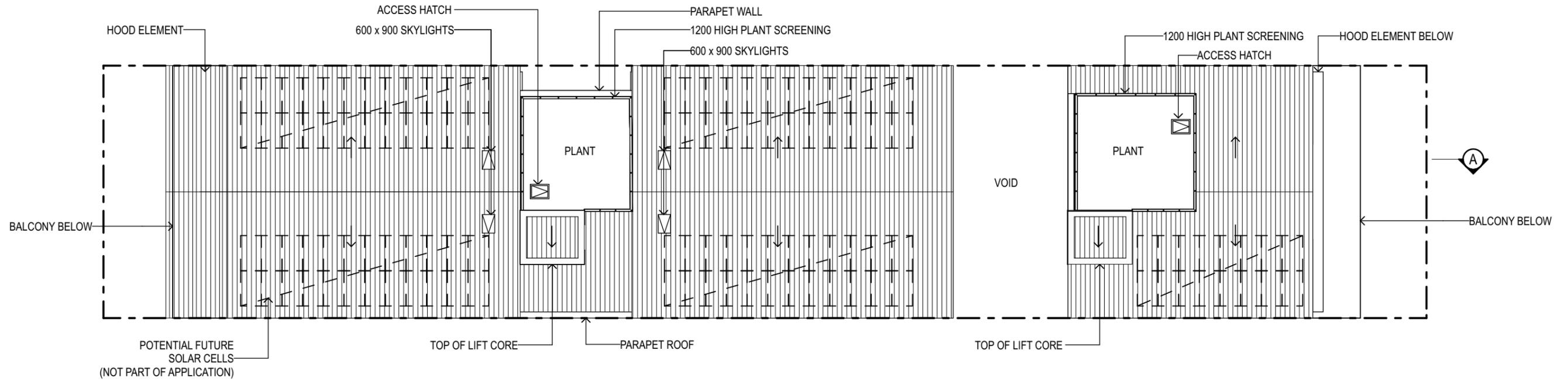
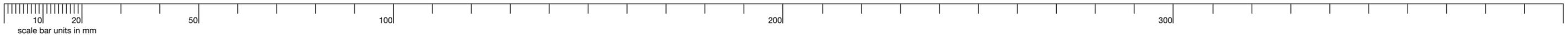
- FW FULL HEIGHT FROSTED WINDOWS
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-  PRIVATE OUTDOOR SPACE / BALCONY
-  COMMUNAL CIRCULATION SPACE



Issue for DPC 10/3/22

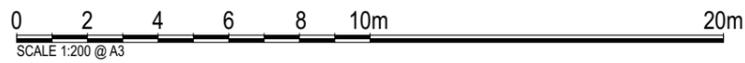
Third Floor | REVISION: C
PROJECT: DA213966

06



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Roof Plan
Scale 1:200



Issue for DPC 10/3/22

Roof Plan

REVISION: B
PROJECT: DA213966

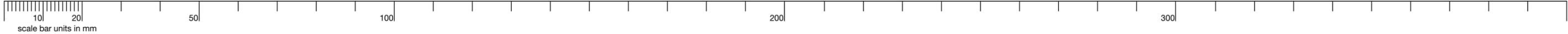
07



Issue for DPC 10/3/22

3D Image Melbourne Street Frontage

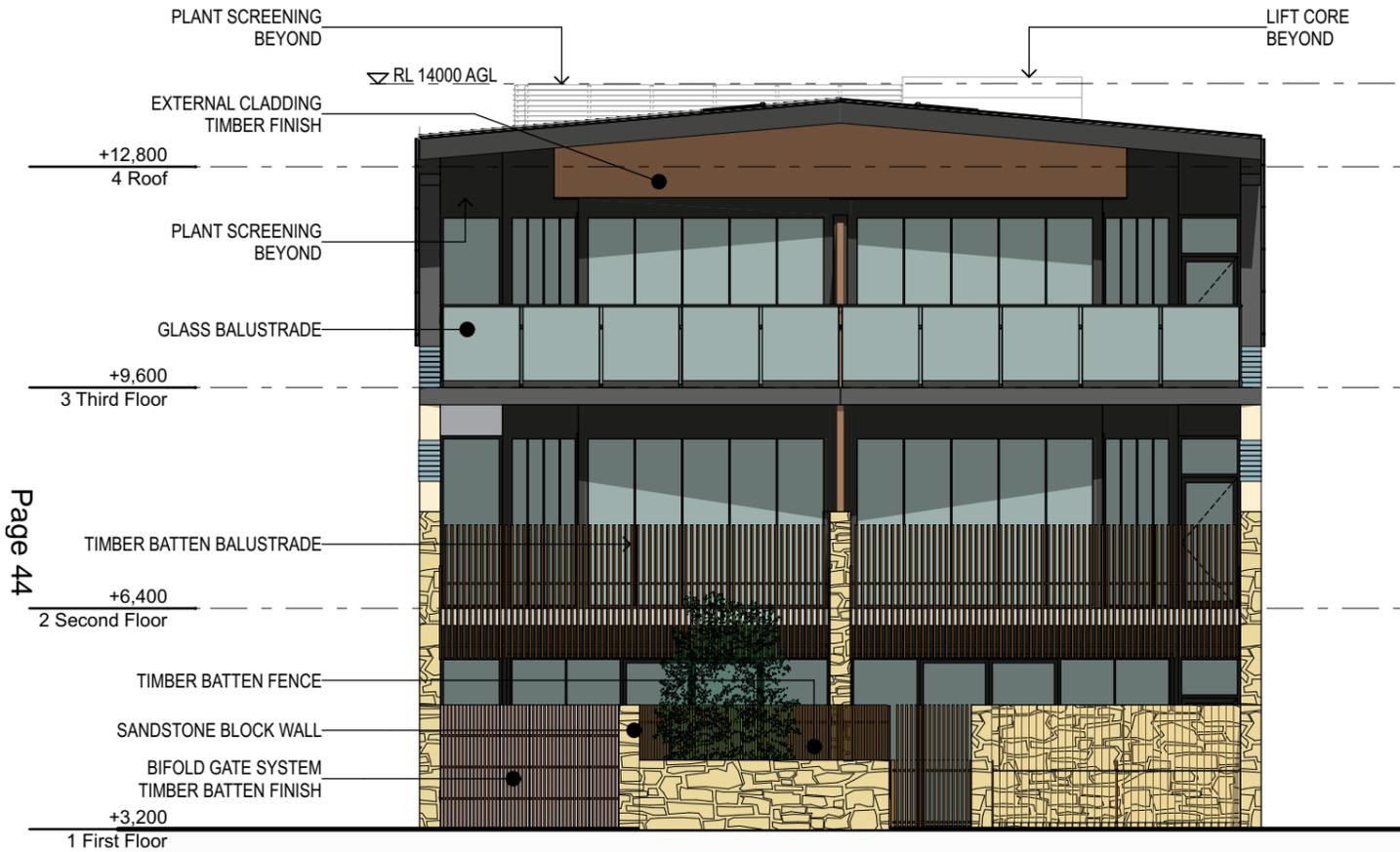
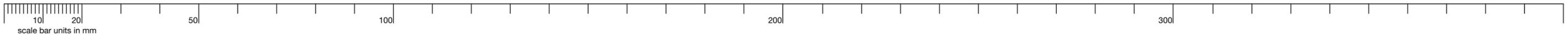
REVISION: C
PROJECT: DA213966



Issue for DPC 10/3/22

3D Image Old Street Frontage

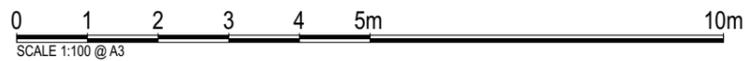
REVISION: C
PROJECT: DA213966



Green Wall Elevation

North Elevation

Scale 1:100



Issue for DPC 10/3/22

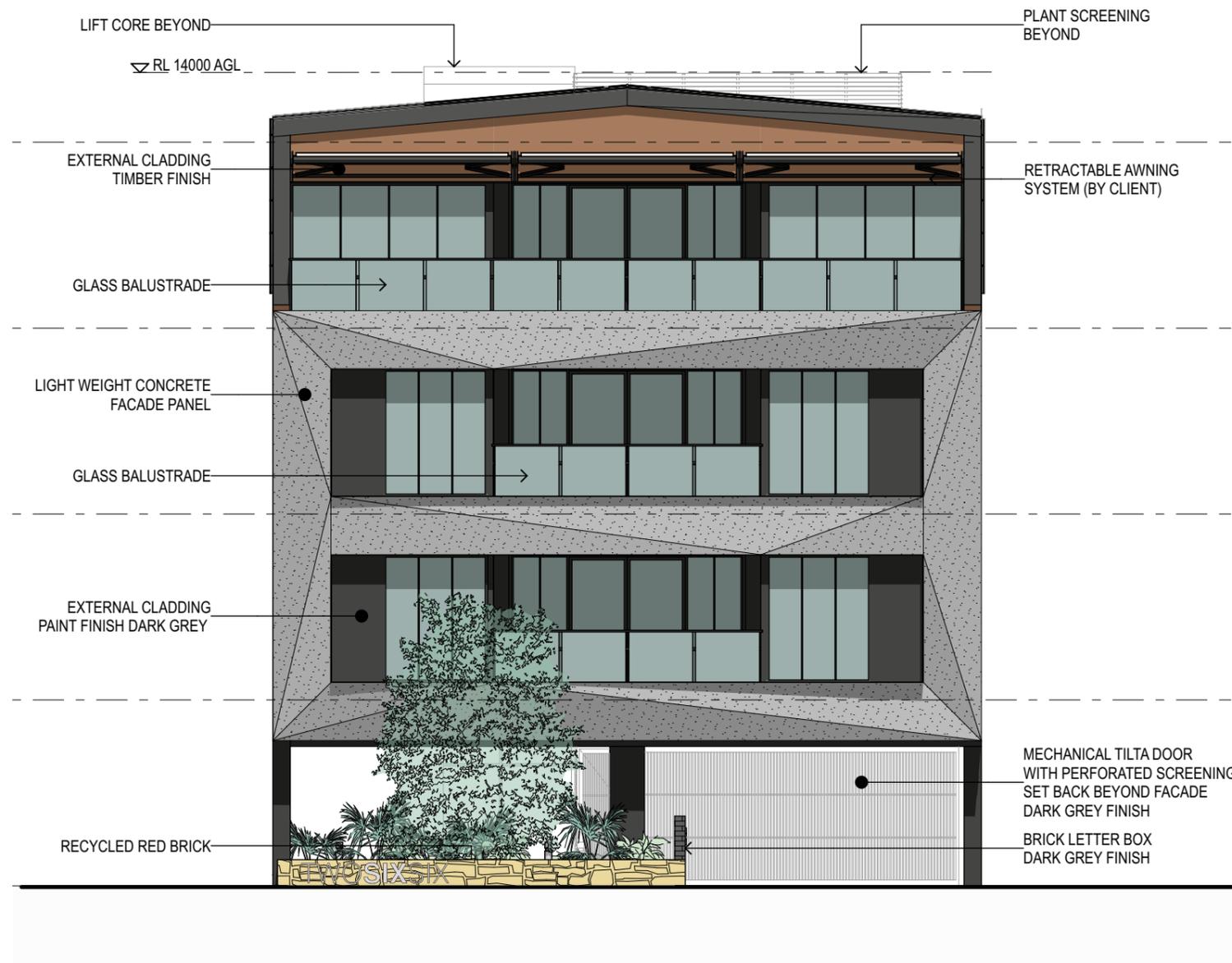
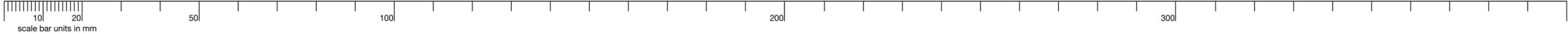
North & Green Wall Elevation

REVISION: B
PROJECT: DA213966

*dash*architects

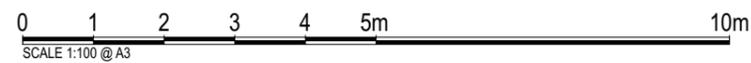
Proposed Residential Development at 266 Melbourne St, North Adelaide

10



South Elevation
Scale 1:100

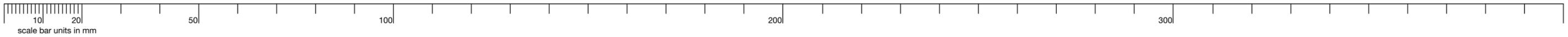
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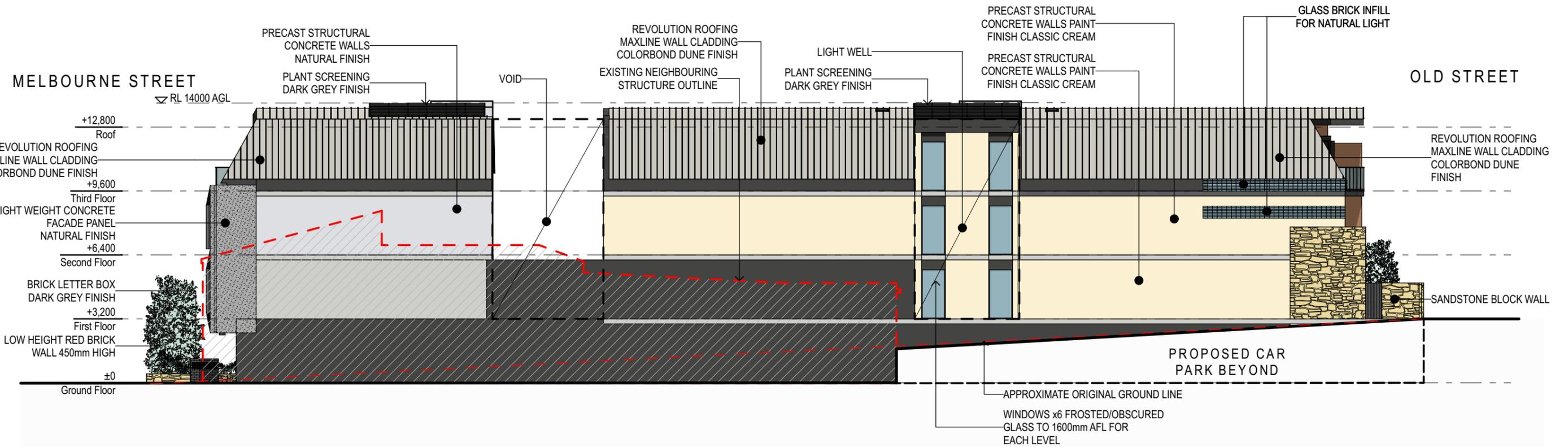
Issue for DPC 10/3/22

South Elevation

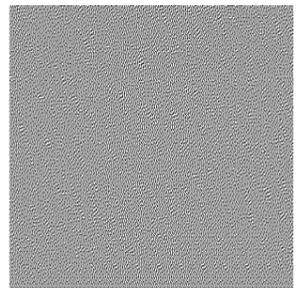
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PROJECT: DA213966



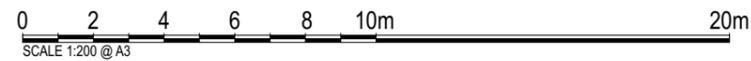
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East Elevation
 Scale 1:200



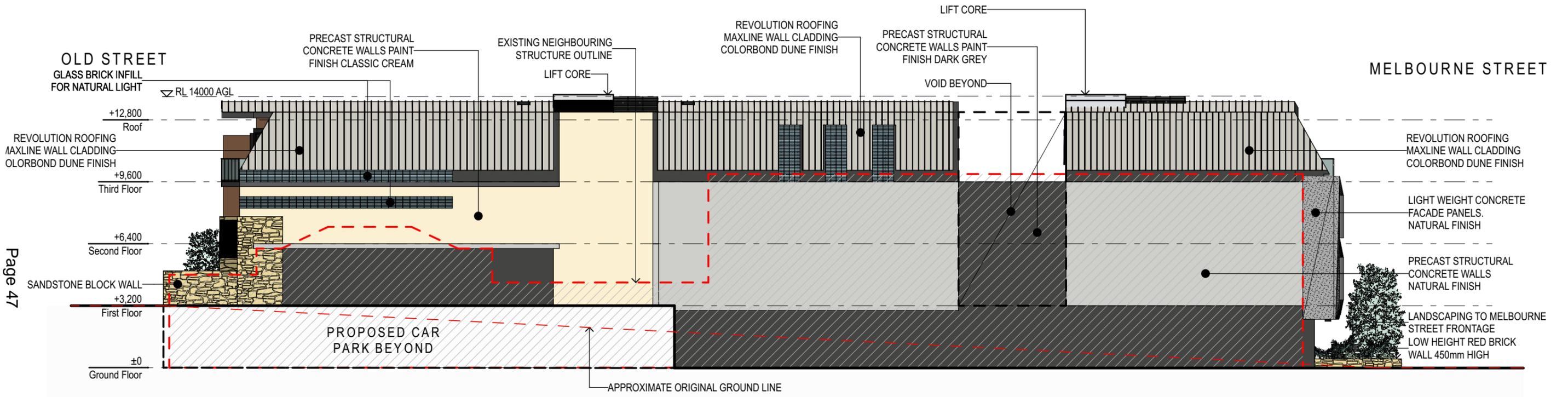
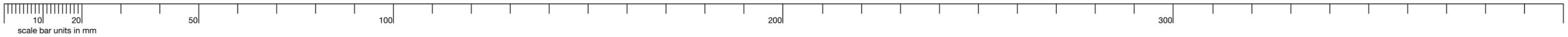
COLORBOND DUNE FINISH



Issue for DPC 10/3/22

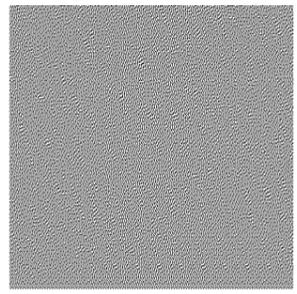
East Elevation

REVISION: B
 PROJECT: DA213966

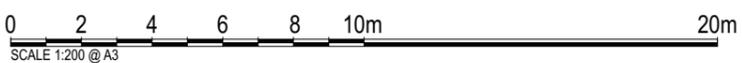


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West Elevation
Scale 1:200



COLORBOND DUNE FINISH



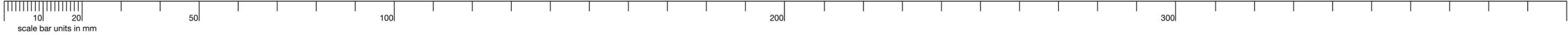
Issue for DPC 10/3/22

West Elevation | REVISION: C
PROJECT: DA213966



Proposed Residential Development at 266 Melbourne St, North Adelaide

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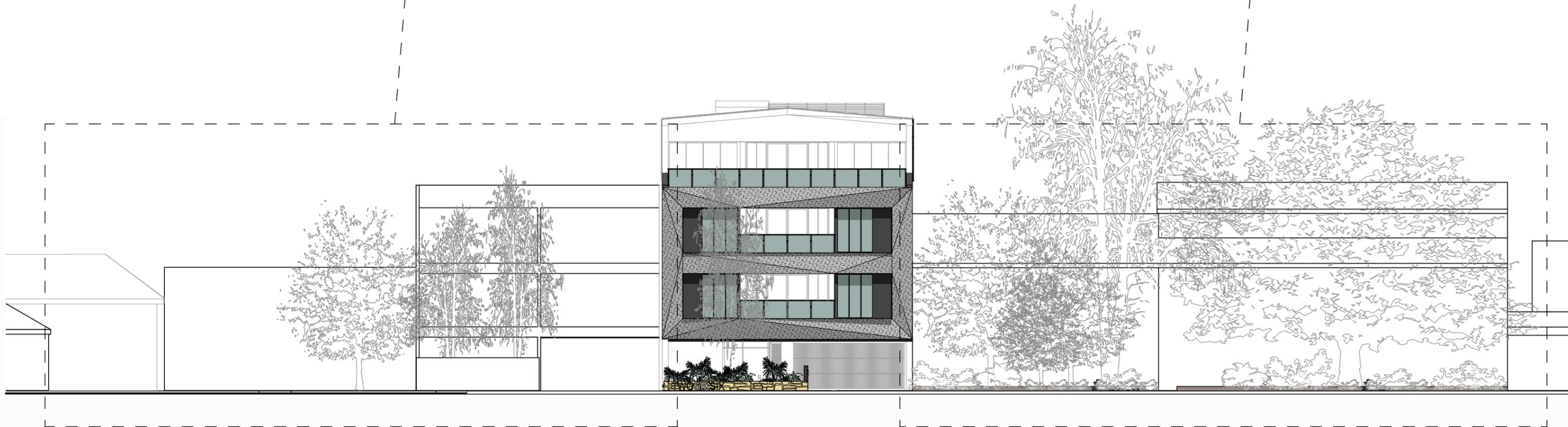


GOOGLE STREET IMAGE



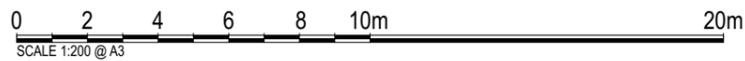
GOOGLE STREET IMAGE

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*SURROUNDING BUILDINGS ARE APPROXIMATE & SHOWN INDICATIVELY ONLY.

Melbourne Street Elevation
Scale 1:200



Issue for DPC 10/3/22

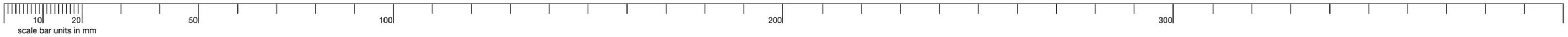
Streetscape Elevation

REVISION: A
PROJECT: DA213966

*dash*architects

Proposed Residential Development at 266 Melbourne St, North Adelaide

14



GOOGLE STREET IMAGE



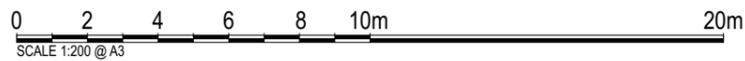
GOOGLE STREET IMAGE



*SURROUNDING BUILDINGS ARE APPROXIMATE & SHOWN INDICATIVELY ONLY.

Old Street Elevation

Scale 1:200



SCALE 1:200 @ A3

Issue for DPC 10/3/22

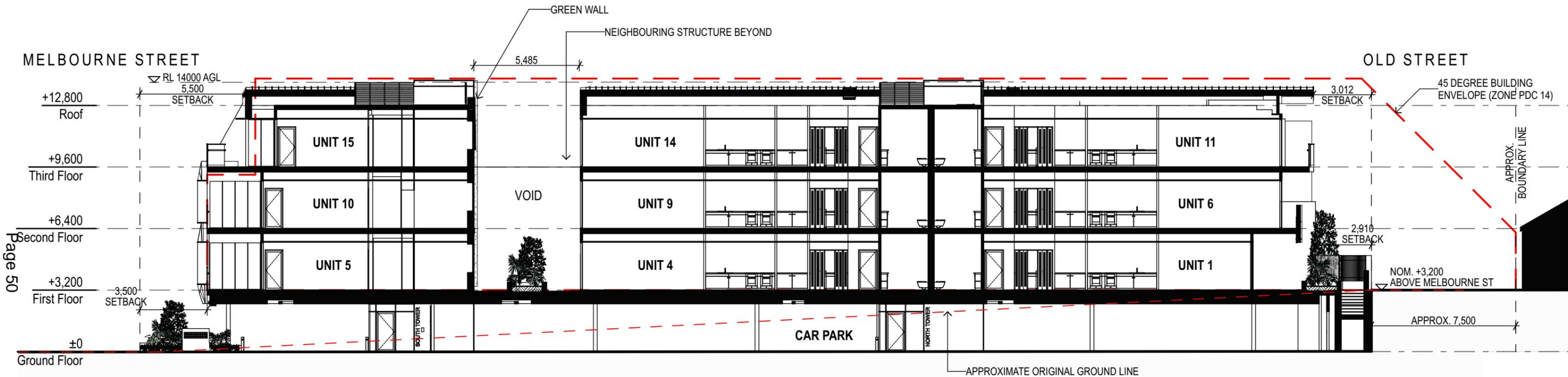
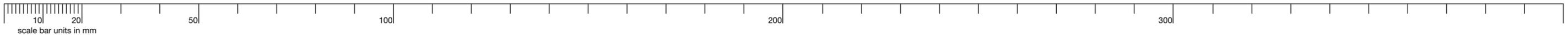
Streetscape Elevation

REVISION: B
PROJECT: DA213966



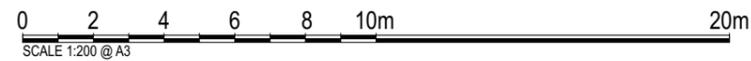
Proposed Residential Development at 266 Melbourne St, North Adelaide

15



Page 50

Section A
Scale 1:200



Issue for DPC 10/3/22

Section

REVISION: D
PROJECT: DA213966

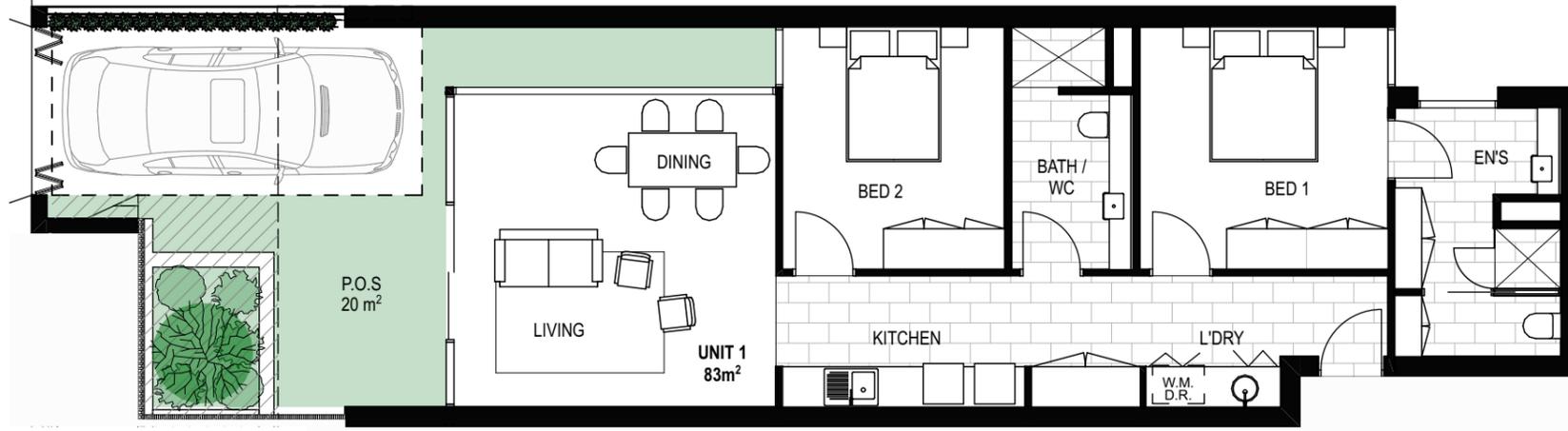
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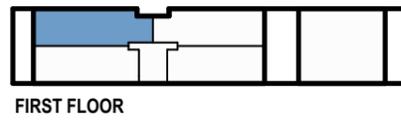
AREA SCHEDULE

UNIT NO.	INTERNAL FLOOR AREA	P.O.S	STORAGE*
1	83m ²	20m ²	13.7m ³
2	70m ²	24m ²	11.4m ³
3	73m ²	14m ²	13.7m ³
4	86m ²	10m ²	11.4m ³
5	130m ²	13m ²	14.3m ³
6	86m ²	17m ²	11.4m ³
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13	73m ²	14m ²	13.7m ³
14	86m ²	10m ²	11.4m ³
15	110m ²	30m ²	14.3m ³

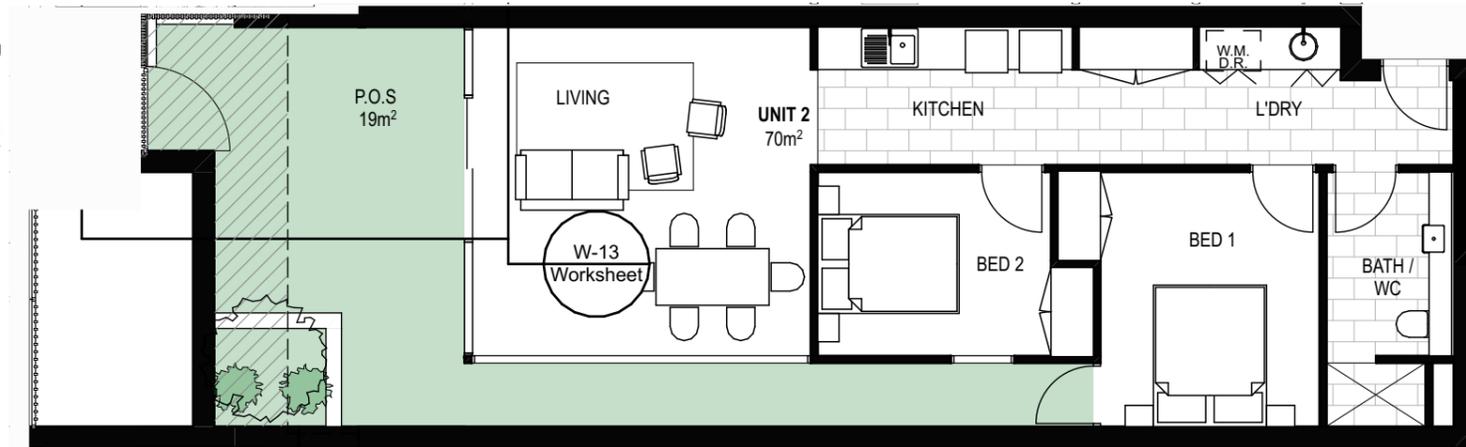
*INCLUDES STORAGE CAGE IN CARPARK



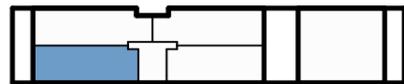
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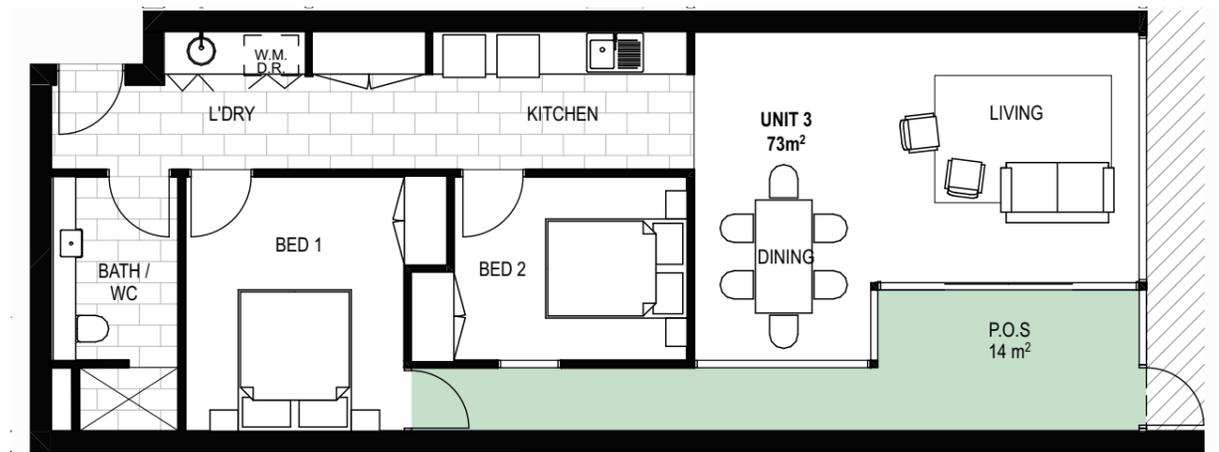
FIRST FLOOR



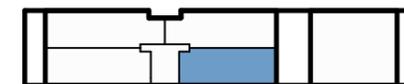
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Scale 1:100



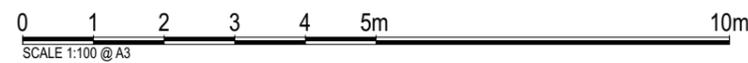
FIRST FLOOR



Unit 3
Scale 1:100



FIRST FLOOR



SCALE 1:100 @ A3

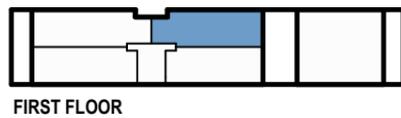
Issue for DPC 10/3/22

Unit Floor Plans (Typical)

REVISION: D
PROJECT: DA213966



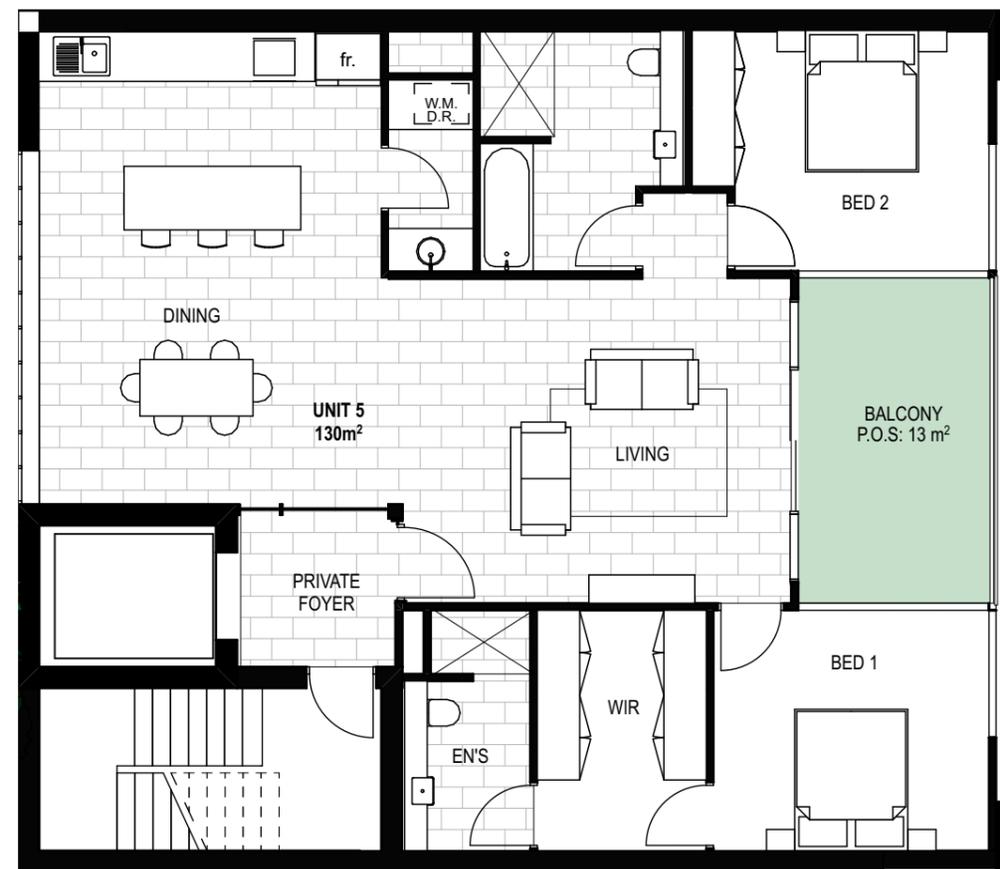
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Scale 1:100



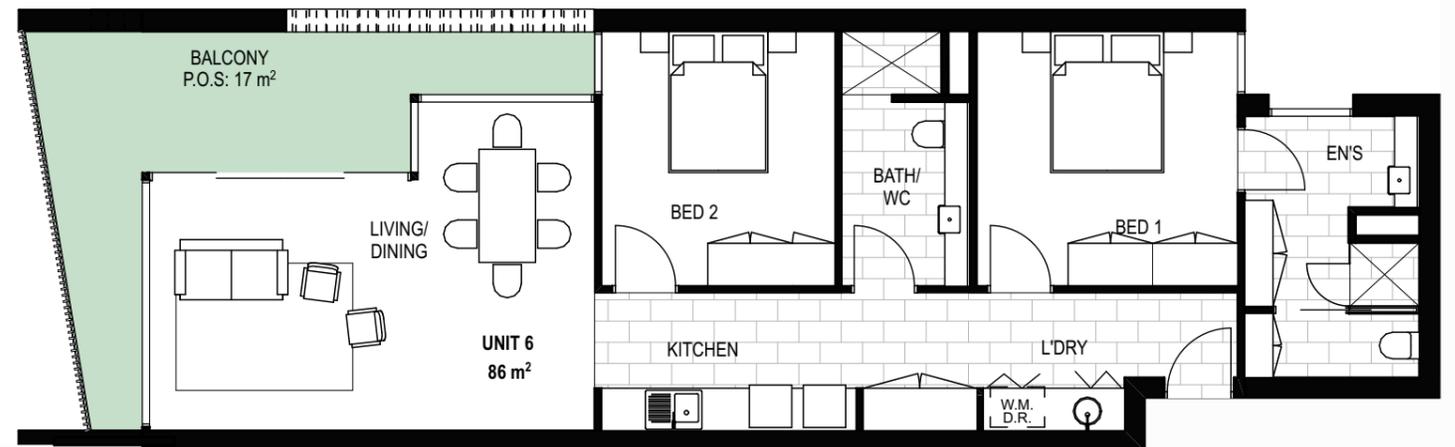
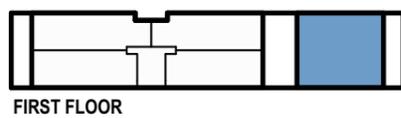
AREA SCHEDULE

UNIT NO.	INTERNAL FLOOR AREA	P.O.S	STORAGE*
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2	70m ²	24m ²	11.4m ³
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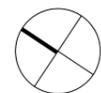
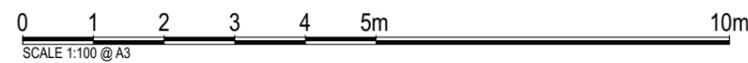
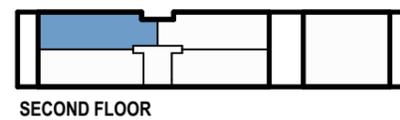
*INCLUDES STORAGE CAGE IN CARPARK



Unit 5
Scale 1:100



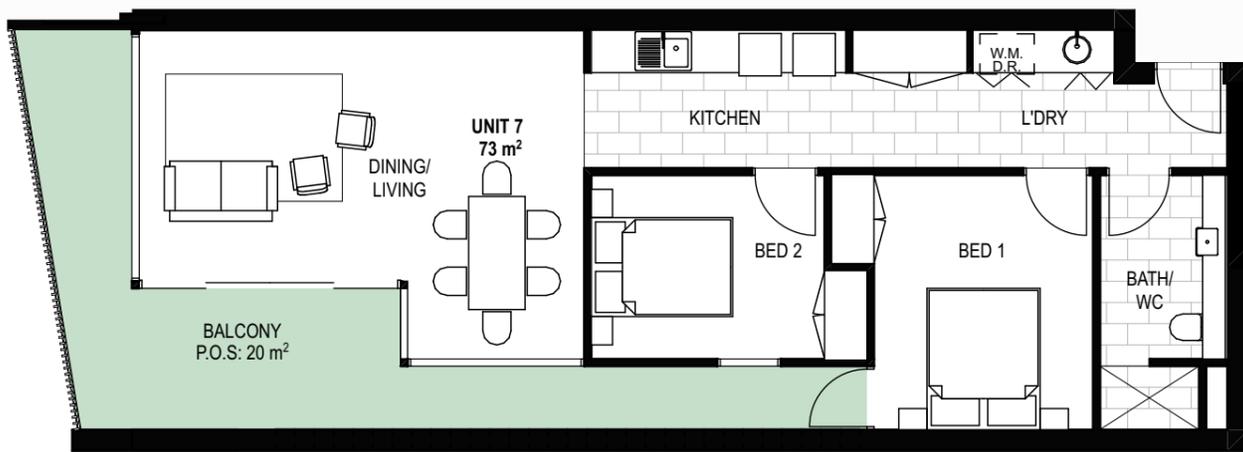
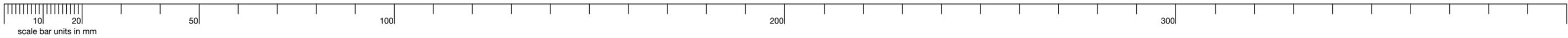
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Scale 1:100



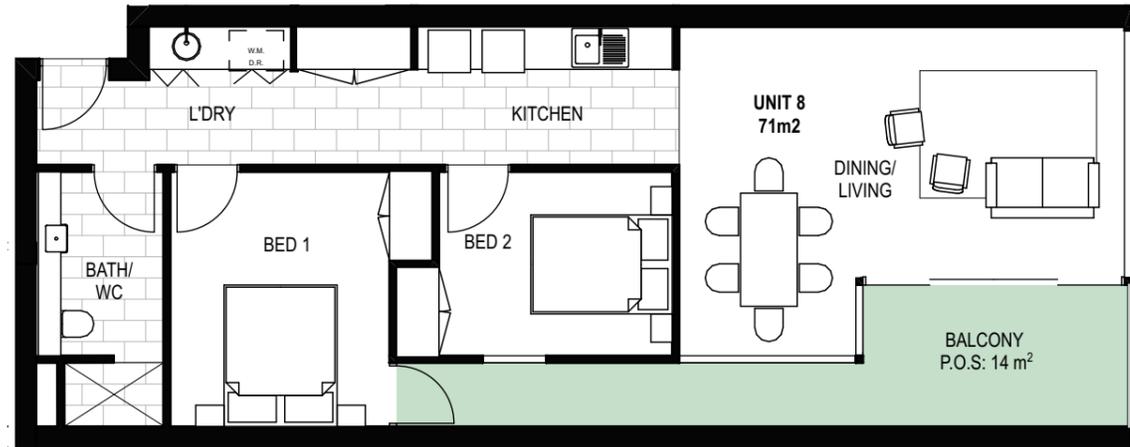
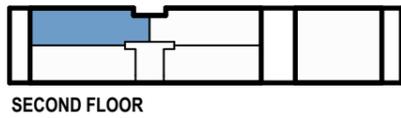
Issue for DPC 10/3/22

Unit Floor Plans (Typical)

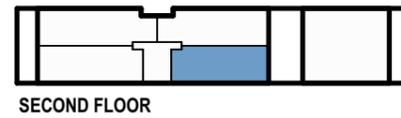
REVISION: B
PROJECT: DA213966



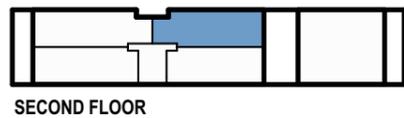
Unit 7
Scale 1:100



Unit 8
Scale 1:100



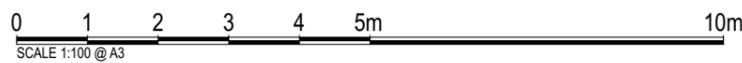
Unit 9
Scale 1:100



AREA SCHEDULE

UNIT NO.	INTERNAL FLOOR AREA	P.O.S	STORAGE*
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2	70m ²	24m ²	11.4m ³
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5	130m ²	13m ²	14.3m ³
6	86m ²	17m ²	11.4m ³
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8	73m ²	14m ²	13.7m ³
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15	110m ²	30m ²	14.3m ³

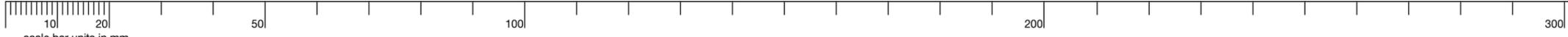
*INCLUDES STORAGE CAGE IN CARPARK



Issue for DPC 10/3/22

Unit Floor Plans (Typical)

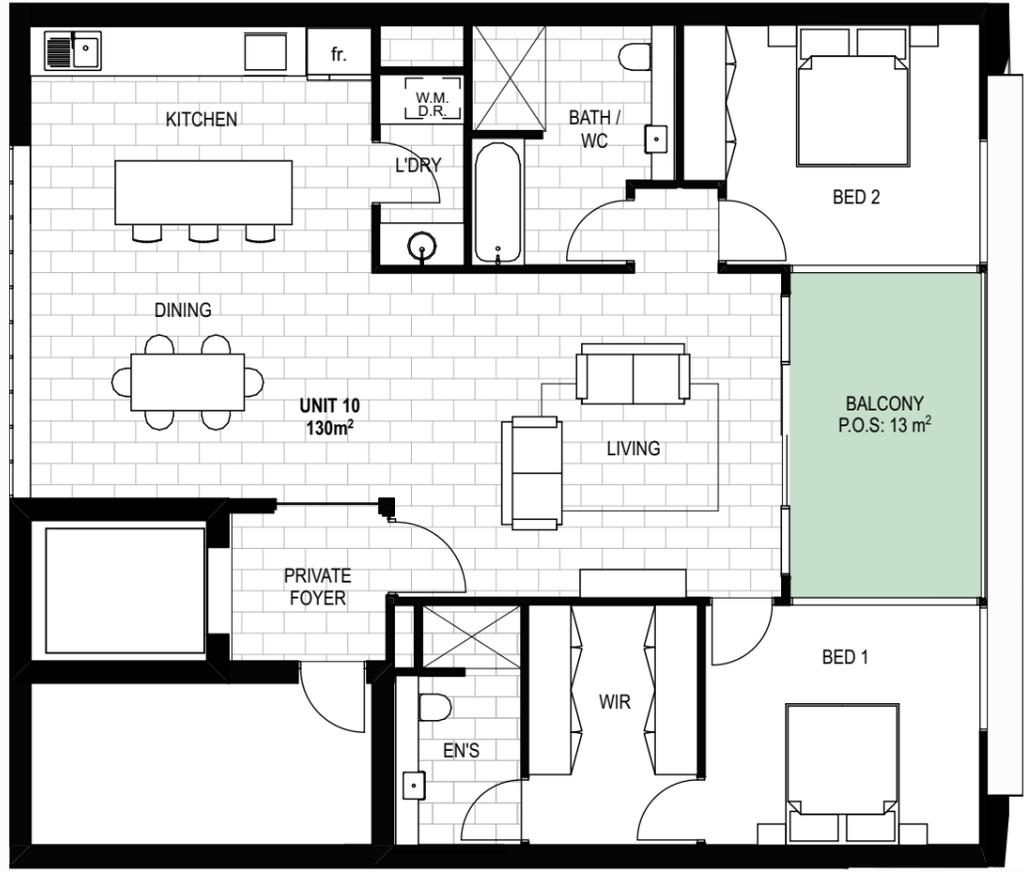
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PROJECT: DA213966



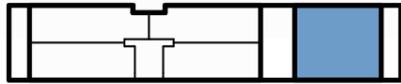
AREA SCHEDULE

UNIT NO.	INTERNAL FLOOR AREA	P.O.S	STORAGE*
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15	110m ²	30m ²	14.3m ³

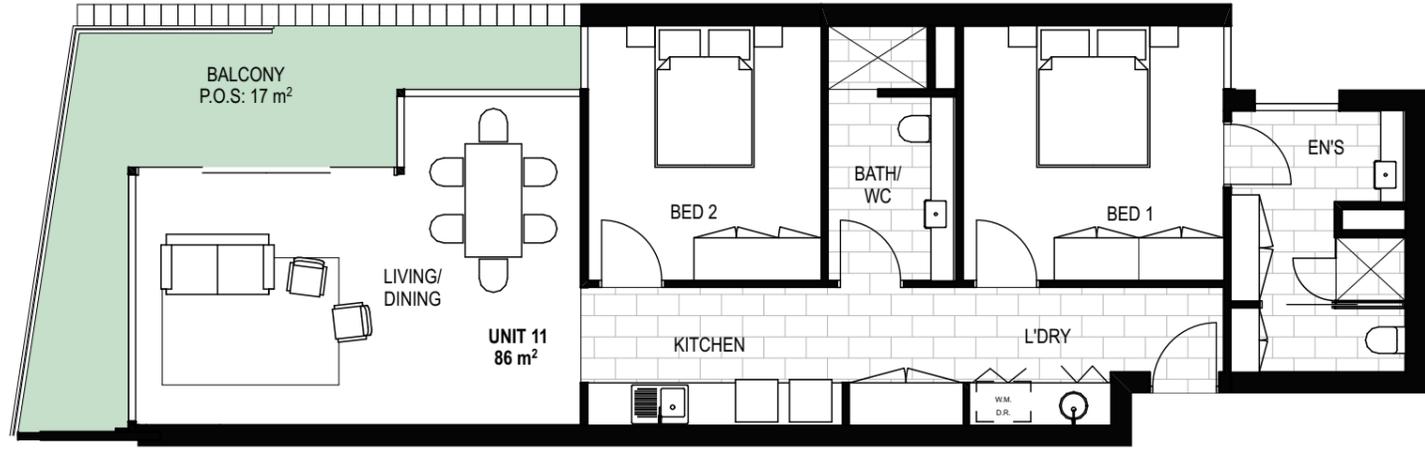
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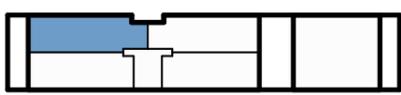
Unit 10
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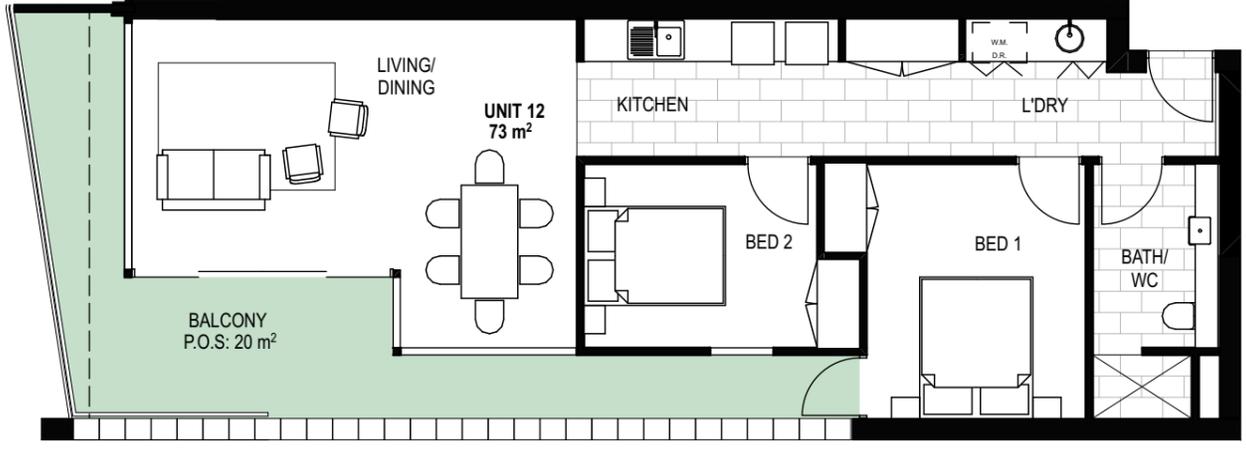
SECOND FLOOR



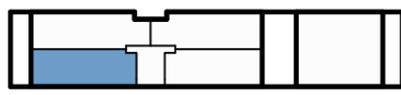
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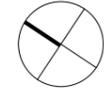
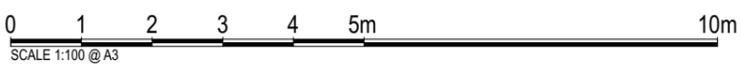
THIRD FLOOR



Unit 12
Scale 1:100



THIRD FLOOR



Issue for DPC 10/3/22

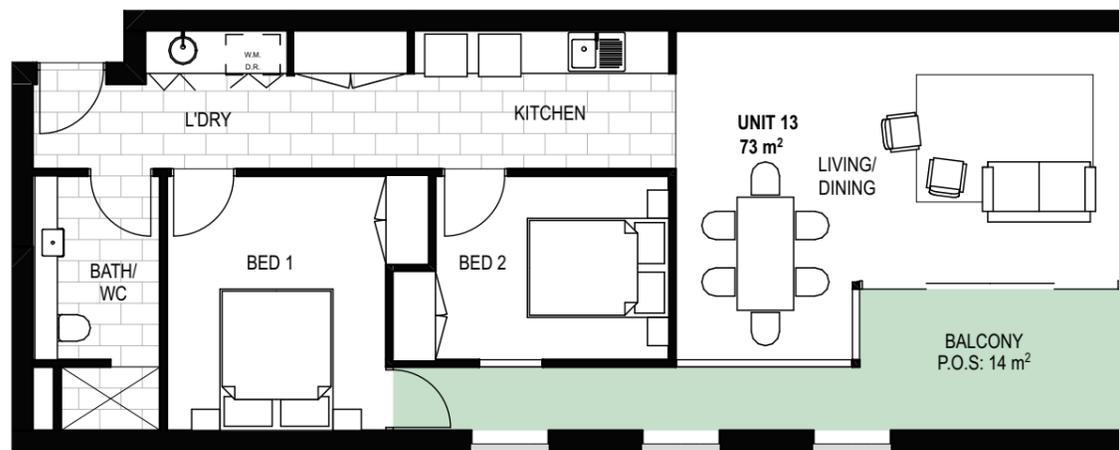
Unit Floor Plans (Typical)

REVISION: B
PROJECT: DA213966

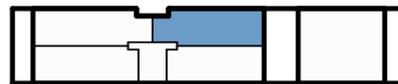
AREA SCHEDULE

UNIT NO.	INTERNAL FLOOR AREA	P.O.S	STORAGE*
1	83m ²	20m ²	13.7m ³
2	70m ²	24m ²	11.4m ³
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12	73m ²	20m ²	13.7m ³
13	73m ²	14m ²	13.7m ³
14	86m ²	10m ²	11.4m ³
15	110m ²	30m ²	14.3m ³

*INCLUDES STORAGE CAGE IN CARPARK



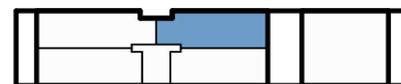
Unit 13
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THIRD FLOOR



Unit 14
Scale 1:100



THIRD FLOOR



Unit 15
Scale 1:100

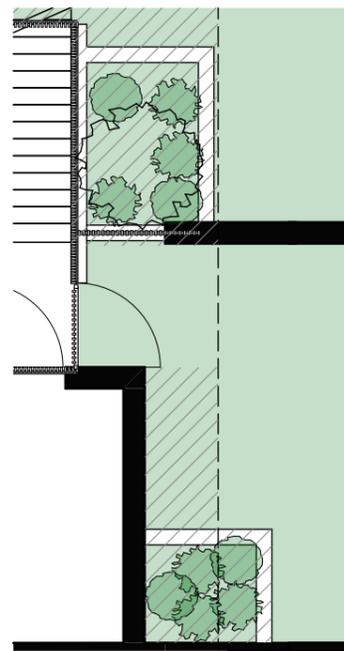


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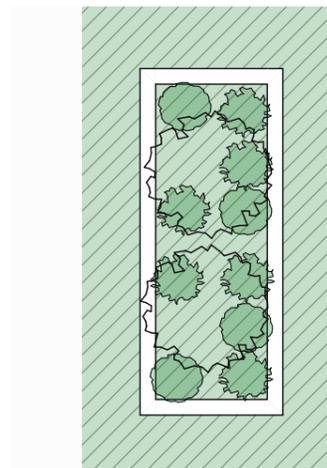


PLANTING LEGEND

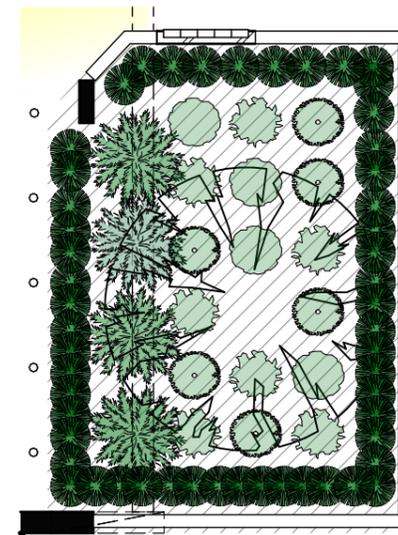
-  GOLDEN WATTLE (TREE)
-  SWAMP WATTLE (TREE)
-  KNOBBY CLUB-RUSH
-  TWIGGY DAISY BUSH
-  ROUND LEAF WATTLE
-  COMMON EVERLASTING
-  RUBY SALTBUSH



Unit 1 & 2 Planting
Scale 1:100



Shared Open Space Planting
Scale 1:100



Melbourne Street Frontage Planting
Scale 1:100

Golden Wattle

Acacia pycnantha
Description: A small to medium sized upright tree. It is reasonably fast growing, but can be short-lived 10 – 15 yrs. Large attractive glossy leaves especially in the earlier years of growth. Fast growth provides good coverage for a new garden. A non-invasive species suitable for small gardens, and allows for under planting of small shrubs and groundcover species.
Height & width: Height 5-8m x Width 2-3m
Preferred Position: Prefers an open sunny position, & suits most well drained soils.
Flowers: Attractive golden yellow flowers in late winter to early spring
Maintenance: Low water use once established. Fast growing small tree beneficial as part of a screen with more compact shrub species planted in between.
Habitat Value: Nectar provides food for birds. Naturally occurs throughout a wide range of habitats throughout the Adelaide Hills & Plains.



Theclicnesthes makiini Wattle Blue Butterfly photography, Lindsay Hunt
Plant photography - Our Patch

Swamp Wattle

Acacia retinodes
Description: A small open tree. As the name suggest this small tree prefers swampy or boggy conditions. It is a fast growing small tree with long dull green leaves. May be short-lived 10 – 15 yrs. Fast growth provides good coverage for a new garden. A non-invasive species suitable for small gardens, and allows for under planting of small shrubs and groundcover species.
Height & width: Height 5-8m x Width 2-3m
Preferred Position: Prefers a semi shady - open sunny position, & suits most boggy soils.
Flowers: Attractive pale yellow globular flowers in spring to early summer
Maintenance: Low water use once established and will tolerate extended dry periods during summer months if boggy conditions exist during the winter months. Fast growing small tree beneficial as part of a screen with more compact shrub species planted in between.
Habitat Value: Flowers and seed pods attract both birds and insects. Naturally occurs along the riparian zone and wetter areas of the Adelaide Plains and Hills.



Plant photography - Our Patch

Round-leaf Wattle

Acacia acinacea
Description: A small to medium attractive fast growing shrub. Has an open branching appearance, with small round leaves along the branching stems. A non-invasive species that is suitable for small gardens.
Height & width: Height 2m x Width 2m
Preferred Position: Prefers an open sunny position, & suits most well drained soils.
Flowers: Attractive yellow flowers along the length of the stems in late winter to early spring. Flowers can cover the entire plant producing a spectacular display.
Maintenance: Low water use once established. Can be pruned after flowering to maintain a more compact form. Suitable to be under-planted with smaller shrubs or ground cover such as Hardenbergia violacea.
Habitat Value: Provides good shelter & nectar for small birds.



Plant photography - Our Patch

Twiggy Daisy Bush

Olearia ramulosa
Description: Hardy low maintenance medium sized open shrub with blue-grey to green foliage. Reasonably fast growing, but can be short-lived if not maintained
Height & width: Height 1-2m x Width 1-2m
Preferred Position: Prefers an open full sun to semi shaded position, & suits most soil conditions.
Flowers: Small white daisy flowers appear from late autumn to early winter
Maintenance: Can be a low maintenance plant but does respond well to regular light pruning to maintain a compact form. This will prevent the more common straggly appearance of naturally occurring plants.
Habitat Value: Naturally occurred along the terrestrial zones of the Adelaide plains and hills face.



Plant photography - Our Patch

Knobby Club-rush

Isolepis nodosa
Description: Hardy low maintenance clump forming rush. Excellent for mass plantings in a landscape type project or for use around ponds or as a low border plant.
Height & width: Height 50 – 100cm x Width 30-50cm
Preferred Position: Prefers an open full sun – semi shaded position, & suits most soils. Prefers a moist position, but will grow fine in a well draining situation.
Flowers: Attractive round brown fruit at the end of tall spikes make this an attractive landscaping plant.
Maintenance: Very low maintenance & low water use plant
Habitat Value: Naturally occurs along the riparian zones and throughout semi boggy area of the Adelaide plains.



Plant photography - Our Patch

Common Everlasting

Chrysocephalum apiculatum
Description: Very hardy fast growing ground cover. Has attractive grey to silver foliage. This non-invasive species suitable for small gardens and rockeries or difficult to establish steep slopes.
Height & width: Height 20 – 40 cm x Width 0.5 – 1m
Preferred Position: Prefers an open full-sun position, & requires well-drained soils. Will not tolerate boggy conditions or over watering, and will not grow as vigorously if planted in the shade.
Flowers: Long lasting golden yellow flowers appear from late spring through to early autumn.
Maintenance: Very low water use hardy groundcover. Can be clipped back after flowering or in early spring to encourage new growth and maintain a compact condition. Light pruning of dead flowers during summer months will encourage new flowers and a longer flowering season.
Habitat Value: Naturally occurred within the grassy woodlands of the Adelaide plains and hills face.



Vanessa kershawi Australian Painted Lady Butterfly photography, Lindsay Hunt
Plant photography - Our Patch

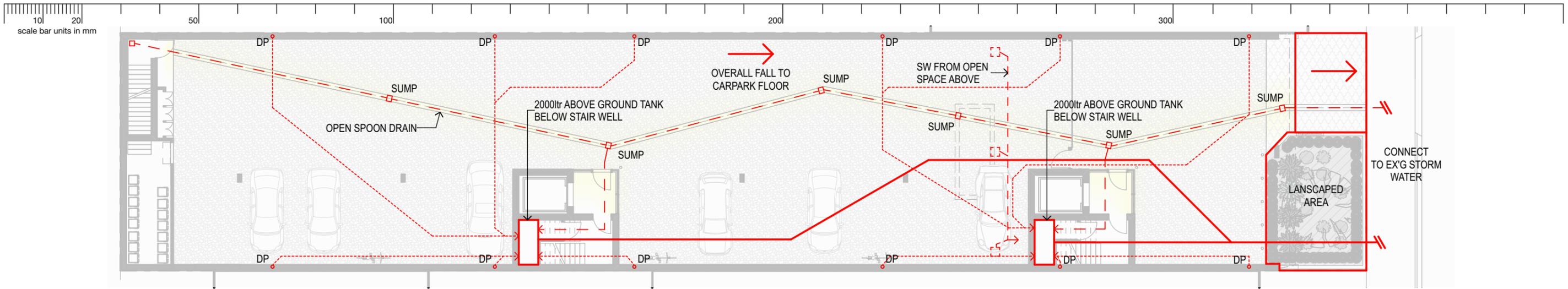
Ruby Saltbush

Enchylaena tomentosa
Description: Attractive blue-grey foliated groundcover. Very hardy, fast growing and suits a range of conditions. Excellent for planting under trees and shrubs and suits difficult to establish steep slopes and rockeries.
Height & width: Height 20-50cm x Width 1-2m
Preferred Position: Prefers an open full sun or semi-shaded position, & suits most well drained soils.
Flowers: Flowers are insignificant, although an attractive display of yellow or red berries appear from late summer to autumn.
Maintenance: Very low maintenance low water use plant. Can be planted in clumps or long strips for landscape projects.
Habitat Value: Naturally occurs throughout the western and northern Adelaide Plains. Berries are a good food source for birds and lizards.



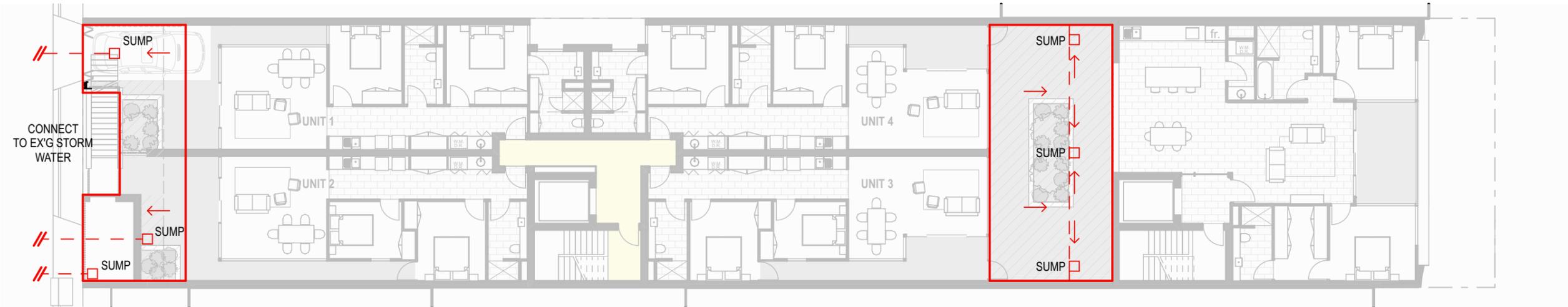
Theclicnesthes serpentina Saltbush Blue Butterfly photography, Lindsay Hunt
Plant photography - Our Patch

References
 Bagust, P. & Tait-Smith, L. 2005. 'The Native Plants of...'
 Dashorst, G.R.M & Jessop, J.P. 1998. 'Plants of the Adelaide Plains & Hills.' The Botanic Gardens of Adelaide and State Herbarium.
 Jessop J, Dashorst GRM & James FM. 2006 'Grasses of South Australia'
 Kraehenbeut, D. 1992. 'Pre-Europ...'



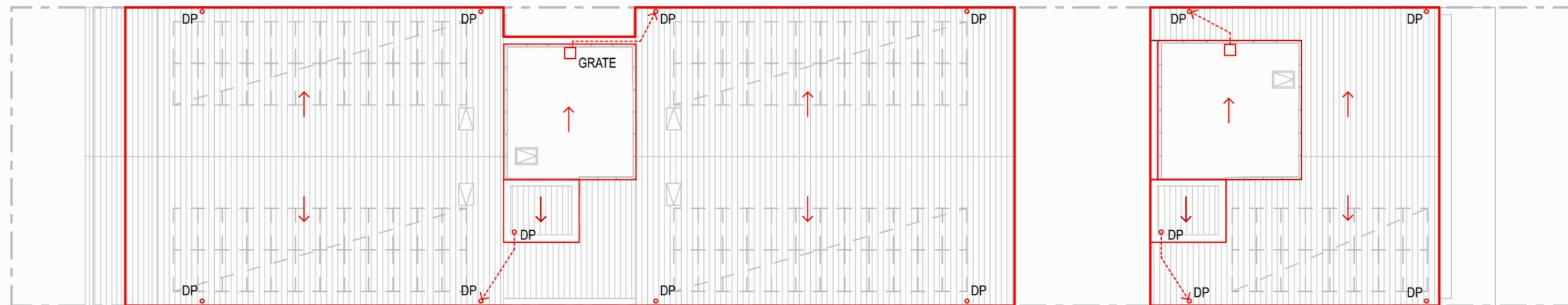
Ground Floor Car Park

Scale 1:200



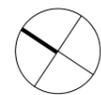
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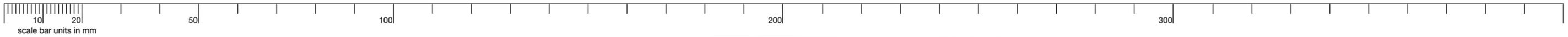


Roof

Scale 1:200



Issue for DPC 10/3/22

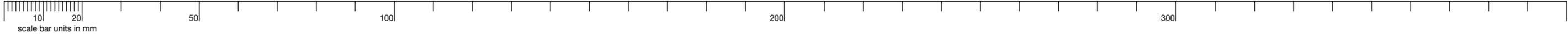


Issue for DPC 10/3/22

3D Images

REVISION: A
PROJECT: DA213966

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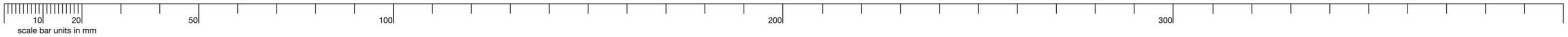


Issue for DPC 10/3/22

3D Images

REVISION: B
PROJECT: DA213966

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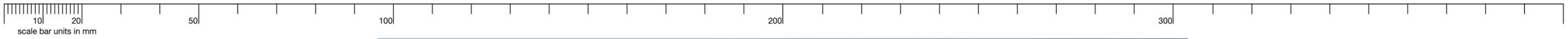


Issue for DPC 10/3/22

3D Images

REVISION: C
PROJECT: DA213966

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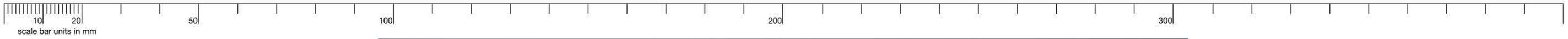


Issue for DPC 10/3/22

3D Images

REVISION: C
PROJECT: DA213966

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10/3/22

3D Images

REVISION:
PROJECT: DA213966

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**PLANNING REPORT
FOUR STOREY, RESIDENTIAL FLAT
BUILDING CONTAINING 15 DWELLINGS**

266 Melbourne Street, North Adelaide

Prepared for:
The Sunshine Life Pty Ltd

Date:
17.06.2021

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1. INTRODUCTION

This planning report has been prepared in relation to a proposal by The Sunshine Life Pty Ltd to demolish the existing medical consulting room building at 266 Melbourne Street, North Adelaide and to subsequently construct a four storey, residential flat building ('the proposed building').

The proposed building has been designed to accommodate fifteen, two-bedroom dwellings across the first, second and third floor levels. The ground floor level will comprise of landscaping, car parking, bicycle and bin storage areas.

In preparing this planning report, we have:

- inspected the site and its immediate surroundings;
- identified and subsequently reviewed what we consider to be the most pertinent provisions of the Adelaide (City) Development Plan ('the Development Plan') consolidated 30 April 2020;
- considered the waste management phone advice from the Adelaide City Council Cleansing Department;
- examined the Certificate of Title for the subject allotment at Appendix 1; and
- examined the amended set of architectural drawings dated 11/6/21 at Appendix 2.

This planning report contains, amongst other things, our description of the site, its immediate surroundings and the proposal, as well as our assessment of the proposal.

2. THE SITE

The site is on the northern side of Melbourne Street, between New Street to the north-east and Brougham Place to the south-west.

The site is wholly contained within the one rectangular shaped allotment containing a frontage of 12.19 metres to Melbourne Street, a frontage of 12.19 metres to Old Street, a uniform depth of 64 metres and an area of approximately 780 square metres.

The site is presently occupied by a single storey building which is set back some 11.18 metres from the Melbourne Street frontage and approximately 1.13 metres from the eastern side boundary and is used for medical consulting services by a company known as 'Cosmétique', a fertility specialist and medical practitioner.

The rear of the site contains a partially covered, formal car parking area with vehicle access provided via Old Street.

A grassed area with some shrubs is located forward of the existing building, however, the site is largely devoid of any substantial plantings that are visually prominent from the two streetscapes.

The existing building is not heritage listed.

As noted on the Certificate of Title, there are no registered easements or encumbrances that would constrain development on this parcel of land.

There is a regulated tree and significant tree located within the adjoining land to the east at 264 Melbourne Street. The two trees are identified as Tree 1 (regulated) and 2 (significant) in Figure 2.1 below.

Figure 2.1 *Tree Locations*



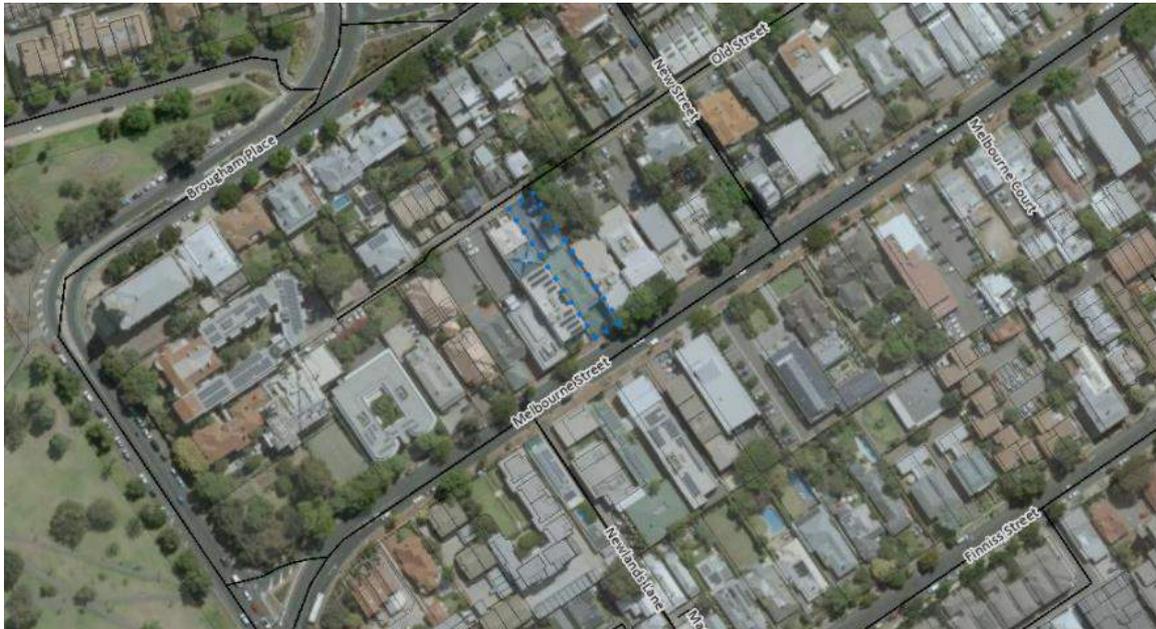
3. THE LOCALITY

Whilst inspecting the site and its immediate surroundings, we noticed, amongst other things, that:

- the site is located directly adjacent a three-storey residential flat building (Ronald McDonald House) to the south west;
- the north-western (rear) boundary of the site is physically separated by Old Street from an adjacent local heritage listed dwelling, located directly opposite at 98 Old Street and within the North Adelaide Historic (Conservation) Zone;
- the adjoining North Adelaide Historic (Conservation) Zone generally contains built form of one to two storeys in height, built to the Old Street boundary with materials and finishes comprising red brick, stone, 'cream' render and metal roof cladding;
- there are three-storey commercial buildings sited directly opposite to the south of the site and three-storey buildings for residential and commercial approximately 75 metres to the east;
- the site is directly adjacent commercial uses to the north-east;
- St Ann's College is located approximately 73 metres to the west of the site and is occupied by built form up to four storeys;
- cars are permitted to be parked parallel to the kerb on the northern side of Melbourne Street for up to, but not exceeding, two hours at a time between the hours of 9:00 am and 6:00 pm on weekdays, and between the hours of 9:00 am and 12:00 pm on Saturdays (outside of these times, no further parking restrictions apply); and
- there are four bus stops within 110 metres of the site, located along Melbourne Street. Two stops being to the east and two to the west of the site.

The site, in relation to its immediate surroundings, is captured within Figure 3.1 below.

Figure 3.1 *The Locality*



4. THE PROPOSAL

The proponents seek development plan consent ('consent') from the City of Adelaide ('the Council') to demolish the existing buildings on the site, and to subsequently replace it with a four storey, residential flat building.

The proposal is depicted across the compendium of drawings at Appendix 1.

It is also summarised below.

4.1 Demolition

To facilitate the proposal, the existing single storey building and covered car parking shelter will need to be demolished in its entirety.

Given that this building falls within the boundaries of the Corporation of the City of Adelaide, the proponents require and, therefore, seek consent from the Council as part of this development application to lawfully undertake this activity.

4.2 Orientation

The proposed building will be orientated towards both street frontages to address Melbourne Street and Old Street.

4.3 Siting

The ground floor level of the proposed building is setback 3.5 metres from the front boundary (Melbourne Street) to provide an open landscaped area bordered by a low masonry wall. The ground level is then to be built to abut the side boundaries and rear boundary to Old Street, with the rear portion to be cut in below the existing ground level adjoining Old Street.

The first, second and third floors of the building are proposed to be built to the side boundaries and are separated into two sections via a shared open space and void area.

The first-floor level comprises a front setback of 3.5 metres from the Melbourne Street frontage and 4.7 metres to the rear boundary, with two separate car parking spaces fronting Old Street.

The second-floor level comprises a 3.5 metre setback from the Melbourne Street frontage and a rear setback of 3.6 metres.

The third floor comprises a front setback of 5.5 metres to the main face (3.5m to the balcony) and 4.8 metres from the rear boundary (3.6 metres to the balcony).

4.4 Internal Layout

4.4.1 Ground Floor

The ground floor level within the proposed building will contain:

- 15 delineated car parking spaces exclusively for the prospective occupants of units 1 to 13 and two visitor car parking spaces;
- two lift shafts with foyer areas and three stairwells;
- wall mounted storage boxes located above car parking spaces 1 to 13;
- provision of 13 bicycle spaces via retractable bicycle lock systems underneath each wall mounted storage box; and
- a separate room for bin storage that is able to adequately accommodate bins for general waste, recycling and organics.

4.4.2 First Floor

The first-floor level of the proposed building will contain:

- five, two-bedroom dwellings; and
- two partly covered car parking spaces with access provided via two new vehicle crossovers from Old Street.

The composition of each dwelling is set out in Table 4.1 below.

Table 4.1 *Dwelling Composition on the First Floor Level*

Dwelling	Internal Floor Area	Private Open space	Parking
Unit 1	83 square metres	14 square metres	One space
Unit 2	70 square metres	14 square metres	One space
Unit 3	73 square metres	74 square metres (8 square metres private plus 66 square metres communal)	One space
Unit 4	86 square metres	74 square metres (8 square metres private plus 66 square metres communal)	One space
Unit 5	130 square metres	13 square metres	One space

4.4.3 Second Floor

The second-floor level of the proposed building will contain five, two-bedroom dwellings.

The composition of each dwelling is set out in Table 4.2 below.

Table 4.2 *Dwelling Composition on the Second Floor Level*

Dwelling	Internal Floor Area	Private Open space	Parking
Unit 6	86 square metres	8 square metres	One space
Unit 7	73 square metres	8 square metres	One space
Unit 8	73 square metres	8 square metres	One space
Unit 9	86 square metres	8 square metres	One space
Unit 10	130 square metres	13 square metres	One space

4.4.4 Third Floor

The third floor level of the proposed building will contain five, two bedroom dwellings. The composition of each dwelling is set out in Table 4.3 below.

Table 4.3 *Dwelling Composition on the Third Floor Level*

Dwelling	Internal Floor Area	Private Open space	Parking
Unit 11	86 square metres	8 square metres	One space
Unit 12	73 square metres	8 square metres	One space
Unit 13	73 square metres	8 square metres	One space
Unit 14	86 square metres	8 square metres	One space
Unit 15	110 square metres	30 square metres	One space

4.5 Floor to Ceiling Heights

The proposed floor to ceiling heights are captured within Table 4.4 below.

Table 4.4 *Floor to Ceiling Heights*

Building Level	Floor to Ceiling Height
Ground Floor Level	2.4 metres
First Floor Level	2.9 metres
Second Floor Level	2.9 metres
Third Floor Level	2.9 metres

4.6 Domestic Storage Space

Domestic storage space will be provided via overhead wall mounted storage boxes above car parking spaces 1 to 13 on the ground floor level. Each storage box will provide a capacity of 2.5 cubic metres.

Each unit will also provide adequate provision of domestic storage made available in the laundry rooms, walk in robes, bedroom cupboards and kitchen pantries.

4.7 Building Height

The proposed building has been designed to present different building heights between Melbourne Street and Old Street in order to accommodate the slope of the site and provide an appropriate interface with the adjoining North Adelaide Historic (Conservation) Zone.

Facing Melbourne Street, the proposed building will be 13.7 metres in height when measured from the top of the uppermost point to the finished ground level directly below. It will consist of four storeys or 'building levels'.

Facing Old Street, the proposed building will be 10.7 metres tall when measured from the top of the uppermost point to the finished ground level directly below. Due to the ground floor being located below ground level, the design will present as three storeys to Old Street.

Inclusive of all plant equipment and screening, the proposed building comprises a maximum building height of 14 metres.

4.8 External Materials

The proposal will present a contemporary palette of external materials which are commensurate with, and complementary to, those presently found throughout the locality.

The external materials include, but are not necessarily limited to, recycled red bricks, a mix of painted and profiled precast concrete panels in dark grey and classic cream finishes, metal roof cladding in a 'Revolution Roofing Maxline' profile with a dark grey finish, external cladding in timber finishes, perforated screening, glass balustrades, glass brick windows and plant equipment screening in a dark grey finish.

4.9 Access

The ground floor level will be accessible by car via a new vehicle crossover from Melbourne Street on the eastern side of the primary street frontage. Pedestrian access will be provided via a separately defined pathway on the western side of the vehicle driveway.

Two new vehicle crossovers are proposed from Old Street with access to two single car parking spaces. The design also includes pedestrian access from Old Street to a stairwell that leads to the ground floor level and subsequent access to the carparking, lifts and foyer areas.

An automated gate will be setback from the Melbourne Street facade into the building to allow for a two-way vehicle passing area and convenient access to the visitor parking areas.

4.10 Bicycle Parking

The prospective residents will have access to thirteen bicycle parking spaces that will be made available underneath each of the wall mounted storage box on the ground floor and secured via retractable bicycle lock systems.

4.11 Car Parking

The ground level within the proposed building will contain 15 car parking spaces, which will be delineated and set aside exclusively for the prospective occupants of 13 of the proposed units. The remaining two car parking spaces are reserved for visitors to be shared between the prospective tenants and the prospective residents' guests.

The first floor level of the proposed building will contain another two car parking spaces for units 1 and 2.

All 15 dwellings will, therefore, come equipped with one exclusive car parking space each.

4.12 Stormwater

The indicative Stormwater Management Plan at Appendix 2 demonstrates that stormwater runoff from impervious surfaces is intended to be captured and directed to two, 2,000 litre above ground water tanks located below the stairwells on the ground floor of the building with overflow directed to the street.

The stormwater management is to be further refined during the detailed design phase.

4.13 Waste

All waste generated by the prospective residents of the proposed building will be deposited, and temporarily stored, within the confines of the bin storage room on the ground floor level.

The bin storage room has been designed to comfortably accommodate bins for general waste, recycling and organics. The bins can then be wheeled out to Melbourne Street for private collection or via weekly collection as part of Council's refuse collection service for high density residential development.

4.14 Landscaping

It is clear from the Indicative Planting Plan at Appendix 2 that approximately 113 square metres (14.5%) of the site is to be dedicated to landscaped open space.

Sufficiently sized planting areas have been provided to the Melbourne Street frontage, planter boxes within the communal open space area and the rear yards of Unit 1 and 2. These areas will accommodate a plant selection that includes:

- a mix of seven different plant species;

- locally indigenous plant species that are suited to the local environment;
- require little to no maintenance or supplementary irrigation; and
- larger feature/shade trees of a mature height and spread adjacent the Melbourne and Old Street frontages which will provide an attractive interface to the public realm.

4.15 Letter Box

A communal letter box will be installed on the eastern side of the main pedestrian entrance to the proposed building.

The communal letter box will be accessible, and highly visible, from Melbourne Street.

5. Procedural Matters

5.1 The Relevant Authority

The Council is the relevant authority, as the proposed development will cost less than \$10,000,000 to complete.

5.2 The Relevant Development Plan

The relevant version of the Development Plan for procedural and assessment purposes was consolidated on 30 April 2020.

The site, under this version of the Development Plan, is in the Main Street (Melbourne West) Zone ('the Zone').

The site is also within an area to which the 'Melbourne Street West Concept Plan' applies.

The site is also within an area to which the 'Affordable Housing Overlay' applies.

5.3 Form of Development

According to Principles of Development Control ('Principles') 29 and 30 of the Zone, the proposed development is neither complying nor non-complying. It must, therefore, be assessed and subsequently determined on its merits by the Council in its capacity as the relevant authority.

5.4 Category of Development

According to the Principle 31(b)(ii) of the Zone, any development assigned as Category 1 under Clause (a), where the site of the development is adjacent to land in the North Adelaide Historic (Conservation) Zone and the development exceeds two storeys in building height, is assigned Category 2 for the purposes of public notification.

Residential flat buildings are assigned Category 1 in Principle 31(a) of the Zone. The site is located adjacent to land within the North Adelaide Historic (Conservation) Zone, with the zone boundary located along the centre of Old Street.

Therefore, the proposal must be deemed Category 2 for the purposes of public notification.

6. Assessment

Our assessment of the proposal is set out below.

6.1 Land Use

The proposal can accurately be defined in land use terms as a 'residential flat building', as, in accordance with the definition contained in Schedule 1 of the Regulations, the proposal comprises a single building in which there are two or more dwellings.

Principle 1 of the Mixed Use (Melbourne West) Zone expressly lists residential flat buildings as an envisaged land use within the Zone.

Principle 2 of the Zone further supports the replacement of existing non-residential land uses with residential development, stating as follows:

- 2 The Zone should accommodate offices, consulting rooms and low to medium density dwellings. An increase in the amount of residential development is desirable by means of conversion and redevelopment of non-residential premises to either residential or mixed residential and office uses and by infill residential development.**

Therefore, as the proposal will entail the demolition of an existing non-residential premises (a consulting room) and replacing it with infill development in the form of a residential flat building, it is acceptable from a land use perspective within the Zone.

6.2 Siting and Building Interface with the North Adelaide (Conservation) Zone

The Melbourne Street West Concept Plan and supporting Principles 7, 9, 12(b), 13 and 15 of the Zone provide detailed guidance in respect of the siting of development applicable to this site. Our interpretation has been summarised as follows:

- a minimum desired setback of 3.5 metres from the Melbourne Street frontage where not exceeding two storeys;
- parts of the building above two storeys should be set-back from Melbourne Street further than the prevailing 6 to 10 metre setbacks;
- sufficient setbacks from Old Street to respect the character of the adjacent North Adelaide Historic (Conservation) Zone; and
- setbacks and design treatments to provide an appropriate interface with the North Adelaide Historic (Conservation) Zone.

The proposed building achieves the minimum front setback from the Melbourne Street frontage for the first two storeys and is to be sited behind the adjacent office fronting Melbourne Street to the east. However, where the building exceeds two storeys, the setback from Melbourne Street is less than the envisaged minimum of 6 metres. Notwithstanding this, the prevailing setbacks of existing buildings within the locality range from 3.5 metres to 5.5 metres. Therefore, the proposed building setback will be consistent with the prevailing setbacks of existing buildings along Melbourne Street and in turn, compatible with the streetscape appearance.

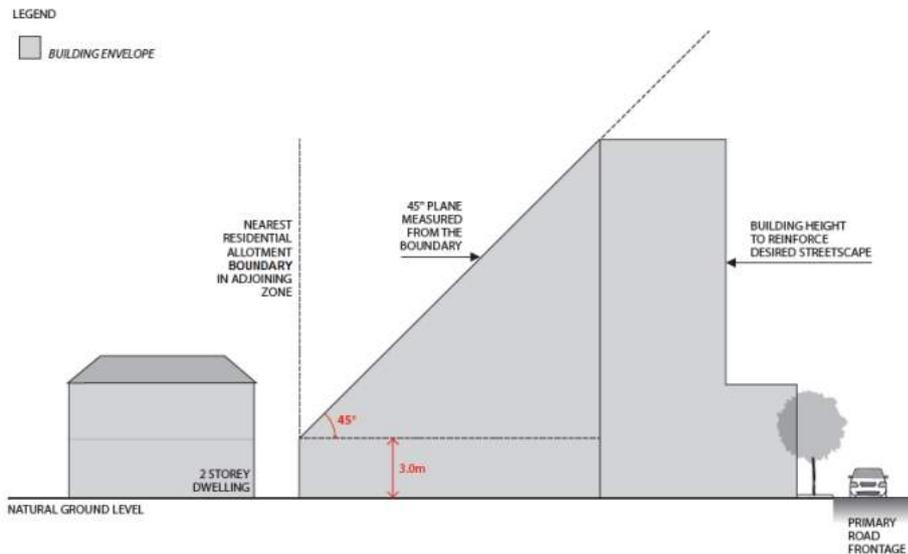
Furthermore, it was identified during an inspection of the site, that the extent of existing vegetation at 262 and 264 Melbourne Street will effectively break up the views of the proposed building when viewed from the East along Melbourne and Old Street as evident in the attached site photos at Appendix 3.

The design will also be consistent with the prevailing side setbacks in the locality where built form is located on the side boundaries.

At the Old Street level, the proposal includes design elements such as red brick masonry, timber batten fencing and gates along the boundary. The open fencing style will enable views into the site to address the public realm as well as the landscaped open space areas to identify the proposed landscaped buffer as envisaged by the Zone. The masonry components are also considered to reflect the positioning of numerous masonry fences and built form that is constructed along the frontages on both the northern and southern sides of Old Street.

To manage built form adjoining the North Adelaide (Conservation) Zone, Principle 14 of the Zone seeks to minimise the building mass at the zone interface with the building envelope identified in Figure 6.1 below.

Figure 6.1 Principle 14 Building Envelope Plan



This building envelope has been depicted on the western elevation of the proposed building as shown below:

Figure 6.2 Proposal Overlayed with Building Envelope Plan

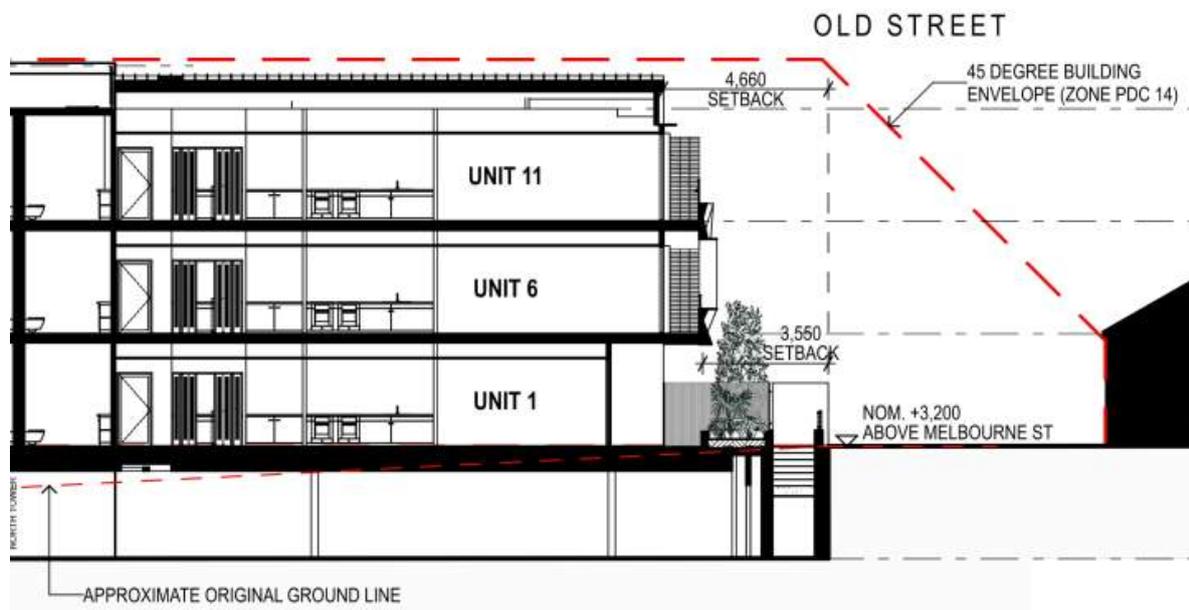


Figure 6.2 above, clearly demonstrates that the proposed building will be entirely located within the envisaged building envelope plan, satisfying Principle 14. Further to this, the design presents an orderly visual transition with the adjoining North Adelaide (Conservation) Zone as:

- the proposed building incorporates a mix of architectural design treatments for the high components such as above street level fenestration, profiled concrete panelling, glass balustrades and balconies to break up the visual expanse of built form;
- the building is setback from the Old Street frontage; and
- the masonry fencing abutting Old Street is of a lesser size and scale than the residential development to the north and the local heritage place at 98 Old Street.

In respect of the local heritage place, Principle 162 of the Heritage and Conservation – North Adelaide Module seeks to guide development to preserve the heritage value and setting of the heritage place.

It advises:

162 Development on land adjacent to land containing a Heritage Place should demonstrate design consideration of the relationship with the Heritage Place (without necessarily replicating its historic detailing) by establishing compatible:

(a) scale, bulk and setbacks;

(b) proportion and composition of design elements;

(c) form and visual interest (as determined by play of light and shade, treatments of openings and depths of reveals, roofline and silhouette, colour and texture of materials and details, landscaping and fencing);

(d) width of frontage and boundary set-back patterns; and

(e) vehicle access and carparking arrangements.

The proposed building exhibits thoughtful design consideration of the local heritage place through its small scale masonry and timber fencing at the Old Street frontage, a variety of materials to break up the visual bulk, being physically separated by Old Street and building setbacks that accord with the building envelope plan as discussed above.

The fencing immediately adjacent the Old Street frontage comprises red brick, a material found on the local heritage place. The use of this material is not considered to replicate its historic detailing, as the proposed building incorporates the red brick into an overall contemporary design. This along with the proposed building setback allows the heritage place to remain a focal point within Old Street and not have its heritage value or setting unreasonably diminished.

To this end, the proposed building is considered to be sited and designed in a manner that is respectful of the North Adelaide Historic (Conservation) Zone and the adjacent local heritage place.

6.3 Building Height

Principle 11 of the Zone provides guidance in respect to the maximum building height.

It advises that:

11 Except on sites greater than 1500 square metres in area, which may include one or more allotment, development may be built to 14 metres in building height.

The proposed building height does not exceed 14 metres and thereby accords with this Principle.

6.4 Landscaped Open Space

Objective 2 and the Desired Character of the Zone seeks that development should reinforce a consistent approach to landscaping with buildings set back from boundaries in a landscaped setting.

Principle 10 of the Zone provides further guidance in respect to the minimum provision of landscaped open space for development.

It advises that:

- 10 A minimum of 20 percent landscaped open space should be provided on the site of any development.**

The design includes multiple landscaped open space areas at ground level that make up a total area of 113 square metres and 14.5 percent for the development site. This total has been made up of the area forward of the building, the shared open space area available to units 3 and 4, and the private open space areas for units 1 and 2.

Whilst the proposed landscaping falls short of the envisaged minimum, the proposed design is considered appropriate for the following reasons:

- the proposed landscaping exceeds the landscaped open space area currently provided on the site at 109 square metres (14 percent);
- the height and spread of the trees and plantings adjacent the Melbourne and Old Street frontages will form a notable visual element in the streetscape, as demonstrated by the Streetscape Elevations at Appendix 2, and contribute to the envisaged landscaped setting;
- the landscaping within the rear yard of units 1 and 2 comprises a plant selection that will visually contribute to the landscaped buffer as sought in PDC 9 of the Zone;
- the level of landscaped open space is consistent to that of newer commercial/residential development within the locality along Melbourne Street;
- a sufficient area for landscaping has been provided within the communal open space area that will be of benefit to the amenity of prospective residents of the building;
- the envisaged 20 per cent landscaped open space is unrealistic to achieve on a site which is envisaged for high density residential infill. This percentage is comparable to the level of private open space required for low scale residential development and does not fit within a high density context.

The proposed design strikes a reasonable balance between the landscaped open space and the desired high density infill development for this site whilst providing an appropriate interface with both streetscapes as sought by the Zone and a sufficient level of amenity for prospective residents. To this end, we consider that the extent of landscaped open space is suitable in this circumstance.

6.5 External Appearance

Principle 8 and 16 of the Zone provide guidance with respect to the external appearance of the proposed building.

Together, they advise that:

- 8 Buildings should be of contemporary design that includes variations in façade treatments and building material, as well as the use of modulated roof forms and parapets that contribute to a varied and interesting pedestrian environment. Balconies overlooking the street are encouraged to provide a connection for occupiers to the street and assist passive surveillance. The use of brightly coloured, black, or highly reflective surfaces should be avoided.**

16 Development should use building forms, colour and materials of a more domestic nature to provide a suitable transition to the adjoining North Adelaide Historic (Conservation) Zone.

The proposed building will contribute to a visually interesting streetscape appearance that will integrate harmoniously with surrounding development whilst also providing its own unique character, consistent with the intent of the Zone.

The composition of the proposed building provides a clearly defined building base with regard to the pedestrian scale through provision of visually permeable gates at street level and recycled red brickwork that is reflective of the scale and design of existing built form located on the adjoining development to the west at 270-272 Melbourne Street. The proposed balconies and glazing are orientated towards the street frontages which will allow for the middle and top levels of the building to be easily identified as well as providing passive surveillance.

The proposed recycled red brickwork, cream render, and metal cladding to the north elevation is reflective of the materials and finishes of existing residential development along Old Street and will therefore provide a suitable transition to adjoining residential development in the North Adelaide Historic (Conservation) Zone.

Whilst some of the proposed materials comprise a darker appearance, they are not considered to be reflective in nature, brightly coloured or 'black' as discouraged by Zone. Further, the variation of contrasting surfaces consisting of profiled concrete façade panels, wooden battens and a modulated roof form that extends out over the balconies of the third floor, will break up the visual bulk of the building as well as contributing to a contemporary and visually interesting design as sought by the Zone.

The proposed design will also allow for the preservation of the adjoining regulated and significant trees. The height of these trees as well as the extent of existing vegetation at 262 and 264 Melbourne Street will effectively break up the views of the proposed building when viewed from the East along Melbourne and Old Street as evident in the attached site photos at Appendix 3. Their preservation will also ensure that the landscaped setting and amenity as sought by the Zone is maintained.

Furthermore, the roof top plant equipment will also include screening to minimise its visual impact and in turn, accord with Principle 194 of the 'Sky and Roof Lines' Module.

6.6 Internal Floor Areas

Principle 70 of the ‘Medium to High Scale Residential’ Module provides guidance with respect to the internal floor area of each dwelling within the proposed building.

It advises that:

- 70 Medium to high scale residential or serviced apartment development should provide a high quality living environment by ensuring the following minimum internal floor areas:**

Number of Bedrooms	Minimum Internal Floor Area
One	50 square metres
Two	65 square metres
Three or more	80 square metres (plus an additional 15 square metres for every additional bedroom over 3 bedrooms)

Each dwelling within the proposed building contains two bedrooms with internal floor areas that range from 70 to 110 square metres. The proposed internal floor areas therefore comfortably exceed the minimum of 65 square metres.

6.7 Domestic Storage Spaces

Principle 81 of the Medium to High Scale Residential Module provides guidance with respect to the provision of domestic storage space.

It advises that medium to high scale residential should provide adequate and accessible storage facilities for occupants, with a minimum of 10 cubic metres desired for two-bedroom dwellings.

Thirteen units will have access to overhead wall mounted storage boxes located above car parking spaces 1 to 13 on the ground floor level. Each storage box will provide a capacity of 2.5 cubic metres.

To make up the remainder, and for units 1 and 2, domestic storage areas will be provided throughout each unit with adequate provision made available in the laundry rooms, walk in robes, bedroom cupboards and pantries.

As an aside, it is noted that the proposed units are well in excess of the minimum internal floor areas where further domestic storage opportunities are available for prospective residents to suit their needs.

6.8 Private Open Spaces

Principle 59 of the Medium to High Scale Residential Module provides guidance with respect to the provision of private open space, seeking the provision of private open space for dwellings located above ground level as follows:

Number of Bedrooms	Minimum Private Open Space Area
One	8 square metres
Two	11 square metres
Three or more	15 square metres

Eight of the fifteen proposed dwellings have private open space areas of 8 square metres, slightly less than the desired minimum of 11 square metres. Units 3 and 4 will have access to a communal open space area of 66 square metres and in turn, comfortably exceed the minimum specified above.

The shortfall of 3 square metres is relatively minor and should be considered in the context of the amenity and outlook towards the CBD, the internal communal open space and north that each area of private open space will provide for prospective residents.

Principle 60 of the 'Medium to High Scale Residential' Module provides guidance with respect to the location of private open space.

It advises that:

- 60 Medium to high scale residential (other than student accommodation) or serviced apartment development should ensure direct access from living areas to private open space areas, which may take the form of balconies, terraces, decks or other elevated outdoor areas provided the amenity and visual privacy of adjacent properties is protected.**

The private open space areas will all be accessible from open plan kitchens, dining and living rooms to which they relate. Each dwelling's private open space area is also designed in a manner to not create any visual privacy issues to disrupt the amenity of adjoining properties.

Additionally, Principle 61 of the 'Medium to High Scale Residential' Module provides guidance with respect to the dimension of private open space.

It advises that:

- 61 Other than for student accommodation, private open space should have a minimum dimension of 2.0 metres and should be well proportioned to be functional and promote indoor/outdoor living.**

All balconies and private open space areas for each dwelling will have a minimum dimension of not less than 2.0 metres.

Therefore, as the private open spaces areas are directly accessible, are of a functional size with a minimum dimension of 2 metres and do not create any visual privacy or amenity issues, the shortfall in area is not considered fatal when weighed up against the relevant Principles.

6.9 Natural Light and Ventilation

Principles 52, 53, 54 and 56 of the Medium to High Scale Residential Module provide guidance with respect to the provision of natural light and ventilation.

They advise that:

- 52 **Ceiling heights that promote the use of taller windows, highlight windows, fan lights and light shelves should be utilised to facilitate access to natural light, improve daylight distribution and enhance air circulation, particularly in dwellings with limited light access and deep interiors.**
- 53 **All new medium to high scale residential or serviced apartment development should have direct ventilation and natural light.**
- 54 **The maximum distance of a habitable room such as a living, dining, bedroom or kitchen from a window providing natural light and ventilation to that room is 8.0 metres.**
- 56 **Medium to high scale residential or serviced apartment development should be designed to ensure living areas, private open space or communal open space, where such communal open space provides the primary area of private open space, are the main recipients of sunlight.**

The proposed building design maximises access to natural light and ventilation for all dwellings by comprising ceiling heights that exceed the minimum of 2.7 metres for residential habitable rooms and the incorporation of a void and brick windows that will allow natural sunlight and ventilation to the communal open space area, private open space areas and living rooms of the dwellings.

The void (light well) will provide natural sunlight to the communal open space area and the open plan kitchen and living areas for 9 of the 15 units. The proposed light well provides a minimum horizontal dimension of 5.5 metres, which exceeds the minimum of 3 metres as specified in Principle 74(b).

The eastern elevation also includes an indented 'light well' that will provide sufficient natural light into the bedrooms and ensuites of units 1, 4, 6, 9, 11 and 14.

Further to the above, majority of the bedrooms and all open plan kitchen, dining and living rooms will also be located within 8.0 metres of a window that provides natural light. The core living areas (the balconies and the open plan kitchen, dining and living rooms) have also been designed and positioned to be the main recipients of natural light.

6.10 External Outlook

The Principle 73 of the Medium to High Scale Residential Module provides guidance with respect to the external outlook from each dwelling within the proposed building.

It advises that:

- 73 **All medium to high scale residential or serviced apartment development should be designed to ensure the living rooms have a satisfactory external outlook. Living rooms that do not have an outlook or the only source of outlook is through high level windows or a skylight are not considered to provide an appropriate level of amenity for the occupiers.**

All of the open plan kitchen, dining and living rooms associated with those dwellings on the southern side of the building will have an outlook to Melbourne Street courtesy of the glazed windows and sliding doors which provide access to the abutting balconies.

All of the open plan kitchen, dining and living rooms associated with those dwellings on the northern side of the building will have an outlook towards Old Street courtesy of the glazed sliding doors which provide access to the abutting balconies.

The internal dwellings (shown as units 3, 4, 8, 9, 13 and 14) provide an appropriate level of amenity as all of the open plan kitchen, dining and living rooms have an outlook towards the communal open space and void (light well). This area of communal open space and void is not the kind of high level windows or skylights to individual dwellings that are discouraged by Principle 73, with the communal open space and void area able to provide sufficient natural light and outlook to an internal landscaped open space by exceeding the minimum horizontal distance.

6.11 Regulated/Significant Trees

There is one regulated and one significant tree located within the adjoining property at 264 Melbourne Street, as identified in Figure 2.1 of this report. Photos of the trees are at Appendix 3.

The two trees in question appear to be Jacarandas, a non-native species that contain multiple trunks with circumferences measured at 1 metre above ground level as follows:

- Tree 1
 - » Trunk 1: 1.075m
 - » Trunk 2: 0.95m
 - » Trunk 3: 0.855m

Total circumference = 2.88m
Average circumference = 960mm

- Tree 2
 - » Trunk 1: 0.765m
 - » Trunk 2: 2.60m

Total circumference = 3.365m
Average circumference = 1.68m

Given the above measurements, the two trees consist of a regulated tree (Tree 1) and a significant tree (Tree 2) according to the prescribed criterion in Regulation 6A(1)(a) and (2) of the *Development Regulations 2008*.

The proposed development is not considered to result in any adverse impacts to either tree for the following reasons:

- the proposed building will be located outside of the tree canopies of both trees; and
- the development will not substantially alter their already constrained living circumstances, with both trees presently surrounded by impervious surfaces and located immediately adjacent to existing structures

Therefore, the proposal does not offend the relevant Principles of the Regulated and Significant Trees Modules in the Development Plan.

6.12 Noise

Principles 98 and 99 in the Environmental Module seeks to guide the impacts of noise for residential apartments.

They advise:

- 98 Attached dwellings/serviced apartments should be designed to minimise the transmission of sound between dwellings/serviced apartments and should particularly protect bedrooms from possible noise intrusion.**
- 99 The number of dwellings/serviced apartments within a development sharing a common entry should be minimised to limit noise generation in internal access ways.**

The prospective residents should not be adversely impacted by way of noise because:

- all of the dwellings are located above the ground floor;

- all of the bedrooms will be stacked above one another;
- all of the bedrooms will not share a wall with a living room of another dwelling; and
- common entries/access ways will not service more than 10 dwellings on each floor; and

6.13 Overlooking

Principles 66 and 67 of the Medium to High Scale Residential Module provide guidance with respect to overlooking.

They advise that:

- 66 Medium to high scale residential or serviced apartment development should be designed and sited to minimise the potential overlooking of habitable rooms such as bedrooms and living areas of adjacent development.**
- 67 A habitable room window, balcony, roof garden, terrace or deck should be set back from boundaries with adjacent sites at least three metres to provide an adequate level of amenity and privacy and to not restrict the reasonable development of adjacent sites.**

The proposed building is designed to have the dwelling balconies orientated towards the two street frontages where they will be setback further than 3 metres from adjacent residential sites to the north and will rather provide passive surveillance of the streetscapes as sought by the Development Plan. The windows on the side boundary walls are also obscured via glass brick or obscured glazing to 1.6 metres above the finished floor level to not provide any direct views from a living or frequently habitable room of each proposed dwelling to avoid any adverse overlooking impacts.

To protect internal privacy, the windows of units 5, 10 and 15 that abut the communal open space/light well are to comprise of glass brick which will obscure views whilst still ensure sufficient access to natural light to the kitchen and dining areas.

6.14 Overshadowing

Principle 121 of the Environmental Module provides guidance with respect to overshadowing.

It advises that:

- 121 Development should not significantly reduce daylight to private open space, communal open space, where such communal open space provides the primary private open space, and habitable rooms in adjacent City Living Zone, Adelaide Historic (Conservation) Zone and North Adelaide Historic (Conservation) Zone.**

Residential development is primarily located to the north of the site within the North Adelaide Historic (Conservation) Zone, resulting in no adverse overshadowing impacts from the proposal to existing dwellings within this Zone to the north of Old Street. The orientation of the allotment will also not significantly reduce access to sunlight for the adjoining development to the west (Ronald McDonald House), which will still be able to receive a sufficient level of sunlight from the afternoon onwards. The development to the east is commercial in nature and will therefore not be adversely impacted by any overshadowing.

6.15 Access and Car Parking

Principles 24, 25 and 26 of the Zone provide guidance with respect to access and car parking.

They advise that:

- 24 Access to sites should preferably be via the minor streets or lanes within or abutting the Zone provided there is no unreasonable impact on residential amenity.**

- 25 Access from Melbourne Street should minimise disruption to the pattern of built form and landscaping.**
- 26 Parking should be located behind buildings away from the landscaped Melbourne Street frontages and be designed to minimise its impacts on residential amenity.**

Proposed dwellings 1 and 2 provide vehicle access to the single car parking spaces via two new crossovers from Old Street as sought by Principle 24. Two spaces are not considered to create unreasonable interface conflicts so as to disrupt residential amenity through the generation of traffic. It should be noted that Old Street contains a number of garages built to the Old Street frontage, which the proposal will not be inconsistent with.

The proposed access point to dwelling 2 (shown as car parking space number 15) will require the alteration to an existing stormwater drain and will be undertaken at the proponents cost to achieve sufficient clearance.

It should be noted that the above Principles do not preclude access from Melbourne Street despite Principle 24 expressing the desire for access to be via the minor streets or lanes. When reviewing the above Principles in their entirety, the proposed access points are considered appropriate for the following reasons:

- the residential amenity of the adjoining development within the North Adelaide Historic (Conservation) Zone will be preserved;
- the difference in ground levels will prevent access from Old Street without a loss of car parking spaces;
- the access location will ensure the design is commensurate with the pattern of built form and landscaping of the neighbouring development to the west; and
- the proposed design provides sufficient room for vehicles to enter and exit the site onto Melbourne Street in a forward direction.

Furthermore, the proposed development provides a total of 17 car parks (15 resident and 2 visitor spaces) which accords with the car parking rate as prescribed in Table Adel/7 that seeks for 1 space per dwelling up to 200 square metres in building floor area.

The car parking areas are also designed to be secured and screened from view to not result in adverse visual amenity impacts to the Melbourne and Old Street frontages whilst ensuring that the two visitor parking spaces are easily identifiable from the Melbourne Street access.

6.16 Bicycle Parking

Principle 234 of the Transport and Access Module provides guidance with respect to the provision of parking for bicycles.

It advises that:

- 234 An adequate supply of on-site secure bicycle parking should be provided to meet the demand generated by the development within the site area of the development. Bicycle parking should be provided in accordance with the requirements set out in Table Adel/6.**

Table Adel/6 seeks the provision of one bicycle parking space for every dwelling/apartment with a total floor area less than 150 square metres and one visitor bicycle parking space for every 10 dwellings. This equates to a theoretical demand of 17 bicycle spaces.

Whilst the proposed design indicates 13 bicycle parking spaces, we are of the opinion that the shortfall of bicycle parking at the ground floor level is not fatal to the proposal, as the proposed dwellings all exceed the minimum internal floor area as specified in the Development Plan for two bedroom

dwellings. This affords prospective residents the opportunity to conveniently store their bicycles within their dwellings rather than at the ground floor level.

6.17 Waste

Principle 103, Clause (b) of the Waste Management Module provides guidance with respect to the management of waste.

It advises that:

- 103 Development greater than 2,000 square metres of total floor area should manage waste by:**
- (a) containing a dedicated area for the collection and sorting of construction waste and recyclable building materials;**
 - (b) on-site storage and management of waste;**
 - (c) disposal of non-recyclable waste; and**
 - (d) incorporating waste water and stormwater re-use including the treatment and re-use of grey water.**

The waste storage capacity required to facilitate the proposed dwellings has been calculated in accordance with *Zero waste SA's South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments*. Council's Cleansing Department has also confirmed that Council offers collection for all three refuse streams for high density residential on a weekly basis with a pull in or kerbside collection service provided for larger bins. Therefore, following this guide, the proposed development is to provide storage capacities of 900 litres for general waste, 750 litres for recycling and 300 litres for organics.

All waste generated by the prospective residents of the proposed building will be deposited, and temporarily stored, within the confines of the bin storage area on the ground floor level. This storage area comprises an area of 14.5 square metres which is of sufficient size to accommodate the storage capacities identified above. It will also be completely concealed from the public domain by virtue of being located wholly below ground level.

The waste storage location and management will also be similar to that of existing commercial and residential development along Melbourne Street and in particular to that of the neighbouring Ronald McDonald House.

6.18 Energy Efficiency

Principle 109 of the Environmental Module provide guidance with respect to the energy efficiency of the proposed building.

They advise that:

- 109 Orientation and pitch of the roof should facilitate the efficient use of solar collectors and photovoltaic cells.**

As evident by the Roof Plan at Appendix 2, the roof atop the proposed building has sufficient area available that could allow for the installation of solar panels in the future which would be capable of capturing an ample amount of sunlight.

6.19 Letter Boxes

Principle 80, Clause (a) of the Medium to High Scale Residential Module provides guidance with respect to the location of communal letter boxes.

It advises that:

80 Site facilities should be readily accessible to each dwelling/serviced apartment, complement the development and relevant desired character and should include:

(a) a common mail box structure located close to the main pedestrian entrance.

A communal letter box will be installed adjacent the main pedestrian and vehicle entrance to the proposed building and integrated into the front landscaped design. The communal letter box will be readily accessible and highly visible from Melbourne Street thereby satisfying the above Principle.

6.20 Stormwater

Principle 127 of the 'Environmental' Module provides guidance with respect to the management of stormwater.

It advises that:

127 Development affecting existing stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.

The carrying capacity of the Council's existing drainage network will not be overloaded by the proposed development for two reasons.

First, the extent of impervious surfaces within the confines of the site will not be increased. In fact, the proposal will increase the total area of landscaped open space by approximately 5 percent than the existing circumstances.

Second, the proposed development will be designed during the detailed design phase to ensure that the post development discharge flows do not exceed the pre development discharge flows.

In addition to this, runoff from the roof of the proposed building will be discharged to Melbourne and Old Street in a clean state, as sought by Principle 127 of the 'Environmental' Module.

7. CONCLUSION

We have concluded from our assessment of the proposal that it is worthy of consent.

In support of our conclusion, we wish to highlight once again that:

- infill residential development in the form of residential flat buildings is envisaged within the Zone, especially when replacing non-residential development;
- the siting of the proposed building is compatible with the prevailing setbacks from Melbourne Street and the building envelope plan specified in Principle 14 of the Zone;
- the setbacks, scale, design and bulk of the proposed building is respectful to the character of the adjacent North Adelaide Historic (Conservation) Zone by providing a clear visual transition between the envisaged high density residential development and the lower intensity residential development;
- the proposed building exhibits thoughtful design consideration of the adjacent local heritage place through a variety of materials to break up the visual bulk, being physically separated by Old Street, not replicating historic detailing and comprising setbacks which accord with the building envelope plan specified in Principle 14 of the Zone;
- the building composition and variation of contrasting surfaces consisting of profiled concrete façade panels, glazing, balconies, wooden battens and a modulated roof form, will contribute to a contemporary and visually attractive design, as sought by the Zone provisions;
- the areas of landscaped open space within the site and to the Melbourne Street and Old Street frontages is commensurate with existing development within the locality and will provide an attractive interface with the public realm;
- despite being constrained by the allotment orientation and existing on-boundary development of adjoining sites, sufficient natural light and ventilation is provided to the proposed dwellings by ceiling heights that are in excess of the minimum for residential habitable rooms, the incorporation of a void (light well) with communal open space and windows along the side boundaries;
- no adjacent residential development will have habitable room windows or private open spaces overlooked or overshadowed to an unreasonable degree;
- the balconies are orientated towards each street frontage to provide increased passive surveillance of Melbourne Street and Old Street;
- the proposed building provides a sufficiently sized bin storage area to accommodate the requisite type and number of bins to service all dwellings. It will also be completely concealed from the public domain by virtue of being wholly contained below ground level;
- each dwelling will contain a satisfactory external outlook to either Old Street, Melbourne Street or the communal open space/void area;
- the proposed vehicle access points will not result in adverse residential amenity impacts and will provide for sufficient vehicle movements into and out of the site;
- the amount of on-site car parking proposed satisfies the rate prescribed in Table/7;
- the development is unlikely to compromise the health of the regulated or significant trees on the adjoining property to the east, will be located outside of their tree canopies and therefore retain the existing landscape amenity;
- the prospective residents of the proposed building should not be adversely affected by way of noise;
- each dwelling provides internal floor areas in excess of the minimum Development Plan guidelines, which will sufficient domestic storage space and offset the shortfall of bicycle parking spaces at ground level; and

- a communal letter box will be provided that is readily accessible and highly visible from Melbourne Street.

If you have any queries or concerns regarding the proposed development, please do not hesitate to contact the undersigned.

A handwritten signature in black ink, appearing to read "C. Webber".

Christopher Webber
Senior Consultant

Proposed Residential Development at 266 Melbourne St, North Adelaide

Design Statement

DA213966

28.01.22 - Issue A

The Site is a long, narrow allotment on the northern side of Melbourne Street. It extends through to Old Street and, as such, has two street frontages. There is a change in level from Old Street (the high point) to Melbourne Street (the low side) of approximately 3200mm. The sections of the allotment facing Old Street and Melbourne Street do not have significant cross falls.

The section of Melbourne Street on which the site is located does not have a consistent presentation. There is variance in setbacks, forms, heights, land use (a mix of private residential, 'college' housing, offices, and consulting rooms), and materials and finishes.

The section of Old Street on which the site is located also does not have a consistent presentation. There is also variance in setbacks, forms, heights, and materials and finishes used. The properties on the southern side of Melbourne generally address Melbourne Street (as does this site) and generally have rear access for carparking and/or services facing Old Street. The properties on the northern side of the road are however largely residential. They vary in their attitude in that most address Brougham Place (further to the North), with a few having their primary access directly from Old Street. There is a Historic Conservation Zone to the North of the Site (across the other side of Old St), a Local Heritage place, within that zone, directly opposite the site. The LHP addresses Old Street. There are no other heritage places that are within the immediate Locality of the Site and that could potentially be affected by development on it.

The site currently contains a single building (a Villa with a rear extension), that is being used as consulting rooms, and a carport. Landscaping to the site is minimal. There are no significant or regulated trees. The Application proposes the removal of all of the structures and features on the site.

The Application further proposes the construction of a new residential apartment complex, comprising building entrance and carpark; Southern Tower; and Northern Tower. There are 15 Apartments proposed within the two Towers. Each Apartment has a car park and there are two further dedicated visitors' carparks. There is also bike parking provided on the site.

Vehicular access to the site is predominantly from Melbourne Street. The two ground floor apartments facing Old Street have car parking spaces available from Old Street. Pedestrian access is typically from Melbourne Street to one of the two entrance pods within the carpark (each pods being associated with a tower). The carpark is a shared use zone and will be well lit and landscaped to

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provide a high quality, safe and legible environmental. Pedestrian tenants can also enter through an access stair from Old Street. Visitor and residents visiting the ground floor apartments facing Old Street can enter straight from that footpath.

The three larger apartments facing Melbourne Street are intended to be 'held' by the Applicant and each have two bedrooms and two bathrooms. They have large decks overlooking Melbourne Street. Although they borrow light from that side, they do not address the northern courtyard.

The remaining apartments are in intended for a young professional or student use and are smaller in size. They are however well provisioned in terms of area, storage, and outdoor spaces.

From a design point of view there are three main areas that have been considered: the Melbourne Street presentation; the Old Street presentation; and the internal courtyard between the towers. Below are some of the considerations applied to these areas.

The presentation at Melbourne Street has considered:

- Setback of main facade has considered both the Development Plan provisions and the pattern established by the existing adjoining built form.
- The upper level of the building has been setback and articulated form the intermediate levels to reduce the visual impact of its height.
- Driveway alignment has been established to create a rhythm with the adjoining property to the west
- Landscaping presentation at the street has been added to provide greater amenity to the public realm.

The presentation to Old Street has attempted address the adjoining zone and local heritage place through a combination of horizontal articulation (accentuating the lower floor) and use of materials (primarily stone and cream render). It has also attempted to present the upper floor as a 'roof like' structure, particularly from side on, through the choice of materials used for the walls.

The internal courtyard is aimed at providing access to light to the apartments on the southern side of the Northern Tower. The design of the wall of the southern tower facing has been articulated and large 'green wall' added. This is aimed at enhancing the experience for the apartments looking into the space as well as improving the thermal performance of the area itself. The green wall faces northern and will have good access to light. We are confident that it will perform well over a long period of time.

While we hope that the above, linked to the Drawings prepared by this Office, and the Planning Statement prepared by Future Urban, will provide sufficient detail to undertake a planning assessment we would be happy to provide further written or verbal support as required.



Arboricultural Impact Assessment and Development Impact Report

Site: 266 Melbourne Street, North Adelaide

Date: Wednesday, 2 February 2022

ATS6522-266MeIStDIR R1

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Report Reference Number: ATS6522-266MeIStDIR R1

Report prepared for
Christopher Webber, Future Urban for TwoSixSix Pty Ltd

Author
Marcus Lodge, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed all the trees on the property and neighbouring property to the northeast of 266 Melbourne Street, North Adelaide. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate.

The assessment considered four individual trees and one group of trees, Trees 1, 2 and 4 are identified as *Jacaranda mimosifolia* (Jacaranda), Tree 5 is a *Celtis australis* (European Nettle Tree) and Tree Group 3 is a mix *Casuarina* and *Acacia* (She-oak and Wattle). The trees are considered to be in Good to Fair overall condition and have extended useful life expectancies.

The assessment has identified Tree 1 as a Significant Tree as defined in the *Development Act 1993*. The remaining trees are either exempt from regulation or unregulated. When assessed against the relevant Objectives and Principles of Development Control this tree is not considered to provide 'important' aesthetic and/or environmental benefit and as such its protection as a Significant Tree is not warranted.

The Arboricultural Impact Assessment has identified that Trees 1, 2 and 5 are unlikely to be negatively impacted by the proposed works. There is no encroachment, or the encroachment is less than 10% of the TPZ area for Trees 2 and 5, and the development has incorporated tree friendly methodologies to protect Tree 1. It is therefore unlikely that the proposed works will impact on the viability of these three trees.

Tree 4 is located within the subject land, has a Low retention Rating and is unregulated, this tree requires removal to accommodate the proposed development, given the condition of the tree and its limited benefit, removal is considered to be reasonable.

The trees in Tree Group 3 will be adversely affected by the development as the proposal shows major excavation inside of its SRZs and removal is required to accommodate the proposed development. However, this is a third party asset and outside of the proposed development boundary and permission must be acquired from the landowner before any tree damaging activity is sought.

Brief

Arborman Tree Solutions was engaged by Christopher Webber, Future Urban for TwoSixSix Pty Ltd to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for two significant trees at the property adjacent to 266 Melbourne Street, North Adelaide. 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 dwelling and the construction of a multi-level dwelling complex including an undercroft car park. This assessment will determine the potential impacts the proposal may have on the trees within and adjacent to the site and to 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 *Development Act 1993*.
- 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 Drawings

Site Location

Figure 1: Site location – 266 Melbourne Street, North Adelaide



Methodology

The proposed design was reviewed in association with the information in the Design Drawings and CAD files as supplied by Christopher Webber, Future Urban for TwoSixSix Pty Ltd.

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 correlated 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 was engaged by Christopher Webber, Future Urban for TwoSixSix Pty Ltd to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the trees that have been classed as Regulated and Significant. In addition, all the trees likely to be conflicted by the development. in the rear and front of the neighbouring property to the north-eastern side of 266 Melbourne Street, North Adelaide. 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 impact where appropriate. The proposal involves the demolition of the existing dwelling and the construction of multi-level dwellings including undercroft car park. 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 individual trees and one group of trees, Trees 1, 2 and 4 are identified as *Jacaranda mimosifolia* (Jacaranda), Tree 5 is a *Celtis australis* (European Nettle Tree) and Tree Group 3 is a mix *Casuarina* and *Acacia* (She-oak and Wattle). The trees are considered to be in Good to Fair overall condition and have extended useful life expectancies.

Tree 1 is located in the front garden of the adjacent property, 264 Melbourne Street, which is a maintained vegetated area including additional trees, understory and ground cover plantings. The tree has an overall condition which is fair due to it being co-dominant with notable decay and hollowing at the main union.

Tree 2 is at the rear of 264 Melbourne Street and is growing in an area which predominately is a sealed surface it is also near the electricity transformer box. It currently has an overall condition of fair due to the impact of historical pruning on the trees long-term structure.

Tree 3 is a group of trees, including *Casuarina* and *Acacia* spp., which have been planted in the central island of the carparking area on the boundary between 264 Melbourne Street and the subject land. The trees in this group are currently in overall good condition.

Tree 4 is a young tree growing next to the existing building and which is considered to be in fair overall condition due the dieback in the upper crown.

Tree 5 is growing in the planting strip on the eastern side of 264 Melbourne Street and is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.

Findings on individual tree health and condition are presented in Appendix B - Tree Assessment Findings.

Retention Assessment

Trees that provide important environmental and/or aesthetic contribution to the area, are in good condition scored a High or Moderate Retention Rating and conservation of these trees is encouraged. 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.
- f) young and easily replaced.

Three trees, Trees 1, 2 and 5, display features that indicate they are suitable for retention as they achieved a Moderate Retention Rating. It is my opinion, as a Significant Tree with a Moderate Retention Rating, Tree 1 do not display attributes described within the *Development Act 1993*, that would warrant its retention as an 'important' tree. However, they are worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development.

Table 1 Retention Rating

Retention Rating	Number of Trees	Tree Numbers
Moderate	3	1, 2 and 5
Low	2	3 and 4

The remaining trees achieved a Low Retention Rating indicating that development constraint, alternative designs or tree-friendly construction methodologies are not warranted. As such, tree removal could be considered to achieve the proposed a future development.

Legislative Assessment

The assessment has identified Tree 1 as a Significant Trees as defined in the *Development Act 1993*. The remaining trees are either exempt from regulation or unregulated. As a Significant Tree this tree is required to be assessed against the relevant Objectives and Principles of Development Control as listed in the Adelaide (City) Development Plan. When assessed against the relevant Objectives and Principles of Development Control this tree is not considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Significant Trees is not warranted.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	1	1
Unregulated	2	3-4
Exempt	1	2 and 5

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 encroachment into the TPZ of Tree 5 and the encroachment for Tree 2 is less than 10% of the TPZ area and does not impact the tree's SRZ, this type of encroachment is recognised as 'Minor' under 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 trees 1, 3 and 4 has been calculated to be greater than 10% 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 will result in tree damaging activity that will result in the decline, death or failure of the Trees 3 and 4. The retention of this trees is in Conflict with the proposed development. However when considering the encroachment into the TPZ of Tree 1 the impact is considered to be Low.

The following discusses the relevant factors of AS4970-2009 section 3.3.4 *TPZ encroachment considerations* for Tree 1: -

- 3.3.4 (d), '*Age, vigour and size of the tree*'.
The tree is mature and displays good health and viability, 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 tree is growing in an apparently irrigated garden bed and there is a masonry wall and footing between the tree and the subject land. It is likely that roots will have proliferated in the preferable growing environment of the garden bed, and it is unlikely that substantial roots will have colonised the area beyond the boundary wall.
- 3.3.4 (h), *Design factors.*
Although it is unlikely that important roots will be encountered during the redevelopment phase, low impact methodologies and materials have been recommended to ensure the subject trees are not impacted in any way by the proposal. The proposal has incorporated permeable pavement at the existing grade, i.e.: no excavation, to minimise any impact on the

Table 3 Development Impact

Impact	Number of Trees	Tree Numbers
Conflicted	2	3 (group) and 4
Low	2	1 and 2
No Impact	1	5

Conclusion

The Arboricultural Impact Assessment has identified that Trees 1, 2 and 5 are unlikely to be negatively impacted by the proposed works. There is no encroachment, or the encroachment is less than 10% of the TPZ area for Trees 2 and 5, and the development has incorporated tree friendly methodologies to protect Tree 1. It is therefore unlikely that the proposed works will impact on the viability of these three trees.

Tree 4 is located within the subject land, has a Low retention Rating and is unregulated, this tree requires removal to accommodate the proposed development, given the condition of the tree and its limited benefit, removal is considered to be reasonable.

The trees in Tree Group 3 will be adversely affected by the development as the proposal shows major excavation inside of its SRZs and removal is required to accommodate the proposed development. However, this is a third party asset and outside of the proposed development boundary and permission must be acquired from the landowner before any tree damaging activity is sought.

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,



MARCUS LODGE

Senior Consulting Arboriculturist

Australian Arborist License AL11

Diploma in Arboriculture

International Society of Arboriculture – Tree Risk Assessment

VALID Tree Risk Assessment (VALID) – 2018

Native Vegetation Council Trained Arborist 2019



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 <i>Planning, Development and Infrastructure Act 2016 (Development Act 1993)</i> .
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 <i>Protection of trees on development sites</i> .
Diameter at Root Buttress:	trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2009 <i>Protection of trees on development sites</i> and is used to determine the Structural Root Zone.
Tree Damaging Activity	Tree damaging activity includes those activities described within the <i>Planning, Development and Infrastructure Act 2016 (Development Act 1993)</i> , 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 carrying out 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. <i>Eucalyptus</i> , <i>Fraxinus</i> and <i>Melaleuca</i> . Species identifies the specific tree within the genus e.g. <i>Eucalyptus camaldulensis</i> , <i>Fraxinus griffithi</i> or <i>Melaleuca styphelioides</i> . 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. <i>Melia azedarach</i> 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 <i>Casuarina</i> , <i>Eucalyptus</i> and <i>Quercus</i> 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 <i>Development Act 1993</i> , the <i>Natural Resource Management Act 2004</i> , the <i>Native Vegetation Act 1991</i> 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 <i>Pruning amenity trees</i> 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 <i>Acacia sp.</i> 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	C1	C2	C3	C4
Fair	C2	C2	C3	C4
Poor	C3	C3	C4	C4
Failed	C4	C4	C4	C4

Size Matrix					
Spread	Height				
	>20	15-20	10-15	5-10	<5
>20	S1	S1	S1	S2	S3
15-20	S1	S1	S2	S3	S3
10-15	S1	S2	S2	S3	S4
5-10	S2	S3	S3	S4	S5
<5	S3	S3	S4	S5	S5

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	Condition			
	C1	C2	C3	C4
S1	High	Moderate	Low	Low
S2	Moderate	Moderate	Low	Low
S3	Moderate	Moderate	Low	Low
S4	Moderate	Moderate	Low	Low
S5	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			
	Active	Inactive	Potential	No Habitat
Indigenous	E1	E1	E2	E3
Native	E1	E2	E3	E3
Exotic	E2	E3	E3	E4
Weed	E3	E3	E4	E4

Amenity Matrix				
Character	Aesthetics			
	High	Moderate	Low	None
Important	P1	P1	P2	P3
Moderate	P1	P2	P3	P3
Low	P2	P3	P3	P4
None	P3	P3	P4	P4

Tree Retention Rating Modifier				
Amenity	Environment			
	E1	E2	E3	E4
P1	High	High	Moderate	Moderate
P2	High	Moderate	Moderate	Moderate
P3	Moderate	Moderate	Moderate	Moderate
P4	Moderate	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	Important	High	Moderate
Moderate	High	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

There are potentially trees that 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

Important These trees are considered to be important and will in almost 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. Protection of these trees should as a minimum be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites* however given the level of importance additional considerations may be required.

High These trees are considered to be important and 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. Protection of these trees should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Moderate These trees are considered to be suitable for retention however they achieve less positive attributes than the trees rated as Important or High and as such their removal or other tree damaging activity is more likely to be considered to be acceptable in an otherwise reasonable and expected development. The design process should where possible look to retain trees with a Moderate Retention Rating. 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*.

Low These trees are not considered to be suitable for retention in any future development/redevelopment; 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 correlated 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

Jacaranda

Inspected:	15 September 2021
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	6.28 metres
Structural Root Zone:	3.24 metres



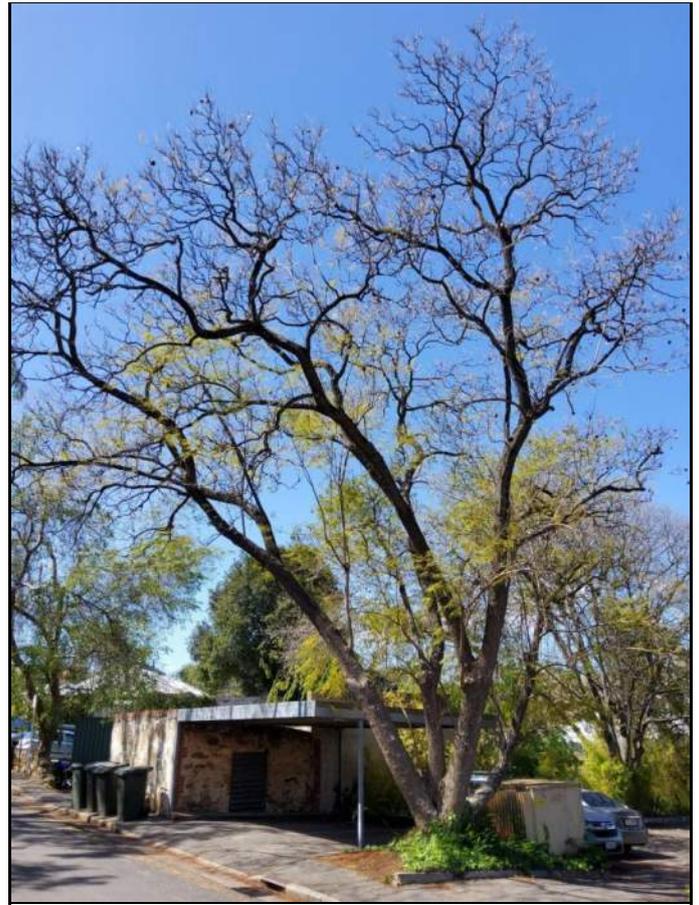
Observations

This tree has an overall condition which is fair, due to its decay at the base of tree. This tree is co-dominant from ground level and has a visible decay hollow in the main union at ground level.

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 Development Act 1993.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.	
Development Impact	Low
The identified encroachment is greater than 10% of the Tree Protection Zone area however the proposed development incorporates features that minimise the impact on the tree.	
Action	Protect Root Zone
Protect the root zone of this tree in accordance with the recommendations and principles of AS4970-2009.	

Jacaranda

Inspected:	15 September 2021
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	7.47 metres
Structural Root Zone:	3.27 metres



Observations

The tree has a condition which is fair as a result from having a modified form. This is a result of historical pruning. The main stem is within one metre of an inground electricity transformer box.

Legislative Status	Exempt
This tree is within 10 metres of a dwelling, on the opposite side of Old Street and is therefore exempt from control under the Development Act 1993.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that 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	Maintain TPZ
This tree is owned by a third party and can be retained, therefore apply protection in accordance with AS4970-2009 Protection of trees on development sites.	

Casuarina

Inspected:	15 September 2021
Height:	15-20 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	<2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	3.84 metres
Structural Root Zone:	2.34 metres



Observations

The health and structure of the trees in this group indicate they are in good overall condition and has adapted to their local environment. This is a group of trees of mixed species including Acacia and Casuarina.

Legislative Status

Unregulated

This trees in this group do not achieve a regulated trunk circumference and therefore are not regulated by the Development Act 1993.

Retention Rating

Low

This group of trees has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.

Development Impact

Conflicted

The identified encroachment impacts the Structural Root Zone. The new below ground carpark is within the SRZ and its installation is likely to cause these trees to become unstable.

Action

Removal Required

This group of trees is owned by a third party, however tree removal is required to support the proposed development.

Jacaranda

Inspected:	15 September 2021
Height:	<5 metres
Spread:	<5 metres
Health:	Fair
Structure:	Good
Form:	Fair
Trunk Circumference:	<2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	2.00 metres
Structural Root Zone:	1.50 metres



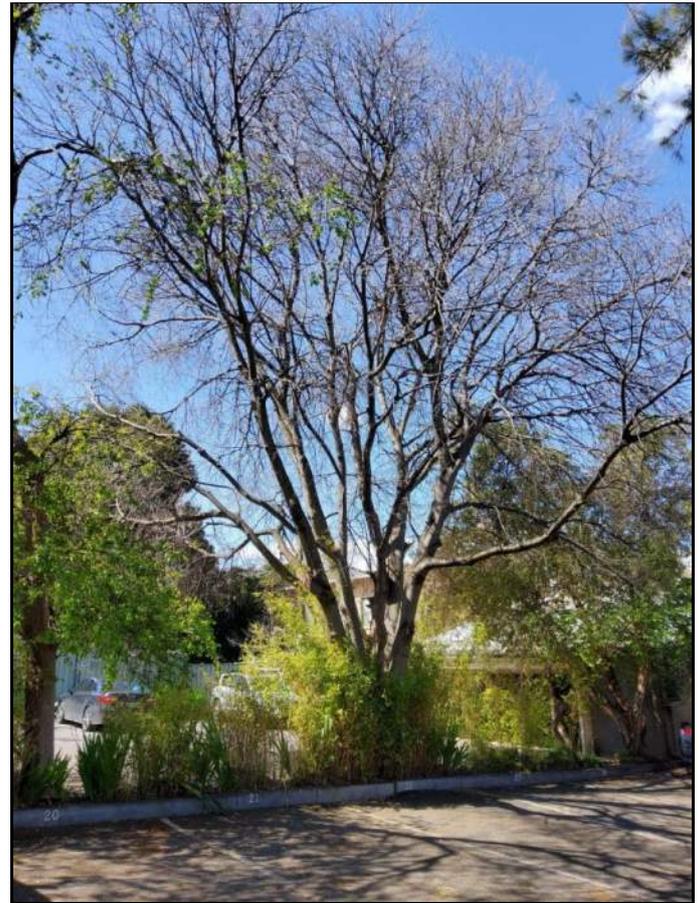
Observations

This tree is considered to be in fair overall condition as evidenced by the moderate level of dieback in the upper crown.

Legislative Status	Unregulated
This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Development Act 1993.	
Retention Rating	Low
This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.	
Development Impact	Conflicted
The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and the trunk. The removal of this tree is required as part of the development.	
Action	Removal Required
Tree removal is required to support the proposed development.	

European Nettle Tree

Inspected:	15 September 2021
Height:	15-20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	8.91 metres
Structural Root Zone:	3.31 metres

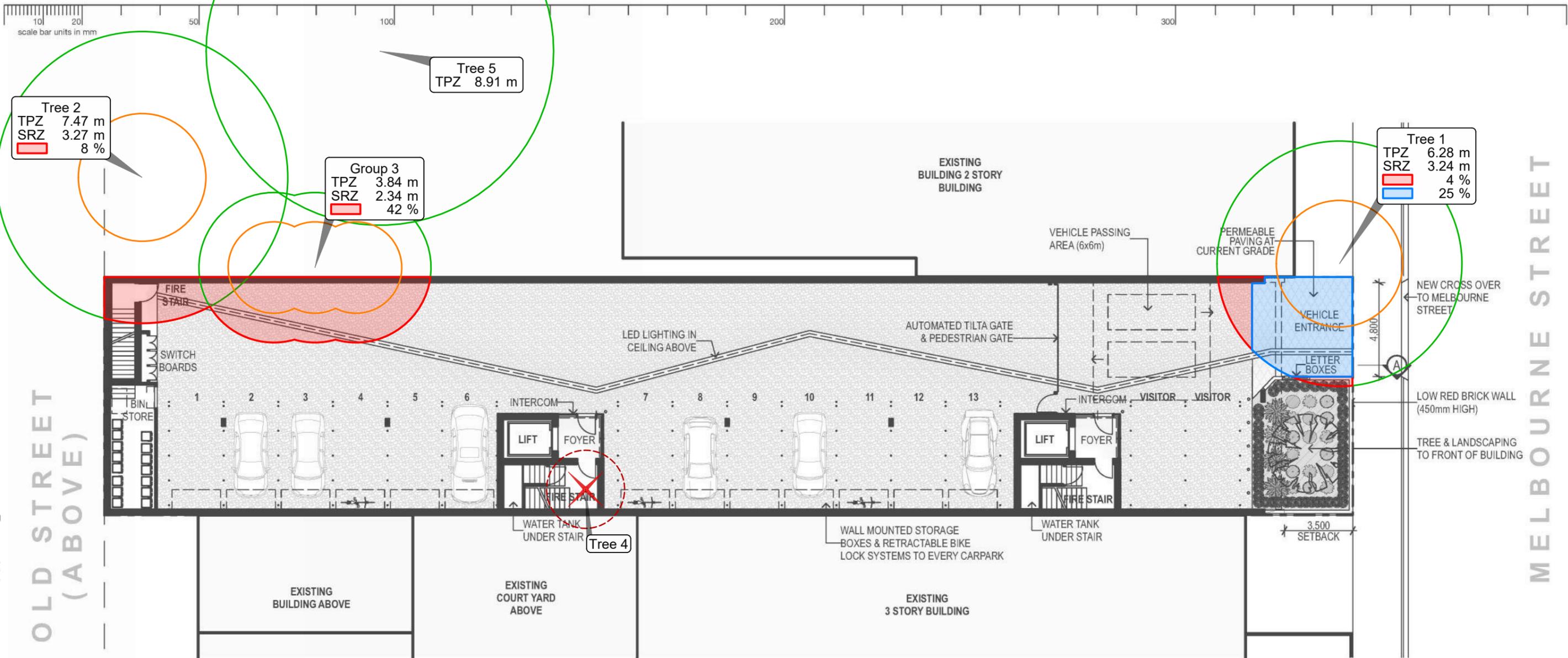


Observations

This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division. This tree is a multi-trunked specimen and has bamboo planting covering the base and lower section of the main stem.

Legislative Status	Exempt
This tree species is listed as exempt from control under Regulation 6A (5)(b) of the Development Regulations 2008.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.	
Development Impact	No Impact
No encroachment into the Tree Protection Zone area has been identified.	
Action	Maintain TPZ
This tree is owned by a third party and can be retained, therefore apply AS4970-2009 Protection of trees on development sites.	

Appendix C - Mapping



Tree 2
TPZ 7.47 m
SRZ 3.27 m
8 %

Tree 5
TPZ 8.91 m

Group 3
TPZ 3.84 m
SRZ 2.34 m
42 %

Tree 1
TPZ 6.28 m
SRZ 3.24 m
4 %
25 %

Tree 4

Ground Floor
Scale 1:200

- LEGEND**
- FW FULL HEIGHT FROSTED WINDOWS
 - LANDSCAPED OPEN SPACE
 - PRIVATE OUTDOOR SPACE / BALCONY
 - COMMUNAL CIRCULATION SPACE

- Legend**
ATS6522-266MelStDIR R1
- TPZ
 - SRZ
 - Tree Removal
 - Encroachments**
 - Sealed
 - Permeable



Issue for DPC 11/1/22

Ground Floor (Melbourne Street Level)

REVISION: B
PROJECT: DA213966

Appendix D - Tree Assessment Summary

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
1	<i>Jacaranda mimosifolia</i>	Significant	Moderate	Low	6.28 metres	This tree has an overall condition which is fair, due to its decay at the base of tree. This tree is co-dominant from ground level and has a visible decay hollow in the main union at ground level.	Protect Root Zone
2	<i>Jacaranda mimosifolia</i>	Exempt	Moderate	Low	7.47 metres	The tree has a condition which is fair as a result from having a modified form. This is a result of historical pruning. The main stem is within one metre of an inground electricity transformer box.	Maintain TPZ
3	<i>Casuarina sp.</i>	Unregulated	Low	Conflicted	3.84 metres	The health and structure of the trees in this group indicate they are in good overall condition and has adapted to their local environment. This is a group of trees of mixed species including Acacia and Casuarina.	Removal Required
4	<i>Jacaranda mimosifolia</i>	Unregulated	Low	Conflicted	2.00 metres	This tree is considered to be in fair overall condition as evidenced by the moderate level of dieback in the upper crown.	Removal Required
5	<i>Celtis australis</i>	Exempt	Moderate	No Impact	8.91 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division. This tree is a multi-trunked specimen and has bamboo planting covering the base and lower section of the main stem.	Maintain TPZ

Page 122

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.

Protective Fencing

Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should be 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.

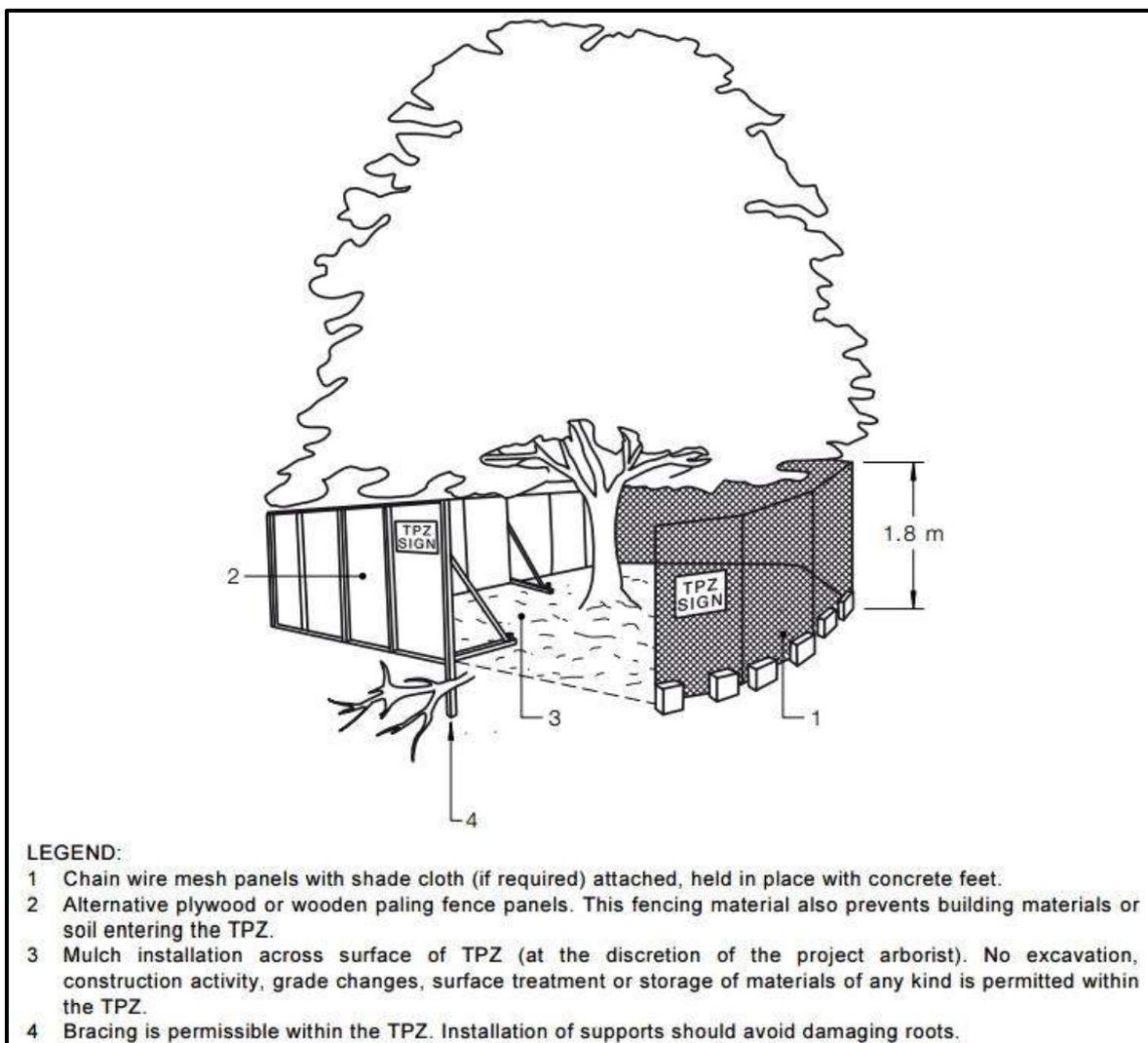


Figure 1 Showing example of protection fencing measures suitable.

Other Protection Measures

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.

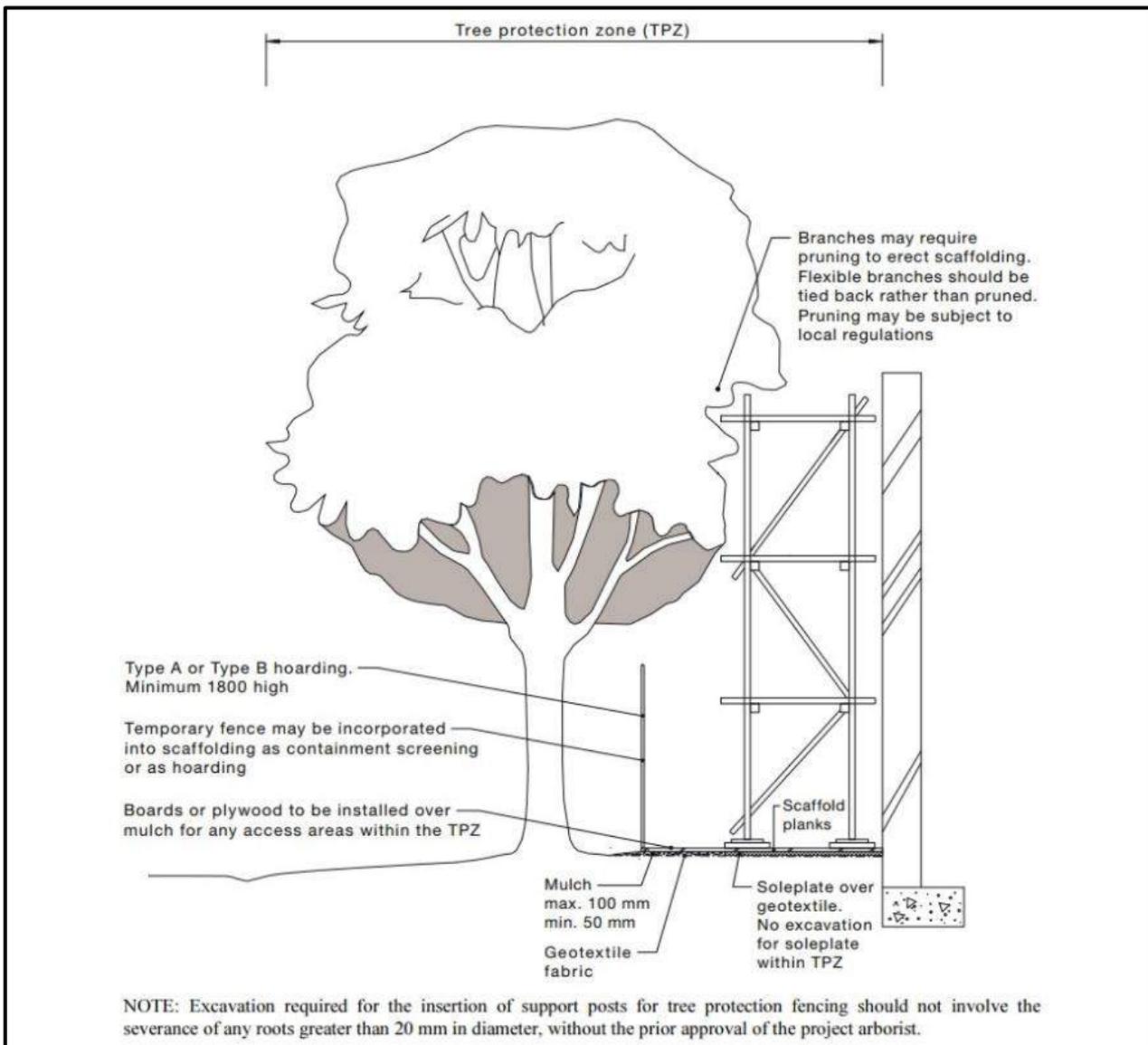


Figure 2 – Showing scaffolding constructed within TPZ.

Ground Protection

Where access is required within the TPZ ground protection measures are required. Ground protection is to be designed to prevent both damage to the roots and soil compaction.

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.

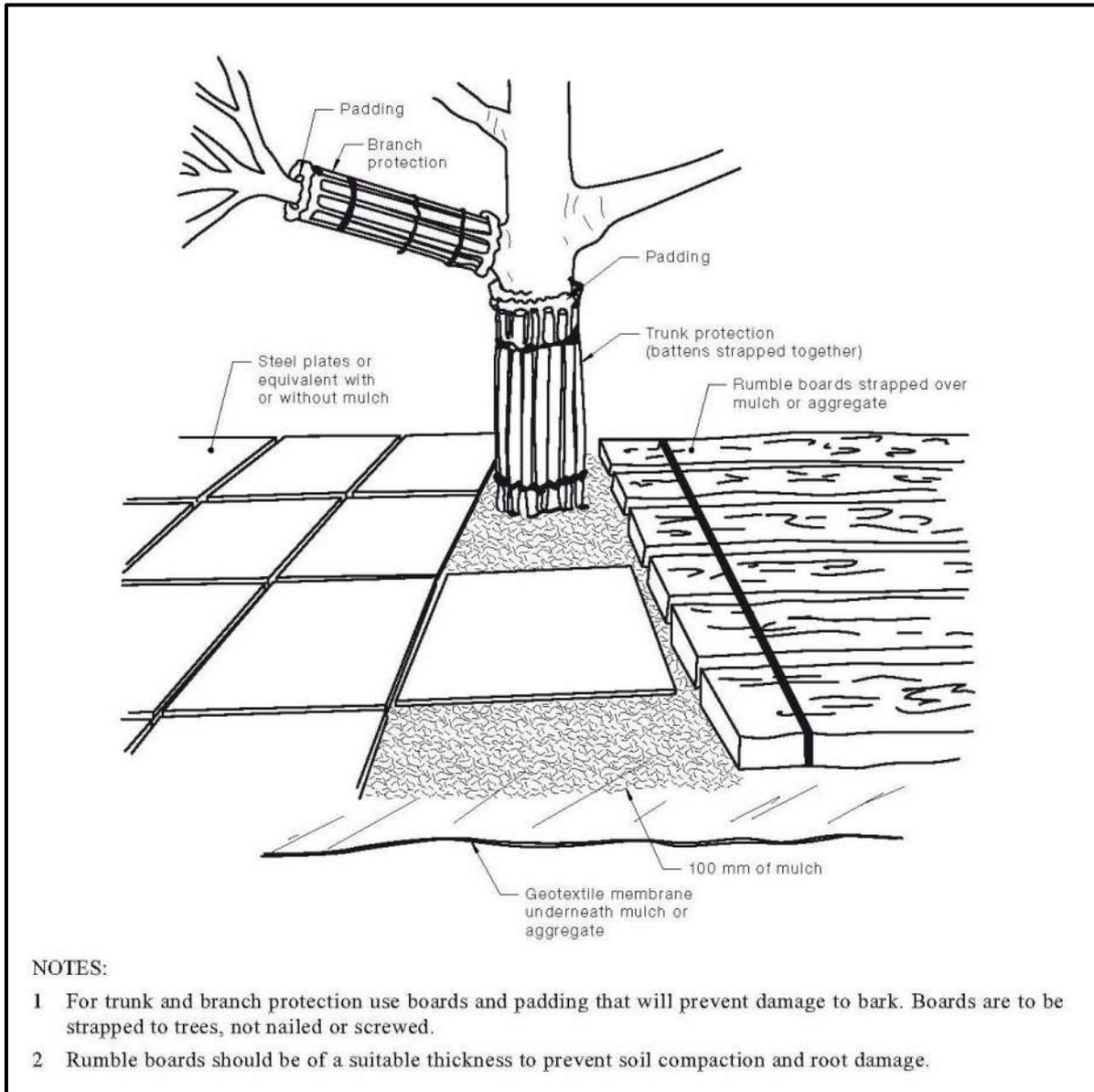


Figure 3 – Ground protection methods.

Document Source:

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®

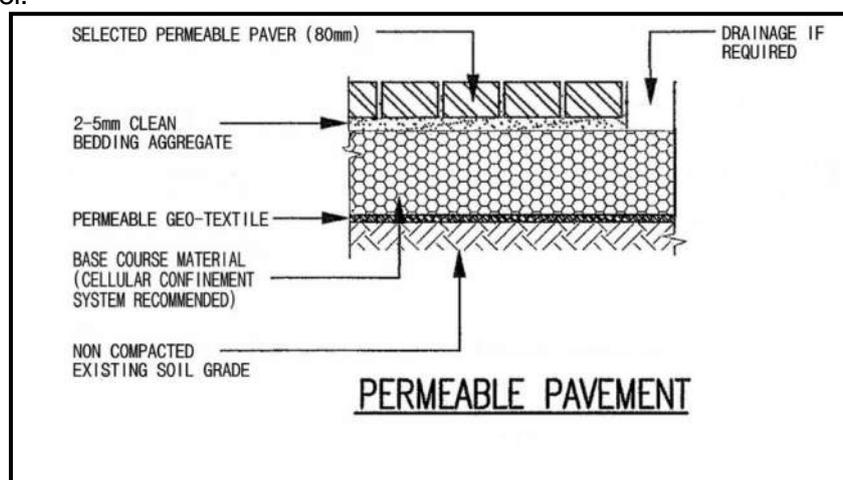
Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

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 City of Unley 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.

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

Ph. 8240 5555

m: 0418 812 967

e: arborman@arborman.com.au



APPENDIX 3. SITE PHOTOS

Figure 7.1 Photo of site from Melbourne Street



Figure 7.2 Photo from Melbourne Street looking west



Figure 7.3 Photo of Old Street looking east



Figure 7.4 Photo of regulated tree (Tree 1)

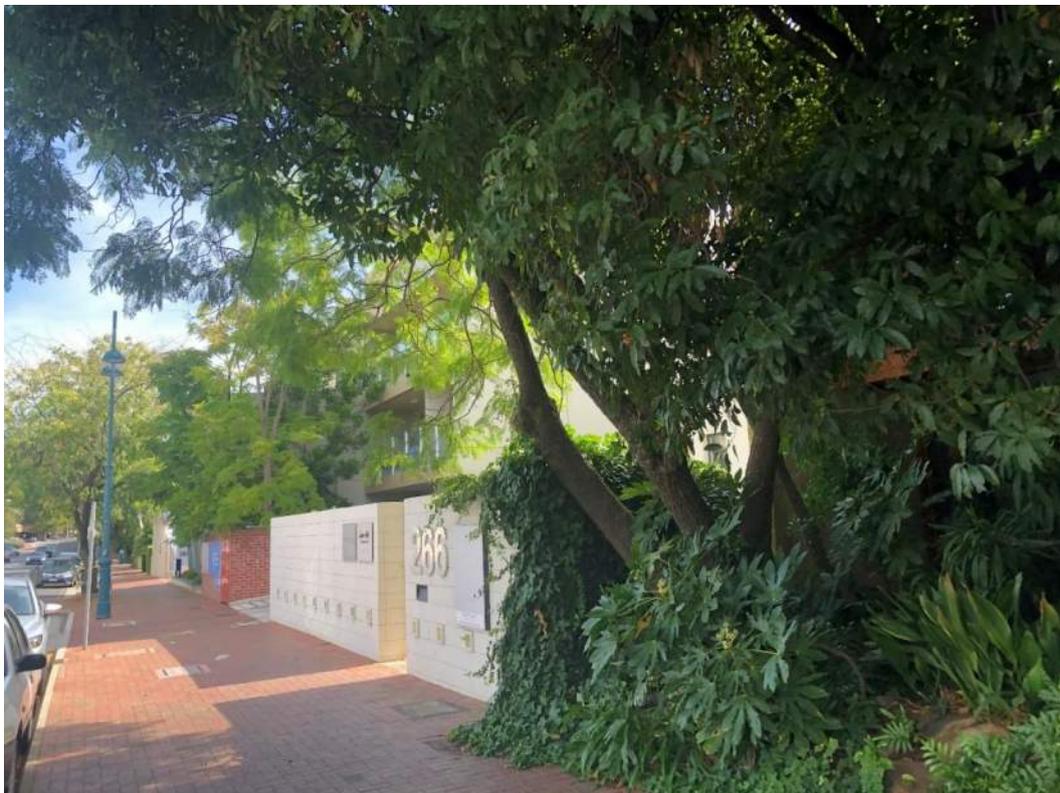


Figure 7.5 Photo of significant tree (Tree 2)



REAL PROPERTY ACT, 1886



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 5522 Folio 467

Parent Title(s) CT 4315/504
Creating Dealing(s) CONVERTED TITLE
Title Issued 08/04/1998 Edition 8 Edition Issued 23/02/2018

Estate Type

FEE SIMPLE

Registered Proprietor

THE SUNSHINE LIFE PTY. LTD. (ACN: 606 216 193)
OF 1 JOALAH ROAD DUFFYS FOREST NSW 2084

Description of Land

ALLOTMENT 558 FILED PLAN 183830
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

NIL

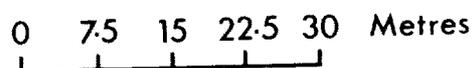
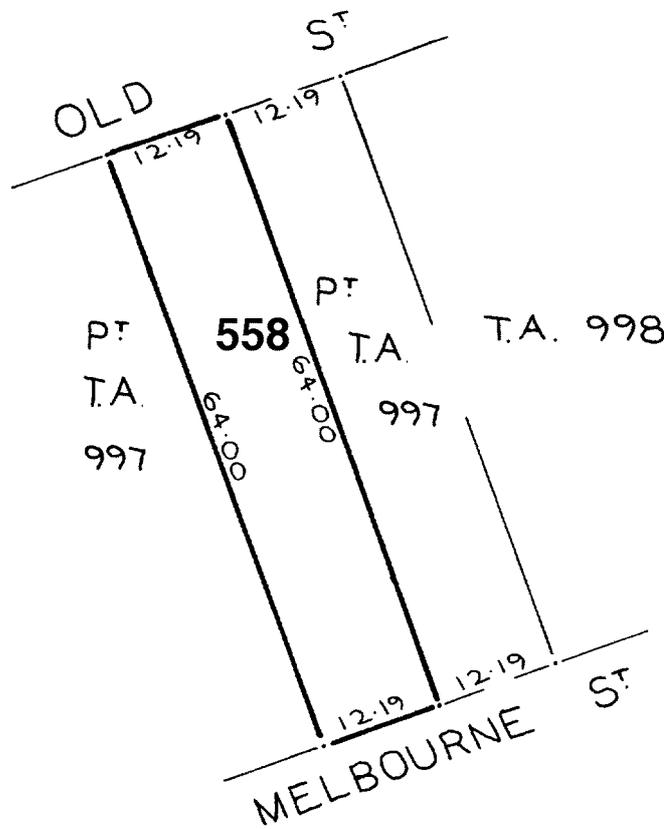
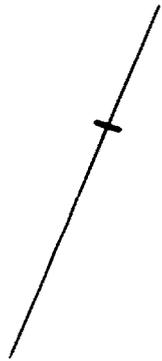
Schedule of Dealings

Dealing Number	Description
12874804	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4315/504



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	The Sunshine Life Pty Ltd
Development Number:	DA/174/2021
Nature of Development:	Demolishing existing building and constructing four level residential flat building containing 15 apartments with ground level car parking
Zone/Sub-zone/Overlay:	Mixed Use (Melbourne West) Zone
Subject Land:	266 Melbourne Street, North Adelaide SA 5006
Contact Officer:	Edouard Pool
Phone Number:	
Close Date:	19/08/2021

My name*: Cate Cheetham	My phone number:
My postal address*: 98 Old Street, North Adelaide	My email:

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns (detail below)
	<input checked="" type="checkbox"/> I oppose the development

<p>The specific reasons I believe that planning consent should be granted/refused are:</p> <p><i>See accompanying letter.</i></p>

[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

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 planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
 - N/A

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input checked="" type="checkbox"/> being represented by the following person: George Manos

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: 

Date: 17/08/2021

Return Address: N/A

Email: N/A

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Our ref: GM/221244

17 August 2021

Chief Executive Officer
City of Adelaide
Town Hall
King William Street
ADELAIDE SA 5000

Dear Chief Executive

DA/174/2021 – Development at 266 Melbourne Street, North Adelaide

I act for Ms Cate Cheetham who resides at 98 Old Street, North Adelaide. My client's land is directly opposite the subject land which has a frontage to Old Street and Melbourne Street.

My client has instructed me to lodge a representation opposing the development proposed.

Existing locality conditions

The subject land is currently developed with a single storey building which is not built to all side boundaries with an open car park area at the rear, facing onto Old Street. There are some trees in that area as well. Adjacent the subject land on Old Street, there are single storey developments, together with some trees. It is noted that on the property immediately to the east of the subject land there is a significant tree. There is also a regulated tree on the land adjacent the land facing Melbourne Street.

As to the Melbourne Street frontage, there is a three storey building to the "west" and a single storey building to the "east".

The proposal is to demolish the existing building and undertake the construction of a four level building, presenting as a four storey building to Melbourne Street and a three level building to Old Street. There will be excavation for the car park to a depth of about 3m+. However, the car park will not be expressly visible from Old Street although there appears to be some ventilation provided.

Fifteen (15) apartments are proposed in effectively two buildings, the building facing Melbourne Street is for *larger apartments* and the building facing Old Street contains a higher number of apartments. The apartments facing Melbourne Street whilst having more generous internal areas nonetheless still have a small amount of private open space. Indeed, on the question of private open space, it is noted that ten of the apartments have only 8m² of open space, two have 13m², two have 14m² and one is said to have 30m² although it is apparent that most of that area is only 2m wide.

Level 1 Darling Building
28 Franklin Street, Adelaide
GPO Box 1042, Adelaide SA 5001
t. 08 8212 9777
e. info@bllawyers.com.au
www.bllawyers.com.au

Given the development is going to be 'boundary to boundary', and there will be a substantial amount of cut – at least 3m in depth, it appears that there is a real risk that *tree damaging activity* will be undertaken which means that the consent of the adjacent land owners is required because, in effect, their sites are also part of the development. If the position is otherwise, the Council must have the applicant confirm that information.

Whilst there is a range of building heights in the locality, the prevailing height in Old Street is single storey. This is in direct contrast to the form and height of development proposed. It is overly large – see for example the plans prepared by DASH marked 09, 20, 21 and 22.

Further the form of the development and its close proximity to Old Street itself is clearly at odds with how Old St has been developed setback wise and the single storey nature of development including my client's heritage building.

Zoning and Height

The land is in the Mixed Use (Melbourne West) Zone although my client's land is in the North Adelaide Historic (Conservation) Zone.

Further, my client's property is listed as a local heritage place – see Table 2 of the Development Plan which expressly lists the house frontage and side wall returns visible from the street. As a matter of law, it is relevant to assess the development not only against the Zone provisions but also the Zone on adjacent land. Further, and most importantly one must have regard to Melbourne West Concept Plan Fig. MU(MW)/1. That figure specifically shows the need for graduation of building height in response to the residential context at the interface with the North Adelaide (Historic) Conservation Zone.

As set out above, having regard to the conditions in the locality, it is clear that the intent of that figure – which is set out at page 23 of the Zone provisions is not achieved. That is reinforced by the text of the Development Plan and that part of the Zone character for the Zone which reads:

However, development will be desired to carefully manage the interface with sensitive uses in the North Adelaide (Historic) Conservation Zone particularly with regard to massing; proportions; overshadowing; traffic and noise related impacts.

Additionally PDCs 4 -7 address this issue including specifically PDC 5

Development should be in accordance with Concept Plan Figure MU(MW)/1.

As identified above, the images prepared by the architects show there is no correlation in terms of massing proportions as is required by the Development Plan particular at the interface. The height, bulk and scale is expressly at odds with the conditions in the locality and the Zone provisions referred to above. The proposal can therefore be refused on that ground alone.

An overdevelopment

It is clear that when one has regard to the whole of the development, the site is being over developed. That submission is reinforced by the following matters:

1. As mentioned above, the bulk and scale of the building from all focal points.

2. The *side to side boundary* of the development.
3. The very small front and rear setbacks noting that the setback at the rear is effectively nil because of the brick walls and other treatments facing Old St.
4. The limited and it is submitted effectively largely unusable private open space provided to ten of the apartments.
5. The lack of any usable *communal open space*, noting that whilst there is a space some 4m wide between the “front and back buildings”, that area is boarded by 12 – 14m high buildings with little opportunity for direct solar access.
6. The outlook from the units in the *back building* which face south.
7. As touched on above, the overall height of the development particularly having regard to the neighbouring properties.
8. The overall height of the development as it faces Old Street given the existing built form in Old Street including the built form of the representor’s Local Heritage Place. In that regard not only do the Zone provisions seek to maintain the setting of heritage places in the immediately adjacent North Adelaide (Historic) Conservation Zone but in the General Part of the Council’s Development Plan¹.
9. Based on drawing 15 the Melbourne St height is 14m and working backwards from the information on that drawing the height is 10.8m at Old Street.

In essence, the approach taken is effectively to rely on PDC 2 under the *Overlay 1 Affordable Housing* which deals with affordable housing in terms of reducing the quantitative provisions to their absolute minimum. It is helpful to remind oneself that the courts have often stated, development that achieves the minimum standards does not always represent good development. That is clearly the case in this instance. Further and in any event the development will not be for *affordable housing*.

Zone Expectation Not Achieved/Zone Conflict

Further, having regard to the above discussion, it is clear that the proposal conflicts with Zone PDC 6 under the heading “Form and Character” which reads:

Development should ensure a high quality living environment is achieved for residential development within the Zone and the adjacent North Adelaide (Historic) Conservation Zone. (emphasis added)

Further, the proposal offends PDC 7 which seeks development to maintain the prevailing *low to medium scale built form and be consistent with the pattern of building setback from front and side boundaries*. That has been discussed above and clearly the proposal offends that provision.

No buffer area is provided along Old Street as is sought by PDC 9 for the Zone.

Reference is also made of PDC 13 which reads:-

¹ See provisions generally under the heading *Heritage and Conservation – North Adelaide* at 57ff and *Development on Land Adjacent to a Heritage Place* at 59ff

Set-backs from Old Street should be sufficient to respect the character of the adjacent North Adelaide Historic (Conservation) Zone.

For all of the above reasons, it is clear that the proposal is an over development of the subject land. Similar land holdings have only been developed with no more than eight dwellings – see for example the apartments at 282 Melbourne Street. There is also Ronald McDonald House that contains 10 'living units' but the circumstances of that use are somewhat different providing short term accommodation for families whose children are hospitalized. The built form of that development is still much smaller than the proposal with single storey facing Old St.

Other concerns

It is clear that in today's society, there is a very high level of car parking demand. Each apartment has two bedrooms but only one car park has been allocated to each apartment. It is respectfully submitted that that is an insufficient number to cater for the fifteen apartments. There are very limited parking opportunities in the public realm ie, in Melbourne Street and, in particular, on Old Street. Whilst bicycle parks have been provided, again it is clear that whilst there is some reliance on bicycles, there is a far greater reliance on motor vehicles.

There are no real opportunities for loading/unloading of goods presented on site. For example, how would furniture and the like be delivered or increasingly deliveries from supermarkets. The height of the basement area will not allow for such delivery trucks to access that area.

There can be no reliance on the development of St Ann's College which is in an institution setting and has its own unique circumstances i.e. the new development is within the St Ann's grounds itself. That development also does not front Old Street as is the case here.

Whilst there is some communal planting area, that area will be bounded by high rise buildings and it is likely to not be "user friendly" because it will be in shade with very high boundary walls. It will not create a *pleasant area* for any users which is less than desirable given the 8m² of private open space provided for ten of the fifteen apartments and which have small dimensions in any event.

There is, in effect, a complete lack of planting to Old Street noting that Old Street because of its dimensions relies on trees being planted on private land. This concern is further exacerbated because of the potential impact that that excavation necessary for the car park will have on the significant tree immediately adjacent the land in its north eastern corner and the regulated tree in the south-eastern corner (fronting Melbourne Street).

Further, it is noted that there is some opportunity for overlooking into the representor's property from at least the upper two levels of the development as it faces Old Street. Whilst the Development Plan acknowledges balconies providing some degree of overlooking so as to provide a connection to the street and also assist in passive surveillance, that must be tempered against overlooking into private properties. In this instance, unrestricted overlooking will be available.

PDC14 Building Envelope Plan

It is noted that the consultants for the applicant have referred to the building envelope plan in their report (pg 12). The approach taken is erroneous in that it measures the 45 degree to the building itself on my client's land when the building envelope plan set out

in the Development Plan clearly refers to the nearest residential allotment boundary. This simply reinforces the bulk and scale of the development and that it is in fact an overdevelopment of the site with inappropriate setbacks.

The Council should reject the approach put forward by the consultants. In short, fifteen apartments are proposed on 780m² of land with no side boundary setbacks, minimal setbacks to the two *fronting* streets giving rise to a building that is out of character and disrespects the conditions of the locality in terms of its height (together with its bulk and scale). This is directly borne out of non-compliance with PDC 14.

Summary

The proposed development is for a four-storey development (fronting Melbourne Street) and a three storey development (fronting Old Street). It is an overdevelopment of the site noting that there is very high site coverage resulting in limited functionality of communal open space areas with very small private open space areas particularly for ten of the fifteen apartments proposed.

The design and, in particular, the height of the building does not sufficiently take into account the conditions in the locality and, equally importantly, fails to take into account or respect the character of the adjacent North Adelaide Historic (Conservation) Zone as is the express desire of the Development Plan.

A number of quantitative provisions are borderline, all because of the desire to establish so many apartments on a modest parcel of land.

There are a number of individual aspects of concern in relation to the proposed development as detailed herein. Further, there is concern about the impact the proposed development will have on the significant tree on adjacent land at Old Street and the regulated tree on Melbourne Street.

It is clear that the proposal does not comply with the relevant provisions of the Development Plan and therefore must be refused consent.

The representor wishes to be heard

The representor wishes to be heard in person or by agent when this matter is considered by the Planning authority.

Please advise when that opportunity will be presented to the representor.

Yours faithfully



George Manos
BOTTEN LEVINSON
Mob: 0400 726 543
Email: gm@bllawyers.com.au

Respondent Ms C M Cheetham



Respondent Address 98 Old St, NORTH ADELAIDE SA 5006

Response Type PNYES Representor Wishes To Be Heard

Response Date 17/08/2021

Letter Details

Use Respondent Name

PUBLIC

Summary of Response

Representation opposing DA/174/2021

Made by George Manos on behalf of Cate Cheetham who resides at 98 Old Street, North Adelaide

Surname: Cheetham

Given Names: Cate

Address Line 1: 98 Old Street

Suburb: North Adelaide

Postcode: 5006

Email Address: gm@bllawyers.com.au

Respondent

Mr D Manuel



Respondent Address

94 Old St, NORTH ADELAIDE SA 5006



Response Type

PNNO

Representor Does Not Wish To Be He



Response Date

18/08/2021



Letter Details



Use Respondent Name



PUBLIC

Summary of Response

Proximity & height of complex to existing buildings facing Old St.



94 Old St

Surname: Manuel

Given Names: Donald

Address Line 1: 94 Old St

Suburb: Nth Adelaide

Postcode: 5006

Email Address: Gingergrates@hotmail.com

Saved to this PC

February 2, 2022

Edouard Pool
Senior Planner
25 Pirie Street
ADELAIDE SA 5000
Via email: E.Pool@cityofadelaide.com.au

Dear Edouard,

RE: DEVELOPMENT APPLICATION 174/2021

We act for The Sunshine Life Pty Ltd ('the Applicant') in relation to the above mentioned development application at 266 Melbourne Street, North Adelaide ('the site').

The purpose of this letter is to summarise and respond to:

- the City of Adelaide's outstanding concerns raised by emails dated 22/07/2021 and 22/10/2021; and
- the two representations that were submitted within the prescribed public consultation period.

Our consolidated response is set out below.

THE CITY OF ADELAIDE

The following concerns were raised by the City of Adelaide ('Council'):

- the architectural expression of the Old Street and Melbourne Street facades in respect of visual interest and compatibility with surrounding built form;
- the separation distance between the central apartments and the rear of the apartments facing Melbourne Street;
- the upper-level setback distance from Melbourne Street; and
- protection of views of the City from properties along Stanley Street and Brougham Place.

Architectural Expression

The concerns relating to the Old Street and Melbourne Street facades have been taken on board by the Applicant. In response, a revised set of architectural drawings is enclosed that proposes an increased level of visual interest and compatibility with its surrounds.

The amendments have primarily focused on the building's presentation to Old Street and include:

- removal of the concrete façade panel on the second building level to expose the depth of the second floor level balcony to add interest and soften its visual bulk;
- timber balustrading incorporated to the second floor level to provide a consistent appearance with the fencing at ground level;

- incorporation of sandstone block walling in replace of recycled red brick at ground level;
- angular ‘cut outs’ on the upper floor level of the west and eastern elevations adjacent Old Street to expose the upper level balcony and reduce the extent of ‘Maxline’ cladding; and
- incorporation of glass brick infill on the east and west elevations adjacent Old Street to increase natural light to apartments 6, 7, 11 and 12 and visually break up the bulk of built form.

To further assist Council, Dash Architects have prepared a design statement that details how the policy and existing built form context has informed the building’s presentation to Melbourne Street and Old Street.

In relation to the Melbourne Street presentation, Dash Architects has advised that:

- the setback of the main facade considered both the Development Plan provisions and the pattern established by the existing adjoining built form;
- the upper level of the building has been setback and articulated from the intermediate levels below to reduce the visual impact of its height;
- the driveway alignment has been established to create a consistent streetscape rhythm with the adjoining property to the west; and
- landscaping presentation to the street has been added to provide greater amenity to the public realm.

With regard to the Old Street architectural expression, Dash Architects advised:

“The presentation to Old Street has attempted address the adjoining zone and local heritage place through a combination of horizontal articulation (accentuating the lower floor) and use of materials (primarily stone and cream render). It has also attempted to present the upper floor as a ‘roof like’ structure, particularly from side on, through the choice of materials used for the walls.”

It is important to note that the Desired Character of the Mixed Use (Melbourne West) Zone (‘the Zone’) envisages the following development outcomes in relation to the ‘architectural expression’ of built form:

“Development should reinforce the role and image of the Zone as an attractive mixed use area of low to medium scale, innovatively designed buildings set within landscaped grounds. Development should reinforce the historic siting pattern of buildings set back from boundaries in a landscaped setting.”

(our emphasis)

This is further reinforced through Objective 2 of the Zone which reads:

Objective 2: *A visually interesting streetscape characterised by contemporary architecture and landscaped setting complementing historic built form.*

(our emphasis)

It is clear from the proposed amendments and the statement prepared by Dash Architects that the proposed design will offer a contemporary and visually interesting presentation to the site’s respective streetscapes as desired by the Zone and one that positively complements its surrounds, including the historic built form within the adjoining North Adelaide Historic (Conservation) Zone.

Internal Courtyard Width

In relation to the concerns relating to the separation distance for the internal courtyard, we note this area has the function of a 'light well' for the internal facing apartments where regard must be given to Council Wide PDC 74 which states:

PDC 74: *Light wells may be used as a source of daylight, ventilation, outlook and sunlight for medium to high scale residential or serviced apartment development provided that:*

- (a) living rooms do not have lightwells as their only source of outlook;*
- (b) lightwells up to 18 metres in height have a minimum horizontal dimension of 3 metres or 6 metres if overlooked by bedrooms; and*
- (c) lightwells higher than 18 metres in height have a minimum horizontal dimension of 6 metres or 9 metres if overlooked by bedrooms.*

The internal courtyard contains a maximum height of approximately 11 metres and is not to be overlooked by any bedrooms. Therefore, as shown by our underlining above, a minimum horizontal dimension of 3 metres applies.

The proposed courtyard comfortably exceeds this minimum dimension by comprising a length of 12 metres and a width of approximately 5.5 metres.

Given the excess in area, the internal courtyard is not considered to fall within the types of light wells discouraged by PDC 74(a) above given that it can provide a satisfactory outlook to the internal facing apartments as desired by Council Wide PDC 73 of the Development Plan which notes that:

"outlook is a short range prospect and is distinct from a view which is more extensive and long range to particular objects or geographic features".

(our emphasis)

In addition to this, the amended design includes the provision of a green wall for the entire north facing elevation, save for the location of windows, to enhance the experience and amenity for the apartments that interact with this space.

Views

It is acknowledged that views are relevant to the assessment of this application given the notation within the Zone's Concept Plan Fig MU(MW)/1 which states "*Adjoining Policy Area 10 in relation to views may be relevant*".

This notation refers to Stanley West Policy Area 10 which directly adjoins the subject site to the north and spans from Jerningham Street to the east to Brougham Place to the west. This area is shown in Figure 1 below.

Figure 1 Location of Subject Site and Policy Area 10 (combined Maps Adel/39 and Adel/40)



The Desired Character statement of Stanley West Policy Area 10 provides guidance with respect to views. It advises that:

“Views of the City from Stanley Street and Brougham Place properties should be protected. Buildings on Stanley Street, Kingston Terrace and Brougham Place may be constructed to take advantage of the landfall to provide semi-basement floors and views from upper levels southwards over the City, provided overlooking is adequately addressed through appropriate design.

(our emphasis)

In applying the above, regard should be given to the Environment, Resources and Development Court’s full bench judgement of *St Ann’s college Inc. v the Corporation of the City of Adelaide (2019) SAERDC 20*.

This judgement related to St Anns College, located some 83 metres to the west of the subject site, and is particularly instructive with regard to the interpretation of ‘protecting city views’ as expressed in the Desired Character of Policy Area 10 where the ERD Court stated that:

“In our view, the term ‘protect’, as it is used in PA 10, has the same general meaning as ‘minimise’, or ‘guard against the loss of’, or ‘avoid unreasonable detriment to’.”

“Understood in this way, we consider that the protection of views does not equate to the preservation of existing views, nor does it suggest that, in the context of PA 10, only slight or very minor changes to existing views are contemplated. Given the planning scheme as it applies, as a whole, to St Ann’s, it is apparent that some diminution of views must be expected.”

In consideration of the above, whilst it is acknowledged that the proposed development may be visible from the rear of some of the properties along Stanley Street and Brougham Place when looking

southwards over the City, we are of the opinion that the available City views will be suitably protected for several reasons.

Firstly, the properties along Stanley Street and Brougham Place (to the north) are located at a higher elevation than the subject site, enabling a view range over the City from the south-east to south west.

Secondly, the nature of views obtainable will change over time due to the construction of new and taller buildings within the City. Such as the existing 'Adelaidean' and the 'Realm' buildings which were of particular interest in the evidence given in the St Anns College judgment.

Lastly, the Development Plan intends for increased development opportunities of up to four building levels and 14 metres in height where it must be reasonably anticipated that some views of the City will be impacted or obscured. It would be unusual to expect that a four storey building would not impact upon its surrounds in some way.

REPRESENTATIONS

Two representations were received during the public notification period, both of which were opposed to the proposed development.

The representors are located directly north of the subject site, within the adjoining North Adelaide Historic (Conservation) Zone located at 98 and 94 Old Street respectively.

The following key themes were distilled from the submitted representations:

- Building Height and Setbacks;
- Occupant Amenity;
- Overlooking;
- Car Parking;
- Tree Damaging Activity; and
- Overdevelopment.

When considering the concerns raised in the representations, it is instructive to:

- consider the relevant planning policies that apply to the site as the basis for determining the suitability of proposed development;
- have regard to the unique circumstances of the site, noting that it is located at the interface with the North Adelaide Historic (Conservation) Zone to the north of the site;
- acknowledge that the Mixed Used (Melbourne West) Zone seeks development of a greater scale and intensity than the low scale residential development sought in the adjoining Zone. New development is sought to manage its impact at the interface and complement, without necessarily mimicking, the existing historic built form;
- keep in mind, as a general rule, that no development will be perfect, and a development does not need to be so in order to warrant planning consent. The task for the relevant planning authority, in this instance the Council Assessment Panel, is to assess whether the outcome is acceptable having regard to the relevant planning policies. In this regard, we say that it is; and
- keep in mind that those residing at the interface of two zones must surely expect some degree of impact and change if land in the relevant Zone is to be developed to its reasonable potential in accordance with the relevant development policies. The proposal involves a development that is envisaged within the Zone and represents an appropriate planning outcome for the site.

Building Height

The overall building height and proximity to existing buildings at the interface with the North Adelaide Historic (Conservation) Zone was raised within both representations.

In particular, it was asserted by one of the representors that the proposed height does not meet Concept Plan Fig MU(MW)/1) which seeks that “*graduation of building height responds to residential context*”.

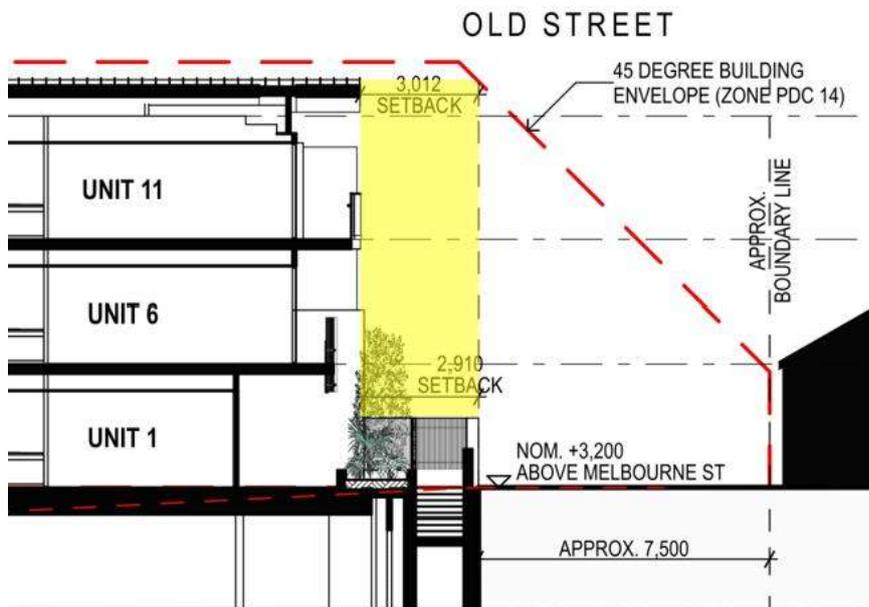
In our opinion, the wording in Concept Plan Fig MU(MW)/1) does not suggest that the building height needs to imitate the height of surrounding buildings within the adjoining Zone. Rather, it seeks to manage the scale differences between contrasting zones.

Such also needs to be weighed up with the fact that:

- the Zone envisages medium density development of up to 14 metres in height; and
- PDC 15 of the Zone contemplates buildings above two storeys at the Old Street interface provided the upper levels are set back from the street frontage and incorporate design treatments to reduce visual presence.

Further, the relevant criteria for assessing building height at the interface with the North Adelaide Historic (Conservation) Zone is primarily guided by the building envelope prescribed in PDC 14 of the Zone where its purpose is to minimise the impacts of building mass upon the adjacent zone.

The proposed building height has been designed to ensure that it is located entirely within the building envelope as shown below.



What is evident in this diagram (highlighted in yellow) is that the building is setback a greater distance than the envelope allows, meaning the interface has been appropriately managed.

Contrary to the submission made by one of the representations, the above building envelope has been applied correctly. For clarity, PDC 14 states that the building envelope is to be taken from the nearest boundary of an allotment within the North Adelaide Historic (Conservation) Zone as stated below.

PDC 14 (a) *to minimise building mass at the interface, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of an allotment within the North Adelaide Historic (Conservation) Zone (except where this boundary is the southern boundary), ...*

(our emphasis)

In addition to the above, a development of a height and scale greater than the existing development within the adjoining Zone is to be reasonably expected. This is acknowledged in Council Wide PDC 168 which seeks for development to maintain a clear distinction between the envisaged intense urban development of Mixed Use Zones and the historic character of the North Adelaide Historic (Conservation) Zones.

We also disagree that the proposed building height will impact the setting of the adjoining local heritage place. In our opinion, the proposed building exhibits thoughtful design consideration of the adjacent local heritage place by meeting the intent of PDC 162 of the Heritage and Conservation module through;

- incorporating complementary materials such as stone and timber to break up the visual bulk;
- using horizontal articulation to accentuate the lower floor to complement the single storey scale;
- being physically separated by Old Street and setting back the taller components into the site where the heritage place can remain a focal point within Old Street; and
- not replicating historic detailing.

Given the above, we are of the opinion that the overall height and scale of the proposed building is appropriate and sufficiently accords with the height expectations of the Mixed Use (Melbourne West) Zone.

Setbacks

In addition to height, it has been asserted that the proposed setbacks are inconsistent with the prevailing pattern of development along Old Street as desired by the Zone.

PDC 15 of the Zone provides particular guidance with respect to the siting of built form adjacent the interface with North Adelaide Historic (Conservation) Zone which states:

PDC 15 *Where a site has frontage to a road that forms a zone boundary with the North Adelaide Historic (Conservation) Zone, any part of the building exceeding two storeys should:*

(a) be setback from the street frontage

(b) incorporate design treatments to reduce the visual presence of the higher components and to achieve an orderly visual transition between the different zones.

The proposed development clearly meets PDC 15 above given that:

- the upper level is setback some 3 metres to the balcony and 4.5 metres to the façade from the Old Street boundary; and
- the upper level has incorporated design treatments to provide a ‘roof like’ appearance, particularly from side on, by using the same material used for the walls as expressed in the design statement by Dash Architects.

Regard should also be given to the existing pattern of building setbacks within the locality as expressed in PDCs 7 and 13 that state:

PDC 7 *Development should maintain the prevailing low to medium scale of built form and be consistent with, and avoid the further erosion of, the historic pattern of buildings set-back from front and side boundaries in a landscaped setting.*

PDC 13 *Set-backs from Old Street should be sufficient to respect the character of the adjacent North Adelaide Historic (Conservation) Zone.*

The existing pattern of development along Old Street is comprised of one to two storey development that is located on or close to their allotment boundaries. We also note that boundary to boundary

development is common and is evident by the immediately adjoining development to the west of the subject site (Ronald McDonald House) which contains masonry fencing that extends to the Old Street boundary.

The proposed apartments will be set back further than the existing single and two storey buildings that are located on the Old Street frontage within the adjoining North Adelaide Historic (Conservation). The proposed stone fencing will also align with the adjacent Ronald McDonald House.

Whilst there are (few) examples of landscaping located between existing buildings and Old Street as evident in Figure 2 above, the proposal includes the provision two trees, capable of growing up to 8 metres in height. This landscaping will provide an important contribution to the streetscape and assist in softening any visual bulk the building may have meeting the intent for the envisaged landscaped setting in PDC 7 and the 'buffer area' in PDC 9 of the Zone.

To this end, we are of the opinion that the proposed development has been sited and designed to appropriately respect and complement the existing pattern of development within the streetscape as desired by the Mixed Use (Melbourne West) Zone. The proposed siting (and height) will also offer a suitable visual transition between the two Zones.

Occupant Amenity

It was raised that the proposal does not provide sufficient occupant amenity in respect to the private open space areas, communal open space or outlook for the internal facing apartments.

In response to Council's concerns, the design was amended to increase the width of the internal court yard area and a green wall added to improve the outlook for the internal facing apartments and access to natural sunlight as stated earlier in this response.

The design changes have also resulted in amendments to the private open space areas of each apartment where only 3 apartments now fall below the minimum area of 11 square metres by only 1 square metre. Sliding doors have also been provided between the internal living areas and balconies where the two spaces can be used in an integrated fashion to contribute to a high quality residential living environment.

It is noted that some of the private open space areas contain a dimension of less than 2 metres. We do not consider this insurmountable in this instance given that:

- each balcony can be directly accessed from internal living areas;
- each balcony will come equipped with an adequately sized area that can accommodate a table and chairs that promotes indoor/outdoor living as sought in Council Wide PDC 61; and
- each apartment is equipped with more than the recommended internal floor area for two bedroom apartments.

Overlooking

It was asserted that the proposal will result in overlooking into the representors property on at 98 Old Street.

Council Wide PDC 67 provides guidance with respect to overlooking. It advises that:

PDC 67 *A habitable room window, balcony, roof garden, terrace or deck should be set-back from boundaries with adjacent sites at least three metres to provide an adequate level of amenity and privacy and to not restrict the reasonable development of adjacent sites.*

The proposed apartments facing Old Street are all setback greater than 3 metres from the boundaries of adjacent residential sites, in particular to that of 98 Old Street, as they are separated by a public road satisfying PDC 67 above.

To implement privacy screening or obscured glazing on the upper levels of the apartments along Old Street would be at odds with the Development Plan, as it calls for passive surveillance of the streetscape and for residents to have a satisfactory short-range outlook.

Car Parking and Access

It has been asserted that an insufficient car parking supply is provided to cater for the proposed development.

We disagree with this assertion given that the proposed development will come equipped with more than the recommended number of onsite car parking spaces specified in TABLE Adel/7 of the Development Plan.

A total of 17 spaces (15 resident plus two visitor) are provided onsite, resulting in a surplus of two car parking spaces above the rate of 1 space per dwelling up to 200 square metres in building floor area for medium to high scale residential development.

To this end, the proposed development provides an adequate car parking supply to meet the anticipated demand satisfying Council Wide PDC 253 of the Transport and Access module.

It was also raised that the proposed development does not provide the opportunity for the loading/unloading of goods on the site.

The proposed development provides visitor car parking spaces on site that can be used for small deliveries and loading/unloading. Larger vehicles requiring the need to enter the site are likely to be very infrequent for residential development and are able to utilise the available on-street parking located directly adjacent on Melbourne Street.

Tree Damaging Activity

It was raised that the proposal presents a risk of causing tree damaging activity due to the 'boundary to boundary' development and extent of excavation proposed.

In response, please find enclosed an Arboricultural Impact Assessment report by Arborman Tree Solutions that has assessed all trees on the subject land and the immediately adjoining property to the east at 264 Melbourne Street.

The arborist report identified that the adjoining property contains a significant tree adjacent Melbourne Street (identified in the report as Tree 1).

Tree 1 is located within close proximity to the subject land where it was recommended that tree sensitive construction methods are adopted for the driveway area within its tree protection zone ('TPZ') in order for it to be viably preserved.

It was also noted that it is unlikely that important roots of Tree 1 will be encountered within the subject land during construction where the arborist stated that "*roots will have proliferated in the preferable growing environment of the garden bed, and it is unlikely that substantial roots will have colonised the area beyond the boundary wall.*"

The Applicant intends to ensure this significant tree is preserved and has therefore incorporated the recommendations made by the Arborist which includes a permeable driveway constructed at existing grade, with no excavation in the TPZ and using a low impact construction methodology that prevents/minimises compaction of Tree 1's root zone.

The existing tree adjacent Old Street (identified as Tree 2) was identified as a Jacaranda and located within 10 metres of an existing dwelling on the opposite side of Old Street. Given the species type and proximity to the nearby dwelling, this tree does not constitute a regulated tree pursuant to Regulation 6A, clause 5(a) of the Development Regulations 2008.

Therefore, due to the tree sensitive measures proposed for the driveway to preserve Tree 1, the proposal is not considered to result in '*tree damaging activity*' nor conflict with the relevant Principles of the Significant Trees module in the Development Plan.

Overdevelopment

It has been raised by one of the representators that the proposal will result in an overdevelopment of the site.

We strongly refute this assertion given that the proposal satisfies a vast majority of the Development Plan provisions, including:

- the proposed development will come equipped with more than the recommended number of onsite car parking spaces;
- each apartment comfortably exceeds the minimum internal floor area for two bedroom dwellings;
- the height of the development does not exceed the maximum building height intended for the Zone;
- the building is setback sufficiently from its street frontages and well within the prescribed building envelope in PDC 14;
- the proposed boundary to boundary design is consistent with existing setbacks of buildings throughout the locality;
- the Zone does not limit the extent of site coverage; and
- the proposed density does not constrain other occupant amenity matters such as storage, bicycle parking, internal courtyard width etc.

Summary

We remain firmly of the view, despite the concerns that have been raised by the representors, that the proposal is deserving of planning consent.

We wish to confirm our attendance at the Council Assessment Panel meeting to respond to any third party submissions.

If, in the interim, you have any queries or concerns whilst finalising your assessment of the application, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read "C. Webber".

Christopher Webber
Senior Consultant

*Enc: Design Statement by Dash Architects
Amended Architectural Drawings by Dash Architects
Arboricultural Impact Assessment by Arborman*

Agenda Item 4.1

Council Assessment Panel

Monday 28 March 2022

Subject Site	92-94 Kermode Street, North Adelaide SA 5006
Development Number	21028498
Nature of Development	Construction of three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall
Representations	Listed to be Heard - Yes
Summary Recommendation	Planning Consent Granted

DEVELOPMENT NO.:	21028498
AGENDA ITEM NUMBER	4.1
APPLICANT:	John Savva
ADDRESS:	92-94 Kermode Street, North Adelaide SA 5006
NATURE OF DEVELOPMENT:	Construction of three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall
ZONING INFORMATION:	Zones: • City Living Subzones: • North Adelaide Low Intensity Overlays: • Airport Building Heights (Regulated) • Building Near Airfields • Design • Historic Area • Heritage Adjacency • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy
LODGEMENT DATE:	22 September 2021
RELEVANT AUTHORITY:	City of Adelaide Council Assessment Panel Meeting Date – 28 March 2022
PLANNING & DESIGN CODE VERSION:	9 September 2021 - Version Number 2021.13
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edouard Pool Senior Planner – Development Assessment
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Local Heritage Traffic Infrastructure

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 4:	Representation Map
ATTACHMENT 1:	Application Documents	ATTACHMENT 5:	Representations
ATTACHMENT 2:	Subject Land & Locality Map	ATTACHMENT 6:	Response to Representations
ATTACHMENT 3:	Zoning Map		

PERSONS SPEAKING BEFORE THE PANEL**Representors**

- Mr Grazio Maiorano – URPS, Suite 12/154 Fullarton Road, Rose Park

- Mr Ryan Fitzgerald – 8 Rosina Street, Adelaide
- Ms Diana Laidlaw – Unit 4, 22 Bagot Street, North Adelaide
- Mr Chris Harris – 14 Brougham Court, North Adelaide

Applicant

- Mr Richard Dwyer – Ekistics Planning and Design

1. DETAILED DESCRIPTION OF PROPOSAL

- 1.1 The proposal seeks the construction of a three storey detached dwelling with associated swimming pool, rainwater tanks, fencing, landscaping, earthworks and retaining walls.
- 1.2 Demolition of the existing stone wall along the western boundary is proposed, along with its partial reconstruction along the northern boundary. A new 3 metre high masonry wall is also proposed for the remaining length of the northern boundary. Front fencing includes 2.1 metre high off-form concrete pillars with slatted powder coated steel slats.
- 1.3 A total floor area of 436m² is proposed and will comprise:
- ground/lower floor (106m²) – gym, storage, laundry and car parking for six vehicles
 - first level (160m²) – living area with kitchenette, two bedrooms (each with robe and bathrooms) and courtyard with pool
 - second level (170m²) – lounge, dining/kitchen, central landing with Juliet balcony, master bedroom, terrace and lift (that extends to all levels with overrun to the roof).
- 1.4 The main entry to the dwelling is proposed from Kermode Street with vehicle access to the undercover car parking via the 3.6 metre wide right of way accessed via Kermode Street.
- 1.5 The building will sit below natural ground level requiring up to 700mm excavation. Retaining walls will be located on the northern and eastern boundaries.

Table 1.1 – DEVELOPMENT DATA		
DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area: 320m²		
Building Height	2 levels	3 levels
Soft Landscaping	20%	8.7%
Site Coverage	50%	82%
Car Parking	2 (1 of which should be covered)	6 undercover
Private Open Space	60m ² Min. directly accessible from a living room: 16m ² / with a minimum dimension 3m	116m ² POS directly accessible from living area with min. dimension achieved
Front Setback	3 metres Average setback to the building line of existing buildings on adjoining sites	1.5 metres
Side Setback	Building walls setback from a side boundary not less than the nearest side setback of the primary building on adjoining allotment	1 metre – eastern side 230mm – western side

2. BACKGROUND

- 2.1 The subject site has been vacant for a number of years and the land division that created this allotment was granted over 20 years ago (020/D005/01).
- 2.2 The subject land previously formed part of the front portion/yard of 96 Kermode Street (Local Heritage Place (LHP) to the immediate north).
- 2.3 The date of the heritage listing of the LHP at 96 Kermode Street was 10 May 2007 and followed endorsement of the land division application (020/D005/01) in 2001.
- 2.4 The most recent approval at this site was for temporary car parking during the construction of St Mark's College car park building extension (DA/793/2019). This temporary use expired on 31 August 2020.

3. SUBJECT LAND & LOCALITY

Subject Land

- 3.1 The subject site has a primary frontage of 15.09m to Kermode Street and a 21.03m frontage to the right of way along the western boundary, resulting in an area of 320m². The 3.61m right of way provides access to the adjacent properties at 98 and 96 Kermode Street.
- 3.2 The land is vacant and free from vegetation. The site fall towards the road with an approximate 500mm level difference from north to south. Colourbond fencing encloses the site and includes portion of a masonry stone wall to its north-western side.
- 3.3 A driveway crossover currently provides vehicle access to the site from Kermode Street.

Locality

- 3.4 The character of the locality is mixed in terms of both land use and built form. Land uses comprise residential properties together with offices and institutional uses.
- 3.5 The street has reasonable amenity defined by its mature street trees, brick paving and the presence of Local Heritage Places.
- 3.6 Buildings in the locality have a high solid-to-void ratio and include robust materials such as brick, stone and rendered masonry.

Photo 3.1 - Subject site viewed from Kermode Street



Photo 3.2- Site viewed from right of way to Kermode Street with 90 Kermode Street visible in the background and Local Heritage Place (Number 96 Kermode St) visible to the left



Photo 3.3 - Subject site with 98-100 Kermode Street visible in the background



Photo 3.4 - Front yard of Local Heritage Place at 96 Kermode Street looking towards rear boundary of subject site



Photo 3.5 - Front façade and yard at 96 Kermode Street



4. CONSENT TYPE REQUIRED

Planning Consent.

5. CATEGORY OF DEVELOPMENT

- **PER ELEMENT:**
 - Other - Residential - Earthworks:** Code Assessed - Performance Assessed
 - Swimming pool, spa pool or associated safety features:** Code Assessed - Performance Assessed
 - New housing - Demolition:** Code Assessed - Performance Assessed
 - Fence:** Code Assessed - Performance Assessed
 - Detached dwelling:** Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed
- **REASON**

The various components of the proposed development are either listed within Zone Table 1 as Accepted Development or in Table 2 Deemed to Satisfy, however the land is subject to the Historic Area Overlay and Heritage Adjacency Overlay. The proposal therefore defaults to Code Assessed – Performance Assessed development.

6. PUBLIC NOTIFICATION

• REASON

The proposal was subject to notification, pursuant to Zone Table 5 for the following reasons:

- The dwelling exceeds the maximum building height specified in City Living DTS/DPF 2.2 (2 levels); and
- The 'fence' (boundary wall) exceeds 8 metres in length along the northern boundary.

• LIST OF REPRESENTATIONS

Nine representations were received during the public notification period. Eight representors oppose the development and one supports the proposal but with concerns. One of the representors has provided two submissions. A summary of the representation concerns, and the applicant's response is detailed in Table 6.1.

TABLE 6.1 – SUMMARY OF REPRESENTATIONS	
Summary of Representations	Applicant Response
<p><u>Height, Scale and Mass</u></p> <ul style="list-style-type: none"> • Height of three levels is non-compliant • The mass and scale is out of character with the area • Not low-rise but rather high density • Will restrict outlook / views and reduce amenity • Design ignores the site limitations resulting from existing land area 	<ul style="list-style-type: none"> • Concerns regarding height and size are noted however the appropriateness of a three storey building on the site is considered appropriate in this context • The prevailing built form scale and massing is greater than typical two-storey forms and Kermode Street has an established built form character defined by substantial multi-level structures
<p><u>Heritage /Design</u></p> <ul style="list-style-type: none"> • Development not low-rise and does not include appropriate setbacks • Architectural style inappropriate and does not provide visual links with adjacent Local Heritage Places • The facades present a harsh, imposing, and bulky appearance and cause a sense of visual enclosure • Expanse of north facing masonry wall will cause unacceptable heat and sun glare • Boundary walls are non-compliant in terms of length and height • Site coverage more than 90% is unacceptable • Sustainable building measures not incorporated in the design 	<ul style="list-style-type: none"> • Applicant has engaged DASH Architects to review and respond to the comments raised in relation to heritage adjacency as well as the alignment of the proposal with the Historic Area and Heritage Adjacency Overlay • The building has been lowered so the parapet sits 90mm below the alignment of the hipped roof of its western neighbour • Subject site located immediately opposite St Mark's College and proposal will be viewed in the setting of this dominant three storey institutional building • Revised design has reduced the visual mass through increased setbacks at levels 1 and 2 and re-design of the balcony and removal of the outdoor stairs • The boundary wall location is not unreasonable, particularly on an allotment with

	a shallow depth where built form on/close to the boundary would be anticipated
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Development will cause an unreasonable loss of natural light 	<ul style="list-style-type: none"> Orientation of the site ensures development on the land will not overshadow 98 Kermode Street to the north and will have negligible shadow impact on the two adjoining neighbouring properties (90 and 98 Kermode Street) both of which present predominately solid walls towards the subject site
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> Excavation will cause damage and be fatal to existing trees/vegetation on adjacent sites Insufficient landscaping incorporated in the design 	<ul style="list-style-type: none"> Design amendments have enabled the inclusion of more landscaping with a Landscape Architect engaged to inform the design and planting selections The impact to the existing tree at 96 Kermode Street is noted however this tree is not regulated or significant
<p><u>Overlooking</u></p> <ul style="list-style-type: none"> The proposal does not prevent overlooking or protect visual privacy 	<ul style="list-style-type: none"> Measures to minimise overlooking have been amended through inclusion of 1.5 metre screening, obscure glazing and plant screening
<p><u>Traffic /Car Parking</u></p> <ul style="list-style-type: none"> Proposal includes access via the right of way. This will not provide safe and convenient access for emergency service vehicles, motorists or pedestrians Design of the garage and parking for six vehicles will not minimise impacts on adjacent dwellings in terms noise and amenity 	<ul style="list-style-type: none"> Frank Siow & Associates have reviewed the traffic comments and concerns raised by representors. Swept paths for garage access/egress, the grade of the ramp and ground clearances access and design adjustments have been provided Reduction of the height of the northern garage wall from 5.5 metres to 3 metres is proposed
<p><u>Construction</u></p> <ul style="list-style-type: none"> Construction may undermine adjacent development and cause cracking given the small setback proposed 	<ul style="list-style-type: none"> The applicant is aware of their obligations under Section 139 of the PDI Act 2016 and Reg 64 and Schedule 10 of the PDI (General) Regs 2017 and will issue required and prescribed notices for any '<i>works that effects the stability of other land or premises</i>'

7. AGENCY REFERRALS

Nil

8. INTERNAL REFERRALS

Local Heritage

- The proposed development is not considered to meet the desired outcomes for heritage adjacency or the historic area.
- There is a clear delineation between the visual characters of the northern and southern sides of Kermode Street. The southern side is characterised by three storey red brick institutional buildings whereas the northern side is more eclectic in character, but a lower scale. It is not appropriate for new development to take scale cues from the southern institutional side of the street. The imposing front façade is more than 2 metres higher than the front façade of the adjacent Local Heritage Place. It will be the tallest element on the northern side of Kermode Street. The front door, at approximately 3.4 metres high, suggests entry to a grand institution.
- It is recommended the applicants consider reducing the basement at the front of the building so that the height of the residence can be reduced to two storeys fronting Kermode Street.

Traffic

- From a traffic perspective, the closure of the crossover on Kermode would be a greater benefit to pedestrians and other road users. Considering the small number of movements, even with six car spaces there is no objection.
- The design of the access and car parking facilities must comply with AS/NZS 2890. 1: 2004 Parking Facilities Part 1: Off-street car parking and planning and design code requirements.

Infrastructure

- Stormwater Drainage Plan and supporting documentation should be updated to address all relevant water related requirements of the Planning and Design Code and Council requirements.

9. PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix 1.

9.1 Summary of City Living Zone Assessment Provisions

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Land Use & Intensity DO 1 & PO 1.1	<ul style="list-style-type: none"> Proposes 'medium rise' housing within easy reach of services and facilities. 	✓
Built Form & Character PO 2.1	<ul style="list-style-type: none"> The redevelopment of the vacant site for a residential purpose will increase the number of dwellings in the locality without unreasonably compromising residential amenity. 	✓
PO 2.2	<ul style="list-style-type: none"> The proposal is not low rise at three building levels, noting the existing streetscape context is not considered predominately low-rise residential in character. 	✗
PO 2.3	<ul style="list-style-type: none"> See Section 9.5. 	✓
PO 2.4	<ul style="list-style-type: none"> The existing vehicle crossover is to be reinstated and lawful use of the right of way is proposed. 	✓
Building Setbacks PO 3.1, 3.3, 3.4, 3.5	<ul style="list-style-type: none"> See Section 9.5. 	✓

9.2 North Adelaide Low Intensity Subzone

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Proposal seeks a 'medium-rise' development at three levels on a relatively small allotment. 	✗
DO2	<ul style="list-style-type: none"> While the dwelling is considered substantial it is not set within substantial landscaped grounds. 	✓/✗
Built Form and Character PO 1.1	<ul style="list-style-type: none"> See Section 9.5. 	✓/✗
Site Coverage PO 2.1	<ul style="list-style-type: none"> Proposed 82% site coverage is considered appropriate in this context with appropriate setbacks and landscaping reflective of this. 	✗

9.3 Summary of Applicable Overlays

The following Overlays are not considered to be relevant to the assessment of the application:

- Airport Building Heights (Regulated)
- Building Near Airfields
- Regulated and Significant Tree
- Hazards (Flooding – Evidence Required)
- Prescribed Wells Area

Historic Area Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> • See Section 9.5. 	✓
Performance Outcomes PO 1.1, 2.1, 2.2, 2.3, 2.4, 2.5,	<ul style="list-style-type: none"> • See Section 9.5. 	✓
Context & Streetscape PO 6.2	<ul style="list-style-type: none"> • See Section 9.5. 	✓

Heritage Adjacency Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> • See Section 9.5. 	✓/✗
Performance Outcome PO 1.1	<ul style="list-style-type: none"> • See Section 9.5. 	✓/✗

Site Contamination Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> There is no evidence to suggest that the land may be subject to site contamination. 	✓
Performance Outcome PO 1.1	<ul style="list-style-type: none"> Pursuant to the State Planning Commission's Practice Direction 14 – Site Contamination Assessment 2021, the proposal does not constitute a change to a more sensitive use given the allotment was lawfully created for a residential purpose and the previous temporary use as a car park has ceased with the previous use still valid. 	✓

Stormwater Management Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Development proposes to capture and re-use stormwater on-site. 	✓
Performance Outcome PO 1.1	<ul style="list-style-type: none"> Rainwater tanks comprising a total 3,000 litres capacity are proposed (3 x 1,000 litres) These are expected to capture a minimum 60% of the roof area with 2000 litres to be plumbed to a toilet and laundry cold water outlets. The remaining 1,000 litres will act as detention storage with a slow-release orifice. 	✓

Urban Tree Canopy Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Development will increase urban tree canopy with the planting of three small trees. 	✓
Performance Outcome PO 1.1	<ul style="list-style-type: none"> The three trees will be located within soil areas slightly less than 10m² (noting the minimum dimension of 1.5 metres is still achieved). Notwithstanding the minimum soil area is not satisfied, this tree species (ginkgo biloba) is known to tolerate urban conditions including 	✓

	heat, pollution and confined spaces and are expected to grow to the minimum height and spread sought by DPF 1.1.	
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9.4 Summary of General Development Policies

The following General Development policies are relevant to the assessment:

Design in Urban Areas

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Design in Urban Areas DO 1	<ul style="list-style-type: none"> See Section 9.5. 	✓
Earthworks and Sloping Land PO 8.1	<ul style="list-style-type: none"> With 700mm retaining walls proposed, excavation does not exceed a vertical height of one metre. 	✓
Overlooking PO 10.1 & 10.2	<ul style="list-style-type: none"> Proposal incorporates either 1.5 metre fixed screening, obscure glazing or planting to upper level windows to prevent direct views into adjacent properties. Views to the west are acceptable as the design incorporates screens to the swimming pool which block views into the private open space and windows of 98 Kermode Street (See Drawing P12) of the architect's submission. 	✓ ✓
Front Elevations and Passive Surveillance PO 17.1 & 17.2	<ul style="list-style-type: none"> The proposal incorporates more than one window facing the primary street from a habitable room that has a minimum internal room dimension of 2 metres and aggregate window area of more than 2m². An entry door will also be visible from Kermode Street. 	✓ ✓
Outlook and Amenity PO 18.1	<ul style="list-style-type: none"> Proposal incorporates a living room with an external outlook over both Kermode Street and private open space areas. 	✓
Interface between Land Uses DO 1 / PO 3.1 & 3.2	<ul style="list-style-type: none"> The north-south orientation of the site will ensure overshadowing of neighbouring properties to the east and west will be minimised. The north-facing habitable room windows of adjacent residential properties will continue to receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. 	✓ ✓

	<ul style="list-style-type: none"> Proposal will maintain 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to neighbouring ground level private open space areas. 	✓
Transport, Access and Parking DO 1 / PO 5.1	<ul style="list-style-type: none"> The proposal satisfies the minimum car parking rate prescribed for a 'Detached Dwelling' within Transport, Access and parking Table 1 – General Off-Street Car Parking Requirements with more than 2 spaces (1 of which is covered) proposed. 	✓

9.5 Detailed Discussion

Desired Outcome

The development of low to medium scale dwellings with a mix of some complementary services and facilities that support city living is desired in the City Living Zone. The North Adelaide Low Intensity Subzone seeks low-rise low-density dwellings on large landscaped allotments. This outcome is relatively discordant with parts of North Adelaide such as the 'Cathedral Precinct' which displays a smaller allotment pattern, reduced landscaped open spaces surrounding dwellings and a relatively high mix of commercial and community land uses.

The proposal does not satisfy the North Adelaide Low Intensity Subzone outcome, however a dwelling is proposed in a form that complements the established streetscape and has similar size and features of dwellings on similar allotments which are also below the minimum size sought under the Planning and Design Code. In this instance, the inability to satisfy the relevant numeric controls must be tempered by the achievement of good design, high amenity, reasonable minimisation of impacts to adjacent land and contribution towards achievement of a high quality streetscape.

Built Form and Design

The distinctive brick façade incorporates traditional proportions for fenestration and a high solid to void ratio. The use of 'Simmental Silver' bricks provides a gentle contrast to the red brick facades predominant in the area, particularly St Mark's College. The façade includes patterning in the brickwork to provide visual interest. The front fence is composed of off-form concrete plinths and columns infilled with wrought iron which is not uncommon in the locality, providing security and visual permeability.

Bulk and Scale

Whilst a maximum height of two levels is desired, the dwelling features a semi-basement lowered 750mm below ground level and a flat roof that reduces the overall bulk and scale. Located between two large two-storey dwellings, the proposed building sits comfortably between these, having similar side and front setbacks. Despite being three levels, excavation of the site to create a semi basement garage and store and the flat roof form ensures the building is not out of scale with existing built form in the locality. The three storey building associated with St Mark's College opposite the subject site further ensures the proposal does not appear out of scale.

The proposed dwelling has no setback to the Right of Way which is similar to 98 Kermode Street to the west. To the east, at ground level, the dwelling is setback approximately one metre from the boundary. This is similar to the adjacent dwelling and the presence of only one window at the upper level ensures there is minimal impact to this building.

The proposed setback from the rear boundary does not reflect the traditional siting pattern in the locality, with no ground level landscaped open space proposed. This area is instead proposed to be occupied by the semi-basement garage. The setback is appropriate for the following reasons:

- the ground level wall spanning 84% of the rear boundary is articulated and rendered
- the garage roof is landscaped to a depth of 2 to 3.2 metres with substantial landscaping to soften the visual outlook
- the adjacent swimming pool and courtyard private open space above will ensure the majority of the building at first floor level is setback at 10.4 metres from the rear boundary

- there will not be overshadowing of 96 Kermode Street considering the proposed building will be located to the south.

The Local Heritage Place at the rear (96 Kermode Street) is setback between 13.5 to 11.4 metres from the common boundary with a landscaped garden, providing a reasonable degree of physical separation. Whilst the impact upon the existing outlook from this property will be impacted by the proposal, it is important to note the subject site originally formed part of the gardens of 96 Kermode Street and was subdivided prior to heritage listing of this building. As a result, a smaller than desirable allotment has already been created.

Heritage and Conservation

Council's Heritage Advisor is of the opinion the bulk and scale of the proposal are not sufficiently reduced.

The applicant's Heritage and Character Impact Assessment report states the development does not dominate, encroach or unduly impact on the setting of the heritage and cultural value of 98 Kermode Street. Furthermore, they are of the opinion the proposal sufficiently manages setback, articulation, modelling and materiality to minimise impact upon the Local Heritage Place.

The Heritage and Character Impact Assessment report considers:

- The development is of a similar scale and setback to the LHP at 98 Kermode Street.
- While wall heights are not identical, this requirement is not specifically sought by PO 1.1.

The report concludes the development does not dominate nor unduly impact on the setting of this place at 98 Kermode Street, with consistency in scale and setbacks ensuring for this outcome.

The proposed development has been assessed as being acceptable, despite the comments made by Council's Heritage Advisor, for the following reasons:

- St Mark's College buildings are the most prominent feature within the streetscape, being of a large imposing scale and extent
- The north side of Kermode Street is varied ranging from single to three storeys in height
- The proposed dwelling is located between two, two storey dwellings, with the parapet height being consistent with roof ridge heights of adjacent buildings
- Does not unreasonably impact upon the heritage value of the Local heritage place at 98-100 Kermode Street to the west as it is separated by a 3 metre wide right of way, is of a similar front setback, minimises its height through creation of a semi-basement level and has a façade which is complementary in terms of solid to void ratio, materiality and façade detail
- The materials, articulation and solid to void ratio are consistent with heritage places in the locality
- Setbacks are consistent with the prevailing pattern in the locality and the adjacent Local Heritage Place
- Fencing design is consistent with the prevailing historic character
- Landscaping patterns in the locality are varied but generally minimal, influenced by minimal front setbacks
- 96 Kermode Street is not visible from the public realm and development of the subject site would further reinforce this separation

- The massing and articulation of the proposal at the rear does not unduly impact upon the curtilage and setting of the heritage place at 96 Kermode Street which has sufficient setback from its boundaries
- The land division pre-dates the heritage listing of 96 Kermode Street and there is an expectation that development on the subject site could reasonably occur.

Access and Car Parking

The proposed development has a registered right to access the Right of Way for vehicle access. Access from the Right of Way will enable closure of the existing crossover to Kermode Street, which in turn will allow for additional on-street car parking, planting of a street tree and vehicles to enter and exit the site in a forward direction.

During public notification, concern was raised regarding on site-vehicle manoeuvring. The applicant has amended the plans since notification and a traffic report has also been provided. Council's Traffic Advisor supports the amended parking and access arrangements.

9. **CONCLUSION**

The proposal is considered to achieve the relevant principles of the Planning and Design Code as:

- the development proposes a desired land use
- the dwelling size is generous and provides good internal amenity
- floor to ceiling heights of 3 metres to living areas will maximise internal sunlight and daylight penetration
- materials and finishes are durable and of a high quality with the use of pre-finished materials in lieu of painted finishes
- a high quality low scale residential development is proposed which supports the attainment of the Desired Outcome and the broader requirements of the City Living Zone and General Development Principles
- the quality of architectural design and scale of the building will achieve a high quality urban design outcome and reinforce the Zone being an attractive residential area of low to medium scale
- landscaped areas are of a sufficient size to provide a reasonable level of landscaping at ground level with vehicular and pedestrian access arrangements resulting in positive impacts to Kermode Street
- the varied layout and setback of the upper levels diminishes building bulk and maintains a reasonable sense of openness to the adjacent Local Heritage Place at 96 Kermode Street
- potentially adverse effects such as overshadowing and overlooking have been resolved
- the shortfall of ground level landscaped open space is countered by a generous provision of open spaces in the form of a green roof, decks and a swimming pool
- the high site coverage is considered inevitable given the subdivision that created the small allotment below the desired minimum area currently envisaged in the Planning and Design Code.

Whilst it is acknowledged the proposal exceeds the maximum building height, does not accord with the desired site coverage and incorporates an extent of built form at the rear of the site in lieu of ground level landscaped open space, it has been determined that, on balance, the proposal warrants the granting of Planning Consent.

10. **RECOMMENDATION**

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21028498, by John Savva is granted Planning Consent subject to the following conditions:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- Archaea Drawing No. P02 Revision 1.2
- Archaea Drawing No. P03 Revision 1.2
- Archaea Drawing No. P04 Revision 1.2
- Archaea Drawing No. P05 Revision 1.2
- Archaea Drawing No. P06 Revision 1.2
- Archaea Drawing No. P07 Revision 1.2
- Archaea Drawing No. P08 Revision 1.2
- Archaea Drawing No. P09 Revision 1.2
- Archaea Drawing No. P10 Revision 1.2
- Archaea Drawing No. P11 Revision 1.2
- Archaea Drawing No. P12 Revision 1.2
- Archaea Drawing No. P13 Revision 1.2
- Archaea Drawing - Materiality Page dated 23.02.2022
- Archaea Drawing – Landscaping Plan dated 23.02.2022
- Structural Systems Job No. DT 210503 drawing No. 01 Stage PA Issue 2
- Structural Systems Hydrological Analysis Report dated 17 February 2022

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

2. **Convex Mirrors shall be installed to the garage in accordance with the recommendation as per the revised Traffic Report by Frank Siow and Associates dated 4 March 2022.**
-

3. **External materials, surface finishes and colours of the Development shall be consistent with the description hereby granted consent and shall be to the reasonable satisfaction of the Council.**
-

4. **Where stormwater disposal is required, the following requirements shall be complied with:**
 - **All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath**

- The applicant must ensure that storm water run-off is contained within the property boundaries, collected and discharged to either the Melbourne or Frederick street road reserve
 - The applicant must ensure that storm water run-off from the proposed arbour structure is contained within the canopy perimeter, collected and discharged to the building storm water system. All down pipes required to discharge the verandah storm water run-off must be installed within the property boundary
 - Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and/or air conditioning units shall be discharged to the sewer.
-

5. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' to the reasonable satisfaction of the Council.

6. The landscaping depicted on the plans shall be maintained in good health and condition at all times to the reasonable satisfaction of the Council. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of Council.

Advisory Notes

1. Development Approval

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

2. Appeal Rights

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

3. Expiration of Consent

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

4. Building Consent for Approval

Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

5. Boundaries

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

6. Residential Parking Permits

No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria). Please visit <https://www.cityofadelaide.com.au/transport-parking/parking/residentialparking/> or contact the Customer Centre on 8203 7203 for further information.

7. Damage to Council's Footpath/Kerbing/Road Pavement

Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.

8. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. This includes activities that have received Development Approval.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au/business/permits-licences/city-works/

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

APPENDIX 1– Relevant P&D Code Policies

336 ANGAS ST ADELAIDE SA 5000

Address:

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

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 11m*)

Minimum Site Area (*Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm*)

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

Overlay

Airport Building Heights (Regulated) (*All structures over 153.5 metres AHD*)

Affordable Housing

Design

Hazards (Flooding - Evidence Required)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Subzone

Medium-High Intensity

Zone

City Living

Selected Development(s)

Dwelling addition

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Dwelling addition - Code Assessed - Deemed to Satisfy

Part 2 - Zones and Sub Zones

City Living Zone

Assessment Provisions (AP)

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

Deemed to Satisfy					
Built Form and Character					
DTS/DPF 2.2	<p>Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):</p> <p>(a) does not exceed the following building height(s):</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Maximum Building Height (Levels)</th> </tr> </thead> <tbody> <tr> <td>Maximum building height is 3 levels</td> </tr> <tr> <th style="text-align: center;">Maximum Building Height (Metres)</th> </tr> <tr> <td>Maximum building height is 11m</td> </tr> </tbody> </table> <p>(b) is not less than the following building height:</p> <p>In relation to DTS/DPF 2.2, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer, or <i>Minimum Building Height (Levels) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) only one value is returned for DTS/DPF 2.2(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other</p> <p>(e) no value is returned for DTS/DPF 2.2(a) (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p> <p>(f) no value is returned for DTS/DPF 2.2(b) (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 2.2(b) is met.</p>	Maximum Building Height (Levels)	Maximum building height is 3 levels	Maximum Building Height (Metres)	Maximum building height is 11m
Maximum Building Height (Levels)					
Maximum building height is 3 levels					
Maximum Building Height (Metres)					
Maximum building height is 11m					
Building Setbacks					
DTS/DPF 3.1	<p>The building line of a building set back from the primary street boundary:</p> <p>(a) at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road)</p> <p>(b) where there is only one existing building on adjoining sites which face the same street (including those that would adjoin if not separated by a public road), not less than the setback to the building line of that building or</p> <p>(c) in all other cases, no DTS/DPF is applicable.</p>				
DTS/DPF 3.2	<p>Building walls are no closer than 900mm to secondary street boundary.</p>				
DTS/DPF 3.3	<p>Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.</p>				
DTS/DPF 3.4					

<p>Building walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 3m for the ground floor level (b) 5m for first floor building level (c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m.
<p>DTS/DPF 3.5</p> <p>For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:</p> <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings (b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (c) when combined with other walls on the boundary, does not exceed 45% (d) is setback at least 3m from any existing or proposed boundary walls.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy
Built Form
<p>DTS/DPF 1.1</p> <p>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.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.</p>

Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy
Flood Resilience
<p>DTS/DPF 1.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Deemed to Satisfy

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)

Deemed to Satisfy

All Development

On-site Waste Treatment Systems

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.

Earthworks and sloping land

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.

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.

Overlooking / Visual Privacy (low rise buildings)

DTS/DPF 10.1

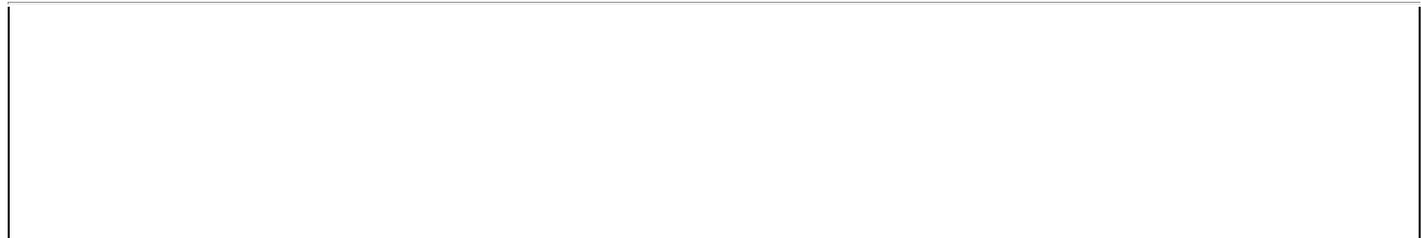
Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:

- (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.

DTS/DPF 10.2

One of the following is satisfied:

<p>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</p> <p>or</p> <p>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:</p> <p>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
All residential development
Front elevations and passive surveillance
<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street.</p>
<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity
<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
Residential Development - Low Rise
External appearance
<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <p>(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</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening width not exceeding 7m</p> <p>(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.</p>
<p>DTS/DPF 20.2</p> <p>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:</p> <p>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building wall</p> <p>(c) a balcony projects from the building wall</p> <p>(d) a verandah projects at least 1m from the building wall</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</p> <p>(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.</p>



Private Open Space

DTS/DPF 21.1
Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.

DTS/DPF 21.2
Private open space is directly accessible from a habitable room.

Landscaping

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 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%

(b) at least 30% of any land between the primary street boundary and the primary building line.

Car parking, access and manoeuvrability

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.

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.

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.

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.

DTS/DPF 23.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average
- (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary.
- (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site

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

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 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and

- (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site 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)

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

Deemed to Satisfy

Wastewater Services

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.

Transport, Access and Parking

Assessment Provisions (AP)

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

Deemed to Satisfy

Vehicle Parking Rates

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 1 - General Off-Street Car Parking Requirements
- (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas
- (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

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:

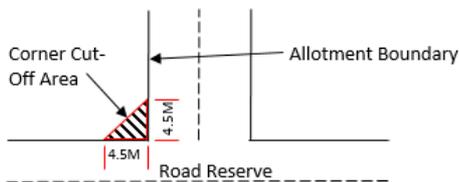


Table 1 - General Off-Street Car Parking Requirements

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)
<p>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.</p>	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p>

	<p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
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 park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>

Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² 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 100m ² 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 100m ² 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 100m ² 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	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.

Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>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.</p> <p>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.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² 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	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>
Industry/Employment Uses	
Fuel depot	<p>1.5 spaces per 100m² total floor area</p> <p>1 spaces per 100m² of outdoor area used for fuel depot activity purposes.</p>
Industry	1.5 spaces per 100m ² of total floor area.

Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² 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 100m ² 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 subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
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.			
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	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

		<p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p> <p>Urban Activity Centre Zone</p>
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	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Residential development			
Residential component of a multi-storey building	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p>	None specified.	<p>City Living Zone</p> <p>Strategic Innovation Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p>

	3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.		Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
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 Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <ul style="list-style-type: none"> (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	<ul style="list-style-type: none"> (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Part 2 - Zones and Sub Zones

City Living Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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					
<p>PO 1.1</p> <p>Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Community facility (b) Consulting room (c) Dwelling (d) Educational establishment (e) Office (f) Personal or domestic services establishment (g) Place of worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Supported accommodation. 				
Built Form and Character					
<p>PO 2.2</p> <p>Development contributes to a predominantly low-rise residential character, except when located in the Medium - High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer and the <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer in the SA planning database or any relevant Concept Plan and positively responds to the local context.</p>	<p>DTS/DPF 2.2</p> <p>Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):</p> <ul style="list-style-type: none"> (a) does not exceed the following building height(s): <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Maximum Building Height (Levels)</td> </tr> <tr> <td>Maximum building height is 3 levels</td> </tr> <tr> <td style="text-align: center;">Maximum Building Height (Metres)</td> </tr> <tr> <td>Maximum building height is 11m</td> </tr> </table> <ul style="list-style-type: none"> (b) is not less than the following building height: <p>In relation to DTS/DPF 2.2, in instances where:</p>	Maximum Building Height (Levels)	Maximum building height is 3 levels	Maximum Building Height (Metres)	Maximum building height is 11m
Maximum Building Height (Levels)					
Maximum building height is 3 levels					
Maximum Building Height (Metres)					
Maximum building height is 11m					

	<ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer, or <i>Minimum Building Height (Levels) Technical and Numeric Variation</i> 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 2.2(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (e) no value is returned for DTS/DPF 2.2(a) (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. (f) no value is returned for DTS/DPF 2.2(b) (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 2.2(b) is met.
<p>PO 2.3</p> <p>New buildings and structures visible from the public realm consistent with:</p> <ul style="list-style-type: none"> (a) the valued streetscape characteristics of the area (b) prevailing built form characteristics, such as floor to ceiling heights, of the area. 	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Development designed to provide a strong built-form edge to the Park Lands and Wellington Square through the regular siting and pattern of buildings addressing the primary street frontage.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Building Setbacks</p>	
<p>PO 3.1</p> <p>Buildings are set back from primary street boundaries to complement the existing streetscape character.</p>	<p>DTS/DPF 3.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road) (b) where there is only one existing building on adjoining sites which face the same street (including those that would adjoin if not separated by a public road), not less than the setback to the building line of that building or (c) in all other cases, no DTS/DPF is applicable.
<p>PO 3.2</p> <p>Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.</p>	<p>DTS/DPF 3.2</p> <p>Building walls are no closer than 900mm to secondary street boundary.</p>

<p>PO 3.3</p> <p>Buildings setback from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that is consistent with the established streetscape of the locality (b) access to natural light and ventilation to neighbours. 	<p>DTS/DPF 3.3</p> <p>Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.</p>
<p>PO 3.4</p> <p>Buildings are setback from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation. 	<p>DTS/DPF 3.4</p> <p>Building walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 3m for the ground floor level (b) 5m for first floor building level (c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m.
<p>PO 3.5</p> <p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p>	<p>DTS/DPF 3.5</p> <p>For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:</p> <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings (b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (c) when combined with other walls on the boundary, does not exceed 45% (d) is setback at least 3m from any existing or proposed boundary walls.
<p>Car Parking and Access</p>	
<p>PO 5.1</p> <p>Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development, through measures such as:</p> <ul style="list-style-type: none"> (a) providing access from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity (b) siting any new car parking away from street frontages. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development	Exceptions
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(Column A)	(Column B)
<p>1. A kind of 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.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) carport (c) community centre (d) dwelling (e) dwelling addition (f) fence (g) outbuilding (h) pre-school (i) recreation area (j) residential flat building (k) retaining wall (l) retirement facility (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) supported accommodation (q) temporary public service depot (r) verandah (s) water tank. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2 2. development on a Catalyst Site that exceeds the maximum building height in City Living DTS/DPF 2.2 that applies to development not on a Catalyst Site 3. development that involves a building wall (or structure) that is proposed to be situated on a boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) personal or domestic services establishment. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy City Living Zone DTS/DPF 1.4 or 2. exceeds the maximum building height specified in City Living Zone DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on a boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (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 3m measured from the top of footings (other than where the proposed

	wall (or post) 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) internal building works (b) land division (c) tree damaging activity.	None specified.
5. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Medium-High Intensity Subzone

Assessment Provisions (AP)

Desired Outcome	
D01	Medium rise, medium density housing in a variety of forms with an eclectic mix of supporting non-residential land uses interspersed (including as mixed use development) that complement the area's urban residential amenity.
D02	Redevelopment of existing non-residential sites into integrated mixed use developments to increase the residential population and vibrancy of the 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 Development of medium density accommodation types for living, including dwellings and supported accommodation.	DTS/DPF 1.1 None are applicable.

Interface Height	
<p>PO 2.1</p> <p>Development in the Medium-High Intensity Subzone that abuts the subzone boundary is designed to manage the interface with areas of the City Living Zone outside the subzone to minimise impacts with regard to building massing, proportions and overshadowing on residential development.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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	
<p>PO 1.1</p> <p>Building height does not pose a hazard to the operation of a certified or registered aerodrome.</p>	<p>DTS/DPF 1.1</p> <p>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.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development:</p> <p>(a) building located in an area identified</p>	The airport-operator company for the relevant airport within the meaning	To provide expert assessment and direction to the relevant	Development of a class to which Schedule 9 clause 3 item 1 of the

<p>as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>authority on potential impacts on the safety and operation of aviation activities.</p>	<p>Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
<p>PO 1.1</p> <p>Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 1.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb

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

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: <ul style="list-style-type: none"> (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.

<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (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.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (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.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the

	<p>nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (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 2m² facing the primary street.
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
Residential Development - Low Rise	
External appearance	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (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.
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>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:</p> <ul style="list-style-type: none"> (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

	<ul style="list-style-type: none"> (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.
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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
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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.
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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.
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Landscaping

PO 22.1 Soft landscaping is incorporated into development to: <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. 	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%
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%										

Car parking, access and manoeuvrability

<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (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

	<p>(iv) intersection of 2 or more roads outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p>
<p>PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5 Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>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:</p> <ul style="list-style-type: none"> (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	
<p>PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>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:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² 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 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

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

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
DO 1	

	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

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

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

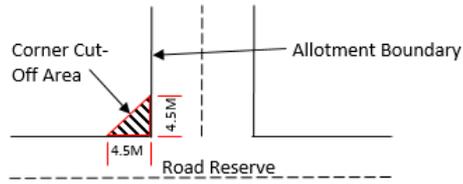
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (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	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

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

	<p>bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
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 park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	<p>2.5 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop (no commercial kitchen)	<p>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.</p> <p>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.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>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.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per</p>

	seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>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.</p> <p>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.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² 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 100m ² of total floor area for a Fitness Centre

	4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² 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 100m ² 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 subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	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.		
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary	Capital City Zone City Main Street Zone

		<p>Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p> <p>Urban Activity Centre Zone</p>
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	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>

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

Table 2 - Criteria:

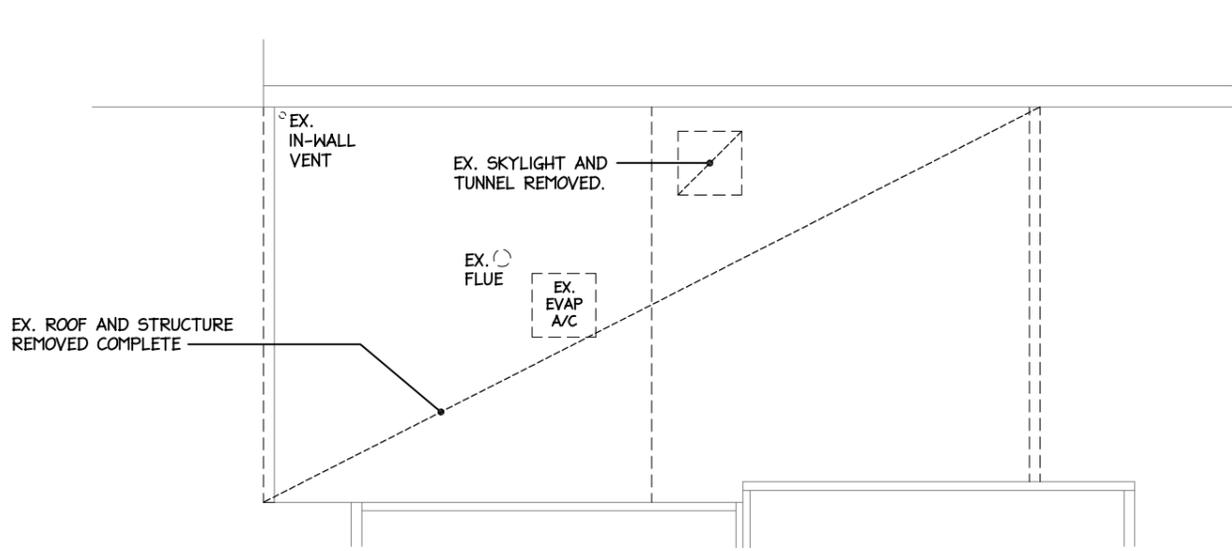
The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

(f) is within 400 metres of the Adelaide Parklands.	
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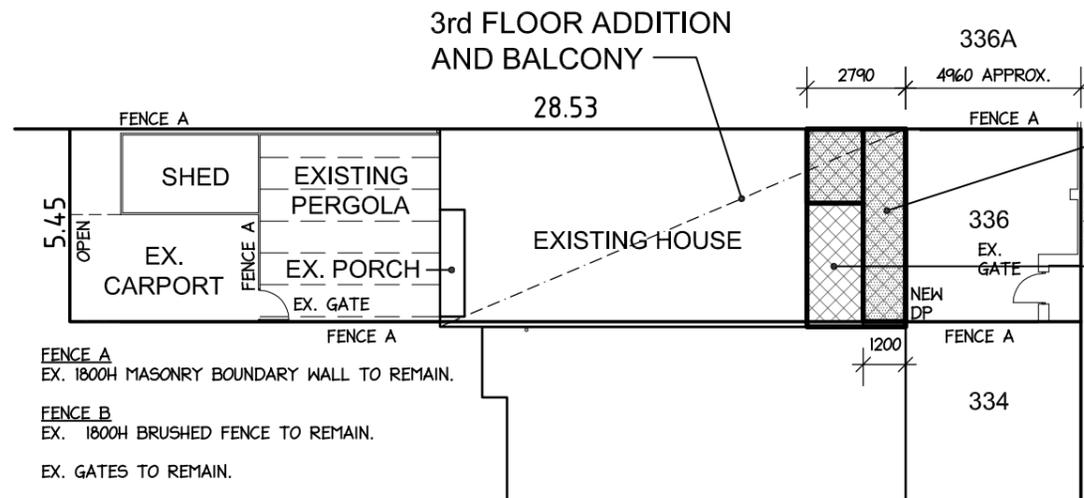
[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

ATTACHMENT 1 – Application Documents



DEMO ROOF PLAN

SCALE 1:100 (A3 SHEET)



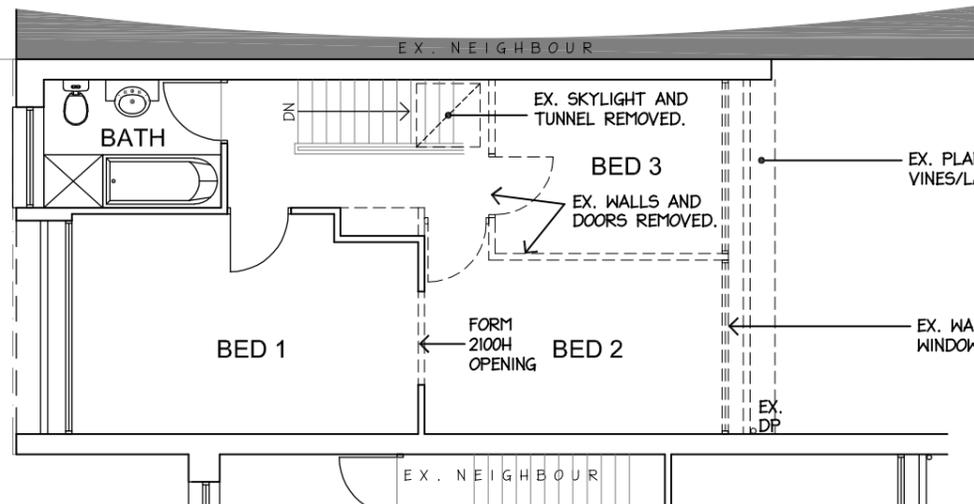
SITE PLAN

SCALE 1:200 (A3 SHEET)



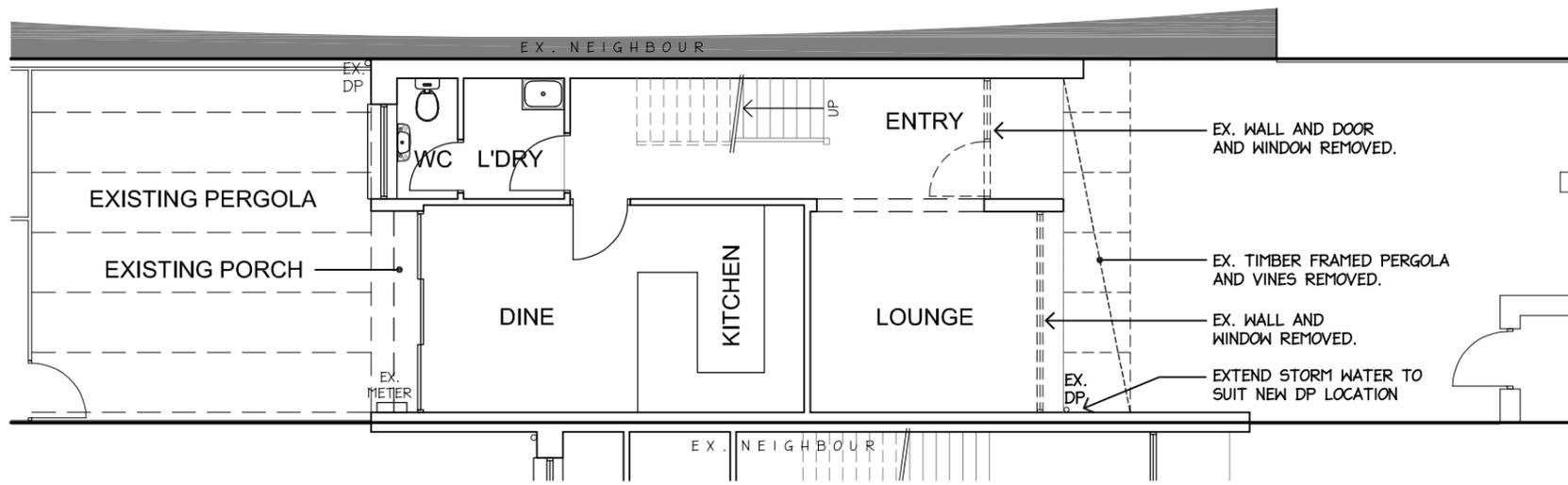
DOT HATCH INDICATES NEW GF PORCH
CROSS HATCH INDICATES 2nd FLOOR ADDITION

FENCE A
EX. 1800H MASONRY BOUNDARY WALL TO REMAIN.
FENCE B
EX. 1800H BRUSHED FENCE TO REMAIN.
EX. GATES TO REMAIN.



DEMO UPPER PLAN

SCALE 1:100 (A3 SHEET)



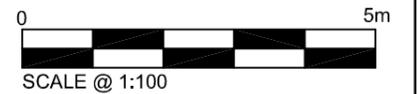
DEMO GROUND PLAN

SCALE 1:100 (A3 SHEET)



AREAS:

GF ADDITION	15.60m2
UF ADDITION	15.60m2
UF RENOVATION	25.77m2
ROOF ADDITION	59.22m2
BALCONY ADDITION	10.30m2
SITE	155.50m2
P.O.S (40.96%)	63.70m2



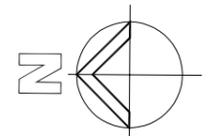
GAVAN O'CONNOR
0411 558 393

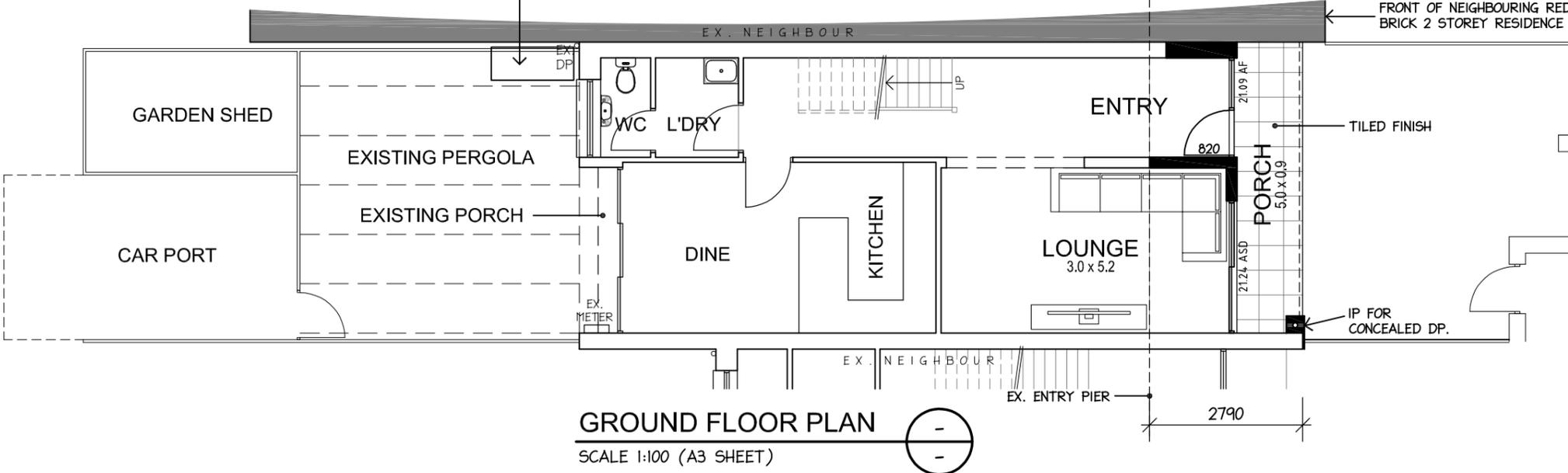
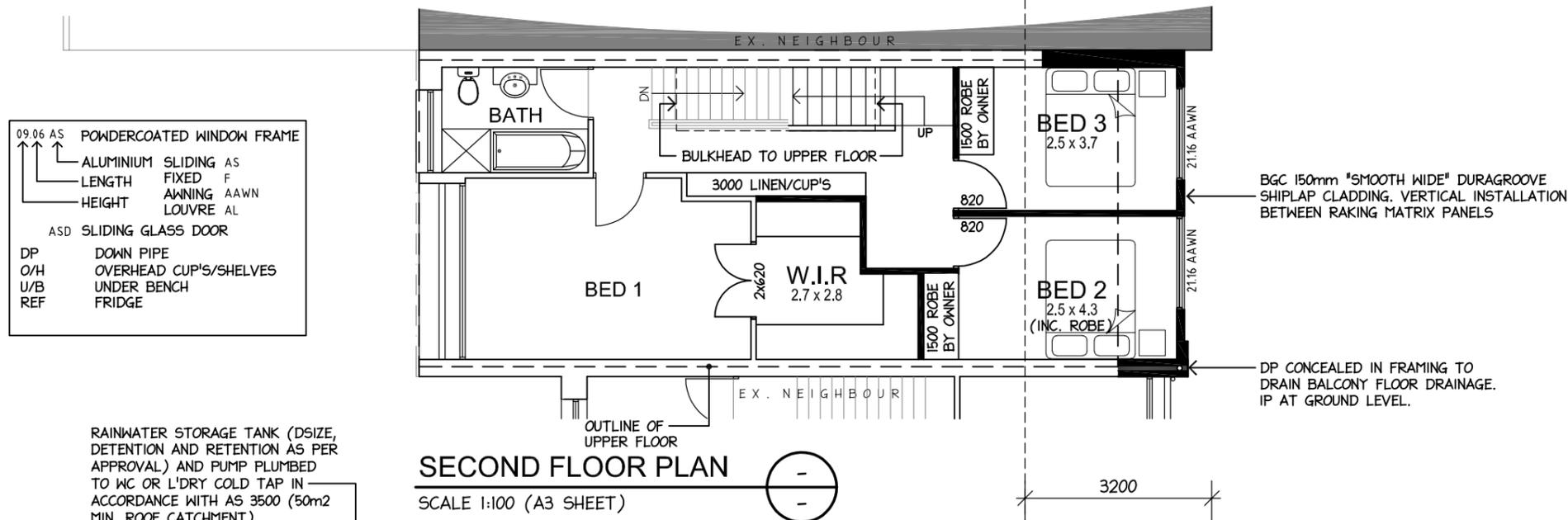
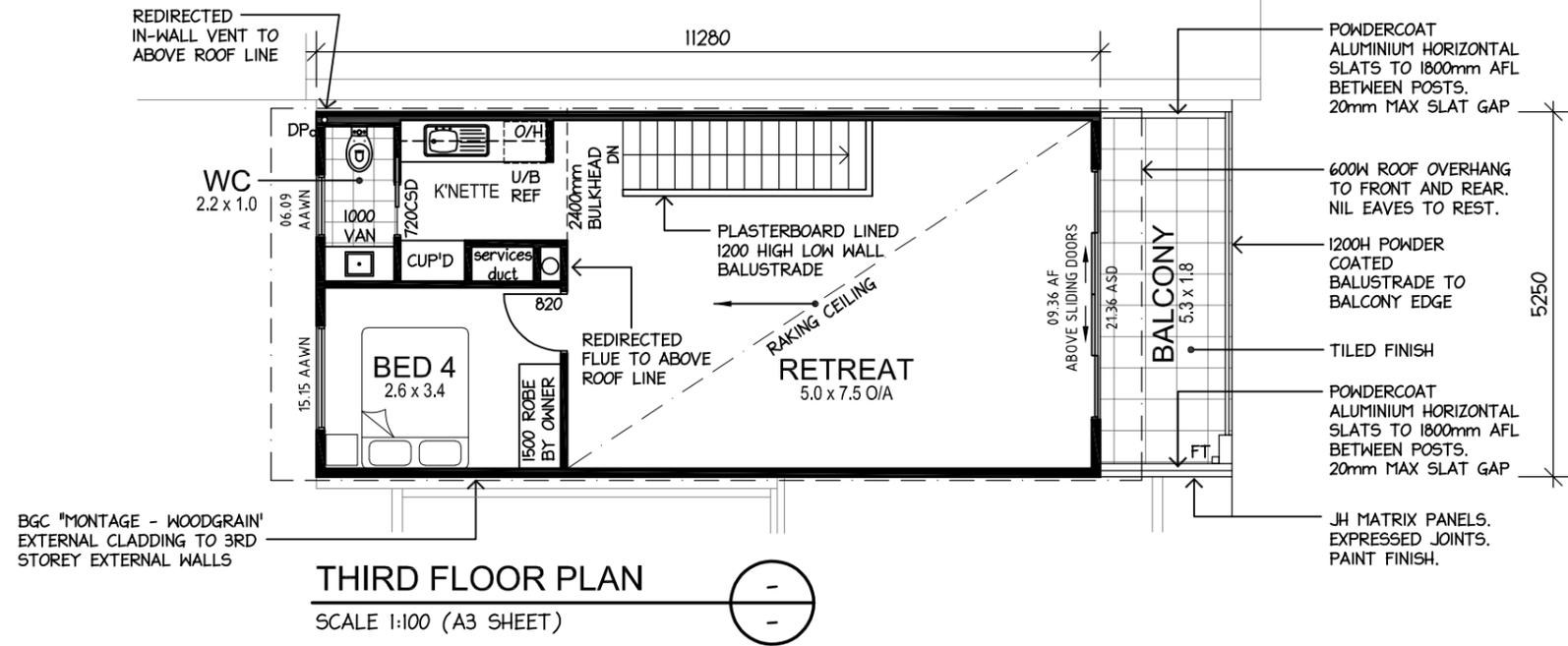
AT YOUR SERVICE
New Homes and Extension Specialists
Lic No G156720

PROPOSED BUILDING WORKS
336 ANGAS ST.
ADELAIDE
CLIENT: R. AND G. MEIER

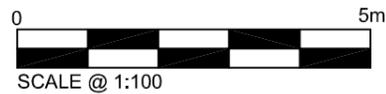
**SITE PLAN
DEMOLITION PLANS**

Drawn BC	Date 05.08.2021	ISSUE Plan	B.R.C	Const.	Project Number 70615
Review GO	Date 05.08.2021	Scale AS NOTED	A3	Drawing Number 01	Amtd B
Project Leader GO	Date 04.05.2021	Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect.			





PLANNING



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0411 558 393

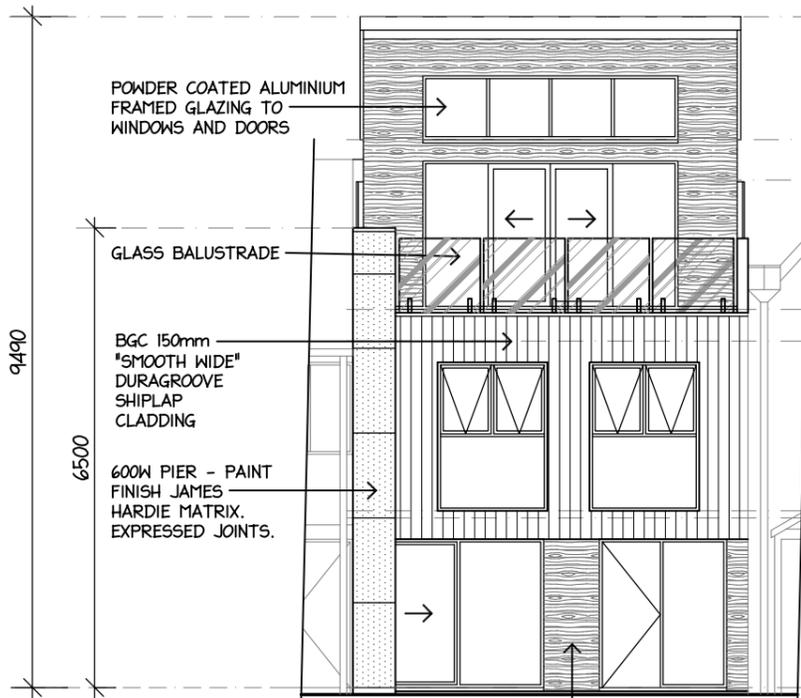
New Homes and Extension Specialists
Lic No G156720

PROPOSED BUILDING WORKS
336 ANGAS ST.
ADELAIDE
CLIENT: R. AND G. MEIER

FLOOR PLANS

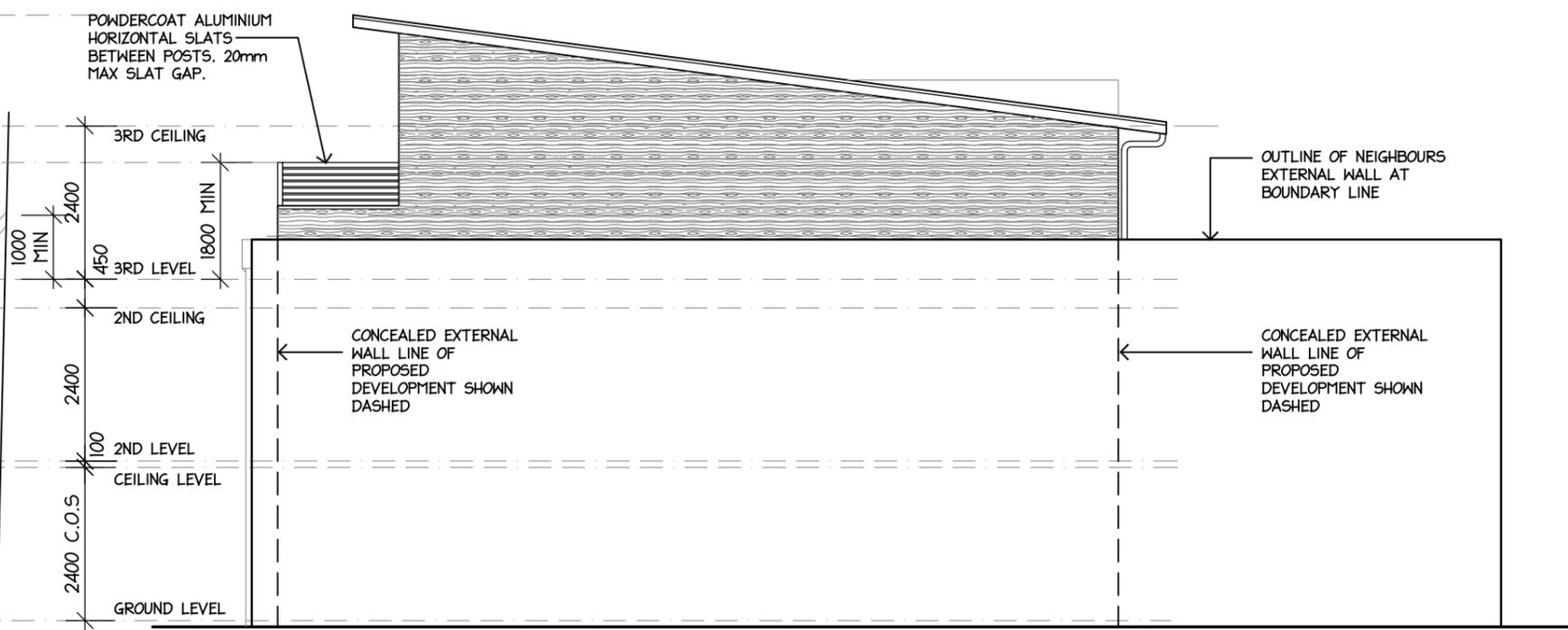
Drawn BC	Date 05.08.2021	ISSUE Plan	Project Number 70615
Review GO	Date 05.08.2021	Scale AS NOTED	Drawing Number 02
Project Leader GO	Date 04.05.2021	Scale A3	Amtd B

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect.



SOUTH ELEVATION

SCALE 1:100 (A3 SHEET)



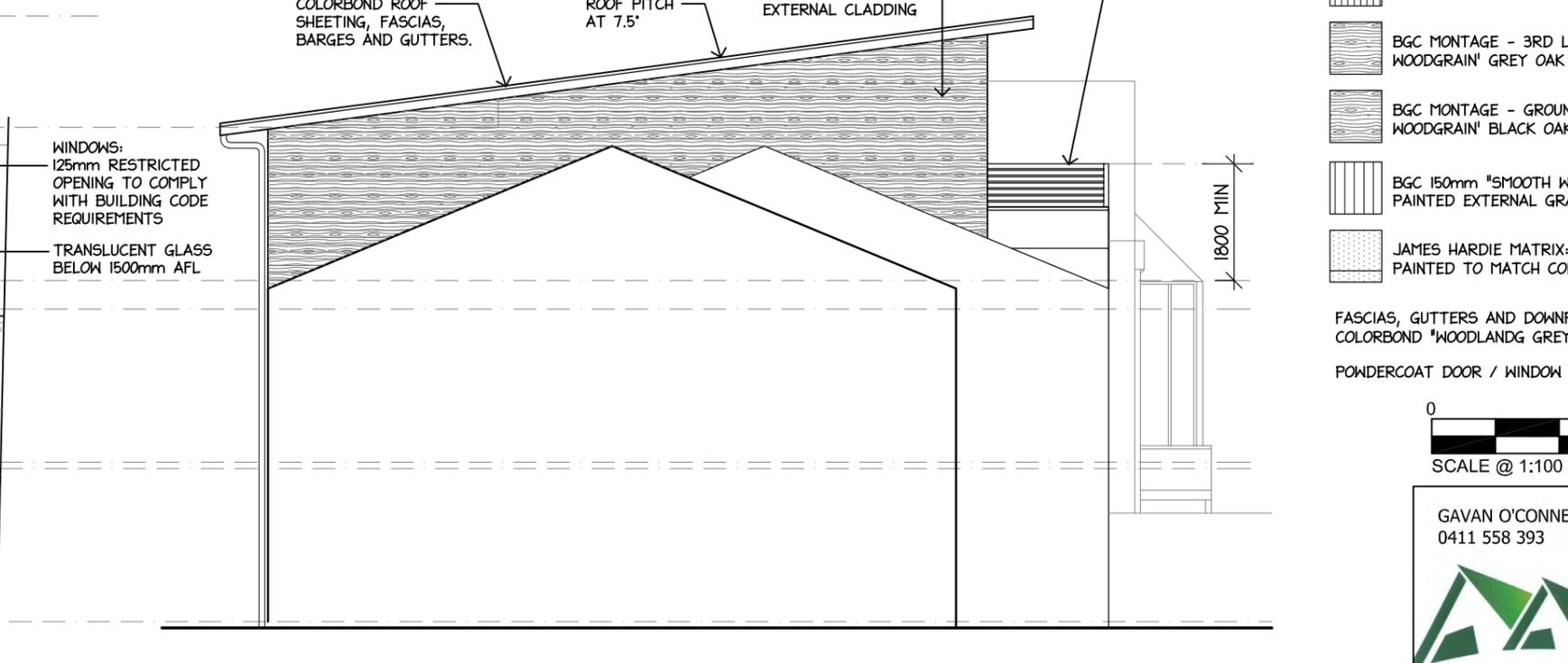
EAST ELEVATION

SCALE 1:100 (A3 SHEET)



NORTH ELEVATION

SCALE 1:100 (A3 SHEET)



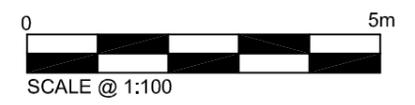
WEST ELEVATION

SCALE 1:100 (A3 SHEET)

COLOUR SCHEDULE
COLOURS AND MATERIALS TO BLEND WITH EXISTING.

- ROOF SHEETING: COLORBOND 'WOODLAND GREY'
- BGC MONTAGE - 3RD LEVEL: WOODGRAIN 'GREY OAK'
- BGC MONTAGE - GROUND LEVEL: WOODGRAIN 'BLACK OAK'
- BGC 150mm "SMOOTH WIDE" DURAGROOVE PAINTED EXTERNAL GRADE DULUX VIVID WHITE
- JAMES HARDIE MATRIX: PAINTED TO MATCH COLORBOND 'SURFMIST'

FASCIAS, GUTTERS AND DOWNPIPES: COLORBOND 'WOODLAND GREY'.
POWDERCOAT DOOR / WINDOW FRAMES: BLACK



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0411 558 393

PROPOSED BUILDING WORKS
336 ANGAS ST.
ADELAIDE
CLIENT: R. AND G. MEIER

ELEVATIONS

Drawn	Date	ISSUE	Project Number
BC	05.08.2021	Plan B.R.C Const.	70615
Review	Date	Scale	Drawing Number
GO	05.08.2021	AS NOTED	03
Project Leader	Date	Scale	Archt
GO	04.05.2021	AS NOTED	B

NOTE:
GUTTERS AND DOWNPIPES TO COMPLY WITH BCA PART 3.5.2
'SHORELINE' EAVES GUTTER OVERFLOW METHOD TO BE 'CONTROLLED FRONT BEAD HEIGHT' WITH THE FRONT BEAD OF THE GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF THE FASCIA.
'QUAD', 'FLAT BACK HALF ROUND' & 'OG' GUTTERS TO HAVE 'LYSAGHT SPACER INSERT' INSTALLED. REFER TO MANUFACTURER'S DETAILS AND SPECIFICATIONS AND INSTALL ACCORDINGLY.

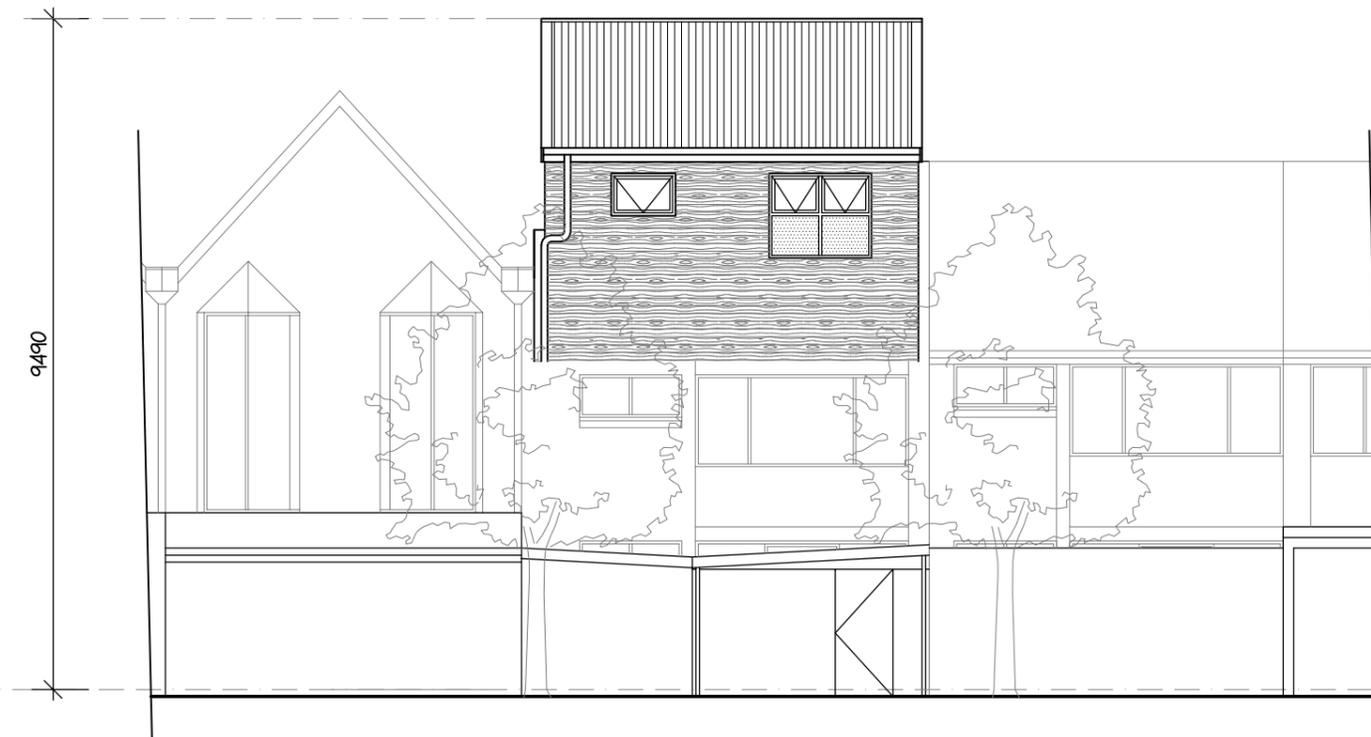


Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect.



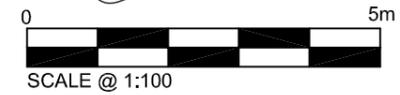
STREET FACADE

SCALE 1:100 (A3 SHEET)



REAR ELEVATION

SCALE 1:100 (A3 SHEET)



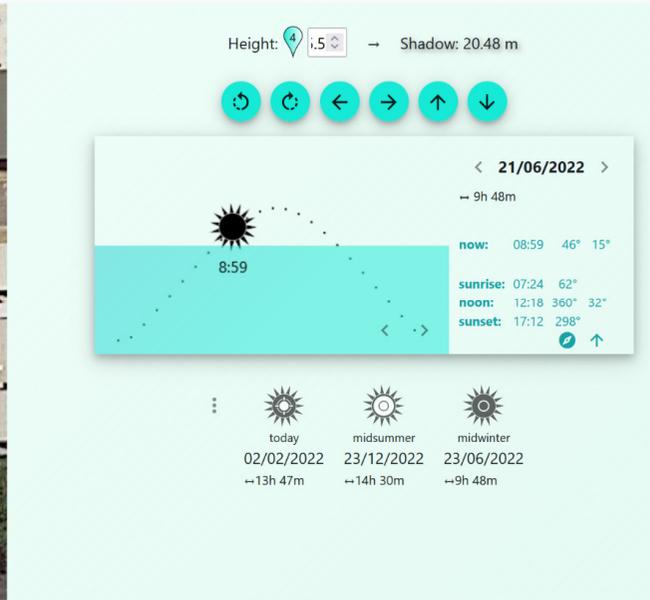
GAVAN O'CONNOR
0411 558 393

PROPOSED BUILDING WORKS
336 ANGAS ST.
ADELAIDE
CLIENT: R. AND G. MEIER

ELEVATIONS

Drawn BC	Date 05.08.2021	ISSUE Plan	B.R.C.	Const.	Project Number 70615
Review GO	Date 05.08.2021	✓			Drawing Number 04
Project Leader GO	Date 04.05.2021	Scale AS NOTED	A3		Amt B

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect.

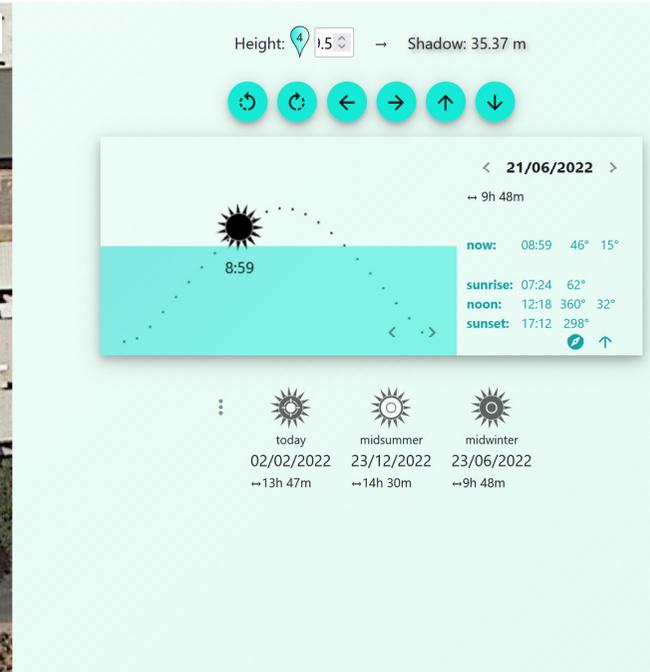


Eaves/Gutter Height

1. 5.5m
2. 5.5m
3. 5.5m
4. 5.5m

EXISTING SHADOWS 21/06/2022 9:00 AM

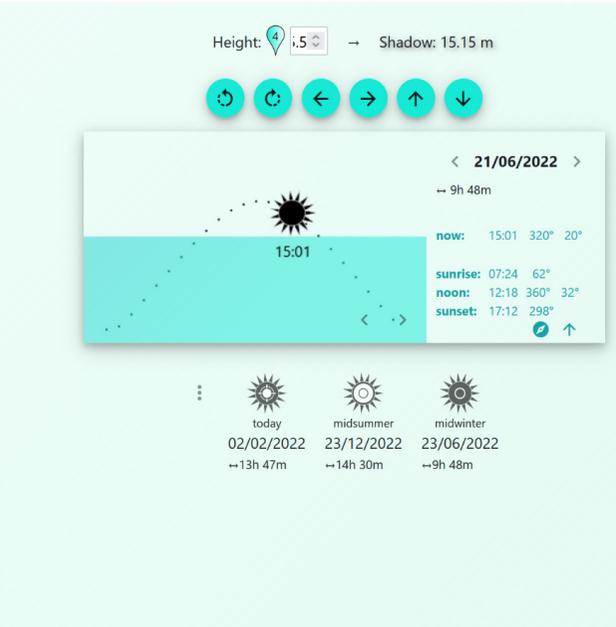
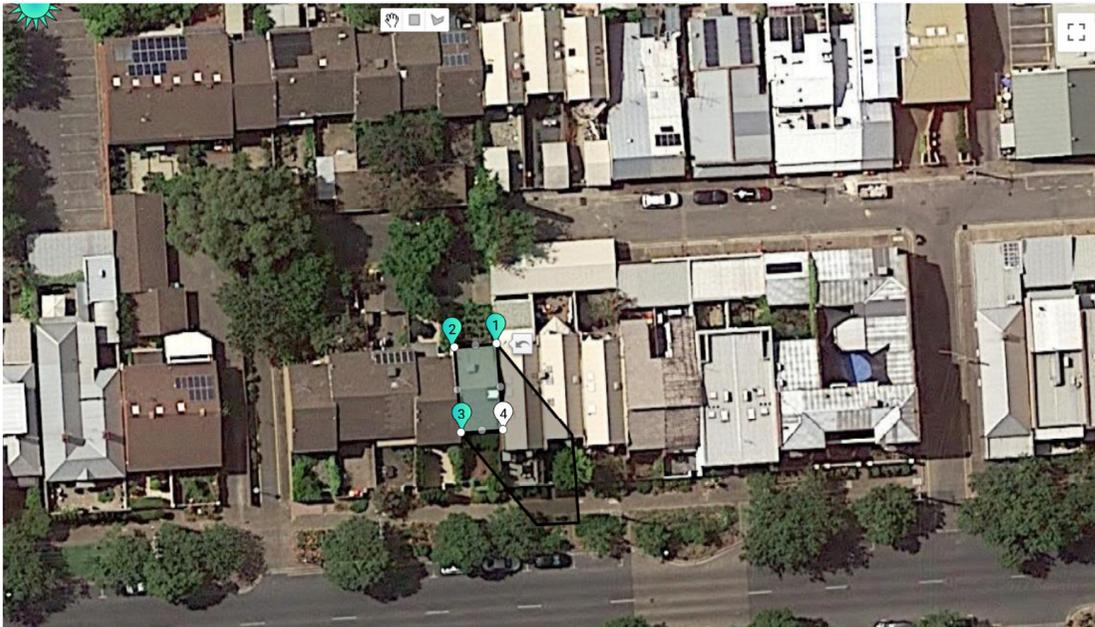
Page 224



Eaves/Gutter Height

1. 7.8m
2. 7.8m
3. 9.5m
4. 9.5m

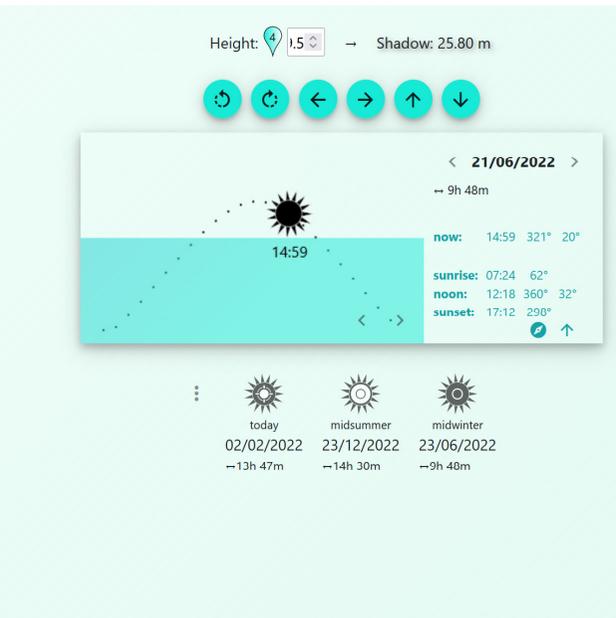
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Eaves/Gutter Height

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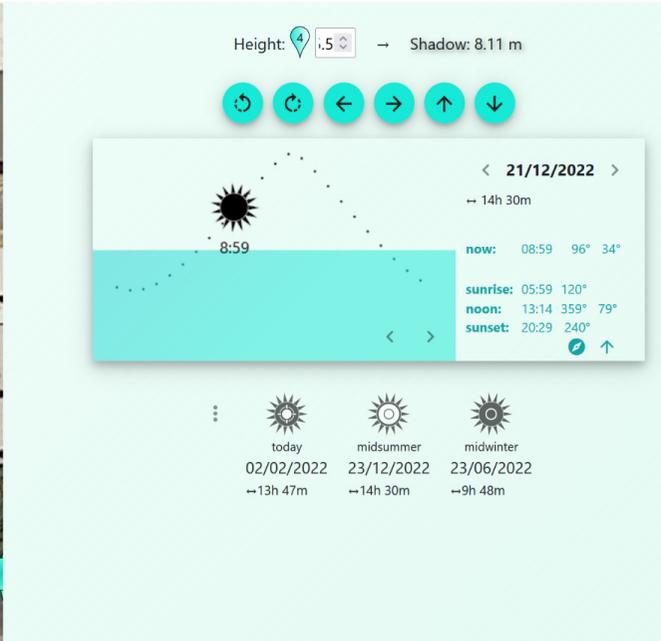
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Eaves/Gutter Height

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2. 7.8m
3. 9.5m
4. 9.5m

PROPOSED SHADOWS 21/06/2022 15:00 PM

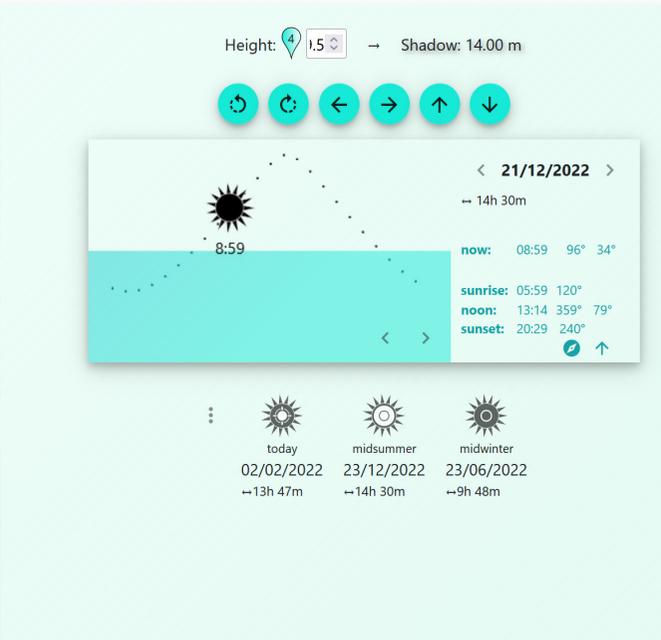


Eaves/Gutter Height

1. 5.5m
2. 5.5m
3. 5.5m
4. 5.5m

EXISTING SHADOWS 21/12/2022

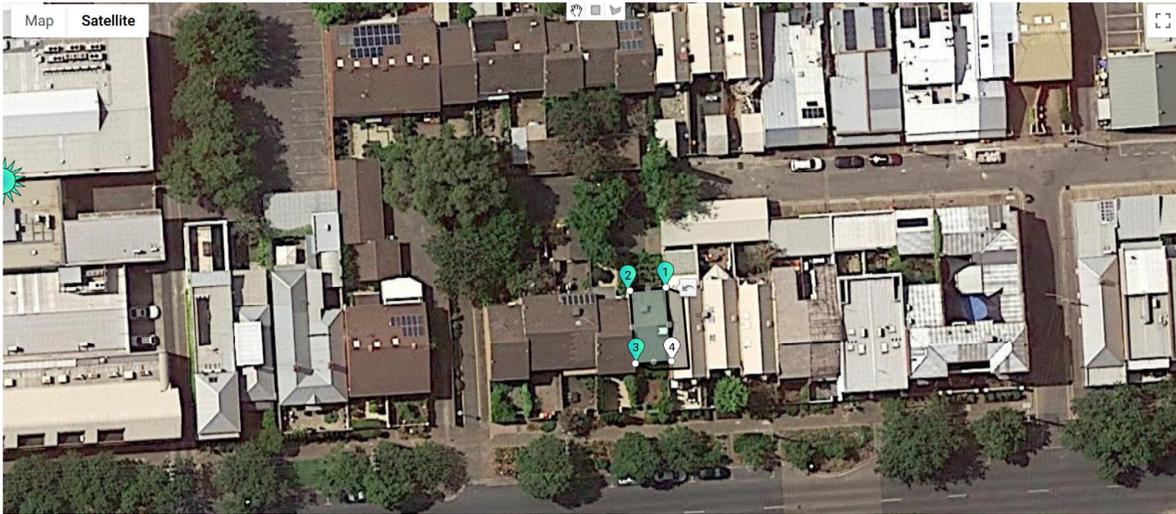
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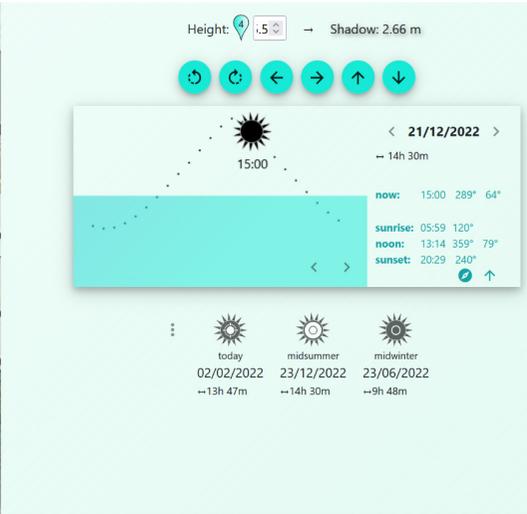
Eaves/Gutter Height

1. 7.8m
2. 7.8m
3. 9.5m
4. 9.5m

PROPOSED SHADOWS 21/12/2022 9:00 AM



EXISTING SHADOWS 21/12/2022 15:00 PM

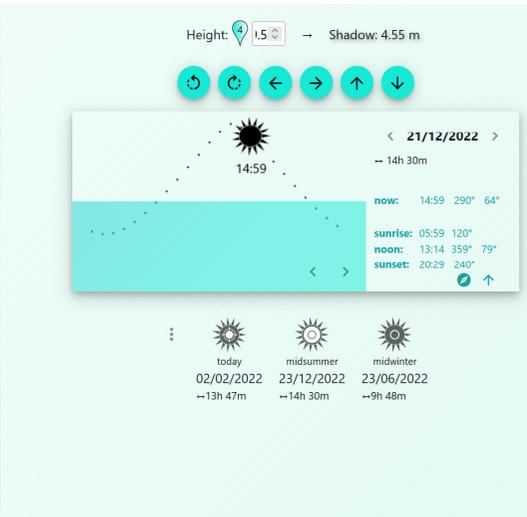


Eaves/Gutter Height

- 1. 5.5m
- 2. 5.5m
- 3. 5.5m
- 4. 5.5m



PROPOSED SHADOWS 21/12/2022 15:00PM



Eaves/Gutter Height

- 1. 7.8m
- 2. 7.8m
- 3. 9.5m
- 4. 9.5m

Shadow Images generate from:
<http://shadowcalculator.eu/#/lat/-34.92926518501788/lng/138.61346231962486>

SUN STUDY

336 ANGAS STREET, ADELAIDE



96 BROWN TCE, SALISBURY

(08) 8281 6010

ATTACHMENT 4 – Representation Map



LEGEND



Subject Site



Properties Notified



Representor

ATTACHMENT 5 – Representations

Details of Representations

Application Summary

Application ID	21036598
Proposal	Construct three-storey addition and external alterations forward of the existing building line
Location	336 ANGAS ST ADELAIDE SA 5000

Representations

Representor 1 - Vasilios Fragos

Name	Vasilios Fragos
Address	Level 6, 505 Little Collins Street MELBOURNE VIC, 3000 Australia
Phone Number	0459809829
Email Address	bfragos@moray.com.au
Submission Date	16/12/2021 03:34 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
	<p>I am the owner of 336A Angas Street Adelaide. My reasons for objection are as follows: 1. Notice. No notice of the development has been served or otherwise provided to me. Whilst it appears that other owners in nearby properties were provided with notice, I was not supplied with a relevant notice. 2. Light and shadowing. Given the height of the proposed development and its position on the western side of my property, the proposed development will overshadow the western pitch of my roof. This will cause the following: (a) render three skylights located in the centre to southern side of the western pitch of the roof largely redundant; (b) prevent the intended installation of solar panels on my property. The panels were to be used to power not only the property but also an electric vehicle, which is intended to be purchased. That is, my house has a pitched roof, with western and eastern sides. Given that there is no north facing roof, the only viable option is to install solar panels predominantly on the western side. The proposed development will cause any solar panels to be significantly ineffective as a result of shadowing from the north and west; and (c) a significant reduction of light into the front courtyard during winter months. The front court yard is the main</p>

Reasons

exposed outdoor space on my property. (Indeed, given that the proposed development seeks to bring the facade forward approximately 2.7m, there will be a direct line of sight into the front courtyard from the second and third storeys of the proposed development. This will also cause a reduction in the enjoyment of the property). With respect to the above objection ground 2 in relation to light and shadowing, I refer to the decision in *Ned Ritan Design v The Corp of the City of Adelaide* [2016] SAERDC 32.

3. Security. The location of the third floor balcony will be almost level with the western boundary roof line. Accordingly, the roof of my property will be easily accessible via the eastern side of the balcony, irrespective of whether there is screening installed (as per the plans or not). Even with screening, it would be relatively easy to access the roof of my property by climbing around the screening. Being able to access the roof causes a significant security issue in accessing my property, and the properties to the east of my property.

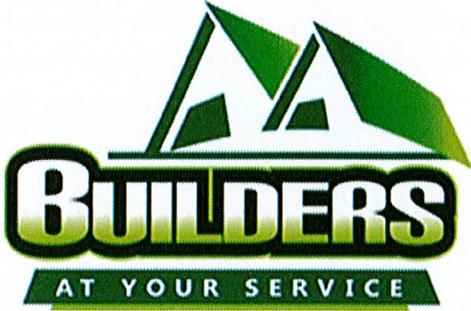
4. Streetscape. The properties located at 328 - 334 Angas Street, as well as 336 Angas Street, are all similar in finish and appearance from kerbside in that they are all yellow brick two storey townhouses forming a row. The next 3 dwellings (336A, 338, 340) are all similar two storey red brick townhouses forming a row. Across the street from the proposed development are, again, brick townhouses in a row (327 - 339) all of similar finish and appearance. The proposed development seeks to adopt materials inconsistent with the streetscape, being BGC Montage Woodgrain Black Oak, BGC Montage Woodgrain Grey Oak, and BGC Smooth Wide Duragroove painted vivid wide. All these products are fibre cement and inconsistent in finish with all the dwellings vicinity of the property. Indeed, it is not immediately evident if any properties located on this section of Angas Street (between Hutt Street and East Terrace) incorporate any of these materials in their facade. With respect to the above objection ground 4 in relation to the streetscape, I refer to the decision in *Ned Ritan Design v The Corp of the City of Adelaide* [2016] SAERDC 32.

Attached Documents

ATTACHMENT 6 – Response to Representations

Don't Move –Improve

Home Extension Specialists



BUILDERS AT YOUR SERVICE

PO Box 185
Salisbury South SA 5106

PH 8281 6010 / 0411 558 393

EMAIL GAVAN@BUILDERSATYOURSERVICE.COM.AU

WEBSITE WWW.BUILDERSATYOURSERVICE.COM.AU

2nd February 2022

City of Adelaide
Planning Officer
Att: Dylan Grieve

**336 Angas St, Adelaide
Development Application ID 21036598**

To Mr Grieve

In relation to the letter from the neighbour at 336A Angas St, Adelaide dated 16/12/2021 for the objection to the proposed development application please find response the following items as listed:

Item 1

Council issued notification of signage at the property on 2/12/2021. We are not required to notify neighbours as part of the Planning Application. Owner of 336A Angas St. to address council for this matter.

Items 2 and 3

With regards to the precedent Ned Ritan Design v The Corp. of the City of Adelaide noted in the objection letter, the development in this instance was for a 4-storey block with 6x apartments next to a residential property. Without having details of the application to confirm building heights, our "guesstimation" for a 4-storey high building would be a minimum of 15.0m above ground level (to top of roof) allowing for 2.7m ceiling heights, 600mm ceiling/floor voids between floor levels and roof structure/cladding. The scale of this type of development is considerably larger than the proposed addition at 336 Angas St.

The proposed 336 Angas St development at its highest point (northern end eaves overhang to Balcony) is 9.5m above ground floor level and proposed gutter line to northern end of property is approximately 7.8m above ground floor level. Both levels are lower than 11.0m permitted height as noted under Part 2- Zones and Sub-Zones; City Living Zone Planning Policy PO 2.2 – DTS/DPF 2.2.

Said policy also allows maximum of 3 building level for development in this area. Proposed development complies within the maximum allowable building envelope and storeys for the property.

Refer attached shadow diagrams indicating shadow locations as requested by council 14/12/2021. Heights noted above are reflected in the shadow diagrams provided.

Before and after shadows with proposed structure heights generated using website:

<http://shadowcalculator.eu/#/lat/-34.92926518501788/lng/138.61346231962486>

The calculations indicate only marginal difference in shadowing to 338 Angas St in both the Winter solstice and Summer solstice at 15:00 PM. This includes the shadows into the front yard.

Builders At Your Service Specialize in the following

New Homes, Lower Floor Extensions, Upper Storey Extensions, Bathroom Renovations, Upgrade Kitchens

All costs include the following

Free Quotes, Plans, Council Approval, Members at HIA



Calculations also indicate development will have very minimal effect on the roof of the neighbours' property for future solar panels and the existing skylights. Google Earth shows 336A has an existing Verandah at the rear of the property where there is adequate roof area for future solar panels.

Building Set Back to the proposed addition satisfies Part 2- Zones and Sub-Zones; City Living Zone Planning Policy PO 3.0 – DTS/DPF 3.0 at the front façade as it does not exceed the existing building line of 336A. The proposed still maintains a set back from the existing corner of 336A continuing the stepped formation of facades to adjacent residences along the streetscape.

Regarding visual overlooking privacy into 338 Angas St, our proposal indicates an 1800mm high privacy screen barrier to the eastern boundary side balcony end has been proposed in accordance with Assessment Provisions Planning Policy PO 10.2 – DTS/DPF 10.2. Policy states minimum 1.7m above floor level requirement. This satisfies the overlooking into the private open space of adjoining residential spaces.

Further to privacy issues mentioned, the neighbours of 336A Angas street at 338 Angas Street, have a projecting bay window on the second level of the dwelling at the front of the property which allows overlooking into 336A front yard. These windows are clear glass do not have any privacy measures (translucent or frosted glass for example).

There is also a 3-storey ex Salvation Army Womens' Hostel on the southern side of the road at 343 Angas Street (adjacent Dukes Lane). This building has balconies to the front façade to both 2nd and 3rd levels.

Regarding the objector's security issue, 336A's roof has a 45° roof pitch. You would require an abseiling harness, ropes and magnetic shoes (for the metal sheet roof material) to climb the roof successfully and gain entry through the existing skylights. We doubt anyone would go to such effort to enter a building illegally when there are large windows and a door at ground level to provide "easier" access. We concede we are not experts in illegal building entry though.

Item 4

The buildings within 328-336 Angas St (and residences in Angas Court) were originally constructed in 1974 (existing construction drawings available if requested). We guesstimate the residences between 336A and 340 Angas St were constructed in the early 1990's. Both sets of buildings are plain face brick and arguably provide a dated bland façade. Our proposal provides a modern approach to the buildings' frontage using current materials in the same approach as the neighbours on both sides at time of their construction. As the 3rd floor is set back 1.8m from the lower levels, the visual impact of the top floor is reduced to make the lower levels more prominent.

Under External Appearance in Planning Policy PO 1.1 states:

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

The finished building shape, selection of cladding and colours of these materials are of a neutral palate with enough contrast to provide interest between the existing brick buildings and compliment the tree lined streetscape to coincide the policy guidelines.

Our proposal for 336 Angas street is a privately owned dwelling owed by a young family and has been in possession of the current owner and her family since the buildings' initial construction in 1974.

We await your response.

Kind regards,

Gavan O'Connor
Director

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New Homes, Lower Floor Extensions, Upper Storey Extensions, Bathroom Renovations, Upgrade Kitchens

All costs include the following

Free Quotes, Plans, Council Approval, Members at HIA



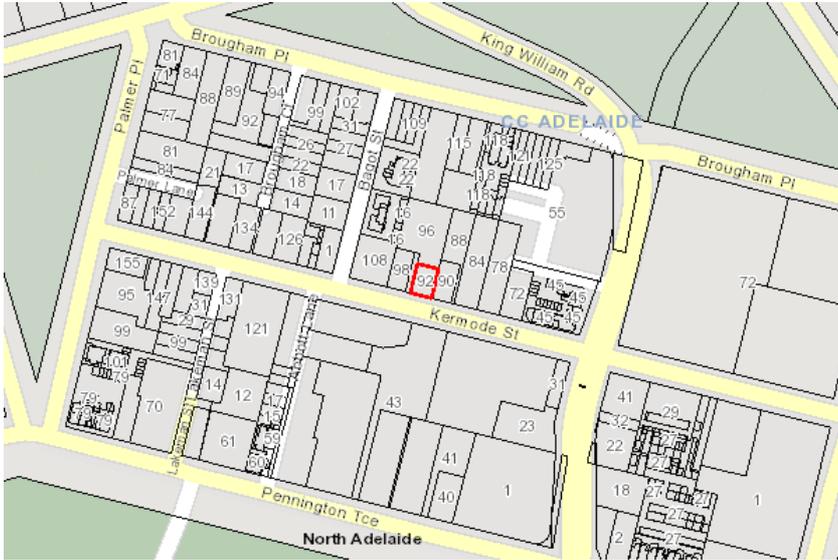
APPENDIX 1– Relevant P&D Code Policies

92-94 KERMODE ST NORTH ADELAIDE SA 5006

Address:

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

Local Variation (TNV)

Minimum Frontage (*Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m*)

Minimum Site Area (*Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Overlay

Airport Building Heights (Regulated) (*All structures over 130 metres AHD*)

Building Near Airfields

Design

Historic Area (*Adel9*)

Heritage Adjacency

Hazards (Flooding - Evidence Required)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Subzone

North Adelaide Low Intensity

Zone

City Living

Development Pathways

■ City Living

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.

- Carport
- Fence and retaining wall structure
- Internal building work

- Outbuilding
- Partial demolition of a building or structure
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool
- Temporary public service depot
- 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.

- Carport
- Land division
- Outbuilding
- 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
- 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.

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

City Living Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Community facility (b) Consulting room (c) Dwelling (d) Educational establishment (e) Office (f) Personal or domestic services establishment (g) Place of worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Supported accommodation.
<p>PO 1.2</p> <p>Non-residential development located and designed to improve community accessibility to services primarily in the form of:</p> <ul style="list-style-type: none"> (a) small-scale commercial uses such as offices, consulting rooms and personal or domestic services establishments (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing (d) open space and recreation facilities (e) expansion of existing hospital and associated facilities. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity, and primarily comprise:</p> <ul style="list-style-type: none"> (a) home-based business activities 	<p>DTS/DPF 1.4</p> <p>A consulting room, office or personal or domestic services establishment (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) comprises a change in the use of an existing building

<p>(b) the reuse and adaption of existing commercial premises</p> <p>(c) new businesses along street frontages with an established mixed use character, particularly the following:</p> <p>(i) within the Medium-High Intensity Subzone and fronting:</p> <ul style="list-style-type: none"> A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street <p>(ii) Tynte Street (west of Bevis Street)</p>	<p>that is lawfully used as a consulting room, office or personal or domestic services establishment (or any combination thereof)</p> <p>(b) is located on the ground floor and associated with a dwelling where at least 50% of the total floor area of the ground floor is used for residential purposes (excluding any garage or carport associated with residential development)</p> <p>(c) it is wholly located on the ground floor of a building and satisfies one of the following:</p> <p>(i) the building is in the Medium-High Intensity Subzone and has a primary street frontage to any of the following:</p> <ul style="list-style-type: none"> A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street <p>(ii) the building has a primary street frontage to Tynte Street (west of Bevis Street).</p>
<p>PO 1.5</p> <p>Development associated with or ancillary to an existing non-residential or institutional activity identified on any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code is contained on a site within a Concept Plan boundary, or any directly adjoining site, to avoid detrimental impact on adjacent residential amenity.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DPF 1.6</p> <p>Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <ul style="list-style-type: none"> (a) where the alterations or additions relate to a facility located within any relevant Concept Plan boundary as contained in Part 12 – Concept Plans of the Planning and Design Code, the alterations or additions are located wholly within the Concept Plan boundary (b) set back at least 3m from any boundary shared with a residential land use (c) building height not exceeding 1 building level (d) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (e) 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.
<p>Built Form and Character</p>	
<p>PO 2.1</p> <p>The number of dwellings is increased in the zone while maintaining residential amenity.</p>	<p>DTS/DPF 2.1</p> <p>The number of dwellings in the zone is increased in accordance with one of the following:</p>

	<ul style="list-style-type: none"> (a) redevelopment of poor quality and underutilised buildings or sites that are in discord with the desired outcomes of the zone and relevant subzone (b) adaptation and conversion of non-residential buildings to residential uses (c) development in upper levels of existing buildings, or by increasing the height of buildings or roof volumes, or on sites behind existing buildings. 		
<p>PO 2.2</p> <p>Development contributes to a predominantly low-rise residential character, except when located in the Medium - High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer and the <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer in the SA planning database or any relevant Concept Plan and positively responds to the local context.</p>	<p>DTS/DPF 2.2</p> <p>Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):</p> <ul style="list-style-type: none"> (a) does not exceed the following building height(s): <table border="1" data-bbox="831 674 1520 752"> <thead> <tr> <th style="text-align: center;">Maximum Building Height (Levels)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Maximum building height is 2 levels</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) is not less than the following building height: <p>In relation to DTS/DPF 2.2, in instances where:</p> <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer, or <i>Minimum Building Height (Levels) Technical and Numeric Variation</i> 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 2.2(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (e) no value is returned for DTS/DPF 2.2(a) (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. (f) no value is returned for DTS/DPF 2.2(b) (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 2.2(b) is met. 	Maximum Building Height (Levels)	Maximum building height is 2 levels
Maximum Building Height (Levels)			
Maximum building height is 2 levels			
<p>PO 2.3</p> <p>New buildings and structures visible from the public realm consistent with:</p> <ul style="list-style-type: none"> (a) the valued streetscape characteristics of the area (b) prevailing built form characteristics, such as floor to ceiling heights, of the area. 	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>		
<p>PO 2.4</p> <p>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>		
<p>PO 2.5</p> <p>Development designed to provide a strong built-form edge to the</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>		

Park Lands and Wellington Square through the regular siting and pattern of buildings addressing the primary street frontage.	
Building Setbacks	
<p>PO 3.1</p> <p>Buildings are set back from primary street boundaries to complement the existing streetscape character.</p>	<p>DTS/DPF 3.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road) (b) where there is only one existing building on adjoining sites which face the same street (including those that would adjoin if not separated by a public road), not less than the setback to the building line of that building or (c) in all other cases, no DTS/DPF is applicable.
<p>PO 3.2</p> <p>Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.</p>	<p>DTS/DPF 3.2</p> <p>Building walls are no closer than 900mm to secondary street boundary.</p>
<p>PO 3.3</p> <p>Buildings setback from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that is consistent with the established streetscape of the locality (b) access to natural light and ventilation to neighbours. 	<p>DTS/DPF 3.3</p> <p>Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.</p>
<p>PO 3.4</p> <p>Buildings are setback from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation. 	<p>DTS/DPF 3.4</p> <p>Building walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 3m for the ground floor level (b) 5m for first floor building level (c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m.
<p>PO 3.5</p> <p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p>	<p>DTS/DPF 3.5</p> <p>For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:</p> <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings (b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (c) when combined with other walls on the boundary, does not exceed 45% (d) is setback at least 3m from any existing or proposed boundary walls.
Site Dimensions and Land Division	
<p>PO 4.1</p> <p>Allotments created for residential purposes that are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.</p>	<p>DTS/DPF 4.1</p> <p>Except on a Catalyst Site in the East Terrace Subzone, development accords with the following:</p>

	<p>(a) site areas (or allotment areas in the case of land division) not less than:</p> <table border="1" data-bbox="833 203 1522 342"> <tr> <th style="text-align: center;">Minimum Site Area</th> </tr> <tr> <td>Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm</td> </tr> </table> <p>(b) site frontages not less than:</p> <table border="1" data-bbox="833 495 1522 633"> <tr> <th style="text-align: center;">Minimum Frontage</th> </tr> <tr> <td>Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m</td> </tr> </table> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) no value is returned for DTS/DPF 4.1(a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Minimum Site Area	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m
Minimum Site Area					
Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm					
Minimum Frontage					
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m					
Car Parking and Access					
<p>PO 5.1</p> <p>Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development, through measures such as:</p> <p>(a) providing access from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity</p> <p>(b) siting any new car parking away from street frontages.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Car parking associated with development on an institutional or college site identified on a concept plan is provided at basement level to minimise the streetscape impact.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
Advertisements					
<p>PO 6.1</p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p>DTS/DPF 6.1</p> <p>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.</p>				
Concept Plans					
<p>PO 7.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.</p>	<p>DTS/DPF 7.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 7.1, in instances where:</p>				

	<ul style="list-style-type: none"> (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 7.1 is met.
<p>Ancillary Buildings and Structures</p>	
<p>PO 8.1</p> <p>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.</p>	<p>DTS/DPF 8.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 30% of the site frontage, or 7m in width or 50% of the site frontage where located in the Medium-High Intensity Subzone or the East Terrace Subzone, 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 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone, unless: <ul style="list-style-type: none"> (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

	<p>boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <ul style="list-style-type: none"> (h) have a wall height or post height not exceeding 3m above natural ground level (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: <table border="1" data-bbox="922 510 1519 965"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (ii) the amount of existing soft landscaping prior to the development occurring. 	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%
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%										
<p>PO 8.2 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.</p>	<p>DTS/DPF 8.2 Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (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. 										

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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
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<p>1. A kind of 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.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) carport (c) community centre (d) dwelling (e) dwelling addition (f) fence (g) outbuilding (h) pre-school (i) recreation area (j) residential flat building (k) retaining wall (l) retirement facility (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) supported accommodation (q) temporary public service depot (r) verandah (s) water tank. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2 2. development on a Catalyst Site that exceeds the maximum building height in City Living DTS/DPF 2.2 that applies to development not on a Catalyst Site 3. development that involves a building wall (or structure) that is proposed to be situated on a boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) personal or domestic services establishment. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy City Living Zone DTS/DPF 1.4 or 2. exceeds the maximum building height specified in City Living Zone DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on a boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).

<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) tree damaging activity. 	<p>None specified.</p>
<p>5. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

North Adelaide Low Intensity Subzone

Assessment Provisions (AP)

Desired Outcome	
DO1	Predominantly low rise low density housing on large allotments in an open landscaped setting.
DO2	An important part of the town plan of Adelaide and the city grid layout, containing large grand dwellings on landscaped grounds.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form and Character	
<p>PO 1.1</p> <p>Buildings sited and designed to complement the low-density or</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

very-low density character of the neighbourhood, in locations where an open landscape setting is the prevailing character.	
Site Coverage	
PO 2.1 Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood, in locations where an open landscaped setting is the prevailing character.	DTS/DPF 2.1 The development does not result in site coverage exceeding 50%.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry

	<ul style="list-style-type: none"> (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</p>

Procedural Matters (PM) - Referrals

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

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

Design Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
<p>PO 1.1</p> <p>Medium to high rise buildings and state significant development demonstrate high quality design.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

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
<p>Except where the development comprises a variation to an application that has previously:</p> <ul style="list-style-type: none"> (a) been referred to the Government Architect or Associate Government Architect or (b) been given development authorisation under the <i>Planning, Design and Infrastructure Act 2016</i> or <i>Development Act 1993</i> <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) development within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$10,000,000 (b) development within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000 (c) development within all other areas of the overlay that involves the erection or construction of a building that exceeds 4 building levels. 	<p>Government Architect or Associate Government Architect</p>	<p>To provide expert design advice to the relevant authority on how the development:</p> <ul style="list-style-type: none"> (a) responds to its surrounding context and contributes to the quality and character of a place (b) contributes to inclusiveness, connectivity, and universal design of the built environment (c) enables buildings and places that are fit for purpose, adaptable and long-lasting (d) adds value by positively contributing to places and communities (e) optimises performance and public benefit (f) supports sustainable and environmentally responsible development. 	<p>Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk 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 1.1	DTS/DPF 1.1

Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 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.	DTS/DPF 2.1 Development does not involve the storage of hazardous materials.

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

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

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

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

<p>PO 2.1</p> <p>Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
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Procedural Matters (PM) - Referrals

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

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

Historic Area Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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All Development	
<p>PO 1.1</p> <p>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Built Form	
<p>PO 2.1</p> <p>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is consistent with the prevailing building and wall heights in the historic area.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development is consistent with the prevailing front and side boundary setback pattern in the historic area.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Materials are either consistent with or complement those within the historic area.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Alterations and additions	
<p>PO 3.1</p> <p>Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.</p>	<p>DTS/DPF 3.1</p> <p>Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.</p>
<p>PO 3.2</p> <p>Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
Ancillary development	
<p>PO 4.1</p> <p>Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 5.1</p> <p>Land division creates allotments that are:</p> <ul style="list-style-type: none"> (a) compatible with the surrounding pattern of subdivision in the historic area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>Context and Streetscape Amenity</p>	
<p>PO 6.1</p> <p>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>Demolition</p>	
<p>PO 7.1</p> <p>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:</p> <ul style="list-style-type: none"> (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Buildings or elements of buildings that do not conform with the</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>

values described in the Historic Area Statement may be demolished.	
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement				
Historic Areas affecting City of Adelaide					
	<p>North Adelaide Cathedral Historic Area Statement (Adel9)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Eras, themes and context</td> <td> 1837 to 1901 - Victorian period. 1920's to 1942 - Inter-war period. Diverse range of nineteenth century predominantly residential architecture with extensive Park Lands frontages. </td> </tr> <tr> <td>Allotments, subdivision and built form patterns</td> <td> Cohesive lines of buildings set behind landscaping. <u>Brougham Court</u> Closely sited dwellings with consistent setbacks. <u>Kermode Street</u> Traditional subdivision pattern to the east of Bagot Street. Existing pattern of development characterised by freestanding buildings within landscaped grounds. <u>Pennington Terrace</u> Considerable siting, set-back, scale and character variation of State Heritage places. <u>King William Road</u> Grand, spacious character of the townscape created by St Peter's Cathedral. <u>Lakeman Street</u> Dwellings sited on the street frontage. </td> </tr> </table>	Eras, themes and context	1837 to 1901 - Victorian period. 1920's to 1942 - Inter-war period. Diverse range of nineteenth century predominantly residential architecture with extensive Park Lands frontages.	Allotments, subdivision and built form patterns	Cohesive lines of buildings set behind landscaping. <u>Brougham Court</u> Closely sited dwellings with consistent setbacks. <u>Kermode Street</u> Traditional subdivision pattern to the east of Bagot Street. Existing pattern of development characterised by freestanding buildings within landscaped grounds. <u>Pennington Terrace</u> Considerable siting, set-back, scale and character variation of State Heritage places. <u>King William Road</u> Grand, spacious character of the townscape created by St Peter's Cathedral. <u>Lakeman Street</u> Dwellings sited on the street frontage.
Eras, themes and context	1837 to 1901 - Victorian period. 1920's to 1942 - Inter-war period. Diverse range of nineteenth century predominantly residential architecture with extensive Park Lands frontages.				
Allotments, subdivision and built form patterns	Cohesive lines of buildings set behind landscaping. <u>Brougham Court</u> Closely sited dwellings with consistent setbacks. <u>Kermode Street</u> Traditional subdivision pattern to the east of Bagot Street. Existing pattern of development characterised by freestanding buildings within landscaped grounds. <u>Pennington Terrace</u> Considerable siting, set-back, scale and character variation of State Heritage places. <u>King William Road</u> Grand, spacious character of the townscape created by St Peter's Cathedral. <u>Lakeman Street</u> Dwellings sited on the street frontage.				

	<p>Architectural styles, detailing and built form features</p>	<p>Victorian housing that is single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex form verandah roof and four panelled doors with fanlights and often sidelights.</p> <p>Inter-War housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.</p> <p>Diverse range of nineteenth century architecture including mansions, detached and semi-detached dwellings and cottages.</p> <p><u>Brougham Place, Palmer Place</u></p> <p>Low scale, Victorian and Inter-war detached dwellings.</p> <p><u>Brougham Court</u></p> <p>Closely sited Victorian semi-detached and detached Local Heritage Places, with consistent set-backs.</p> <p>Strong built form definition at the junction of Brougham Place and Brougham Court.</p> <p><u>Kermode Street</u></p> <p>Victorian and Inter-war housing.</p> <p>Detached residences on individual allotments</p> <p>Semi-detached buildings of local heritage value.</p> <p>Existing pattern of development characterised by freestanding buildings within landscaped grounds.</p> <p>Appearance of single storey detached or semi-detached dwellings or residential flat buildings west of Bagot Street.</p> <p><u>Pennington Terrace</u></p> <p>Victorian and Inter-war housing.</p> <p>State heritage places (including those forming part of St Marks College).</p> <p><u>Lakeman Street</u></p> <p>Victorian housing.</p> <p>Small cottages and other single storey dwellings sited on the street frontage. Two storey development generally set back from the street giving single storey appearance.</p>
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<p>Adel9</p>		<p>Side boundary walling of larger residences with frontages to Pennington Terrace and Kermode Street.</p> <p>Low scale townscape character with two storey building setback.</p> <p><u>King William Road</u></p> <p>Victorian and Inter-war buildings.</p> <p>St Peters Cathedral and Anglican Church Offices, Cathedral Hotel.</p>
	<p>Building height</p>	<p>Low scale.</p> <p><i>Note: Concept Plan.</i></p>
	<p>Materials</p>	<p><u>Victorian Houses</u></p> <p>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.</p> <p>Timber framed windows and doors.</p> <p>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.</p> <p>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.</p> <p><u>Edwardian Houses</u></p> <p>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.</p> <p>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.</p> <p>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.</p> <p>Masonry fencing with cast iron palisade, or timber (picket).</p> <p><u>Inter-War Houses</u></p> <p>Australian-made Wunderlich roof tiles, face brick and rendered masonry.</p> <p>Timber joinery with some use of metal framed windows.</p>
	<p>Fencing</p>	<p>Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.</p>

	<p>Setting, landscaping, streetscape and public realm features</p>	<p>Distinctive topography.</p> <p>Cohesive lines of buildings set behind attractive landscaping.</p> <p>St Peters Cathedral and the grand, spacious character of the townscape. Visual prominence of St Peter’s Anglican Cathedral.</p> <p>Important view of St Peters Cathedral south from Kermode Street.</p> <p>Important view of the north-east elevation of St Peters Cathedral.</p> <p>Open landscaped setting and curtilage to Pennington Terrace.</p> <p>Park Lands.</p> <p>Shelter in the form of balconies and verandahs over footpaths on the south-west corner of King William Road and Kermode Street intersection.</p> <p>Visual prominence of North Adelaide Church of Christ Chapel and Queens Head Hotel, and heritage listed places.</p> <p><u>Lakeman Street</u></p> <p>Intimate character and enclosure of this narrow street.</p> <p><u>King William Road</u></p> <p>St Peters Cathedral and the grand, spacious character of the townscape.</p> <p>Important view of the north-east elevation of the Cathedral.</p> <p>Visual prominence of the sandstone dwelling at the junction of Kermode Street and Palmer Place and the bluestone terrace house at the junction of Kermode Street and Lakeman Street.</p> <p>Intimate character and enclosure of Lakeman Street.</p> <p>Major traffic flows on King William Road and Sir Edwin Smith Avenue and high levels of pedestrian safety and accessibility to adjacent Park Lands and public gardens adjacent the existing public road network.</p>
	<p>Representative Buildings</p>	<p><i>[Not identified]</i></p>

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient 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 <i>Landscape South Australia Act 2019</i>.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>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 <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and</p>

<ul style="list-style-type: none"> (d) industry (e) intensive animal husbandry (f) commerical forestry. 	Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i> .	

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (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 <i>National Parks and Wildlife Act 1972</i> 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 	DTS/DPF 1.2 None are applicable.

<p>local area.</p>	
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <p>(a) tree damaging activity is only undertaken to:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <ul style="list-style-type: none"> (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 <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Ground work affecting trees</p>	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p>

<p>its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>(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.</p>
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Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> (a) includes rainwater tank storage: <ul style="list-style-type: none"> (i) connected to at least: <ul style="list-style-type: none"> 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 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25

	<p>mm diameter slow release orifice at the bottom of the detention component of the tank</p> <p>(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area</p> <p>Table 1: Rainwater Tank</p> <table border="1"> <thead> <tr> <th>Site size (m²)</th> <th>Minimum retention volume (Litres)</th> <th>Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td><200</td> <td>1000</td> <td>1000</td> </tr> <tr> <td>200-400</td> <td>2000</td> <td>Site perviousness <30%: 1000 Site perviousness ≥30%: N/A</td> </tr> <tr> <td>>401</td> <td>4000</td> <td>Site perviousness <35%: 1000 Site perviousness ≥35%: N/A</td> </tr> </tbody> </table>	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
Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)											
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>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 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree	DTS/DPF 1.1 Tree planting is provided in accordance with the following:

canopy.

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)
<p>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.</p>				

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

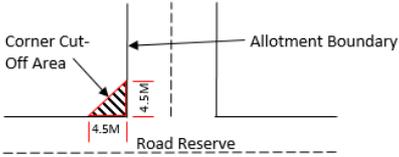
Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
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		Feature
Appearance		
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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. 	
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (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 untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per 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	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.

<p>located to allow for safe and convenient pedestrian access.</p>	
<p>PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2 No advertisement illumination is proposed.</p>
<p>PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.3 Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (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 
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>DTS/DPF 5.5 Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>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.</p>	<p>DTS/DPF 5.6 Advertising:</p> <ul style="list-style-type: none"> (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 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	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.

appropriately set back 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 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	
<p>PO 1.1</p> <p>Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Land-based aquaculture and associated components are located to satisfy all of the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>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.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>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.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
Marine Based Aquaculture	
<p>PO 2.1</p> <p>Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:</p> <ul style="list-style-type: none"> (a) creeks and estuaries (b) wetlands 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

<p>(c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.</p>	
<p>PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 2.3 None are applicable.</p>
<p>PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.</p>
<p>PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.5 None are applicable.</p>
<p>PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6 None are applicable.</p>
<p>PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.7 None are applicable.</p>

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 None are applicable.
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 None are applicable.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i> .	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> .
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 None are applicable.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 None are applicable.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 None are applicable.
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 None are applicable.
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Beverage Production in Rural Areas

Assessment Provisions (AP)

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 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.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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	DTS/DPF 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.	Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built

	<p>environment and positively contributes to the character of the immediate area</p> <p>(b) durable - fit for purpose, adaptable and long lasting</p> <p>(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors</p> <p>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.</p>
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>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.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>

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 is incorporated to: <ul style="list-style-type: none"> (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	DTS/DPF 4.2 None are applicable.

cooling.	
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (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	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>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.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>

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.

<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and Walls</p>	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (in building 3 storeys or less)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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
<p>All Residential development</p>	
<p>Front elevations and passive surveillance</p>	
<p>PO 11.1</p>	<p>DTS/DPF 11.1</p>

<p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (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 2m² facing the primary street.
<p>PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Outlook and amenity</p>	
<p>PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>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.</p>
<p>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.</p>	<p>DTS/DPF 12.2 None are applicable.</p>
<p>Ancillary Development</p>	
<p>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.</p>	<p>DTS/DPF 13.1 Ancillary buildings:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment

	<p>boundary and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1007 958 1520 1485"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>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.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 13.3</p> <p>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</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p>										

sensitive receivers.	<ul style="list-style-type: none"> (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.
Garage appearance	
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (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	
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>
Dwelling additions	
<p>PO 16.1</p> <p>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.</p>	<p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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

	<p>(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:</p> <ul style="list-style-type: none"> 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	
<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
Water Sensitive Design	
<p>PO 18.1</p> <p>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.</p>	<p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (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.
<p>PO 18.2</p> <p>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.</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> (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	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m

	<ul style="list-style-type: none"> (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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
<p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>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.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street</p>

<p>optimise the provision of on-street visitor parking.</p>	<p>frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (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											
<p>PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1 None are applicable.</p>										
Design of Transportable Dwellings											
<p>PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1 Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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											
<p>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.</p>	<p>DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m²</td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m²</td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m²</td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </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
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										
<p>PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2 None are applicable.</p>										
<p>PO 22.3</p>	<p>DTS/DPF 22.3</p>										

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	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	DTS/DPF 24.2

<p>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.</p>	<p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>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.</p>
<p>PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>
<p>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.</p>	<p>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.</p>
<p>PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>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.</p>
<p>Soft Landscaping</p>	
<p>PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>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.</p>
<p>PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.</p>	<p>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).</p>
<p>Site Facilities / Waste Storage</p>	
<p>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.</p>	<p>DTS/DPF 26.1 None are applicable.</p>
<p>PO 26.2 Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 26.2 None are applicable.</p>

<p>PO 26.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	<p>DTS/DPF 26.3</p> <p>None are applicable.</p>
<p>PO 26.4</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 26.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 26.5</p> <p>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.</p>	<p>DTS/DPF 26.5</p> <p>None are applicable.</p>
<p>PO 26.6</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 26.6</p> <p>None are applicable.</p>
Supported accommodation and retirement facilities	
Siting and Configuration	
<p>PO 27.1</p> <p>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.</p>	<p>DTS/DPF 27.1</p> <p>None are applicable.</p>
Movement and Access	
<p>PO 28.1</p> <p>Development is designed to support safe and convenient access and movement for residents by providing:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 28.1</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 29.1</p> <p>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.</p>	<p>DTS/DPF 29.1</p> <p>None are applicable.</p>
<p>PO 29.2</p> <p>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.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>

<p>PO 29.3</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 29.3</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 29.4</p> <p>Communal open space is designed and sited to:</p> <p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p>	<p>DTS/DPF 29.4</p> <p>None are applicable.</p>
<p>PO 29.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 29.5</p> <p>None are applicable.</p>
<p>PO 29.6</p> <p>Communal open space is designed and sited to:</p> <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	<p>DTS/DPF 29.6</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 30.1</p> <p>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.</p>	<p>DTS/DPF 30.1</p> <p>None are applicable.</p>
<p>PO 30.2</p> <p>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.</p>	<p>DTS/DPF 30.2</p> <p>None are applicable.</p>
<p>PO 30.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 28.3</p> <p>None are applicable.</p>
<p>PO 30.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p>	<p>DTS/DPF 30.4</p> <p>None are applicable.</p>
<p>PO 30.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 30.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 30.6</p>	<p>DTS/DPF 30.6</p>

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	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: (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.	DTS/DPF 32.1 None are applicable.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>

Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
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 1	<p>Development is:</p> <ul style="list-style-type: none"> (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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>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</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

public realm.	
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	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (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	
<p>PO 7.1</p>	<p>DTS/DPF 7.1</p>

<p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (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. 	<p>None are applicable.</p>
<p>PO 7.2</p> <p>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.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>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.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</p> <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>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.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
<p>Earthworks and sloping land</p>	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 8.2</p>	<p>DTS/DPF 8.2</p>

<p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (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.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslide or increase the potential for landslide or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (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.
<p>PO 10.2</p>	<p>DTS/DPF 10.2</p>

<p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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
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Site Facilities / Waste Storage (excluding low rise residential development)

<p>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.</p>	<p>DTS/DPF 11.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 11.2 None are applicable.</p>
<p>PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 11.4 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 11.5 None are applicable.</p>

All Development - Medium and High Rise

External Appearance

<p>PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 12.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 12.2 None are applicable.</p>
<p>PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3 None are applicable.</p>

<p>PO 12.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>
<p>PO 12.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
<p>PO 12.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 12.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (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.
<p>PO 12.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (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.
<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 13.1</p> <p>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.</p>	<p>DTS/DPF 13.1</p> <p>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.</p>
<p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation,</p>	<p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in</p>

<p>including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="833 168 1519 705"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m²</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m²</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m²</td> </tr> </tbody> </table> <p>Tree size and site area definitions</p> <table border="1" data-bbox="833 705 1519 1142"> <tbody> <tr> <td>Small tree</td> <td>4-6m mature height and 2-4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and >8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </tbody> </table>	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	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
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<p>PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 13.3 None are applicable.</p>																								
<p>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.</p>	<p>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.</p>																								
<p>Environmental</p>																									
<p>PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p>	<p>DTS/DPF 14.1 None are applicable.</p>																								
<p>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.</p>	<p>DTS/DPF 14.2 None are applicable.</p>																								

<p>PO 14.3</p> <p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 14.3</p> <p>None are applicable.</p>
<p>Car Parking</p>	
<p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (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.
<p>PO 15.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>
<p>Overlooking/Visual Privacy</p>	
<p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 16.1</p> <p>None are applicable.</p>
<p>All residential development</p>	
<p>Front elevations and passive surveillance</p>	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p>

<p>to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<ul style="list-style-type: none"> (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 2m² facing the primary street.
<p>PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Outlook and Amenity</p>	
<p>PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>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.</p>
<p>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.</p>	<p>DTS/DPF 18.2 None are applicable.</p>
<p>Ancillary Development</p>	
<p>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.</p>	<p>DTS/DPF 19.1 Ancillary buildings:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

	<p>and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1007 922 1520 1449"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
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<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 19.3</p> <p>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</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p>										

<p>receivers.</p>	<ul style="list-style-type: none"> (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.
<p>Residential Development - Low Rise</p>	
<p>External appearance</p>	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (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.
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>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:</p> <ul style="list-style-type: none"> (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.
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
<p>Private Open Space</p>	

<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>										
<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>										
<p>Landscaping</p>											
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="919 725 1519 1182"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. 	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%
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%										
<p>Car parking, access and manoeuvrability</p>											
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. 										
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m 										

	<p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</p>
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (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.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street</p>

<p>optimise the provision of on-street visitor parking.</p>	<p>frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (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.
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² 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.
<p>Design of Transportable Buildings</p>	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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.
<p>Residential Development - Medium and High Rise (including serviced apartments)</p>	
<p>Outlook and Visual Privacy</p>	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (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.
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
<p>Private Open Space</p>	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>Residential amenity in multi-level buildings</p>	

<p>PO 28.1</p> <p>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.</p>	<p>DTS/DPF 28.1</p> <p>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.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>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:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>PO 28.5</p> <p>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.</p>	<p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none"> (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.
<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>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.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
<p>Dwelling Configuration</p>	
<p>PO 29.1</p>	<p>DTS/DPF 29.1</p>

<p>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.</p>	<p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. 										
<p>PO 29.2</p> <p>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.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>										
<p>Common Areas</p>											
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (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. 										
<p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p>											
<p>Amenity</p>											
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 1355 1520 1912"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </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
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<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>										
<p>PO 31.3</p>	<p>DTS/DPF 31.3</p>										

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	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.

<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (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.
<p>PO 33.4</p> <p>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.</p>	<p>DTS/DPF 33.4</p> <p>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.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>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.</p>
<p>Soft landscaping</p>	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 34.1</p> <p>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.</p>
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> (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).
<p>Site Facilities / Waste Storage</p>	
<p>PO 35.1</p> <p>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.</p>	<p>DTS/DPF 35.1</p> <p>None are applicable.</p>
<p>PO 35.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 35.2</p> <p>None are applicable.</p>
<p>PO 35.3</p>	<p>DTS/DPF 35.3</p>

<p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <p>(a) located away, or screened, from public view, and</p> <p>(b) conveniently located in proximity to dwellings and the waste collection point.</p>	<p>None are applicable.</p>
<p>PO 35.4</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 35.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 35.5</p> <p>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.</p>	<p>DTS/DPF 35.5</p> <p>None are applicable.</p>
<p>PO 35.6</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 35.6</p> <p>None are applicable.</p>
<p>Water sensitive urban design</p>	
<p>PO 36.1</p> <p>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.</p>	<p>DTS/DPF 36.1</p> <p>None are applicable.</p>
<p>PO 36.2</p> <p>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.</p>	<p>DTS/DPF 36.2</p> <p>None are applicable.</p>
<p>Supported Accommodation and retirement facilities</p>	
<p>Siting, Configuration and Design</p>	
<p>PO 37.1</p> <p>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.</p>	<p>DTS/DPF 37.1</p> <p>None are applicable.</p>
<p>PO 37.2</p> <p>Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.</p>	<p>DTS/DPF 37.2</p> <p>None are applicable.</p>
<p>Movement and Access</p>	
<p>PO 38.1</p> <p>Development is designed to support safe and convenient access and movement for residents by providing:</p>	<p>DTS/DPF 38.1</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> (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. 	
Communal Open Space	
<p>PO 39.1</p> <p>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.</p>	<p>DTS/DPF 39.1</p> <p>None are applicable.</p>
<p>PO 39.2</p> <p>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.</p>	<p>DTS/DPF 39.2</p> <p>None are applicable.</p>
<p>PO 39.3</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 39.3</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 39.4</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 39.4</p> <p>None are applicable.</p>
<p>PO 39.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 39.5</p> <p>None are applicable.</p>
<p>PO 39.6</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 39.6</p> <p>None are applicable.</p>
Site Facilities / Waste Storage	
<p>PO 40.1</p> <p>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.</p>	<p>DTS/DPF 40.1</p> <p>None are applicable.</p>
<p>PO 40.2</p> <p>Provision is made for suitable mailbox facilities close to the</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>

major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	
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	
<p>PO 42.1</p> <p>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.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>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.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 43.1</p> <p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>
Laneway Development	
Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (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 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

<p>stormwater management systems)</p> <p>(d) safety of pedestrians or vehicle movement is maintained</p> <p>(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.</p>	
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Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m 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 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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 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.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
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: <ul style="list-style-type: none"> (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	DTS/DPF 3.1

<p>Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.</p>	<p>Commercial forestry plantations provide:</p> <ul style="list-style-type: none"> (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.
<p>PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2 Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none"> (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

<p>PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>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:</p> <table border="1" data-bbox="831 1095 1519 1798"> <thead> <tr> <th data-bbox="831 1095 1099 1285">Voltage of transmission line</th> <th data-bbox="1099 1095 1230 1285">Tower or Pole</th> <th data-bbox="1230 1095 1519 1285">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1285 1099 1373">500 kV</td> <td data-bbox="1099 1285 1230 1373">Tower</td> <td data-bbox="1230 1285 1519 1373">38m</td> </tr> <tr> <td data-bbox="831 1373 1099 1460">275 kV</td> <td data-bbox="1099 1373 1230 1460">Tower</td> <td data-bbox="1230 1373 1519 1460">25m</td> </tr> <tr> <td data-bbox="831 1460 1099 1547">132 kV</td> <td data-bbox="1099 1460 1230 1547">Tower</td> <td data-bbox="1230 1460 1519 1547">30m</td> </tr> <tr> <td data-bbox="831 1547 1099 1635">132 kV</td> <td data-bbox="1099 1547 1230 1635">Pole</td> <td data-bbox="1230 1547 1519 1635">20m</td> </tr> <tr> <td data-bbox="831 1635 1099 1722">66 kV</td> <td data-bbox="1099 1635 1230 1722">Pole</td> <td data-bbox="1230 1635 1519 1722">20m</td> </tr> <tr> <td data-bbox="831 1722 1099 1798">Less than 66 kV</td> <td data-bbox="1099 1722 1230 1798">Pole</td> <td data-bbox="1230 1722 1519 1798">20m</td> </tr> </tbody> </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
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Housing Renewal

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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: <ul style="list-style-type: none"> (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 close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not 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	
<p>PO 5.1</p> <p>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p>	<p>DTS/DPF 5.1</p> <p>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):</p> <ul style="list-style-type: none"> (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: <ul style="list-style-type: none"> (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.
<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>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.</p>
Side Boundary Setback	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Boundary Setback	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>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:</p>

	<ul style="list-style-type: none"> (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.
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (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 2m² facing the primary street
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Outlook and amenity</p>	
<p>PO 9.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>
<p>PO 9.2</p> <p>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.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>Private Open Space</p>	

<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="829 250 1520 1205"> <thead> <tr> <th data-bbox="829 250 1034 405">Dwelling Type</th> <th data-bbox="1034 250 1262 405">Dwelling / Site Configuration</th> <th data-bbox="1262 250 1520 405">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="829 405 1034 725">Dwelling (at ground level)</td> <td data-bbox="1034 405 1262 725"></td> <td data-bbox="1262 405 1520 725"> Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m </td> </tr> <tr> <td data-bbox="829 725 1034 1205" rowspan="4">Dwelling (above ground level)</td> <td data-bbox="1034 725 1262 842">Studio</td> <td data-bbox="1262 725 1520 842">4m² / minimum dimension 1.8m</td> </tr> <tr> <td data-bbox="1034 842 1262 965">One bedroom dwelling</td> <td data-bbox="1262 842 1520 965">8m² / minimum dimension 2.1m</td> </tr> <tr> <td data-bbox="1034 965 1262 1088">Two bedroom dwelling</td> <td data-bbox="1262 965 1520 1088">11 m² / minimum dimension 2.4m</td> </tr> <tr> <td data-bbox="1034 1088 1262 1205">Three + bedroom dwelling</td> <td data-bbox="1262 1088 1520 1205">15 m² / minimum dimension 2.6m</td> </tr> </tbody> </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	One bedroom dwelling	8m ² / minimum dimension 2.1m	Two bedroom dwelling	11 m ² / minimum dimension 2.4m	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
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<p>PO 10.2</p> <p>Private open space positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 10.2</p> <p>At least 50% of the required area of private open space is accessible from a habitable room.</p>															
<p>PO 10.3</p> <p>Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>															
<p>Visual privacy</p>																
<p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (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 															

	<p>window less than 1.5m above the finished floor.</p>										
<p>PO 11.2</p> <p>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 										
<p>Landscaping</p>											
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="text-align: left;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of land between the road boundary and the building line. 	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%	<200	15%	200-450	20%	>450	25%
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<p>Water Sensitive Design</p>											
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										
<p>Car Parking</p>											
<p>PO 14.1</p>	<p>DTS/DPF 14.1</p>										

<p>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.</p>	<p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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.
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>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.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
<p>Overshadowing</p>	
<p>PO 15.1</p> <p>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.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
<p>Waste</p>	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² 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 from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least

	6.2m wide along the boundary of the allotment / site.
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: <ol style="list-style-type: none"> 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: <ol style="list-style-type: none"> (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 17.6 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: <ol style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
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: <ol style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or

	<ul style="list-style-type: none"> (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> (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 <i>South Australian Public Health Act 2011</i> (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 <i>Electricity Act 1996</i>.
Site contamination	
<p>PO 21.1</p> <p>Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (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 <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that <ul style="list-style-type: none"> A. <u>site contamination</u> 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 <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> 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 <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as

	demonstrated in a site contamination declaration form).
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Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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 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: <ul style="list-style-type: none"> (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. 	DTS/DPF 2.1 None are applicable.

<p>PO 2.2</p> <p>Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>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.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>Rehabilitation</p>	
<p>PO 3.1</p> <p>Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Hazard Management</p>	
<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>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.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Electricity Infrastructure and Battery Storage Facilities</p>	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation (ii) where there is minimal interference or 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

<p>disturbance to existing native vegetation or biodiversity</p> <p>(b) grouping utility buildings and structures with non-residential development, where practicable.</p>	
<p>PO 5.2</p> <p>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.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>Telecommunication Facilities</p>	
<p>PO 6.1</p> <p>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.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <p>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</p> <p>or all of the following:</p> <p>(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</p> <p>(c) using materials and finishes that complement the environment</p> <p>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>Renewable Energy Facilities</p>	

<p>PO 7.1</p> <p>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.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>Renewable Energy Facilities (Wind Farm)</p>	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <ul style="list-style-type: none"> (a) set back at least 2000m from the base of a turbine to any of the following zones: <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <ul style="list-style-type: none"> (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Renewable Energy Facilities (Solar Power)</p>	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>

<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																																			
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="730 730 1520 1626"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th> </tr> </thead> <tbody> <tr> <td>50MW></td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW<50MW</td> <td>16ha-<80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW<10MW</td> <td>8ha to <16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW<5MW</td> <td>1.6ha to <8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> <tr> <td>100kW<1MW</td> <td>0.5ha<1.6ha</td> <td>10m</td> <td>500m</td> <td>100m</td> </tr> <tr> <td><100kW</td> <td><0.5ha</td> <td>5m</td> <td>500m</td> <td>25m</td> </tr> </tbody> </table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>	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
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<p>PO 9.4</p> <p>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.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>																																			

Hydropower / Pumped Hydropower Facilities	
<p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p> <p>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.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>PO 10.3</p> <p>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.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>
Water Supply	
<p>PO 11.1</p> <p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1</p> <p>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.</p>
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (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, 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (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.

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 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.

<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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 sensitive receivers in other ownership in terms of noise and air emissions.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>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.</p>	<p>DTS/DPF 1.4</p> <p>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.</p>
<p>PO 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.</p>	<p>DTS/DPF 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.</p>
<p>Waste</p>	
<p>PO 2.1</p> <p>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:</p> <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>Soil and Water Protection</p>	
<p>PO 3.1</p> <p>To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.1</p> <p>Intensive animal husbandry operations are set back:</p> <ul style="list-style-type: none"> (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.
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
General Land Use Compatibility									
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.								
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.								
Hours of Operation									
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	DTS/DPF 2.1 Development operating within the following hours: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">Class of Development</th> <th style="text-align: center;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td style="text-align: center;">Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td style="text-align: center;">Shop, other than any one or combination of the following:</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following:	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
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	<ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	
Overshadowing		
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> 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. 	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>	
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <ul style="list-style-type: none"> 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. 	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <ul style="list-style-type: none"> a. for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> 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. 	
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>	
<p>PO 3.4</p> <p>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.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>	
Activities Generating Noise or Vibration		
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>	

lawfully approved sensitive receivers).					
<p>PO 4.2</p> <p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>				
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (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. 				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="829 1870 1484 2128"> <thead> <tr> <th data-bbox="829 1870 1093 1960">Assessment location</th> <th data-bbox="1093 1870 1484 1960">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="829 1960 1093 2128">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1093 1960 1484 2128">Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT10,15 <</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 <
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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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		DTS/DPF 9.1	

<p>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.</p>	<p>None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 9.2 None are applicable.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> (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.
<p>PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of</p>	<p>DTS/DPF 9.6 None are applicable.</p>

spray drift and other impacts associated with agricultural and horticultural activities.	
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 <i>Mining Act 1971</i> .

Land Division

Assessment Provisions (AP)

Desired Outcome	
DO 1	Land division: <ul style="list-style-type: none"> (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 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): <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> 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 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 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	DTS/DPF 3.3

Land division does not impede access to publicly owned open space and/or recreation facilities.	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 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 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 residential 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 non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of	DTS/DPF 10.2 None are applicable.

stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	
PO 10.3 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 10.3 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 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	DTS/DPF 1.4

Commercial shipping lanes are not impaired by marinas and on-water structures.	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 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 opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
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	DTS/DPF 5.6

<p>Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.</p>	<p>None are applicable.</p>
<p>Signage</p>	
<p>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.</p>	<p>DTS/DPF 6.1 None are applicable.</p>
<p>Buildings and Structures</p>	
<p>PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.</p>	<p>DTS/DPF 7.1 None are applicable.</p>
<p>PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.</p>	<p>DTS/DPF 7.2 None are applicable.</p>
<p>PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.</p>	<p>DTS/DPF 7.3 None are applicable.</p>
<p>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.</p>	<p>Landscaping</p>
<p>PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.</p>	<p>DTS/DPF 8.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 8.2 None are applicable.</p>
<p>PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.</p>	<p>DTS/DPF 8.3 None are applicable.</p>
<p>PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.</p>	<p>DTS/DPF 8.4 None are applicable.</p>
<p>DTS/DPF 7.4 None are applicable.</p>	

Out of Activity Centre Development

Assessment Provisions (AP)

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved 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. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Resource Extraction

Assessment Provisions (AP)

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	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.	DTS/DPF 1.1	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 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

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	DTS/DPF 1.1	Development satisfies (a), (b), (c) or (d):

<p>sensitive use.</p>	<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> 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).
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Tourism Development

Assessment Provisions (AP)

<h2 style="text-align: center;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.</p>

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

<h2 style="text-align: center;">Performance Outcome</h2>	<h2 style="text-align: center;">Deemed-to-Satisfy Criteria /</h2>
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		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 fencing.	DTS/DPF 2.2	None are applicable.
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,	DTS/DPF 3.1	None are applicable.

wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	
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 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	DTS/DPF 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.	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.

<p>PO 3.4</p> <p>Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>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.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (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.
<p>PO 3.6</p> <p>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).</p>	<p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>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:</p> <ul style="list-style-type: none"> (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.
<p>PO 3.8</p> <p>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.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>

<p>activity areas occurs within the site without the need to use public roads.</p>	
<p>Access for People with Disabilities</p>	
<p>PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
<p>Vehicle Parking Rates</p>	
<p>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:</p> <ul style="list-style-type: none"> (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. 	<p>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:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
<p>Vehicle Parking Areas</p>	
<p>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.</p>	<p>DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>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.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 6.3 None are applicable.</p>
<p>PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 6.5 None are applicable.</p>
<p>PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.</p>

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 and promotes low speed vehicle movement.	DTS/DPF 8.2 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:

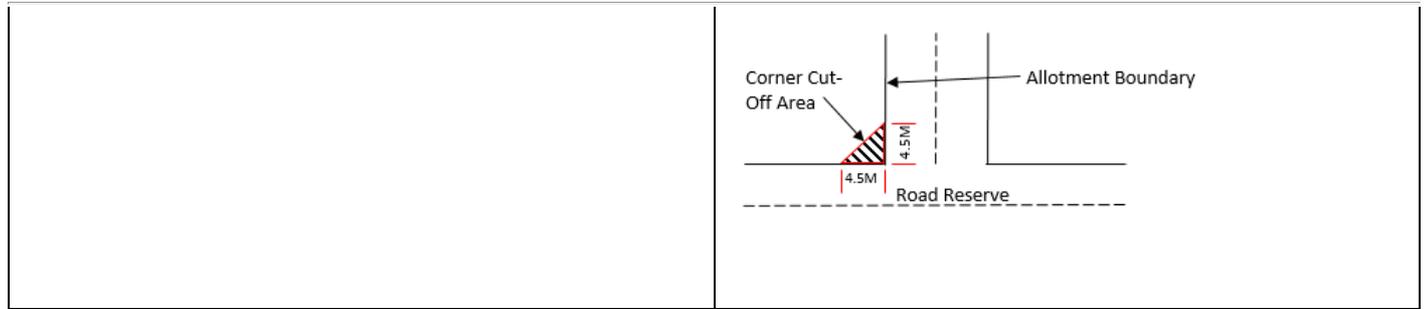


Table 1 - General Off-Street Car Parking Requirements

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 village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
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 park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.

Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² 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 100m ² 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 100m ² 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 100m ² 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	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² 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 100m ² of total floor area for a Fitness Centre 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² 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 100m ² 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 subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
<p>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.</p>			
Development generally			
All classes of development	No minimum.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p>

			Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
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 Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
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 Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
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	None specified.	City Living 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

	visitor parking.		
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Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p>(i) City of Burnside</p> <p>(ii) City of Marion</p> <p>(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

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 bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	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.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for

	visitors.
Licensed Premises	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.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
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.
Residential component of a multi-storey 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 space for every 10 dwellings for visitors.
Shop	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.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms 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	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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: <ul style="list-style-type: none"> (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.

<p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p>	<p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p>
<p>Amenity</p>	
<p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>Access</p>	
<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Suitable access for emergency vehicles is provided to and within waste treatment or management sites.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>Fencing and Security</p>	
<p>PO 5.1</p> <p>Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.</p>	<p>DTS/DPF 5.1</p> <p>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.</p>
<p>Landfill</p>	
<p>PO 6.1</p> <p>Landfill gas emissions are managed in an environmentally</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>

acceptable manner.	
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 receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
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

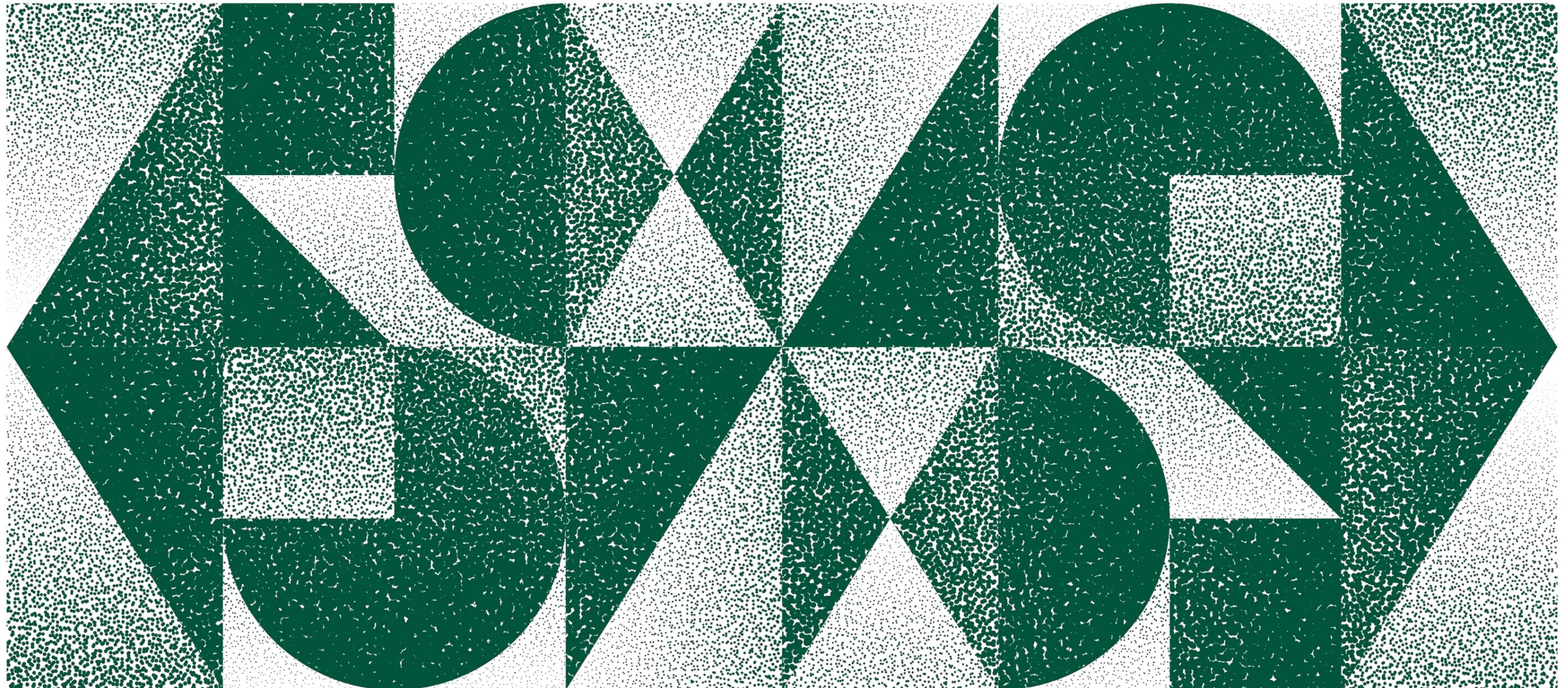
Assessment Provisions (AP)

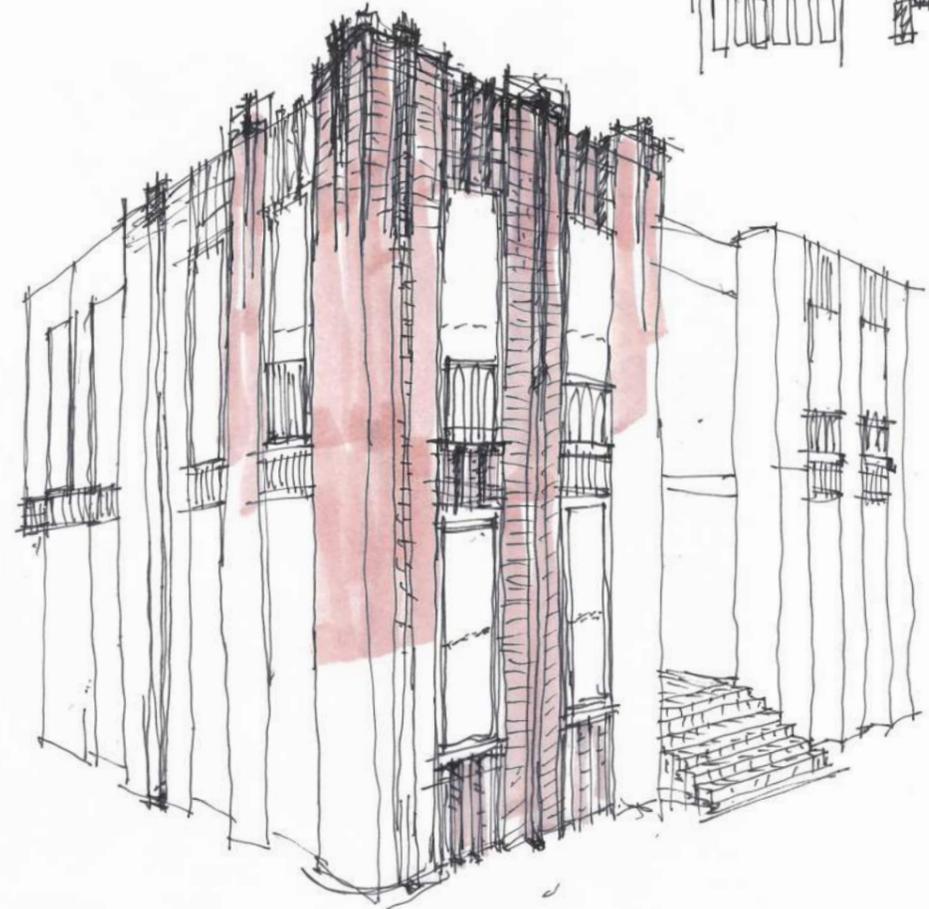
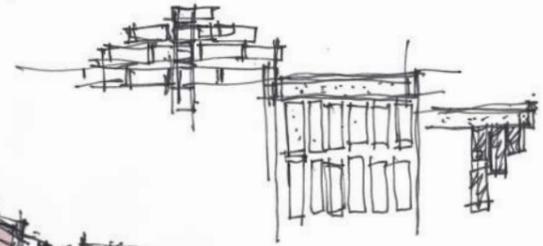
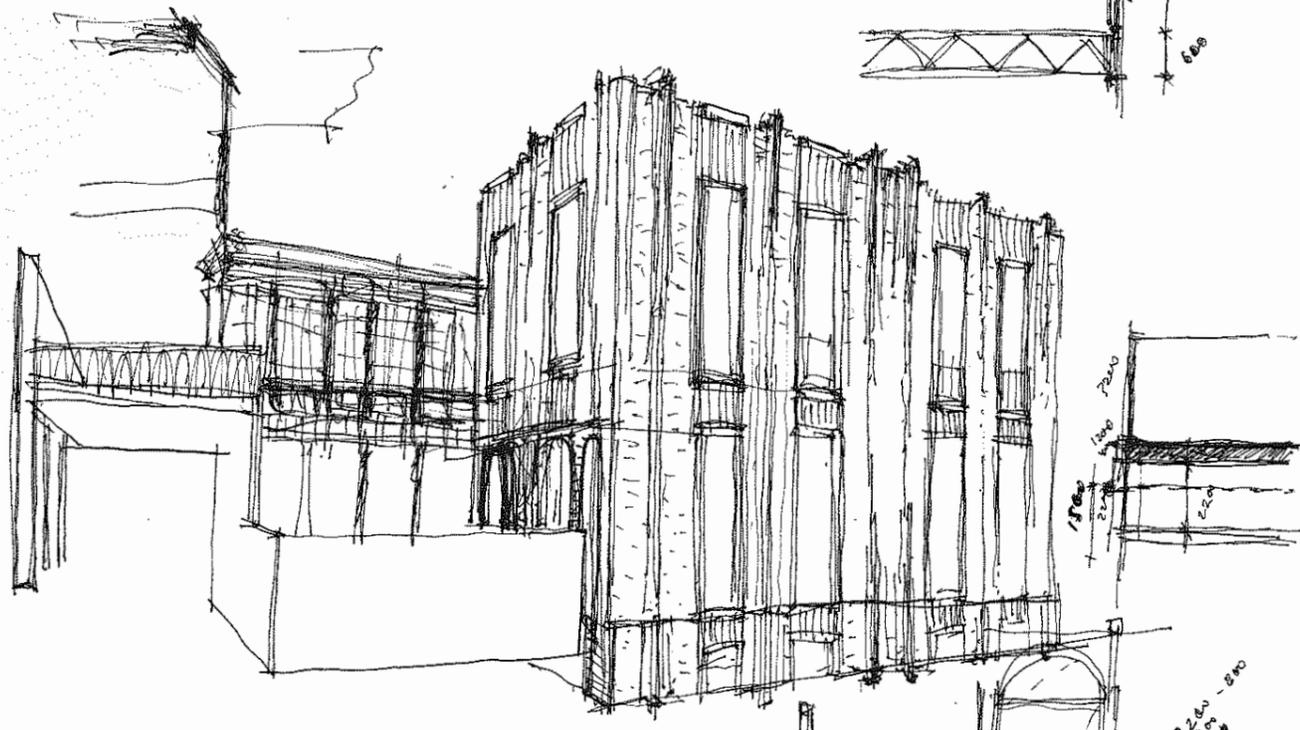
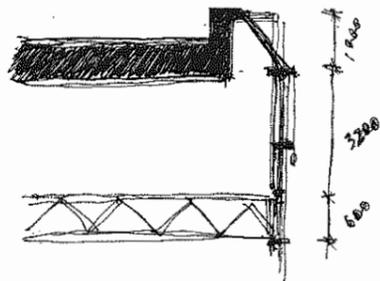
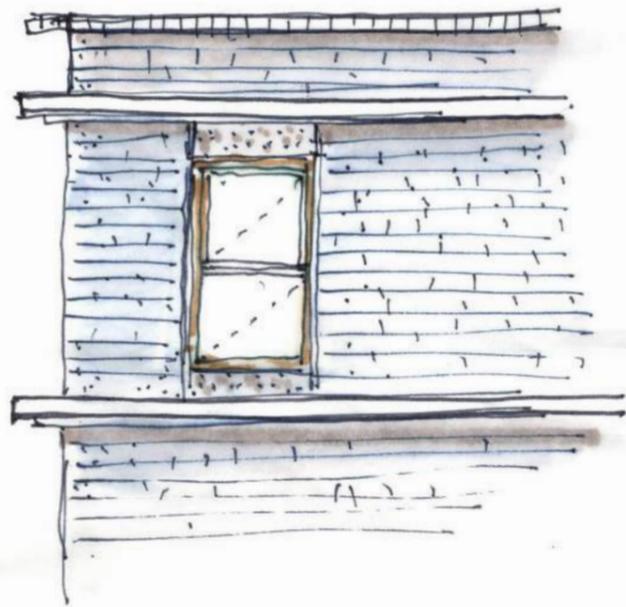
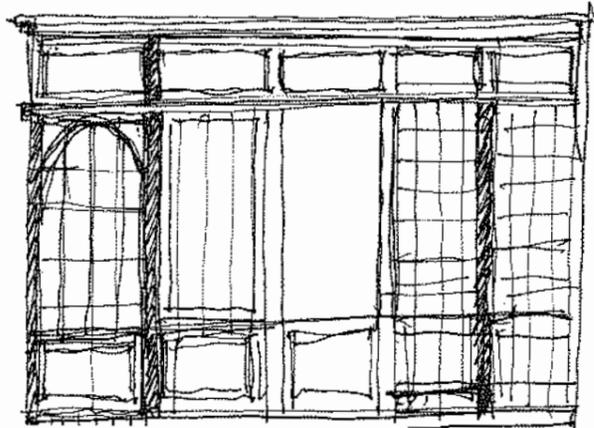
Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

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.

ATTACHMENT 1

Application Documents





archaea

savva residence | 92 kermode street, north adelaide

project no.

client

date

concept sketches

21-001

john savva

23.02.2022



archaea

savva residence | 92 kermode street, north adelaide

project no.

client

date

precedents

21-001

john savva

23.02.2022



1.2	02.03.22	amended layouts
1.1	04.11.21	amended landscaping
1.0	27.08.21	issued for DPC

rev date description

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locality

nts

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dwg no.

revision

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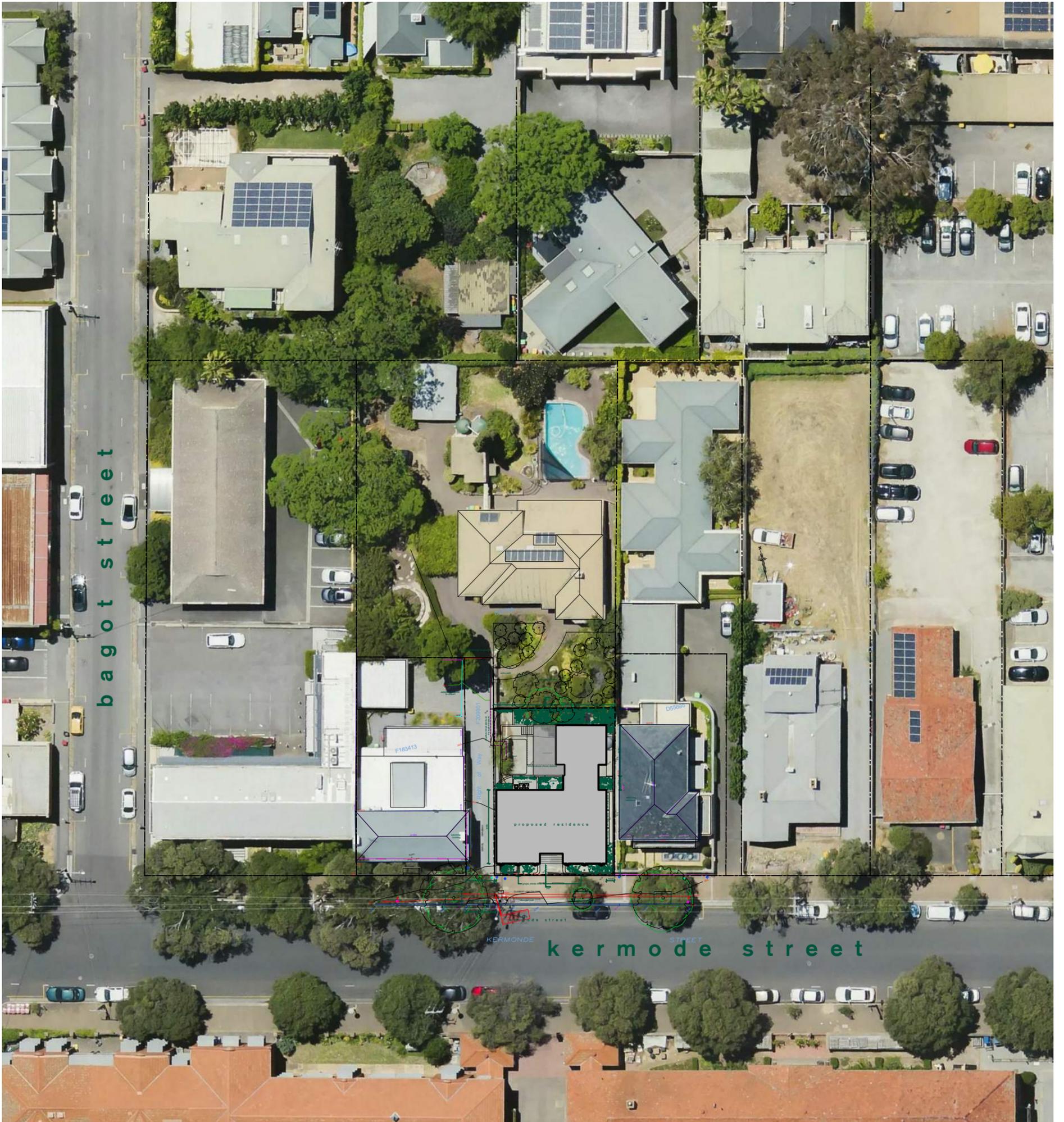
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P00

1.2

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- 1.2 02.03.22 amended layouts
- 1.1 04.11.21 amended landscaping
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existing site

1:500 @ A3

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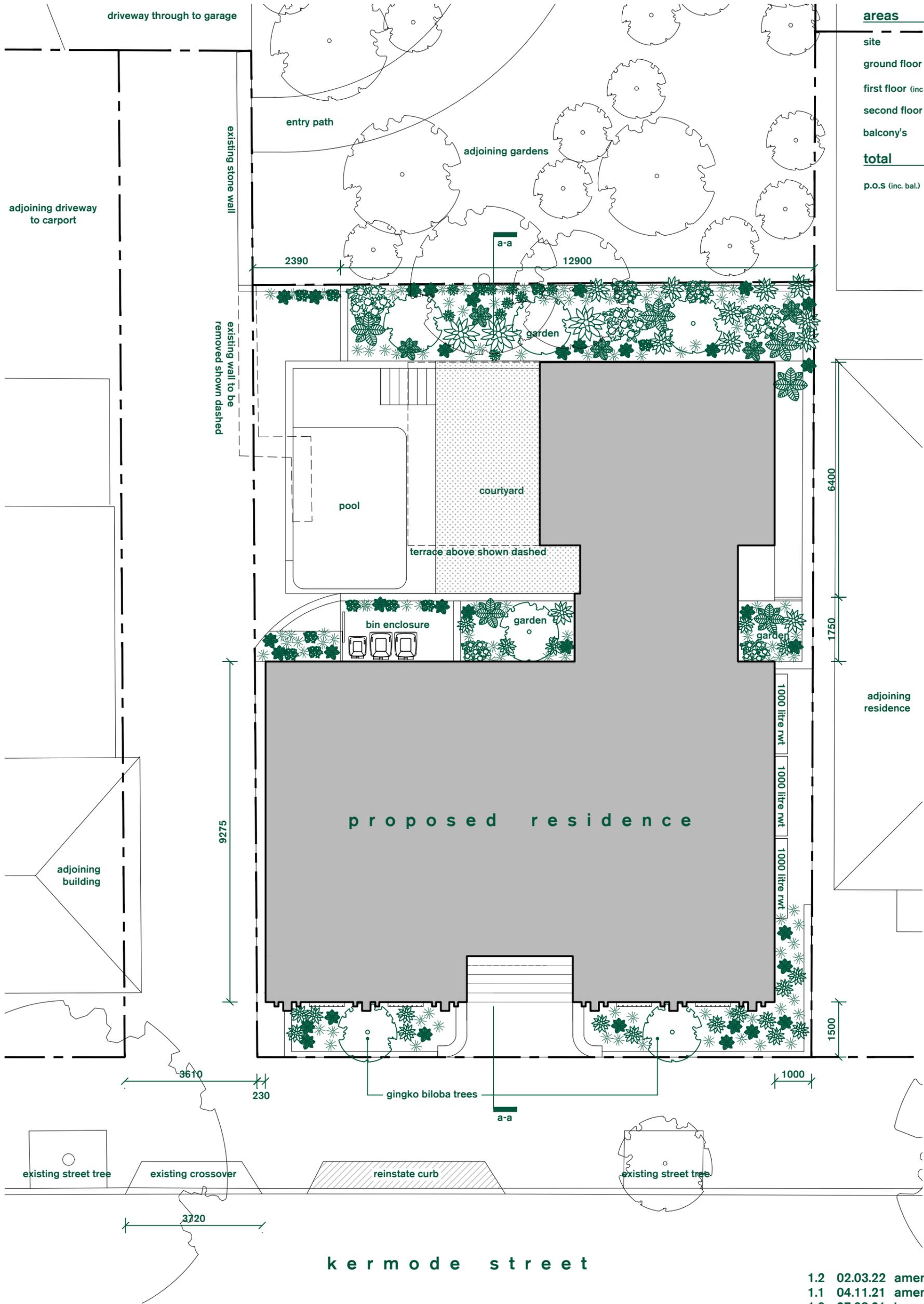
savva residence
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areas	
site	320 m ²
ground floor (ex garage)	106m ²
first floor (inc stair)	160 m ²
second floor (ex. stair)	170 m ²
balcony's	22 m ²
total	436 m²
p.o.s (inc. bal.)	116m ²

rev	date	description
1.2	02.03.22	amended layouts
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site plan

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P02

revision

1.2

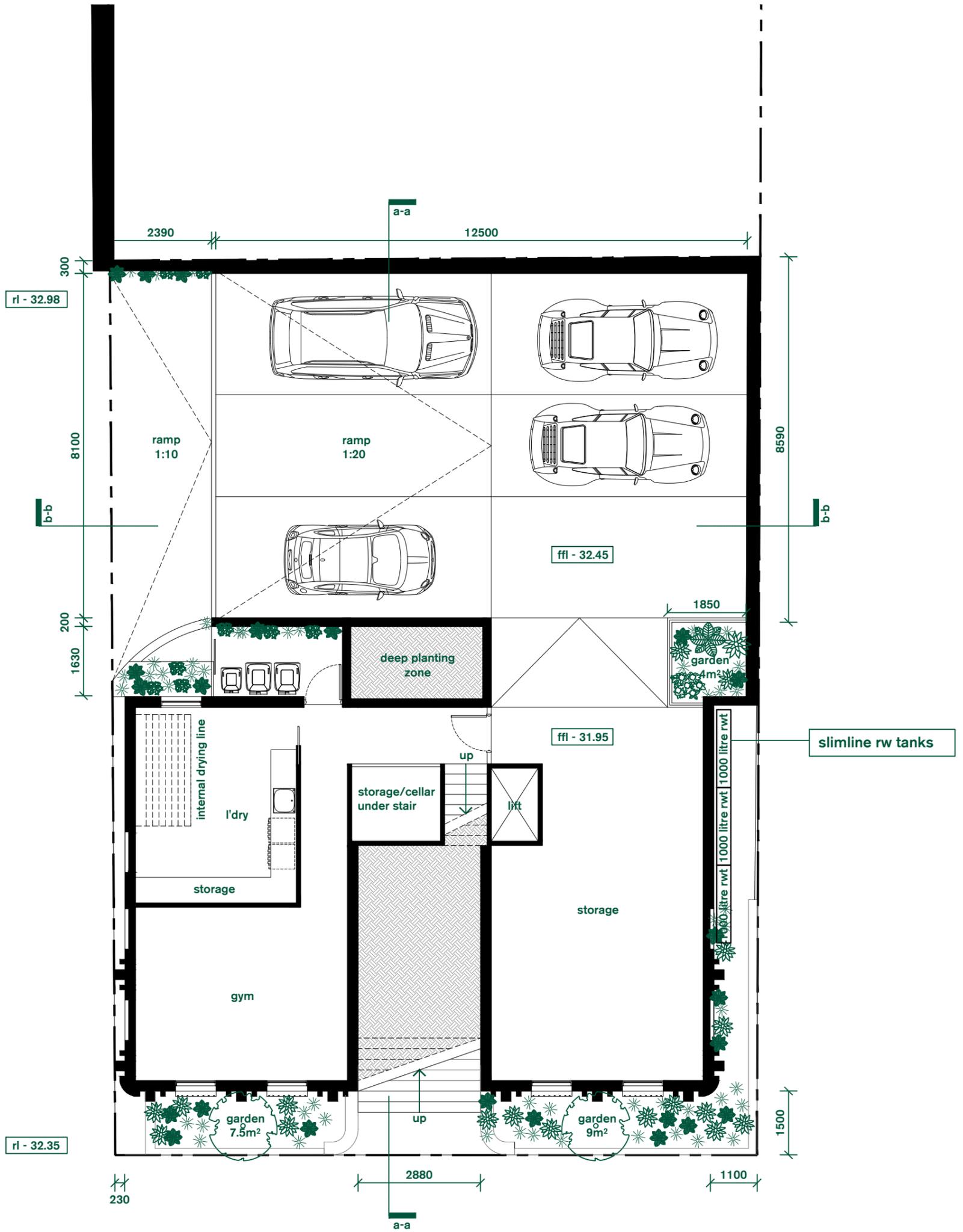
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1.2	02.03.22	amended layouts
1.1	04.11.21	amended landscaping
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ground
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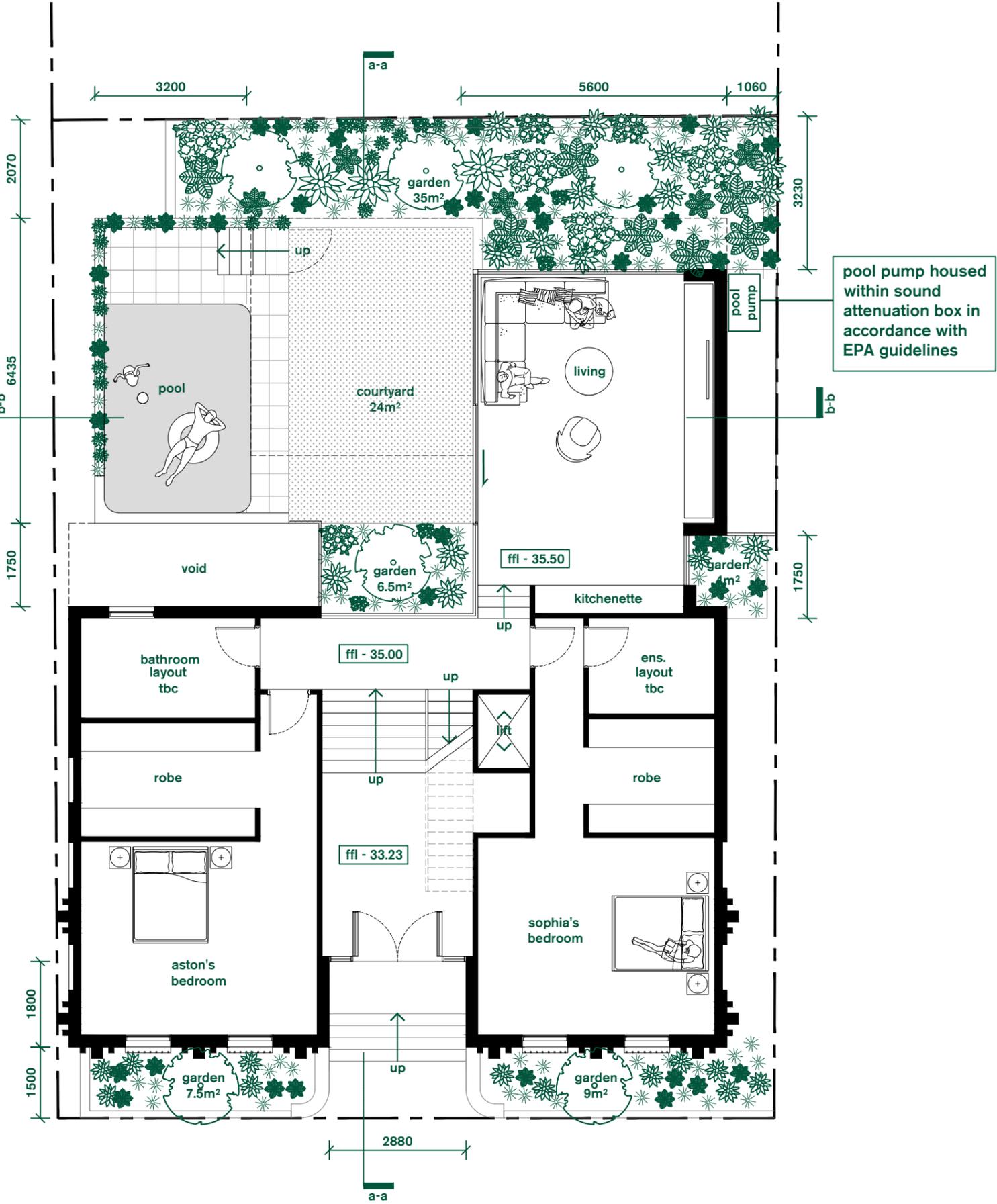
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1.2	02.03.22	amended plans
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first floor

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dwg no.

P04

revision

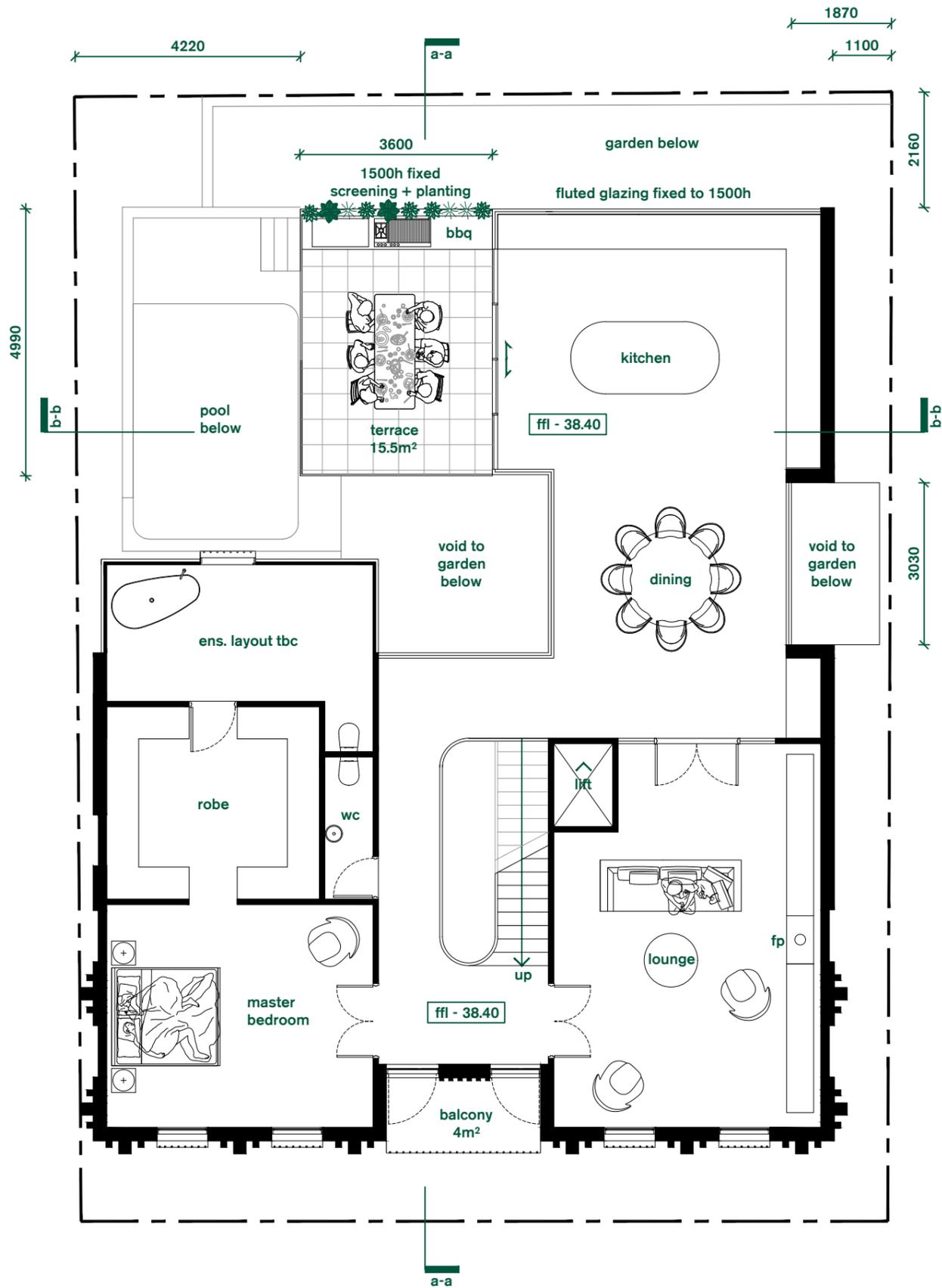
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- 1.2 02.03.22 amended layouts
- 1.1 04.11.21 amended landscaping
- 1.0 27.08.21 issued for DPC

rev	date	description
1.2	02.03.22	amended layouts
1.1	04.11.21	amended landscaping
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second floor

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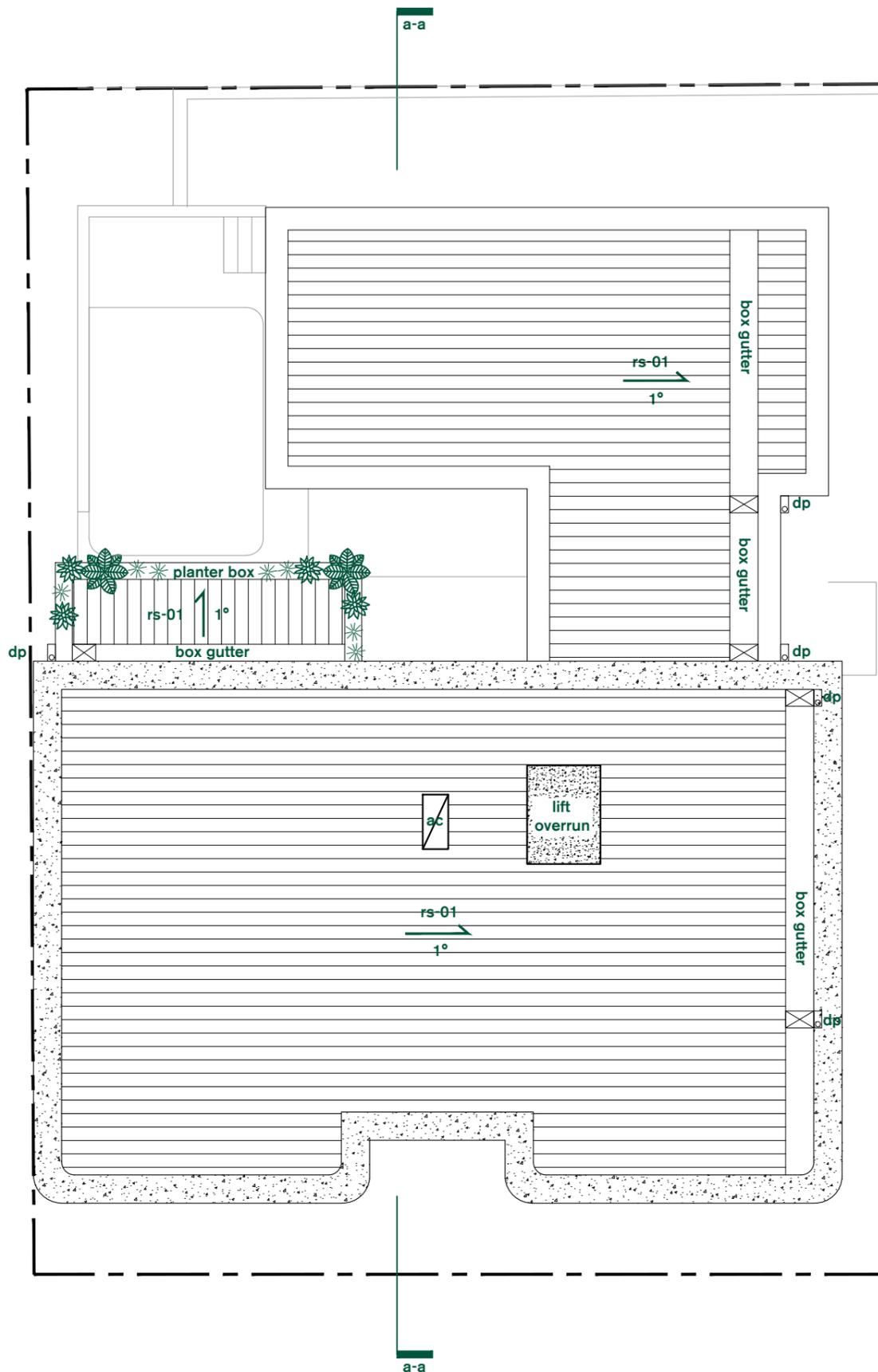
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roof plan

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P06

revision

1.2

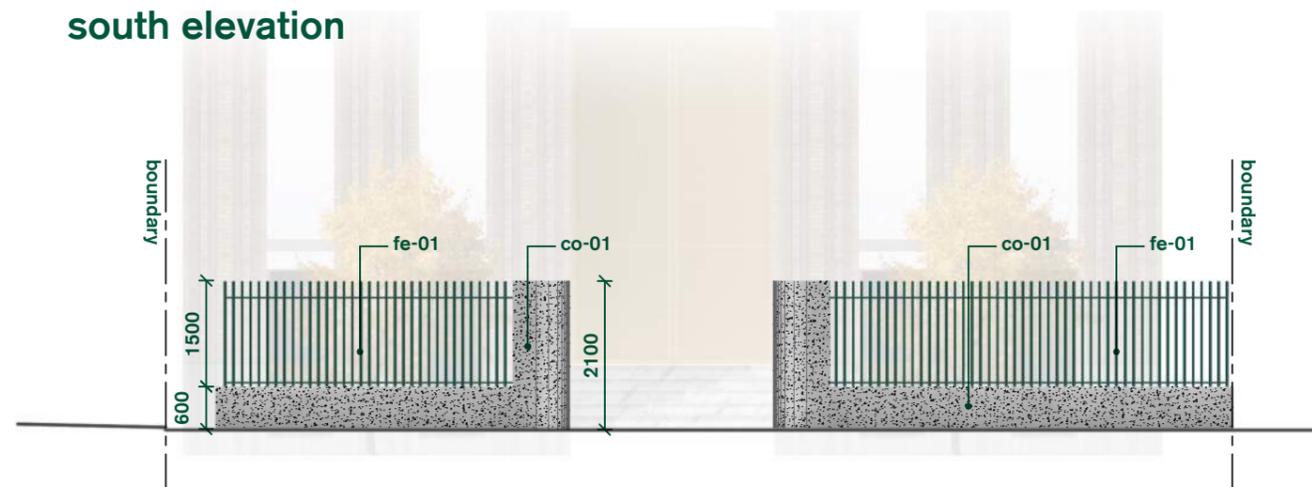
date

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south elevation



fence elevation

legend

re-01	textured render
br-01	brick - brickworks 'simmental silver'
al-01	aluminium cladding - powdercoat satin brass
st-01	steel - satin brass powdercoat finish
st-02	steel tension cables
co-01	off-form concrete
ma-01	marble entry steps
fe-01	powdercoated steel fence - dark green
rs-01	revklip roof sheeting - zincalume
cg	clear glazing
fg	fluted glass

1.2	02.03.22	amended layouts
1.1	04.11.21	amended landscaping
1.0	27.08.21	issued for DPC

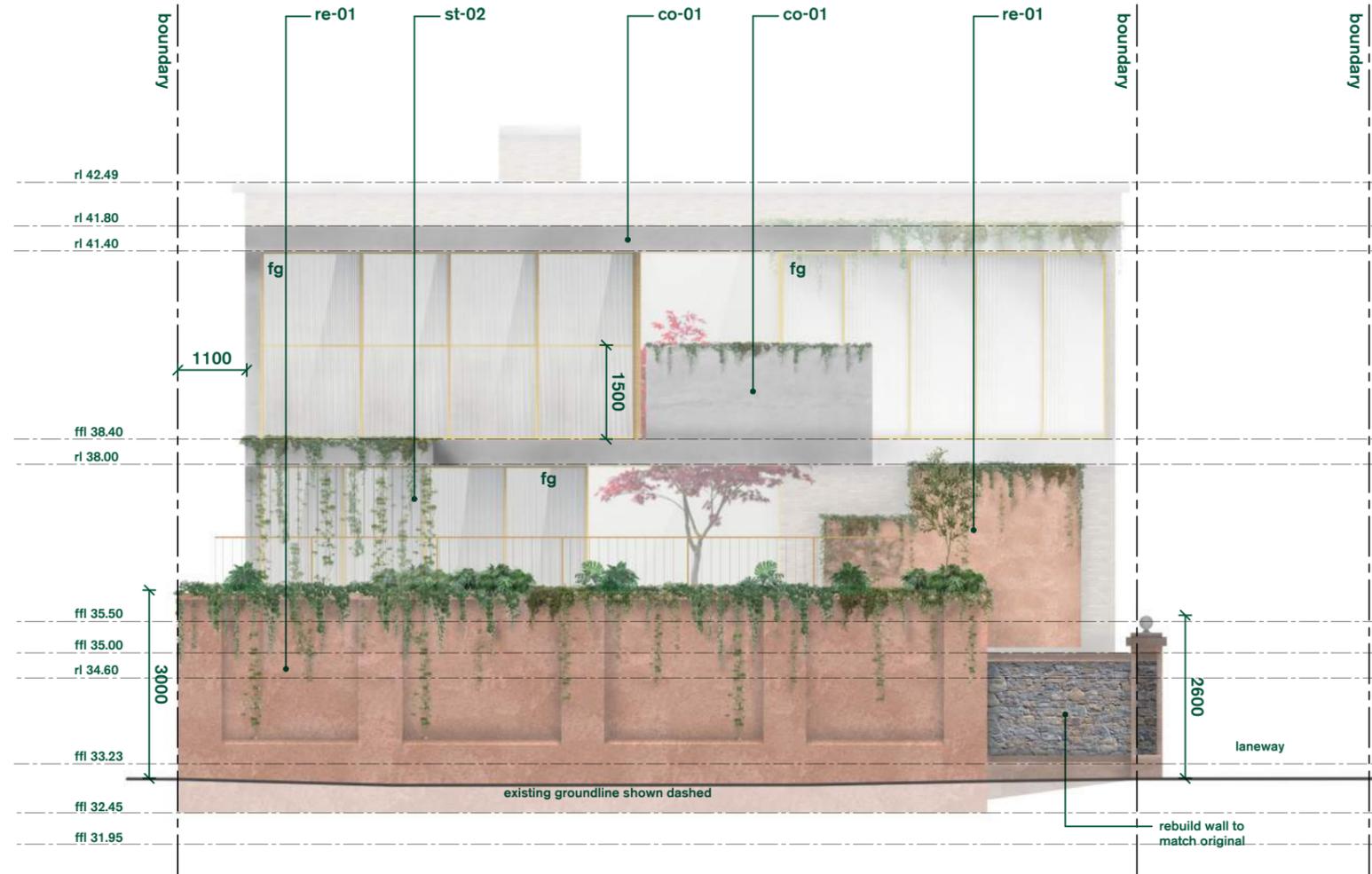
rev	date	description
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project no.	dwg no.	revision	date
21-001	P07	1.2	mar 2022

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legend

re-01	textured render
br-01	brick - brickworks 'simmentel silver'
al-01	aluminium cladding - powdercoat satin brass
st-01	steel - satin brass powdercoat finish
st-02	steel tension cables
co-01	off-form concrete
ma-01	marble entry steps
fe-01	powdercoated steel fence - dark green
rs-01	revklip roof sheeting - zincalume
<hr/>	
cg	clear glazing
fg	fluted glass



north elevation

1.2	02.03.22	amended layouts
1.1	04.11.21	amended landscaping
1.0	27.08.21	issued for DPC

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client

john sava

project

sava residence
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north adelaide

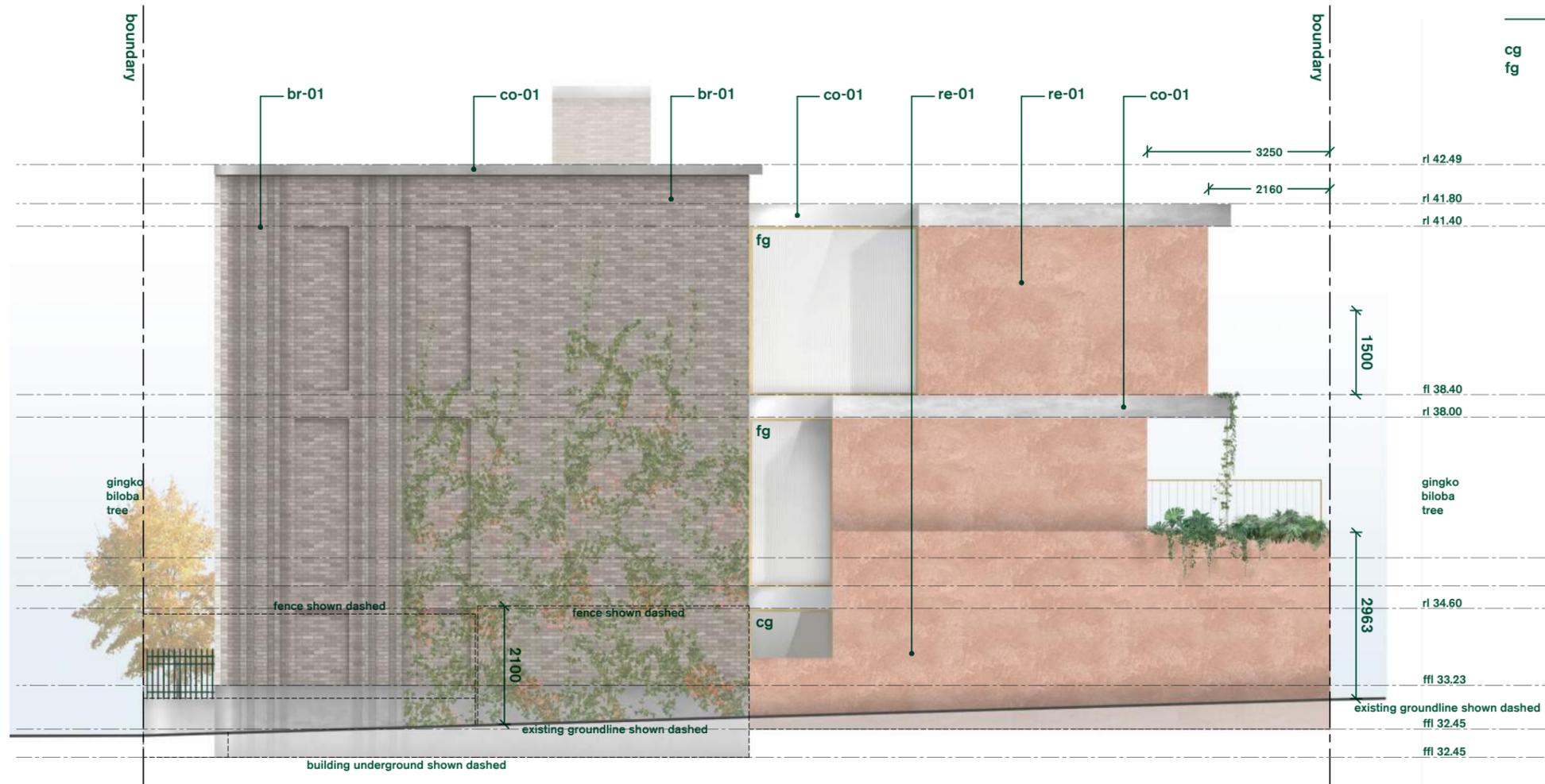
project no.	dwg no.	revision	date
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21-001	P08	1.2	mar 2022
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legend

- re-01 textured render
 - br-01 brick - brickworks 'simmental silver'
 - al-01 aluminium cladding - powdercoat satin brass
 - st-01 steel - satin brass powdercoat finish
 - st-02 steel tension cables
 - co-01 off-form concrete
 - ma-01 marble entry steps
 - fe-01 powdercoated steel fence - dark green
 - rs-01 revklip roof sheeting - zincalume
-
- cg clear glazing
 - fg fluted glass



east elevation

- 1.2 02.03.22 amended layouts
- 1.1 04.11.21 amended landscaping
- 1.0 27.08.21 issued for DPC

rev	date	description
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client project

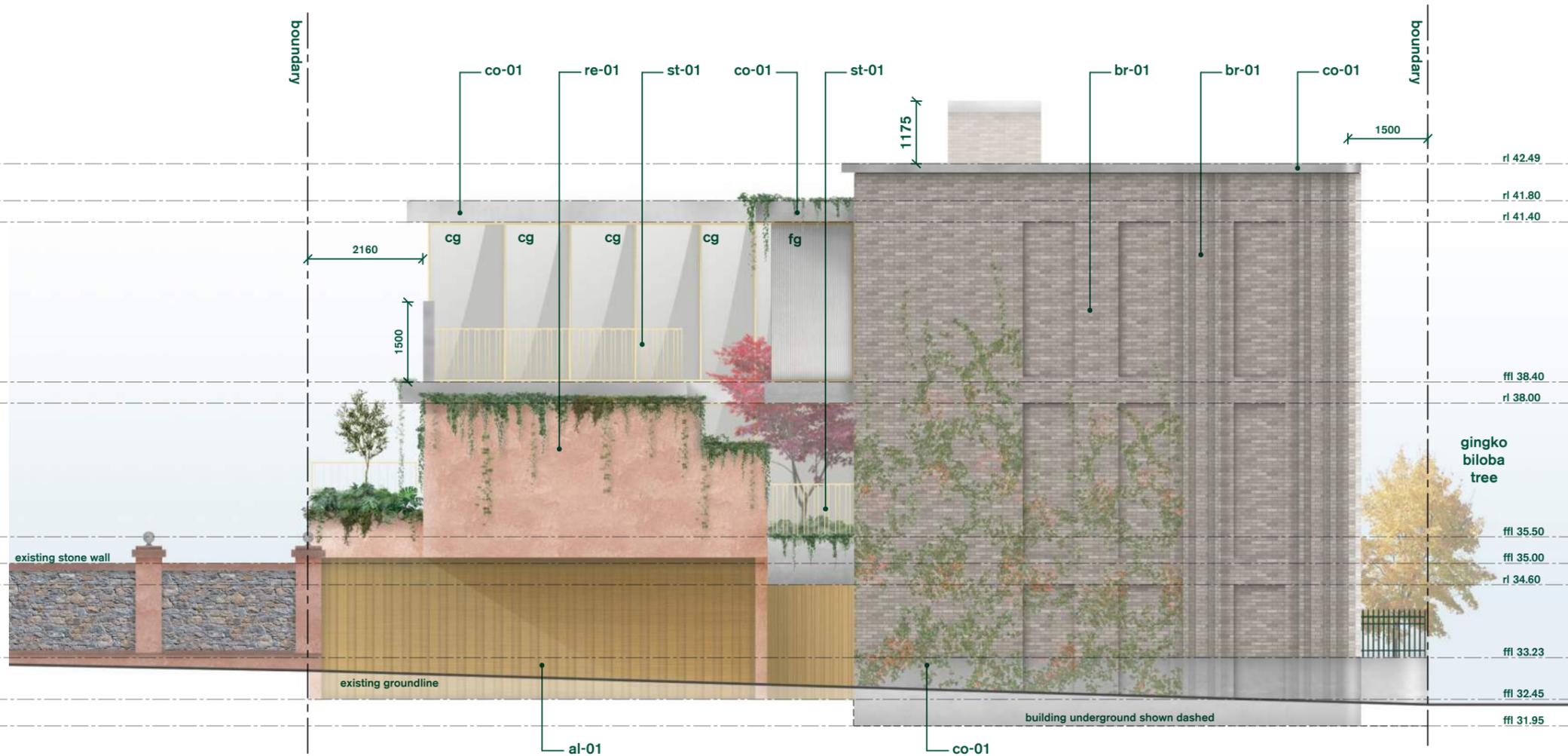
john savva

savva residence
92 kermode street
north adelaide

project no. dwg no. revision date

21-001 P09 1.2 mar 2022

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west elevation

legend

- re-01 textured render
 - br-01 brick - brickworks 'simmentel silver'
 - al-01 aluminium cladding - powdercoat satin brass
 - st-01 steel - satin brass powdercoat finish
 - st-02 steel tension cables
 - co-01 off-form concrete
 - ma-01 marble entry steps
 - fe-01 powdercoated steel fence - dark green
 - rs-01 revklip roof sheeting - zincalume
-
- cg clear glazing
 - fg fluted glass

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elevations

1:100 @ A3

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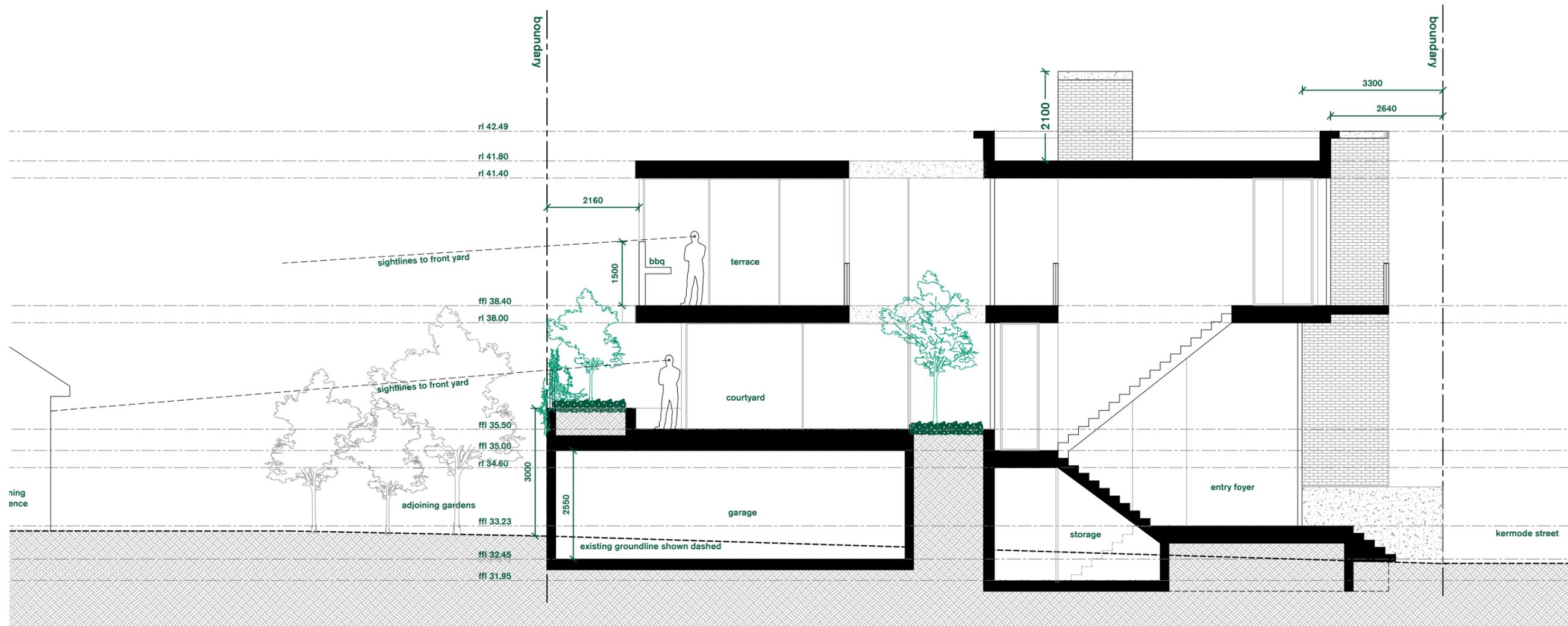
savva residence
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- 1.2 02.03.22 amended layouts
- 1.1 04.11.21 amended landscaping
- 1.0 27.08.21 issued for DPC

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section a-a

- 1.2 02.03.22 amended layouts
- 1.1 04.11.21 amended landscaping
- 1.0 27.08.21 issued for DPC

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archaea

sections

1:100 @ A3

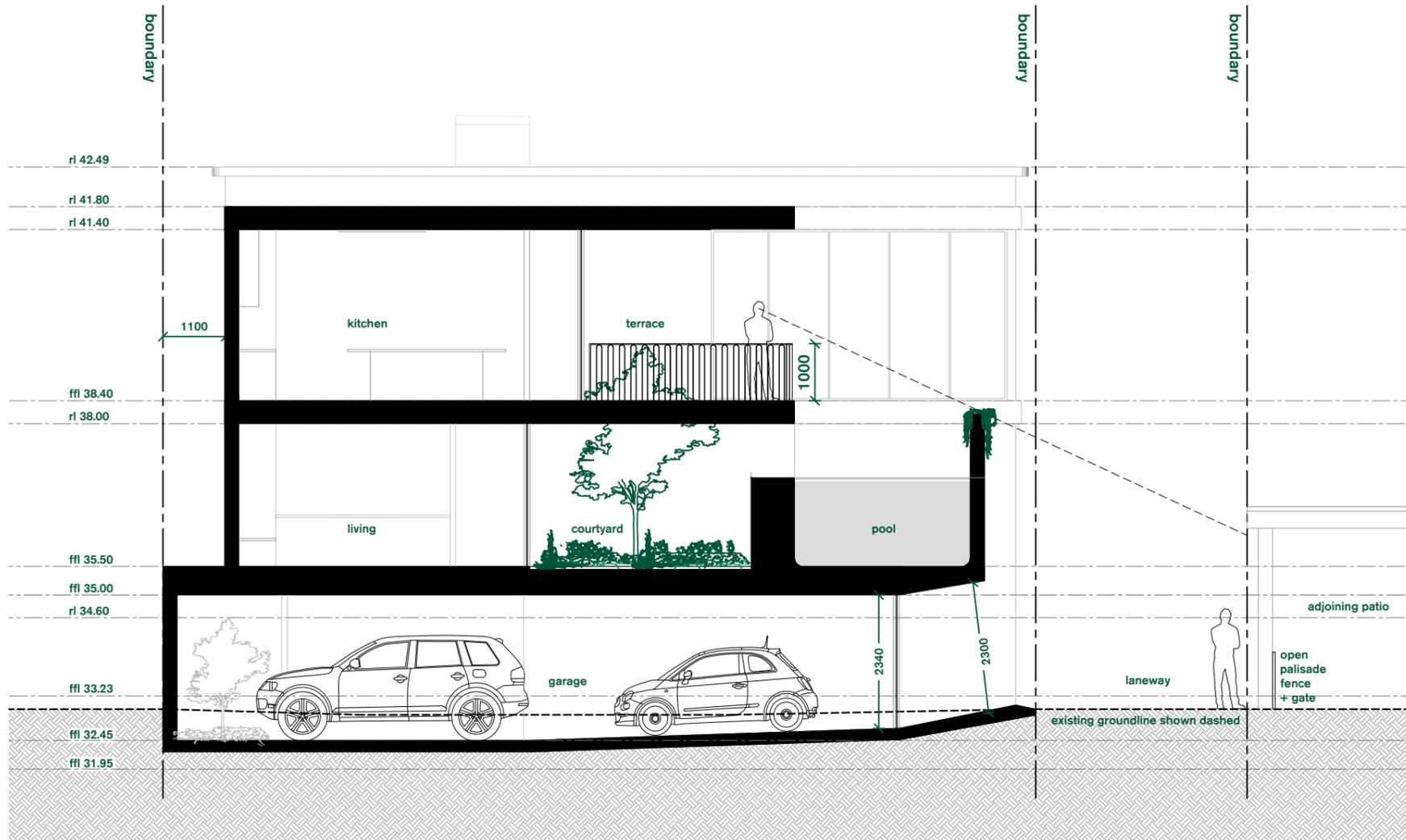
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 project: savva residence
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 north adelaide

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section b-b

- 1.2 02.03.22 amended layouts
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sections

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client

john sava

project

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streetscape elevation

- 1.2 02.03.22 amended layouts
- 1.1 04.11.21 amended landscaping
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streetscape

1:200 @ A3

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br-01



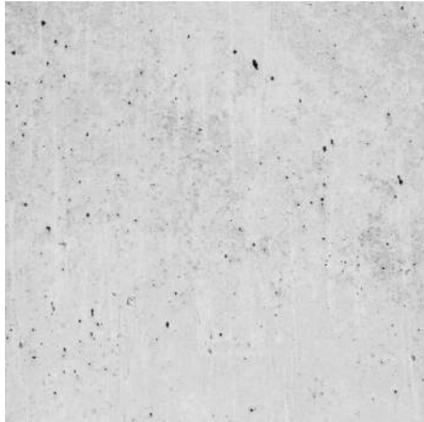
brickworks 'simmental silver'

re-01



sand + cement based render

co-01



off-form concrete plinths and capping

al-01 + st-01



satin brass powdercoat

fg-01



fluted/reeded glazing

ma-01



marble entry steps

fe-01



wrought iron fence - powdercoated



archaea

savva residence | 92 kermode street, north adelaide

project no.

client

date

streetscape render

21-001

john savva

23.02.2022





archaea

savva residence | 92 kermode street, north adelaide

project no.

client

date

3d perspective - laneway

21-001

john savva

23.02.2022



archaea

savva residence | 92 kermode street, north adelaide

3d perspective- aerial

project no.

21-001

client

john savva

date

ekistics

DETACHED DWELLING PLANNING STATEMENT

92-94 Kermode Street,
North Adelaide

Prepared for:

John Savva

Date:

September 2021

ekistics

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Document Control

Revision	Description	Author	Date
DRAFT	Draft Planning Statement	JR	13 September 2021
V1	Planning Statement	JR	15 September 2021

Approved by: Robert Gagetti – Senior Associate

Date: 15 September 2021

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- Appendix 4. Swept Path Analysis Frank Siow & Associates*
- Appendix 5. Site Works and Drainage Plan Structural Systems Consulting Engineers*

1. Executive Summary

Category	Details
PROJECT	Detached Dwelling
ADDRESS OF SITE	92-94 Kermode Street, North Adelaide
CERTIFICATES OF TITLE	Certificate of Title Volume 5869 Folio 331 (Allotment 101 Deposited Plan 57789)
ALLOTMENT AREA	320m ²
ALLOTMENT FRONTAGE	15.09m to Kermode Street
RELEVANT AUTHORITY	City of Adelaide Council Assessment Panel
PLANNING AND DESIGN CODE	Version 2021.13 (26 August 2021)
ZONE	City Living Zone
SUBZONE	North Adelaide Low Intensity Subzone
OVERLAYS	<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay (<i>All structures over 130 metres AHD</i>) • Building Near Airfields Overlay • Design Overlay • Historic Area Overlay (<i>Adel9</i>) • Heritage Adjacency Overlay • Hazards (Flooding - Evidence Required) Overlay • Prescribed Wells Area Overlay • Regulated and Significant Tree Overlay • Stormwater Management Overlay • Urban Tree Canopy Overlay
TECHNICAL & NUMERIC VARIATIONS (TNVs)	<ul style="list-style-type: none"> • Minimum Frontage (<i>detached dwelling is 12m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m</i>) • Minimum Site Area (<i>detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm</i>) • Maximum Building Height (Levels) (<i>2 levels</i>)
EXISTING USE	Vacant land
PROPOSAL DESCRIPTION	Construction of three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall.
CLASSIFICATION OF DEVELOPMENT	<i>Detached dwelling</i> Performance Assessed
	<i>Fence</i> Performance Assessed
	<i>Earthworks</i> Performance Assessed
	<i>Demolition (of wall)</i> Performance Assessed
	<i>Swimming pool</i> Performance Assessed
PUBLIC NOTIFICATION	Subject to public notification
REFERRALS	N/A
APPLICANT	John Savva
CONTACT PERSON	James Rhodes – Ekistics Planning and Design – (08) 7231 0286
OUR REFERENCE	01070

2. Introduction/Background

This planning statement has been prepared in support of a development application by John Savva to establish a detached dwelling on land located at 92-94 Kermod Street (the ‘subject site’).

This planning statement provides information about the subject site and proposed development. The planning statement will address the merits of the development application against the relevant provisions of the Planning and Design Code (Version 2021.13).

For the purposes of this statement, the *Planning, Development and Infrastructure Act 2016* will be referred to as the ‘PDI Act’, the *Planning, Development and Infrastructure (General) Regulations 2017* will be referred to as the ‘PDI Regulations’ and the Planning and Design Code will be referred to as the ‘Code’.

This planning statement has been prepared on the basis of the plans, elevations and supporting documentation summarised below:

Appendix 1	Certificate of Title	
0	Survey Plan	Alexander Symonds
Appendix 3	Architectural plans and elevations	Archaea
Appendix 4	Swept Path Analysis	Frank Siow & Associates
Appendix 5	Site Works and Drainage Plan	Structural Systems Consulting Engineers

3. The Site and Locality

The subject site is located at 92-94 Kermod Street, North Adelaide and is formally recognised by Certificate of Title Volume 5869 Folio 331 (Allotment 101 Deposited Plan 57789) (refer to **Appendix 1** and **Figure 3.1**).

The subject site is free all easements and caveats. However, the site enjoys rights of way over adjoining land immediately to the west which is recognised as Allotment 95 Filed Plan 209601 and is 3.61m wide.

The subject site comprises an area of 320m² with a frontage of 15.09m to Kermod Street and 21.03m to the right of way. The subject site is vacant with boundary fencing. A crossover to Kermod Street enables vehicle access to the subject site. A boundary wall exists at the north western corner of the subject site.

The immediate locality is residential in nature with offices located further west and east along Kermod Street. St Mark’s College, a residential college for university students, is located to the south, over Kermod Street. St Mark’s College features several three storey brick buildings fronting Kermod Street. Excluding St Mark’s College, the built form is predominantly two storey in nature.

A single storey local heritage place on a large, landscaped allotment adjoins the subject site to the north (heritage number 21003). This site is accessed via the right of way. Dense vegetation is located on this land adjacent the boundary shared with the subject site. The two storey building to the west of the subject site is also listed as a local heritage place (heritage number 21002). This building is sited to the boundary of the right of way and includes car parking accessed via the right of way. The red brick buildings and fence of St Mark's College are listed as a local heritage place (heritage number 17523).

The broader locality also comprises a number of local heritage places, which reflects the heritage character of the locality. The closest State Heritage place is the 'Queen's Head Hotel' (heritage number 1450) which is situated approximately 70 metres west of the site.

Images of the subject site and locality are provided in **Figure 3.2** over-page.

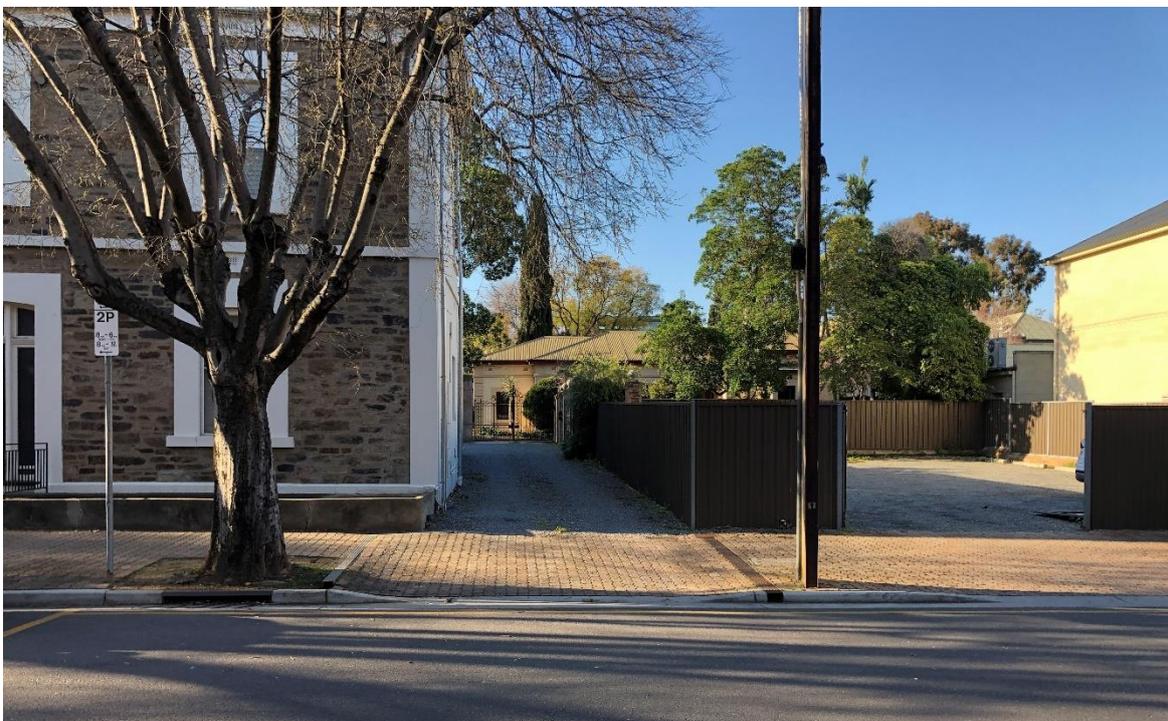
Figure 3.1 *Satellite image of the subject site*



Figure 3.2 Images of the subject site and locality (taken on 07/09/2021)



View to the subject site and all boundaries, facing north from Kermode Street



View to the right of way, subject site and adjoining properties, facing north from Kermode Street



View from within the subject site, facing north east



View to the existing wall on the subject site boundary, facing north east from within the right of way



View to St Mark's College, directly opposite the subject site, facing south



View along Kermode Street, facing north east

4. Proposed Development

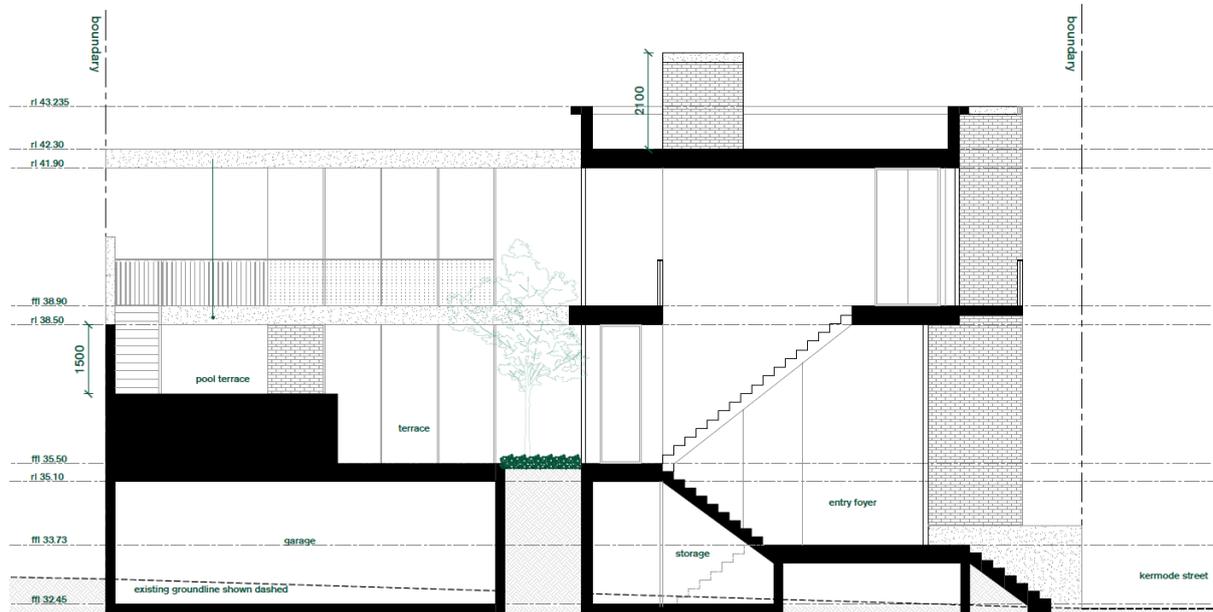
The proposed development involves the construction of a three level detached dwelling with associated fence, earthworks and demolition of wall. Architectural plans, including site survey, site plan, floor plans, elevations and perspectives have been prepared by Archaea (refer to **Appendix 2**).

The proposed residential dwelling will be irregular in shape and features the following setbacks:

- Primary street – 1.5m;
- Side (east) – primarily 1.0m, with the ground level garage & level 2 balcony sited on the boundary;
- Side (west) – 0.23m; and
- Rear (north) - Ground level - sited on the boundary, Level 1 & 2 – 3.45m.

The dwelling’s main entrance fronts Kermode Street and steps lead to the entry foyer, set midway between ground level and level 1 (as depicted in **Figure 4.1** below). The three level dwelling will reach a height of 10.785m (i.e. top of the parapet) with the centrally-located lift protruding a further 1.175m. Level 1 and 2 feature 3.0m tall floor to ceiling heights. The building will have a finished floor level of 32.45m AHD, requiring excavation (cut) of up to 0.5m (approx.) at the northern boundary.

Figure 4.1 Section of the proposed building (c/- Archaea)



The building facade fronting Kermode Street features a design which is sympathetic to those key heritage elements of adjacent heritage buildings and in particular, St Mark’s College.

The building will be finished in neutral tones, primarily comprising the following materials:

- textured render
- brick - brickworks 'simmel silver'
- aluminium cladding - powdercoat satin brass
- steel balustrade - satin brass finish
- off-form concrete
- marble entry steps
- powdercoated steel fence - dark green
- revklip roof sheeting - zincalume
- clear glazing
- fluted glass

Vehicle access to the subject site will be facilitated via the existing right of way and the existing crossover on Kermode Street will be reinstated as kerbing. The below ground garage accommodates a total of six (6) car parking spaces; in a double-stacked configuration.

A 2.1m fence comprising a dark green steel palisade fence atop off-form concrete will be provided on the Kermode Street site boundary and a portion of the eastern site boundary.

A total of 115.5m² of private open space will be provided primarily at the rear of the site on level 1 (i.e. atop the garage) and includes a swimming pool, two (2) balconies on level 2; one (1) to Kermode Street, and one (1) adjacent the northern boundary. The private open space includes a swimming pool. Soft landscaping will primarily be provided forward of the dwelling (and includes two ginkgo biloba trees) and within a garden area of private open space to rear (north) of Level 1. Various pockets of landscaped spaces are also proposed throughout the subject site

A 1.5m tall wall will be provided to the rear balcony, outdoor stairs and swimming pool where directly facing site boundaries to minimise overlooking.

A site works and drainage plan prepared by Structural Systems Consulting Engineers (refer to **Appendix 5**). Stormwater will be captured by grated sumps and concrete strip drains in the garage. Roof stormwater will be captured via a box gutter and series of downpipes. Stormwater will be directed to three (3) 1000L rainwater tanks; with 1000L used for detention with a slow-release orifice releasing water to Kermode Street.

5. Procedural Requirements

5.1 Applicable Policies

The Planning and Design Code (Version 2021.13), in conjunction with the SA Property and Planning Atlas (SAPPA), identifies that the site is located within the **City Living Zone** and **North Adelaide Low Intensity Subzone**, and that the following Overlays and Technical and Numeric Variations apply to the subject site.

Overlays

- Airport Building Heights (Regulated) Overlay (*All structures over 130 metres AHD*)
- Building Near Airfields Overlay
- Design Overlay
- Historic Area Overlay (*Adel9*)
- Heritage Adjacency Overlay

- Hazards (Flooding - Evidence Required) Overlay
- Prescribed Wells Area Overlay
- Regulated and Significant Tree Overlay
- Stormwater Management Overlay
- Urban Tree Canopy Overlay

Technical & Numeric Variations (TNVs)

- Minimum Frontage - (*detached dwelling is 12m*)
- Minimum Site Area - (*detached dwelling is 450 sqm*)
- Maximum Building Height (Levels) (2)

5.2 Relevant Authority

The relevant authority to determine the development application will be the City of Adelaide Council Assessment Panel as per Section 93(1)(a) of the PDI Act.

5.3 Nature of Development

It is considered that the proposal is best described as *“Construction of three level detached dwelling with associated swimming pool, fence, earthworks and demolition of fence.”* Accordingly, the proposed development comprises the following elements:

- Detached dwelling
- Fence
- Earthworks
- Demolition (of wall)
- Swimming pool

5.4 Classification of Development

All elements of the proposed development will be Code Assessed, **‘Performance Assessed’** forms of development at this location within the **City Living Zone**. It is noted that the relevant policies are prescribed for the ‘detached dwelling’, ‘demolition’ and ‘fence’ elements.

It is noted that as the Historic Area Overlay applies to the subject site, the ‘demolition’ (of the wall), and ‘swimming pool or spa pool’ elements cannot be ‘Accepted’ forms of development.

5.5 Public Notification

The development application will be **subject to notification** as per Zone Table 5, on the grounds that:

- The proposed ‘dwelling’ exceeds the maximum building height of 2 levels, specified in DPF 2.2;
- A building wall will be situated on the boundary (north & east) and the length of walling will exceed 8m in length and 3m in height (northern boundary);
- The ‘demolition’ of a building/structure (i.e. the boundary wall which is not ancillary to another building) is proposed within the Historic Area Overlay;

- ‘Earthworks’ is not listed as exempt from notification.

6. Code Assessed Development

The subject land is located within the **City Living Zone** and **North Adelaide Low Intensity Subzone**, as indicated within the Planning and Design Code (Version 2021.13). The figure below illustrates the relevant zoning framework for the site and the surrounding land.

Figure 6.1 Code Zones and Subzones



The following section provides an assessment of the proposal against the relevant Planning and Design Code Desired Outcomes (DOs) and Performance Outcomes (POs). This assessment is grouped under a series of headings which address specific aspects of the proposed development.

6.1 Land Use

City Living Zone PO 1.1 seeks “Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.” The corresponding DPF lists ‘dwelling’ as an appropriate form of development and thus one way to achieve PO 1.1. Further, the proposed detached dwelling is aligned with the North Adelaide Cathedral Historic Area Statement which identifies ‘Detached residences on individual allotments’ as a common, valued characteristic of the locality.

The proposed use of the land for residential purposes is aligned with the desired outcomes for the City Living Zone.

6.2 Built Form

In relation to new buildings, the City Living Zone seeks:

PO 2.3 *New buildings and structures visible from the public realm consistent with:*

- (a) *the valued streetscape characteristics of the area*
- (b) *prevailing built form characteristics, such as floor to ceiling heights, of the area.*

The Desired Outcome (DO 1) for the North Adelaide Low Intensity Subzone also seeks the establishment of “Predominantly low rise low density housing on large allotments in an open landscaped setting.” [Ekistics emphasis]. Noting the subject site amasses only 320m², the opportunity to provide “large grand dwellings on landscaping grounds” (DO 2) is limited. Further, PO 1.1 and 2.1 both seek such forms of development “in locations where an open landscaped setting is the prevailing character.” The locality of Kermod Street primarily features multi-level buildings with minimal front and side setbacks.

6.2.1 Siting

Zone PO 3.1 seeks that “Buildings are set back from primary street boundaries to complement the existing streetscape character”. While marginally forward of the building setback to the west (0.5m), the proposed primary street boundary setback of 1.5m will have a negligible impact on the locality. The setback enables the provision of soft landscaping (discussed further in **Section 6.4**) including two Gingko Biloba trees which will complement and enhance the existing streetscape character, including the tree-lined Kermod Street.

Zone PO 3.3 and Historic Area Overlay PO 2.4 seek to ensure that side setbacks of proposed buildings are consistent with the established streetscape of the locality. One way to achieve this outcome is to locate buildings so that they are not less than the nearest setback on adjoining allotments (Zone DPF 3.3). The proposed side setbacks are generally aligned with the provisions of the Code in that:

- The minimum setback of 0.23 metres to the western boundary exceeds the side setback of the adjacent dwelling which abuts its side boundary shared with the right of way;
- The 1.0 metre side setback from the eastern boundary (excluding garage setbacks) exceeds the side setback of the adjoining 2-storey dwelling (approximately 900mm).

The proposed garage and upper level balcony will abut the side boundary. However, as these structures are located to the rear of the site, their visibility from the street and thus streetscape impact will be minimal.

As per Zone PO 3.4, buildings should be set back from rear boundaries to provide:

- (a) *access to natural light and ventilation for neighbours*
- (b) *open space recreational opportunities*
- (c) *space for landscaping and vegetation.*

While the ground level of the proposed building abuts the rear boundary, the proposed development still achieves the above three points. As discussed in **Section 6.3**, the orientation of the subject site ensures that overshadowing will have a limited, if any, impact on neighbouring land. Sufficient private open space (almost double the prescribed amount - see **Section 6.4**) and landscaping is provided on level 1 (i.e. above the garage).

The ground level garage and first level wall will comprise an approximate height of 4 metres above ground and will abut the northern (rear) and eastern (side) boundaries. The height of wall increases to approximately 5.5

metres along the northern boundary (adjacent the pool terrace). A 1.5m high wall enclosing the second level terrace will also abut the northern and eastern boundaries.

The length of the walling abutting the eastern boundary will face the side elevation of the adjoining residence which is positioned 0.9 metres (approx.) from this side boundary. The side elevation of the adjoining residence accommodates only one window (with timber slats), and the boundary wall will not be readily visible from private open space or internal living areas of this adjoining residence (primarily positioned to the east of the dwelling, with the ends of the rear alfresco enclosed to prevent views of the boundary wall). Accordingly, the length of wall abutting the eastern boundary will have a negligible visual impact when viewed from the adjoining residence to the east (Zone PO 3.5).

The proposed wall sited on the rear (northern) boundary will be adequately separated from the dwelling on adjoining land to the north to a measure of approx. 11.5m. A landscaped front garden is located between this adjoining dwelling and the proposed boundary walls, and mature trees sited in close proximity to the shared boundary will contribute to screening the built form. Views of the boundary will not be visible from the main useable area of private open space for this adjoining property (which accommodates a swimming pool, that is positioned to the north of the dwelling). Finally, as discussed further in **Section 6.3**, the proposed boundary wall will not overshadow the adjoining property to the north.

6.2.2 Scale

Zone PO 2.2 states that development should contribute “to a predominantly low-rise residential character...” ‘Low rise’ is defined within the Code as up to and including 2 building levels. Zone PO 2.2 also seeks building heights which are consistent with the applicable building height technical and numeric variation (TNV), which recommends a maximum building height of 2 building levels.

In addition to the building height provisions prescribed for the Zone, the Historic Area Overlay provisions also seek to ensure that the form and scale of buildings, as viewed from the public realm are “consistent with the prevailing building and wall heights in the historic area” (PO 2.1 & PO 2.2), whilst the North Adelaide Cathedral Historic Area Statement states ‘low scale’ buildings are a valued heritage characteristic of the locality.

While the proposed development comprises three (3) building levels, the proposed height of the building incorporates a flat roof design and reaches 10.785m to the top of the parapet. As depicted in **Figure 6.2** below, the height of the proposed building is comparable to dwellings to the west and east. Further, the locality includes St Mark’s College which includes several three (3) level buildings fronting Kermode Street. While St Mark’s College is located within a Concept Plan (28) which designates a building height of three levels, Zone PO 2.3 desires that new buildings are consistent with the prevailing built form characteristics of the area. On this basis, the proposed building comprising three (3) levels is not unreasonable in scale when considered in context with development within the immediate locality.

Further, the lift is centrally located meaning views will therefore be primarily obscured from adjoining land and Kermode Street.

Figure 6.2 Kermode Street streetscape perspective



The right of way separates the site from the two-level heritage place to the west which accommodates a relatively comparable building height (measured to the roof ridge) and building setbacks. It is noted that the single level local heritage place on adjoining land to the north is not currently perceptible from Kermode Street (with views obscured by landscaping, boundary fencing and generous setbacks). Accordingly, the proposed development will not dominate, encroach on, or unduly impact on the setting of the nearby local heritage places as per Heritage Adjacency Overlay PO 1.1.

6.2.3 Design

Where fronting Kermode Street, the proposed design (depicted in **Figure 6.2**) will enhance the existing streetscape through a high degree of fenestration, together with a large balcony on level 2 which provides passive surveillance of the public realm, thereby satisfying Design in Urban Areas PO 17.1, PO 17.2 and 20.2. While not prescribed for the assessment of a ‘detached dwelling’, the proposed development is aligned with Design in Urban Areas PO 4.1 - PO 4.3 through a high void to solid ratio to the northern elevation to maximise access to natural sunlight to main living areas. In addition, the flat roof will be capable of accommodating solar photovoltaic panels and solar hot water systems.

The use of vertical brick quoins avoids blank walls and when considered in conjunction with the array of materials proposed and landscaping forward of the dwelling, the proposed development adheres to Zone PO 2.3 which seeks to ensure that new buildings visible from the public realm are consistent with the valued streetscape characteristics of the locality. The vehicle parking area is discretely sited with access gained via the existing right of way, thereby avoiding a garage-dominated streetscape as per Design in Urban Areas PO 20.1.

The Historic Area Overlay seeks the following:

PO 2.3 *Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.*

PO 2.5 *Materials are either consistent with or complement those within the historic area.*

The design of the proposed development is appropriate noting the design characteristics of the immediate locality; the three-level, local heritage listed St Mark's College, opposite the site, the two-level, local heritage listed bluestone dwelling to the west, and the contemporary two-level dwelling to the east. The proposed dwelling where fronting Kermode Street represents a built form outcome which is sympathetic to/reflective of the prevalent heritage values of the locality through following contextual design responses:

- Emulating the void-to-solid ratio of nearby buildings (notably St Mark's College);
- The provision of triple height windows (alike St Mark's College);
- Vertically proportioned windows consistent with nearby buildings;
- The use of brick (alike St Mark's College);
- The use of vertical brick quoining and render alike nearby buildings;
- The incorporation of edges/banding (alike St Mark's College);
- Emphasised window sills finished with a different material (alike St Mark's College);
- An over-scaled front door (alike the dwelling to the west and St Mark's College);
- Reflecting the prevalent pattern of side setbacks; and
- The proposed materials are finished in neutral tones which are sympathetic to the adjacent heritage places.

In particular, the façade proportions of the building are directly influenced by St Mark's College (**Figure 6.3**).

Figure 6.3 *Image of St Mark's College where approximately 30m south east of the subject site*



The proposed 2.1m tall fence on the primary street boundary comprising dark green palisade fencing atop 0.6m of off-form concrete is residential in nature, consistent with the materiality of the proposed building, and is visually permeable; enabling views to the building. Therefore, the proposed fence is appropriate and not contrary to the identified fencing characteristics of the locality within the North Adelaide Cathedral Historic Area Statement (refer below).

Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building.

The height of the fencing is also generally consistent with other boundary walls such as the existing boundary wall for the adjoining residence to the east and St Mark’s College, over Kermode Street.

Considering the character of the immediate locality, it is evident that the development provides an appropriate design response to the relevant heritage provisions of the Code, and thus satisfies the following Desired Outcome for the Historic Area Overlay as follows:

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

As outlined above, the proposed development is aligned with Zone PO 2.3 in that the siting, scale and design of the proposed building complements and enhances the valued streetscape characteristics and prevailing built form characteristics of the locality.

6.3 Interface Considerations

The proposed development appropriately responds to Design in Urban Areas PO 10.1 and 10.2 in relation to overlooking and overshadowing.

To mitigate direct overlooking from upper-level windows to adjoining residential uses, the proposed development incorporates fluted glass windows to the north, east and west elevations.

1.5m walls enclose the pool terrace, level 1 and level 2 balcony and outdoor stairs are proposed to obscure views of adjoining properties. In addition, the existing vegetation adjacent the northern site boundary (not on the subject site) will further minimise views into the adjoining property to the north.

Windows facing west from the level 2 kitchen and dining room are fluted up to a height of 1.0m above finished floor level and clear glazed above. The west-facing kitchen and dining room windows are set back 8.63m from the western site boundary, therefore limiting a person’s line of sight facing west. Further, any such impacts of overlooking will be limited noting these windows may only overlook the right of way and carport of the dwelling to the west.

The potential for overshadowing of north-facing windows and private open space of adjacent residential land uses will be limited noting the orientation of the subject site and taking into consideration the location of

private open space together with the internal living spaces of adjoining residences. Specifically, adjoining residences to the north, east and west will continue to receive sunlight in accordance with Design in Urban Areas DPF 3.1 and DPF 3.2:

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.*

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.

As outlined above, the proposal has been sited and designed to appropriately mitigate adverse effects on or from neighbouring and proximate land uses (Interface between Land Uses DO 1).

6.4 Landscaping and Site Works

Sufficient private open space will be provided on-site and will be directly accessible from living areas of the dwelling, as per Design in Urban Areas PO 21.1 and PO 21.2. Specifically, the provision of 115.5m² of private open space exceeds the minimum amount prescribed for sites over 300m² in Design in Urban Areas Table 1 (DPF 21.1) (i.e. min. 60m² behind the building line & min 16m² accessible from living room with a min dimension of 3m).

The provision of soft landscaping in various pockets of the subject site, and, in particular, soft landscaping (including two large trees ginkgo biloba trees) between the primary street boundary and building line, will enhance the appearance of the building and Kermode Street streetscape, minimise the urban heat island effect and provide shade. Therefore, the development satisfies Design in Urban Areas PO 22.1.

The planting of the above-mentioned feature trees is also closely aligned with the minimum requirements of the Urban Tree Canopy Overlay, with DPF 1.1 recommending the planting of one small tree, comprising a mature height and spread of 4 metres and 2 metres respectively, within a landscaped area of 10m² which has a minimum dimension of 1.5 metres (as proposed).

The civil plan contained within **Appendix 5** illustrates that the extent of earthworks for the development will be limited to minor excavation along the northern and western site boundaries (to accommodate the ground level garage). The extent of earthworks will not exceed a vertical height of 1 metre and will not significantly alter the existing topography of the site nor be visible from the street or adjoining residences (Design in Urban Areas PO 8.1).

6.5 Transport, Access and Parking

In accordance with Zone PO 5.1 (below), vehicle access to the subject site will be provided via an existing access point and right of way.

- PO 5.1** *Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development, through measures such as:*
- (a) providing access from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity*
 - (b) siting any new car parking away from street frontages.*

Further, the closure of the Kermode Street crossover to the subject site and re-instatement of kerbing will provide further opportunities for on-street car parking, hence satisfying Design in Urban Areas PO 23.3 & 23.6.

The swept path analysis prepared by Frank Siow & Associates (refer to **Appendix 4**) confirms that all anticipated vehicles are capable of entering and exiting the right of way in a forward direction, subsequently enabling safe and convenient vehicle movements in accordance with Design in Urban Areas PO 23.5.

The provision of six (6) car parking spaces exceeds the prescribed minimum car parking rate specified by Transport, Access and Parking Table 1, thereby satisfying Transport, Access and Parking PO 5.1 and DPF 5.1.

6.6 Stormwater Management

The Stormwater Management Overlay seeks that “*Residential development is designed to capture and reuse Stormwater...*” (PO 1.1). The corresponding DPF stipulates one way in which this PO can be achieved. The site works and drainage plan (attached as **Appendix 5**) confirms the proposed stormwater system satisfies Overlay DPF 1.1 in relation to rainwater tank retention and detention capacity, roof coverage, bathroom/laundry plumbing and the inclusion of a slow-release orifice.

To protect against the impacts of flooding, the finished floor level of the building (32.45m AHD) has been set 300mm above the highest point of the top of the kerb on Kermode Street in accordance with Hazards (Flooding-Evidence Required) Overlay PO 1.1 & DPF 1.1.

7. Conclusion

This development application seeks Planning Consent to establish a three level detached dwelling within the City Living Zone at 92-94 Kermode Street, North Adelaide.

Following an inspection of the subject site and locality, a review of the proposed plans and associated specialist reports accompanying the application and a detailed assessment of the proposed development against the relevant provisions of the Planning and Design Code, we have formed the opinion that the proposed development represents appropriate and orderly development which accords with the relevant provisions of the Code for the reasons summarised below:

- A 'dwelling' is an explicitly contemplated form of development within the City Living Zone
- The proposed building siting is reflective of adjoining residences, enables the provision of sufficient private open space and the proposed boundary walls will not unreasonably impact adjoining residences;
- The proposed building scale is not excessive in scale and appropriately responds to the predominant height of development within the locality while not dominating nearby local heritage places;
- The proposed development provides an appropriate design response to the existing built form in the locality and relevant heritage provisions of the Code and will enhance the Kermode Street streetscape.
- Overshadowing of adjoining residential land will be limited given the orientation of the subject site and appropriate design strategies have been implemented to mitigate potential overlooking;
- An excess of private open space is proposed, and soft landscaping is provided in various pockets throughout the subject site.
- Safe and convenient vehicle movements to the subject site will be facilitated by the existing right of way to access a discretely located garage, sited away from the main street.
- The proposal satisfies all relevant provisions in relation to stormwater capture and management and flood mitigation measures.

On this basis, the proposed development is highly aligned with the most relevant provisions of the Planning and Design Code and warrants Planning Consent, subject to reasonable and relevant conditions.

Memo

To: Edouard Pool – City of Adelaide
From: Rebecca Thomas – Ekistics Planning and Design
Date: 18 November 2021
Applicant: John Savva
Application ID: 21028498
Proposed Development: Construction of three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall
Subject Land: 92-94 Kermode Street, North Adelaide SA 5006
Subject: Response to Council’s request for further information (RFI) dated 11/10/2021

Dear Edouard

We refer to Council’s letter dated 11 October 2021 requesting additional information.

We appreciate the detailed analysis that has been undertaken and the resulting feedback which has informed Council’s response.

In support of the proposal, please find attached the following documentation which we submit as part of the application:

- **Appendix 1:** 3D Perspective and External materials schedule
- **Appendix 2:** Kermode Streetscape Montage
- **Appendix 3:** Open space and landscaping analysis

Further, please find below a response to various issues raised.

1.1 Building Height and Design

In acknowledgment of Council’s concerns regarding the built form scale, we have prepared a 3D render of the proposal which we hope will offer an improved appreciation of how the dwelling would present to Kermode Street. To inform interpretation of this image, an external façade material schedule is also provided. Please refer to **Appendix 1**.

In addition, a streetscape montage of existing built form within Kermode Street has also been prepared (**Appendix 2**).

These images highlight the compatibility of the proposal in the context of the prevalent built form scale and massing, and reinforces that Kermode Street has an established building character defined by substantial and prominent multi-level structures.

Def: E-KIS-TICS [noun] : The Science of Human Settlements ...

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In our view, the proposed dwelling, while pronounced in the streetscape, is highly consistent with the existing streetscape appearance and has successfully incorporated architectural features which are apparent in many of the existing buildings including strong verticality, appropriate scale and a fitting solid to void ratio in the façade.

While acknowledging the placement of the proposed building forward of the Local Heritage Place (LHP), we respectfully highlight that the subject allotment was created a number of years ago, presumably for the express intent as a residential allotment and as such, *any* new building on the site will result in the ‘enclosure’ of the remaining (currently vacant) southern boundary of the LHP.

On review of the existing building footprints and arrangement of nearby sites, we note that:

- The adjoining properties to either side of the subject site present a high proportion of site coverage including built form on side and rear boundaries;
- The dwelling to the north (LHP), is setback over 11.5 metres from the rear of the subject site; and
- The space between the LHP and the proposed dwelling comprises the ‘front’ yard of the LHP.

This last point is also relevant to the comments raised with respect to ‘overlooking’ where we would contest that privacy to a front yard is not a reasonable expectation.

The features outlined above are illustrated in the image below.

Figure 1.1 *Layout of adjoining LHP*



Notwithstanding our view of privacy to the front yard, we reiterate the measures incorporated into the proposed dwelling design which seek to minimise unreasonable overlooking including:

- 1.5 metre high walls enclosing the pool terrace, level 1 and level 2 balcony, swimming pool and outdoor stairs; and
- Inclusion of 1.5 metre high fluted glass windows to the north, east and west elevations.

This design solution mitigates direct overlooking from upper-levels of the proposed dwelling to the adjoining properties (including the front yard of the LHP) and, importantly, satisfies Design in Urban Areas PO 10.1 and PO 10.2.

1.2 Open Space and Landscaping

We also note the concern raised in relation to site coverage and insufficient ‘open space’ and ‘landscaping’. To assist your consideration of the open space provided, we have provided a blocking plan (refer to **Appendix 3**) which depicts the extent of open space and soft landscaping provided on the subject site. While the North Adelaide Low Intensity Subzone DPF 2.1 suggests a maximum site coverage of 50% as *one way* to achieve Subzone PO 2.1, Subzone PO 2.1 seeks:

PO 2.1

Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood, in locations where an open landscaped setting is the prevailing character. [Ekistics emphasis]

As mentioned, we consider that the prevailing character of Kermode Street does not present as buildings established in open landscaped settings, but rather, multi-level, visually prominent buildings fronting the street which are sited with minimal front and side setbacks. The proposed building footprint is, in our view, generally consistent with the character and pattern of Kermode Street.

In relation to concern raised with the provision of landscaping on-site, landscaping has been provided, where feasible, across the development site to soften the appearance of the built form (as exemplified on the blocking plan attached). Of particular note, the development incorporates dense planting and the provision of two trees forward of the building and a tree within the internal courtyard on level 1. In relation to the suggestion for vertical climbers, we highlight planter boxes are provided on the roof of level 2 which will be populated by species which ‘trail’/hang down the wall.

Further, and in response to the request for the planting of one ‘small tree’ as per the Urban Tree Canopy Overlay, we note that two (2) ginkgo biloba trees are provided forward of building. These two trees will satisfy the minimum requirements of a ‘small tree’ (mature height: 4m, mature spread: 2m, soil area around tree within development site: 10m² & min. dimension of 1.5m).

We also note that the proposed closure of the crossover to Kermode Street, may enable the planting of an additional street tree in the adjacent road reserve which would further soften the built form and fill the current gap in the dominant tree canopy which lines both sides of Kermode Street.

1.3 Stormwater

In response to the concern raised regarding the requirement for on-site retention and detention of stormwater, we confirm that, as per the site works and drainage plan lodged with the application, the development includes three (3) 1000L slim line rainwater tanks; two (2) located at ground level adjoining the eastern wall, and the third located on level 1 adjoining the eastern wall. These rainwater tanks will be connected to at least 60% of the roof area. Two (2) 1000L retention tanks will be plumbed to a toilet and laundry cold water outlets or hot water service. The remaining 1000L tank will be used for detention with a 20-25mm slow-release orifice releasing water to Kermode Street. Further, we highlight that the proposed stormwater system achieves Stormwater Management Overlay DPF 1.1.

In addition, we note an air conditioner will be located on level 1 adjoining the eastern wall and nearby a rainwater tank and swimming pool pump, as indicated on the level 1 floor plan (dwg. no. P04).

1.4 Vehicle Access and Car Parking

In response to comments regarding the extent of onsite car parking and access, the proposed vehicle access point via the side lane is considered far preferable to vehicle access from the street (currently available via a crossover from Kermode Street) as illustrated below. Siting the garage access off the side lane is encouraged (Zone PO 5.1) and removes this services area away from the street frontage. The adjoining lane has a service function and exists to provide vehicle access to the three associated properties.

Figure 1.2 Existing crossover and streetscape



The dimensions of the lane necessitate a wider garage entrance, ensuring safe and convenient vehicle movement and enhanced sightlines for all the properties utilising the laneway. We note the adjacent property at 96-98 Kermode Street has arranged their rear yard for predominately vehicle parking and access, presumably due to this same constraint.

We also note that the garage door does not face habitable rooms or private open space and presents a quality material finish of satin brass aluminium cladding.

A larger area of garage parking and storage (entirely integrated into the building) is a practical and efficient use of space for a relatively small allotment. The extent of onsite car parking will ensure the proposal does not add to the already congested on street parking demands and provides ample space for car, bike, scooter, domestic storage and the like.

Edouard, we hope the above responses assist in your planning assessment and consideration of the key issues and welcome the opportunity to consider the planning merits further following public notification. Please contact me should you require any further clarification in relation to this submission.

Yours Sincerely

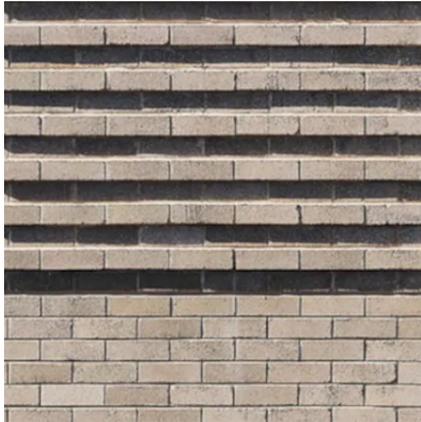


Rebecca Thomas

Director

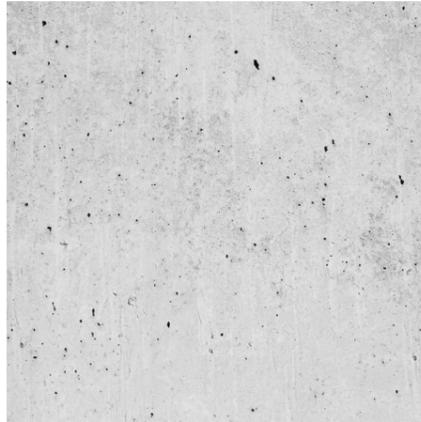
Appendix 1. 3D Perspective and External
Materials Schedule

br-01



brickworks 'simmental silver'

co-01



concrete plinths and capping

al-01 + st-01



satin brass window framing

ma-01



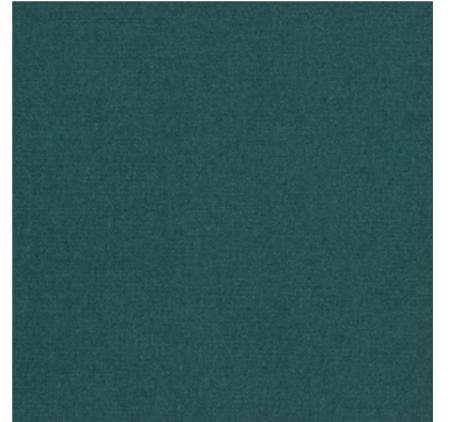
marble steps

front trees



ginkgo biloba

fe-01



front fence - wrought iron - painted



archaea

savva residence | 92 kermode street, north adelaide

project no.

client

date

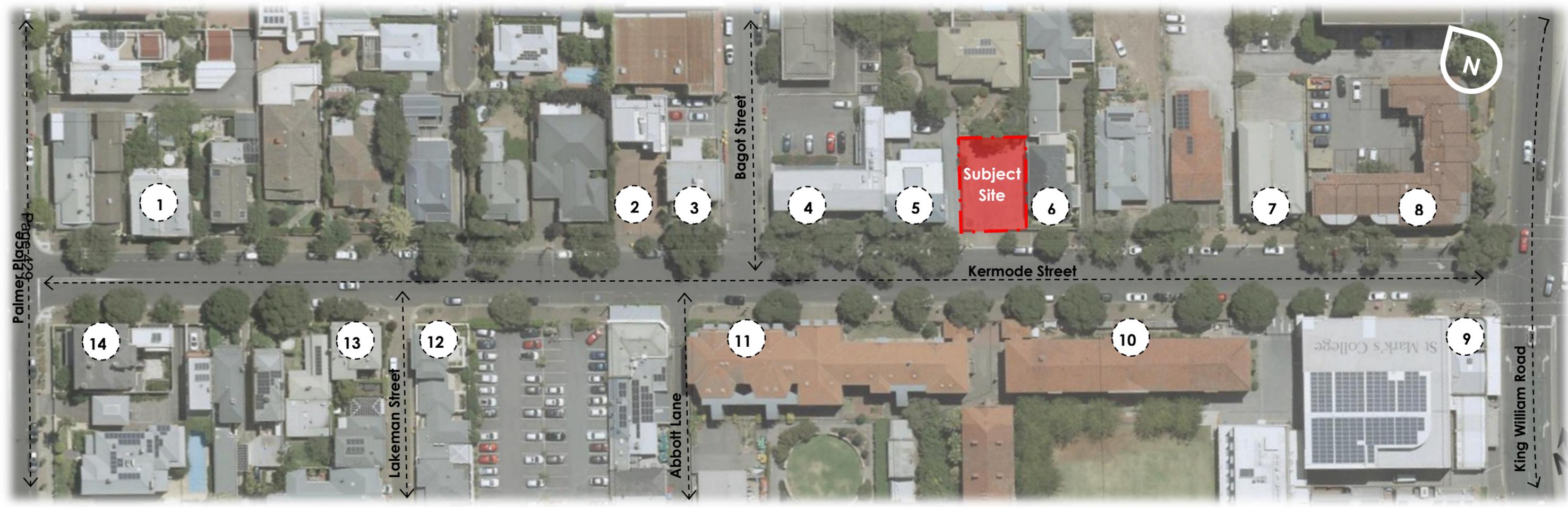
streetscape render

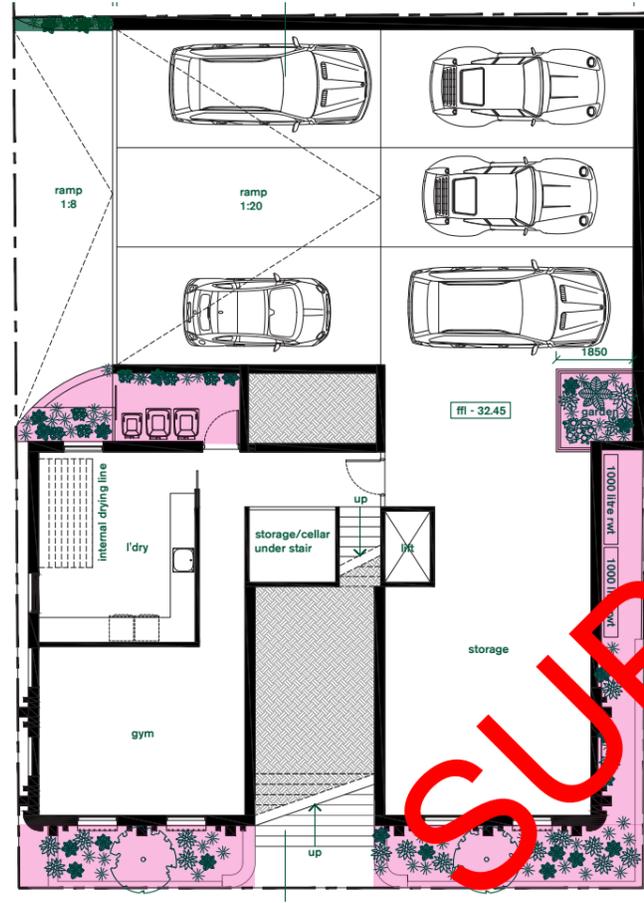
21-001

john savva

12.11.2021

Appendix 2: Kermode Streetscape Montage

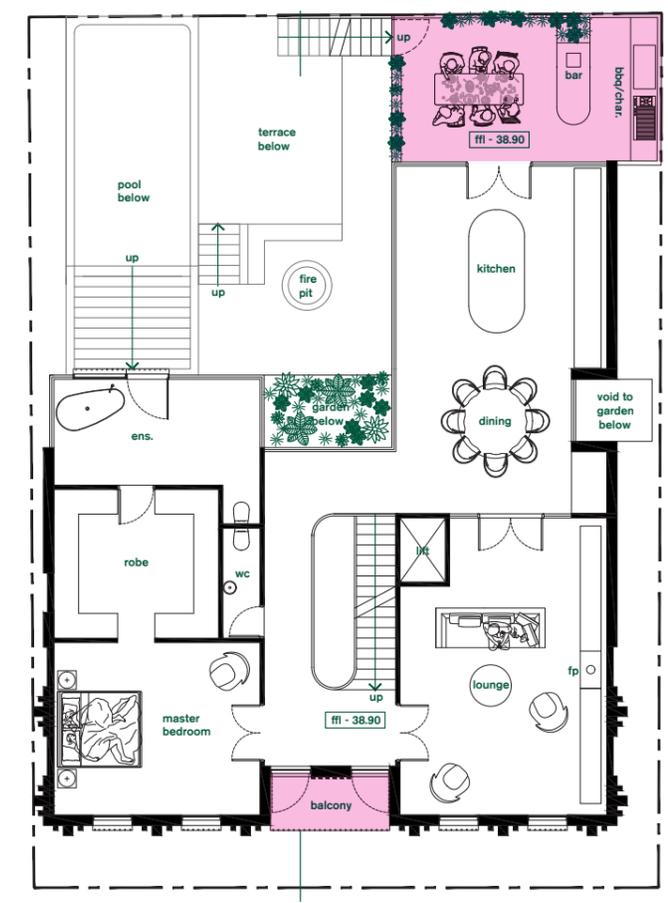




ground



first



second

92 Kermode Street North Adelaide

Heritage and Character Impact Assessment

DA224142 Issue A

03.03.22

1.0 Introduction

DASH Architects has been engaged by J.S.T.T.G Pty Ltd (the applicant) to assist with the provision of heritage advisory services associated with the proposed development at 92 Kermode Street, North Adelaide (the Subject Site). The site is located within a Heritage Area Overlay, and subject to a Heritage Adjacency Overlay due to its proximity to the Local Heritage Places located at No 96 and 98 Kermode Street.

This report has been prepared by Jason Schulz, Director of DASH Architects. I have nearly 30 years experience as a heritage architect, with particular expertise in heritage and character assessments, heritage policy and impact assessments. I also have a detailed knowledge of the State's planning system, including relevant legislation (PDI Act & Regs, SA Heritage Places Act & Regs and the Planning and Design Code), SCAP, DRP and PLP related processes. This collective expertise has afforded me the following past and present postings:

Present

- State Government Heritage Reform Advisory Panel (joint DIT and DEW)
- Australian Institute of Architects (SA Chapter) Heritage Committee.

Past

- South Australian Heritage Council (2011 to 2021).
- Deputy Presiding Member, City of Unley Development Assessment Panel;
- Presiding Member, City of Adelaide Urban Design Advisory Committee;
- Local Heritage Advisory Committee (2011 through to its disbandment in 2016);
- City Centre Design Review Panel (ODASA);
- City of Adelaide Heritage Advisor; and
- Salvation Army Advisory Board.

DASH Architects has also been called upon by the Department for Infrastructure to assist in drafting the Practice Advisory Guidelines for the Planning and Design Code to assist with the designing and assessment of new development within Historic Area Overlays, a matter of particular relevance to this application. I have played a lead role in this process.

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2.0 Subject Site and Locality

No physical works are proposed to any heritage places by the proposed development. The Subject Site is, however, located within the Historic Area Overlay (North Adelaide Cathedral – Adel/9) and adjacent the local heritage places located at 96 and 98 Kermode Street, North Adelaide.

Of note, the Planning and Design Code only enlivens the Heritage Adjacency Overlay due to the proximity of the site to No 96 and 98 Kermode Street, notwithstanding other Local Heritage Places within the immediate vicinity.

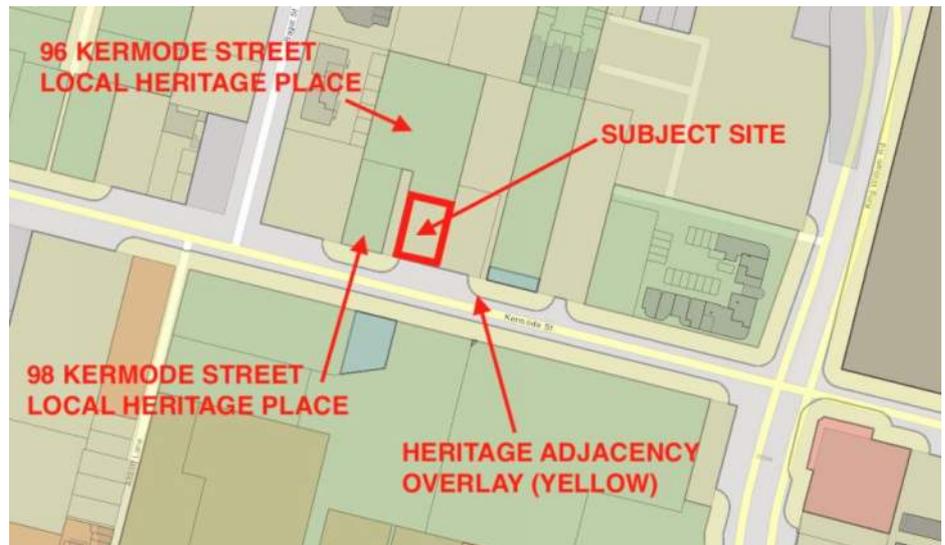


Figure 1: Locality Plan showing the Subject Site (red outline), adjacent Local Heritage Places adjacent and the influence of the Heritage Adjacency Overlay (yellow). Source: SA Property and Planning Atlas.

2.1 Overlay Historic Area Statements

The North Adelaide Cathedral Historic Area Statement – Adel/9 (HAS) identifies the following attributes as being of importance to the character of the locality:

Overview

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context

- 1837 to 1901 Victorian period.
- 1920's to 1942 Interwar period.
- Diverse range of nineteenth century predominantly residential architecture with extensive Park Lands frontages.

Allotments, subdivision and built form patterns

Kermode Street:

- Traditional subdivision pattern to the east of Bagot Street.
- Existing pattern of development characterised by freestanding buildings within landscaped grounds.

Architectural styles, detailing and built form features

Victorian housing that is single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex form verandah roof and four panelled doors with fanlights and often sidelights.

Inter-War housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.

Diverse range of nineteenth century architecture including mansions, detached and semidetached dwellings and cottages.

Kermode Street:

- Victorian and Interwar housing.
- Detached residences on individual allotments
- Semi-detached buildings of local heritage value.
- Existing pattern of development characterised by freestanding buildings within landscaped grounds.
- Appearance of single storey detached or semi-detached dwellings or residential flat buildings west of Bagot Street.

Building Heights

- Low scale

Materials

Victorian Houses

- Bluestone, limestone or sandstone, with brick or rubble side and rear walls.
- Timber framed windows and doors.
- Cast iron or timber posts to the verandahs elaborated with

moulded capitals and trim, and widely used cast iron brackets and frieze decoration.

- *Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.*

Edwardian Houses

- *Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.*
- *Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.*
- *Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.*
- *Masonry fencing with cast iron palisade, or timber (picket).*

Inter-War Houses

- *Australian made Wunderlich roof tiles, face brick and rendered masonry. Timber joinery with some use of metal framed windows.*

Fencing

- *Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building facade) to 2 metres, and 1.8 metres on corner sites.*

Setting, landscaping, streetscape and public realm features

- *Distinctive topography.*
- *Cohesive lines of buildings set behind attractive landscaping.*
- *St Peters Cathedral and the grand, spacious character of the townscape. Visual prominence of St Peter's Anglican Cathedral.*
- *Important view of St Peters Cathedral south from Kermode Street.*
- *Important view of the northeast elevation of St Peters Cathedral.*
- *Open landscaped setting and curtilage to Pennington Terrace.*
- *Park Lands.*
- *Shelter in the form of balconies and verandahs over footpaths on the southwest corner of King William Road and Kermode Street intersection.*
- *Visual prominence of North Adelaide Church of Christ Chapel and Queens Head Hotel, and heritage listed places.*

2.2 Existing Character

Under the former Development Act, North Adelaide Historic Conservation Zones utilised Local Heritage listings to identify and preserve historic character, rather than the identification of Contributory Items. This legacy is transitioned to the Planning and Design Code (under the PDI Act) to result in there being no Representative Buildings within the Historic Area Overlay.

I consider the streetscape setting (or relevant locality) of the proposed development to the section of Kermode Street that extends from King William Road (eastern end) though to Bagot Street (western end). The northern and southern sides of this section of street have notably differing character.

The southern side of Kermode Street within this locality is characterised predominantly by long, three storey dormitory buildings of St Mark's College. These red brick Inter-war institutional buildings include the Local Heritage listed Newland Building (Figure 2). The Local heritage listing extends to include the front red brick boundary fence.

The northern side of Kermode Street within this locality accommodates a very broad range of buildings types, styles and forms. Of the eight buildings that front Kermode Street, only three are representative of the historic character spoken of in the HAS, namely the following three Local Heritage Places:

- 72-74 Kermode Street: Semi detached former houses; Frontage and side wall returns visible from the street (Figure 3)
- 84 Kermode Street: House; Frontage and side wall returns visible from the street (Figure 4)
- 98 Kermode Street: House; Two-storey Victorian symmetrically fronted residence. Excludes rear single storey building (Figure 5)

Each of these local heritage places were constructed between 1880 and 1900, they are all notably different in style, scale and design.

Other Local Heritage Places along this northern side of Kermode Street include:

- 41-51 King William Road: Greenway Apartments ; Frontage and side wall returns visible from the street (Figure 6)
- 96 Kermode Street: House (at rear); Victorian bay fronted residence (Figure 7, Figure 8)

Greenway apartments form a very prominent feature within the Kermode Street streetscape. Constructed in 1939, the Inter-War apartment complex presents as a large three storey red brick structure with curved corner features. While clearly different in style to the Newland Building, it nonetheless shares comparable scale and material attributes.

Uniquely, 96 Kermode Street has almost no streetscape presence within the locality. This dwelling was constructed in several stages. The 2004 North Adelaide Heritage Survey notes that the first of these stages was pre 1850,

with the house being substantially enlarged in the late 1860s. A review of the 1880 Smith Survey indicated the dwelling was then substantially enlarged again post 1880. The construction of the original cottage in the 1840s likely explains the unusually large setback of the dwelling from the street when it was redeveloped in the 1860s.

Subsequent subdivisions of 96 Kermode Street resulted in the formation of the Subject Site. This site is presently vacant, and includes an 1800 high fence to its boundaries, and a section of c1980 stone wall.

There are several consequences arising from this subdivision:

- As noted, the current Local Heritage place at No 96 has almost no streetscape presence, and
- It is envisaged that the vacant land associated with this subdivision (the Subject Site) be developed, and that such a development will both be in front of the Local Heritage place at No 96, and will further obscure any remaining views from the street.

The remainder of the streetscape accommodates a broad range of non-heritage listed places, including:

- 108 Kermode Street: c1980s two storey glass office complex
- 97 Kermode Street: c1990s dormitory accommodation associated with St Mark's college
- 90 Kermode Street: c2000 two storey detached dwelling
- 78 Kermode Street: c1930-1950(?) small office building
- 73 Kermode Street: Large multideck carpark.

Having undertaken a detailed survey of the relevant locality (streetscape setting) associated with the proposed development I note:

- There is a clear differentiation of use, and built form character, between the northern and southern side of the street. The southern side has a relatively consistent three storey institutional character due to its use and association with St Mark's college.
- The northern side of the is notably more varied, and consists of a range of single, two and three storey dwellings, apartments and office complexes.
- There is no specific unified character to the locality. While acknowledging that buildings to the southern side of the street are clearly associated with a differing use and pattern of development to the northern side, they nonetheless remain a very prominent feature within the streetscape, and when considered in conjunction with Greenway Apartments, establish a strong 3 storey red Inter-war character to the locality.



Figure 2: Local Heritage listed Newland Building and boundary wall, St Mark's College.



Figure 3: Local Heritage listed Semi-detached house, 72-74 Kermode Street North Adelaide.



Figure 4: Local Heritage listed house, 84 Kermode Street North Adelaide.



Figure 5: Local Heritage listed two storey residence, 98 Kermode Street North Adelaide.



Figure 6: Local Heritage listed three storey apartment complex, 41-45 King William Road, North Adelaide.



Figure 7: The Subject Site (centre), with the Heritage Place at 96 Kermode Street having no streetscape presence



Figure 8: Remnant glimpse of the Local Heritage place at 96 Kermode Street down the driveway access to the west of the Subject Site.



Figure 9: c1990 St Marks dormitory building. Source: Google Streets



Figure 10: Small office, 78 Kermode Street.



Figure 11: Glass office complex, 108 Kermode Street.



Figure 12: Detached dwelling, 90 Kermode Street.



Figure 13: Multideck carpark, 73 Kermode Street

3.0 Proposed Development

92 Kermode Street is an existing land title that as previously been subdivided off the front yard of the Local Heritage listed dwelling at 96 Kermode Street. The existing subdivision is notable smaller than other properties in the locality, at only 320sqm.

Given this site limitation, the proposed architecturally designed detached dwelling for the site consist of a lowered carpark level (with storage) with two storeys over. The lowering of the carpark level results in the proposal presenting as a “2.5” storey building within the street, with the upper parapet level generally aligning with the ridgeline of the adjacent Local Heritage place to the west (98 Kermode Street).

Designed by Archaea (Architects), the proposal features ornate brickwork to the street frontage and side wall returns, that draws reference from historic detailing found within the locality. The site layout can be considered in two portions:

- The rear of the site is setback and highly articulated, providing both private outdoor space for the proposal while managing this sensitive interface with the adjoining property behind.
- These rear setbacks, coupled with the small overall site, have concentrated the remainder of the built form to the front of the site. This has resulted in an architectural expression that draws reference from the nearby Greenway Apartments, and to a lesser extent the Newland Building opposite the site, and traditional ‘Terrace’ or ‘New York’ style apartments.
- The façade is highly, albeit subtly articulated, with a vertical ribbing and overall articulation that includes a large recessed feature entrance.



Figure 14: Proposed Development. Source: Archaea

4.0 Impact Assessment

When considering the application of the relevant Planning and Design Code provisions I have also had regard to the Historic Area Overlay Design Advisory Guidelines, that are appended to this report.

These Design Advisory Guidelines were prepared to assist applicants and the relevant planning authorities understand the extent and nature of design response sought within Historic Area Overlays. I was the primary author of these documents.

Amongst other things, the Advisory Guidelines note:

Every property within an Overlay will have its own unique qualities and attributes that will inform appropriate design outcomes and the relative weighting to be applied to the relevant Code policy, and Design Advisory Guidelines. These factors will inform the required design response to the identified historic attributes within the Overlay. Key factors influencing this weighted application include:

Character Integrity of Locality

The concentration and integrity of places within the **streetscape setting** of a proposal that display the historic themes and characteristics as expressed by the Historic Area Statements will inform the extent of **contextual design response** needed to achieve the outcomes sought by DO1.

Localities that display high levels of consistency and/or integrity in relation to the Historic Area Statements will require a higher level design response to those areas of more disparate or diluted character.

POLICY WEIGHTING

CHARACTER INTEGRITY OF STREETScape SETTING
EXTENT TO WHICH STREETScape SETTING DISPLAYS VALUED
STREETScape CHARACTERISTICS AND DEVELOPMENT PATTERNS
EXPRESSED BY CHARACTER AREA STATEMENTS.

Identification of key Common Design Attributes

What are the **common design attributes** that contribute towards the prevailing streetscape characteristics and development patterns of value as expressed by the Character Area Statements within the **Streetscape Setting** of the proposed development? Dominant attributes should be given greater weighting than less dominant attributes.

The weighting of these attributes will vary from location to location. For example, locations that display consistent front setbacks will likely weight this attribute higher than those with varied setbacks. A thorough and considered **contextual analysis** will therefore be critical to identifying and weighting these attributes so as to inform an appropriate design response.

Importantly, these guidelines note:

The concentration and integrity of places within the streetscape setting that display the historic themes and characteristics as expressed by the Historic Area Statements will inform the extent of contextual design response needed to achieve the outcomes sought by DO1.

Based on the assessment of the locality undertaken in Section 2 of this report I note the following:

Character Integrity of Locality

- **Medium to Low:** The streetscape setting of the proposed development lacks a unified character. While there are several buildings within the locality that display the attributes represented in the Overlay HAS, they are distinctly varied in their scale, type and form.
- **Extent of contextual design response sought:** Medium.

Identification of key Common Design Attributes

- The varied character of the locality result in the Common Design Attributes being primarily associated with **materials, articulation, and solid to void.**

4.1 Character Impact Assessment

The below table assesses the proposed development against the Historic Area Overlay provision of the Planning and Design Code. For the reasons noted above, a **medium** contextual design response and policy weighting is considered appropriate to achieve the Desired Outcome of the Overlay.

Performance Outcome	Reponses	Outcome
<p>PO 1.1</p> <p><i>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.</i></p>	<p>The Common Design Attributes identified in the assessment of the locality are materials, articulation and solid to void. While the design clearly has its own identity, its presentation to the street has clearly been informed by these built form attributes as expressed by the HAS.</p>	<p>Achieved</p>

Performance Outcome	Reponses	Outcome
<p>PO 2.1</p> <p><i>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.</i></p>	<p>The prevailing historic character is varied. While acknowledging the St Mark’s college buildings are associated with a different (institutional) land use, they nonetheless remain the most prominent feature within the streetscape. Even when excluding these buildings from any streetscape analysis, the northern side of Kermode Street consists of buildings ranging in scale from single to three storeys. The proposed development is located between two 2 storey buildings, with the proposed parapet height consistent with the roof ridge height of the adjacent Local Heritage place.</p> <p>The building form is informed by both the small site, the sensitive rear interface, and the apartment / dormitory characteristics of the surrounding Local Heritage places.</p>	<p>Achieved</p>
<p>PO 2.2</p> <p><i>Development is consistent with the prevailing building and wall heights in the historic area.</i></p>	<p>Refer response to PO2.1.</p>	

Performance Outcome	Reponses	Outcome
<p>PO 2.3</p> <p><i>Design and architectural detailing of street-facing Buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.</i></p>	<p>Importantly, this PO seeks a design response that <u>complements</u> the prevailing characteristics in the historic area, rather than replicates. Given the varied built form within the locality, the Common Design Attributes of the historic area are primarily material, articulation and solid-to-void.</p> <p>As noted, the proposal features highly articulated masonry that is consistent with the quality, and finer grained detail of the heritage places within the locality.</p> <p>The proposal also exhibits a solid-to-void that is again consistent with the prevailing heritage places.</p> <p>The street façade includes soft curves that complement the built form of the nearby Greenway Apartments, while the recessed portico established visual relief and shadowing that complements the verandah features within the locality.</p>	<p>Achieved</p>
<p>PO 2.4</p> <p><i>Development is consistent with the prevailing front and side boundary setback pattern in the historic area.</i></p>	<p>While the proposed front and side setbacks are largely informed by the very small site size, they nonetheless remain consistent with prevailing pattern within the locality.</p> <p>Front setback patterns are generally within relatively close proximity to the street. The proposal is also generally consistent with the setback of the adjacent Local Heritage Place.</p> <p>Side setback of the detached dwellings within the immediate vicinity of the site are characterised one closely set alignment (nominally 1m or less) and a vehicle access setback (nominally 2.5 to 3m). This rhythm of spacing between buildings is maintained by the proposed development due to the shared access way to the property to the rear.</p>	<p>Achieved</p>

Performance Outcome	Reponses	Outcome
<p>PO2.5</p> <p><i>Materials are either consistent with or complement those within the historic area.</i></p>	<p>The use of consistent and complementary materials to those within the historic area is a key design feature of the proposal. The selected masonry units not only have a textural quality that is consistent with the prevailing character, but are highly articulated in their detailing, drawing reference from historic detailing within the locality.</p>	Achieved
<p>PO 3.1</p> <p><i>Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary facade.</i></p>	Not Applicable	N/A
<p>PO 3.2</p> <p><i>Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.</i></p>	Not Applicable	N/A
<p>PO 4.1</p> <p><i>Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.</i></p>	Not Applicable (noting garaging is accessed from the rear / side of the site, not the street frontage).	N/A
<p>PO 4.3</p> <p><i>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.</i></p>	Not Applicable	N/A

Performance Outcome	Reponses	Outcome
<p>PO 4.4</p> <p><i>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.</i></p>	<p>Front fencing within the locality is varied, and ranges from solid walling, to picket fencing, to no fencing.</p> <p>The proposal includes an open style fence with plinth base. This style of fencing is consistent with the prevailing historic character.</p>	Achieved
<p>PO 5.1</p> <p><i>Land division creates allotments that are:</i></p> <p>(a) <i>compatible with the surrounding pattern of subdivision in the historic area</i></p> <p>(b) <i>of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area</i></p>	Not Applicable	N/A
<p>PO 6.1</p> <p><i>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</i></p>	<p>Vehicular access is provided to the site via the existing shared roadway and remains consistent with the prevailing pattern within the locality.</p>	Achieved

Performance Outcome	Reponses	Outcome
<p>PO6.2</p> <p><i>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.</i></p>	<p>Landscape patterns within the locality is varied but generally minimal, largely influenced by generally minimal front setbacks. The adjacent heritage place at 98 Kermode Street accommodates no front landscaping, while the landscaping to the adjacent dwelling at No 90 Kermode Street is generally concealed behind a large solid boundary wall.</p> <p>The proposal includes 1.5m of landscaping to the street frontage and 1.1m to the eastern side setback. This approach is consistent with the Local Heritage place at No 72-74 Kermode Street, and that which is likely to be developed to No 84 (that is under refurbishment at the time of writing this assessment)</p>	<p>Achieved</p>
<p>PO 7.1</p> <p><i>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:</i></p> <p>(a) <i>the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style</i></p> <p>or</p> <p>(b) <i>the structural integrity or safe condition of the original building is beyond reasonable repair.</i></p>	<p>Not Applicable</p>	<p>N/A</p>

Performance Outcome	Reponses	Outcome
<p>PO 7.2</p> <p><i>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.</i></p>	Not Applicable	N/A
<p>PO 7.3</p> <p><i>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.</i></p>	Not Applicable	N/A
<p>PO 8.1</p> <p><i>Development conserves and complements features and ruins associated with former activities of significance.</i></p>	Not Applicable	N/A

Desired Outcome	Reponse	Outcome
<p>DO 1</p> <p><i>Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.</i></p>	<p>The Desired Outcome of the Historic Area Overlay is to reinforce the historic themes and characteristics of the area through contextually responsive development that responds to the existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.</p> <p>This Desired Outcome has been achieved for the reasons outlined above.</p>	Achieved

4.1.1 Summary of Assessment

The Subject Site is located within a streetscape with no specific unified character. The northern side of the street includes buildings of one, two and three storeys; detached, semi-detached and apartments complexes; modern glazed offices; and a range of construction techniques and architectural styles spanning over 100 years. The southern side of the street is dominated by the three storey red brick forms of St Mark's College. While it acknowledges that these buildings are associated with a different (institutional) land use, they are nonetheless places of identified heritage (and character) value within the same Overlay as the Subject Site.

The eclectic nature of the existing built form and character affords greater design scope and flexibility in satisfying the Overlay's Desired Outcomes than in locations of high integrity.

The existing subdivision also informs the design response for the site. The small site size, coupled with the sensitive rear interface results in the concentration of built form toward the street front. This approach is entirely appropriate for this locality. The resulting built form is consistent in scale to the prevailing context, and the adjacent Local Heritage place. The overall design is of a high quality, and exceeds the architectural standards of recent modern development within the locality. The considered use of materials, detailing and articulation of the proposal *complements* the prevailing historic character, and will make a positive contribution to the streetscape in this locality.

For these reasons I consider the Desired Outcome, and relevant Performance Outcomes of the Historic Area Overlay to be achieved.

4.2 Heritage Adjacency Assessment

The Heritage Adjacency Overlay is enlivened due to the Subject Site's proximity to No 96 and 98 Kermod Street only. The Desired Outcome of the Overlay seeks:

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

The Performance Outcomes, that will be considered in detail below, seek to achieve this outcome by not *dominating, encroaching or unduly impacting on the setting of the heritage place.*

As noted, the Subject Site is an existing allotment created from a former subdivision of front yard of 96 Kermod Street. This subdivision created a small land parcel (320sqm) that can now reasonably be expected to be developed. Any development reasonably envisaged on this land will obscure the views of the Local Heritage listed dwelling at No 96. It is unclear whether the land division predates the heritage listing of No 96, however:

- If the land division pre-dates the heritage listing, then the property was listed with the understanding that development can reasonably occur to the Subject Site, or
- If the land division post-dates the heritage listing, then any assessment of heritage impacts arising from subdivision would have occurred at the time, and presumably concluded such impacts associated with development on the site were acceptable.

For these reasons any assessment of the proposal against the Heritage Adjacency Overlay should be confined to its relationship to 98 Kermode Street.

The 2004 Heritage Survey noted the heritage value of 98 Kermode Street to be:

This former dwelling represents the expansion of Kermode Street as a residential area, and is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

Performance Outcome	Reponses	Outcome
<p>PO 1.1</p> <p><i>Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place</i></p>	<p>The proposed development is of a consistent scale and front setback to 98 Kermode Street. While the wall heights are not identical, this requirement is not specifically sought by PO1.1. Rather, adjacent development should neither dominate not unduly impact on the setting of the place.</p> <p>The consistency in scale and setbacks achieves this outcome.</p>	<p>Achieved</p>

Performance Outcome	Reponses	Outcome
<p>PO 2.1</p> <p><i>Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place.</i></p>	Not Applicable	N/A

Desired Outcome	Reponse	Outcome
<p>DO 1</p> <p><i>Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.</i></p>	<p>The heritage and cultural value of 98 Kermode Street vested in it being an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.</p> <p>The proposed development does not impact these values, or the manner by which they are conveyed within the streetscape.</p> <p>The proposed development is of a consistent setback and scale to the adjacent heritage place, and does not <i>dominate not unduly impact</i> on its setting.</p> <p>This Desired Outcome has been achieved for the reasons outlined above.</p>	Achieved

4.2.1 Summary of Assessment

The Heritage Adjacency Overlay is enlivened due to the Subject Site's proximity to No 96 and 98 Kermode Street only.

Any development of the Subject Site will have an impact on the setting of No 96. Any consideration of such impacts, however would have occurred either at the time of the heritage listing, or the proposed subdivision. For these reasons any impacts to No 96 would not be considered *undue*.

The proposed development is of a consistent scale and setback to the adjacent Local Heritage place at 98 Kermode Street and therefore neither *dominates not unduly impacts* on its setting. The proposed development has no impact on the heritage and cultural values of 98 Kermode Street, namely the manner by which it presents as *an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time*

For these reasons I consider the Desired Outcome, and relevant Performance Outcomes of the Heritage Adjacency Overlay to be achieved.

Historic Area Overlay Design Advisory Guidelines



Historic Area Overlay Design Advisory Guidelines

INTRODUCTION

Development in South Australia is assessed against the state-wide Planning and Design Code (the Code). The Code can be accessed on the PlanSA Portal and is an electronic database that can be searched by address or development type.

The Code contains Zones, Subzones and Overlays for the assessment of development. The Overlays are of significance in that they can alter the way development applications are assessed.

The Code includes an Historic Area Overlay. This Overlay includes Desired Outcomes (DO), Performance Outcomes (PO) and Historic Area Statements (HAS), which combine with the underlying zone and subzone to define the envisaged development of a local area.

A Historic Area Overlay identifies locations that display historic themes and characteristics that are important to the local area. These attributes, identified by the relevant Historic Area Statements are often unique, and are displayed in the streetscape character of a locality. Desired and Performance Outcomes for Historic Area Overlays seek to conserve these historic attributes and for development visible from the public realm to respond contextually so as to be consistent and complementary to the identified character attributes. These Design Advisory Guidelines are provided under Section 66(5) of the *Planning Development and Infrastructure Act 2016* (the Act) and will assist applicants and designers to achieve these design outcomes.

Historic Area Overlay

Desired Outcome DOI: Historic themes and characteristics are reinforced through conservation and **contextually responsive design** and adaptive reuse that responds to the existing coherent patterns of land division, streetscapes, building siting, and built scale, form and features as exhibited in the Historic Area expressed in the Historic Area Statements.

Contextually responsive design complements and reinforces the historic character of an area. This ensures that historic themes and characteristics expressed by the Historic Area Statements are preserved.

Design Advisory Guidelines provide guidance to applicants and designers on key design considerations to help achieve an appropriate **contextually responsive design**. They identify a range of **common design attributes** that may be relevant when responding to DOI. They are applicable to new buildings, additions and alterations to existing places.

Design Advisory Guidelines are not intended to be a 'check list' to the design or assessment process, but rather support the Desired and Performance Outcomes of the Code. They are not additional policy.

Design Advisory Guidelines are supported by **Style Identification Advisory Guidelines**. These assist applicants and designers to identify places that display the historic themes and characteristics expressed by the Historic Area Statements. It is these places that the design of new development (or additions and alterations) should contextually respond to. In some areas, these places have been identified as **Representative Buildings**.

NEW DEVELOPMENT WITHIN A HISTORIC AREA OVERLAY

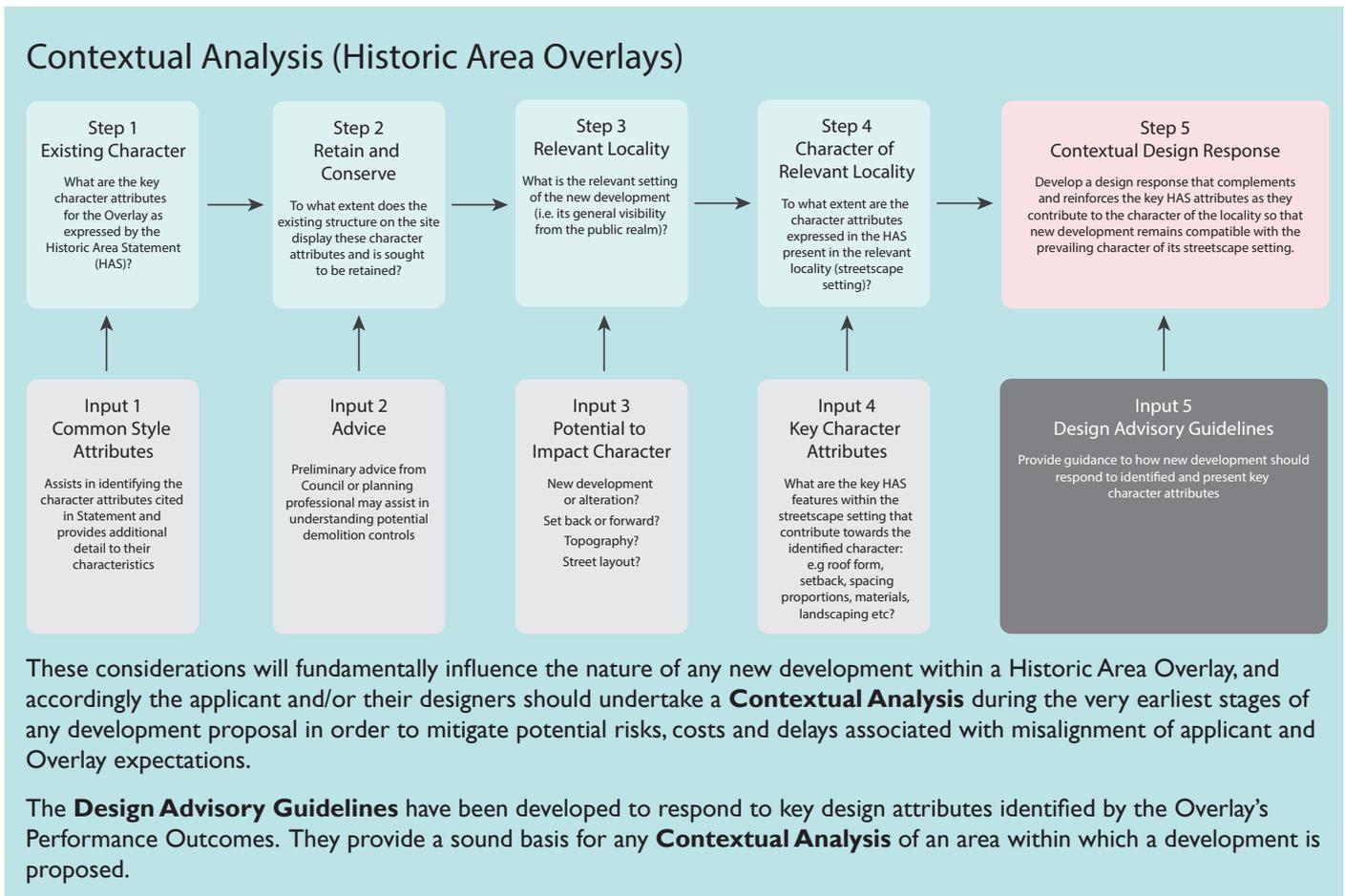
Development within a Historic Area Overlay will require additional contextual design and assessment consideration. A detailed Contextual Analysis of the locality will be central to these processes and assist in achieving development outcomes that are consistent with that sought by the Overlay.

CONTEXTUAL ANALYSIS

A detailed and considered **Contextual Analysis** will guide the design and assessment process, and the application of the **Design Advisory Guidelines** in order to achieve the outcomes sought by DOI. This analysis may include:

- The extent to which any existing elements on the site display the historic themes and characteristics expressed by the Historic Area Statements, and if so the extent to which such elements are sought to be retained and conserved, or can be redeveloped
- The extent of relevant **streetscape setting** that needs to be considered in any **contextual design response**
- The extent to which places within the relevant **streetscape setting** display the historic themes and characteristics expressed by the Historic Area Statements
- The extent to which the proposed development may impact on these historic themes and characteristics (informed by the **visual prominence** of the proposed development from the public realm)
- **Common design attributes** displayed by places within the **streetscape setting** that demonstrated the historic themes and characteristics expressed by the Historic Area Statements, and
- The extent and manner by which the proposed development needs to respond to the prevailing context, and relative importance of the **common design attributes** to achieving an appropriate **contextual design response**.

It is the responsibility of the applicant, or their designer, to undertake this **Contextual Analysis** where required.



APPLICATION

Every property within an Overlay will have its own unique qualities and attributes that will inform appropriate design outcomes and the relative weighting to be applied to the relevant Code policy, and **Design Advisory Guidelines**. These factors will inform the required design response to the identified historic attributes within the Overlay. Key factors influencing this weighted application include:

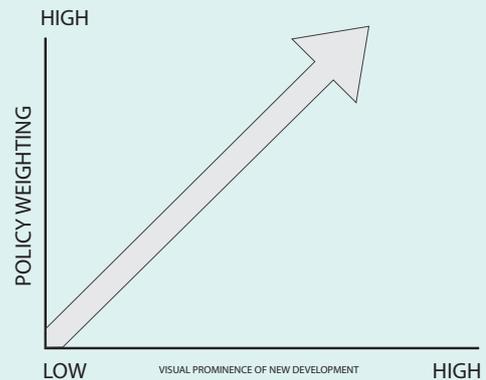
Streetscape setting

The **streetscape setting** of a development will generally be the locations and areas within the public realm that the proposed development will have a meaningful visual impact on. This will typically be from the street but may extend to other public areas. Street width and layout, topography of the locality, and the scale and setout of the proposed development will influence how far the **streetscape setting** extends.

Due to its ephemeral nature, landscaping will generally not be reason in itself to reduce the extent of a **streetscape setting**.

Visual Prominence

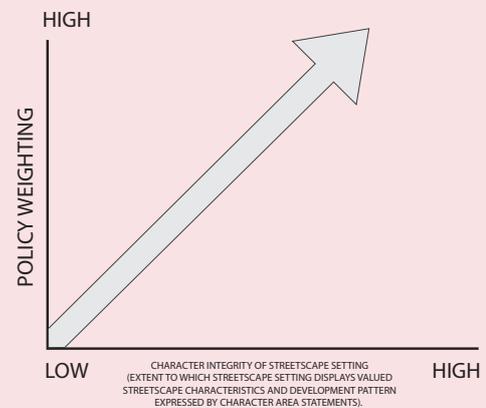
Highly prominent development, such as a new building set close to the street frontage or on corner sites, may have a greater impact on the built form character of a locality than development set back from the prevailing building line, or (for the case of building additions) to the rear of a site. Development with a high **visual prominence** will require a more considered **contextual design response** than would be required for proposals with low visibility the relevant **streetscape setting**.



Character Integrity of Locality

The concentration and integrity of places within the **streetscape setting** of a proposal that display the historic themes and characteristics as expressed by the Historic Area Statements will inform the extent of **contextual design response** needed to achieve the outcomes sought by DOI.

Localities that display high levels of consistency and/or integrity in relation to the Historic Area Statements will require a higher level design response to those areas of more disparate or diluted character.



Identification of key Common Design Attributes

What are the **common design attributes** that contribute towards the prevailing streetscape characteristics and development patterns of value as expressed by the Character Area Statements within the **Streetscape Setting** of the proposed development? Dominant attributes should be given greater weighting than less dominant attributes.



The weighting of these attributes will vary from location to location. For example, locations that display consistent front setbacks will likely weight this attribute higher than those with varied setbacks. A thorough and considered **contextual analysis** will therefore be critical to identifying and weighting these attributes so as to inform an appropriate design response.

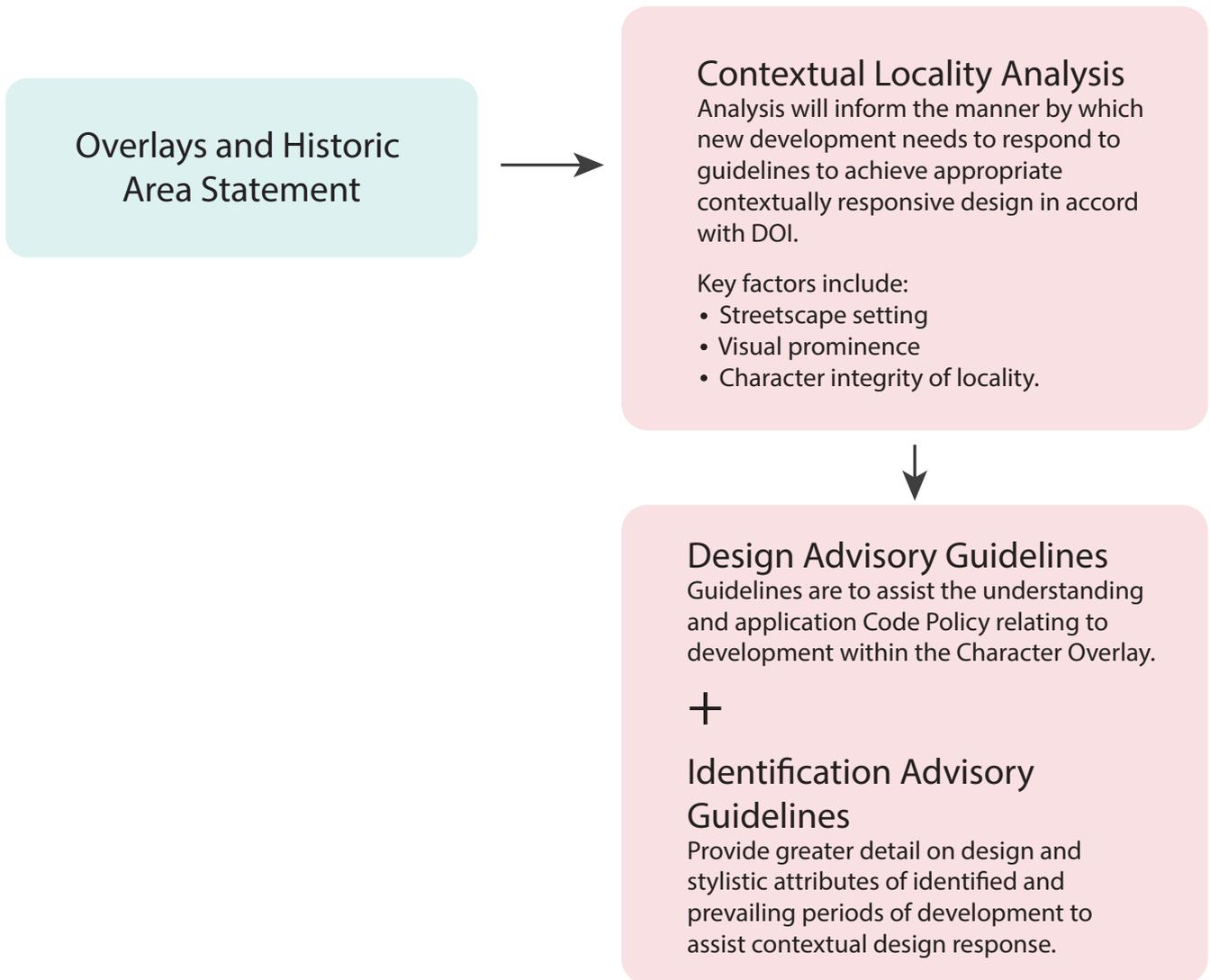
Extent of Response

It is anticipated that development within a Historic Area Overlay will require a more considered **contextual design response** than other localities. Undertaking a **Contextual Analysis** in the earliest stages of the any development proposal is therefore highly recommended as it will assist with identifying the extent and nature of **common design features** that are relevant to any **contextual design response**.

It may not be necessary to respond to all **common design attributes** to achieve an appropriate **contextual design response** provided an overall compatibility with the prevailing historic themes and character is maintained.

This additional **contextual design response** sought by Historic Area Overlays is also likely to result in:

- Exterior design aesthetics being given greater weighting in the planning assessment process
- Greater restrictions and limitations over the exterior appearance of a proposed development
- No single 'common design approach'. Every Historic Area Overlay, and even locations within, are all different and will likely require a unique design response, and
- Greater collaborative input from the Local Council and (where available) their Local Heritage Advisor.



HAO TABLE I DESIGN ADVISORY GUIDELINES

Note: All diagrams included in the HAO Table I are indicative only, and for the purposes of illustrating a principle, rather than a specific design solution. Development applications will be assessed against a broad range of relevant Desired and Performance Outcomes within the Code, in addition to those discussed below. Compliance with the below does not necessarily result in an appropriate outcome when assessed against all other relevant provisions.

Common Design Attribute	Retention and Conservation
Relevant Code Reference	<p>DOI Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement</p> <p>PO7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:</p> <ul style="list-style-type: none"> (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair. <p>PO7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.</p> <p>PO7.3 Building or elements of buildings that do not confirm with the values described in the Historic Area Statements may be demolished.</p>
Discussion	<p>Historic Area Overlays identify locations that display historic themes and characteristics that are considered to be of importance to the local area. These attributes, identified in the Historic Area Statements, are displayed in the streetscape character of a locality. The Style Identification Advisory Guidelines will assist applicants and designers to identify these attributes, and places that display them, within the streetscape setting of a proposal. In some Overlays these attributes have been identified as Representative Buildings. Existing buildings and structures, and features thereof, that demonstrate these historic characteristics are sought to be retained and conserved.</p> <p>Later additions or modifications that do not contribute towards the historic character of the streetscape may be removed (subject to approvals)</p> <p>Buildings or features that are not consistent with the Historic Area Statement can be demolished or redeveloped in a manner that contextually responds to the existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statements.</p>
Key Considerations	Integrity (changes to original), condition, visibility from the street, values described in the Historic Area Statements.

Common Design Attribute

Appropriate contextual design response

Relevant Code Reference

- DOI Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.
- PO1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.
- PO3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary facade.

Discussion

Development within a Historic Area Overlay should establish a complementary design relationship within the prevailing historic character of the **streetscape setting** of the site, as identified with the Historic Area Statements. This should be achieved through the retention and conservation of buildings and features that demonstrate this historic characteristics as expressed in the Historic Area Statements, and new development that responds positively to this prevailing historic character. The **Style Identification Advisory Guidelines** will assist applicants and designers to identify these attributes, and places that display them, within the **streetscape setting** of a proposal.

A **contextual analysis** of the **streetscape setting** of a proposal will inform an appropriate **contextual design response**, and assessment process. This analysis will identify key **common design attributes** necessary to achieve the development outcomes sought by DOI. This **contextual analysis** should be undertaken during the earliest stages of project planning and design.

The design response, and the extent to which it establishes this complementary design relationship, will be informed both by the **visual prominence** of the proposed works within the streetscape from the public realm, and the extent to which the key attributes as expressed by the Historic Area Statements, are consistently represented within the broader **streetscape setting**.

Localities of highly consistent historic character will require a design response that is more closely aligned to the **common design attributes** noted below, than localities of less consistent or disparate character.

Development that has a low **visual prominence** will require a lesser contextual design response.

A contemporary architectural design response to the **Common Design Attributes** is encouraged. Highly derivative reproductions of historic styles are discouraged in new development.

Key Considerations

Contextual analysis at earliest stages of project planning and design. Visual prominence of proposal. Key attributes of Historic Area Statements present in streetscape setting.

Common Design Attribute

Form

Relevant Code Reference

- PO2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.
- PO2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.

Discussion

Development should respond positively to the historic built form attributes as identified by the Historic Area Statements, to the extent to which such attributes are prevalent within the **streetscape setting** of the proposed development. The **Style Identification Advisory Guidelines** will assist applicants and designers to identify these attributes, and places that display them, within the **streetscape setting** of a proposal.

Development can do this by establishing a visual compatibility with the identified historic built form within the streetscape setting.

Key Considerations

Massing, proportion, visual scale, articulation, composition of elements, shadowing. Also refer roof form, proportion of elements, wall height.

Common Design Attribute

Relevant Code Reference

- PO2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.
- PO2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.

Discussion

Development should respond positively to prevailing roofing characteristics as identified by the Historic Area Statements to the extent to which such attributes are prevalent within the **streetscape setting** of the proposed development. Roof form is regularly a key defining attribute of an historic period of development, and architectural style / typology. The **Style Identification Advisory Guidelines** will assist applicants and designers to identify these roof forms.



Figure 1: Consistent roof form and prominent new development: In localities of high consistency new prominent developments should remain compatible with the prevailing roofscape qualities, including, eave / gutter heights, visual prominence, materials, pitch, eave overhang and alignment of common heights. It is not necessary to specifically replicate traditional roofs, but rather incorporate design attributes that establish a strong visual consistency with the prevailing character.



Figure 2: Varied Roof Form and prominent new development: Varied forms, pitches and materials within the **streetscape setting** of new prominent development provides greater flexibility for a range of design outcomes, provided the proposal is not notably at odds with the prevailing Character (also refer Form).

NEW ADDITION

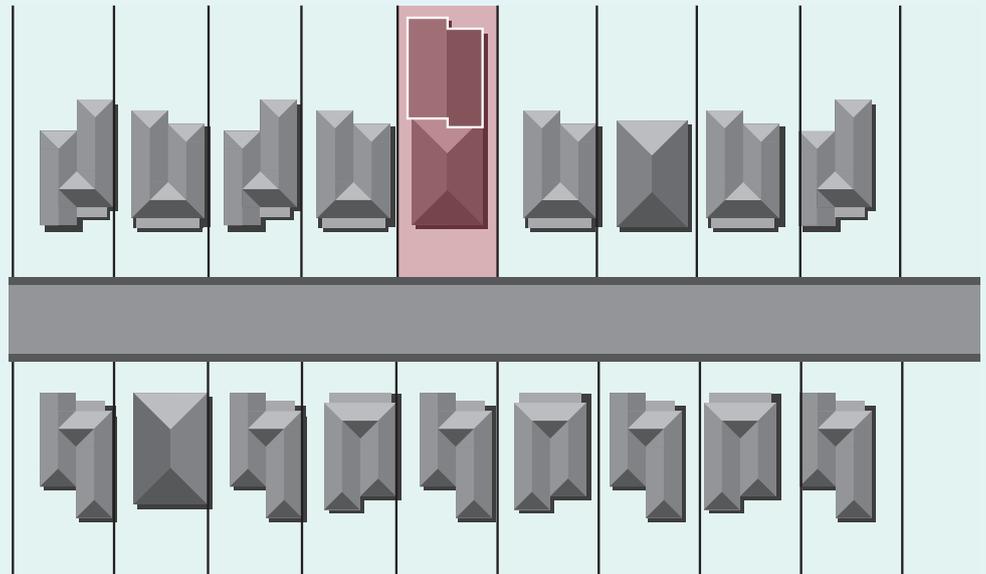


Figure 3: Low Visual Prominence: New development of a low visual prominence will have less impact on the existing streetscape character and therefore greater flexibility in design response, even in localities of high consistency.

Key Considerations

Compatible alignments of predominant eave / gutter / ridge heights, vertical proportion, features (gables, hips), articulation, span, materiality, eave overhangs and pitches.

Common Design Attribute

Form

Relevant Code Reference

- PO2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.
- PO2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.

Discussion

Historic architectural styles, building types and periods of development often shared common proportions, composition and heights of elements such as windows, roofs, verandah, and their arrangement within the overall form of the proposal. The **Style Identification Advisory Guidelines** will assist applicants and designers to identify places that display these attributes within the **streetscape setting** of a proposal.

Establishing a compatible relationship between the proportion and composition of these elements, or overall building form, can assist in achieving a complementary design response that addresses the prevailing historic attributes within a **streetscape setting**. Key considerations include those **common design attributes** below.

The extent to which this type of response is required will vary depending on the consistency of the **streetscape setting**, the **visual prominence** of the development, and the extent to which other design responses are used to achieve visual compatibility with the surrounding public environs.

Key Considerations

Overall proportion, composition and heights of elements such as windows, roof, verandah and their arrangement within the overall form.

Common Design Attribute

Form

Relevant Code Reference

PO2.2 Development is consistent with the prevailing building and wall heights in the historic area.

Discussion

Development should respond positively to the wall height characteristics as identified by the Historic Area Statements, to the extent to which such attributes are prevalent within the **streetscape setting** of the proposed development. The **Style Identification Advisory Guidelines** will assist applicants and designers to identify relevant wall heights, and heights of key features within the **streetscape setting** of a proposal.

The **Style Identification Advisory Guidelines** will assist applicants and designers identifying places within the **streetscape setting** of a proposal that are consistent with the historic themes as identified by the Historic Area Statements. New development should maintain consistent building and wall height to these places where they prevail in its **streetscape setting**.

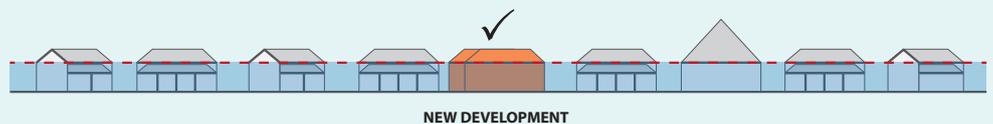


Figure 4: Consistent wall heights and prominent new development. Within **streetscape settings** of high consistency, new development should establish a strong visual relationship with the prevailing wall height, as established by eaves, gables or parapets, as may be applicable.

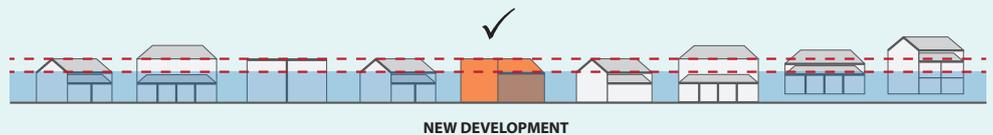


Figure 5: Varied wall heights and prominent new development. Varied wall heights within a locality provides greater flexibility for a range of design outcomes, provided the proposal is not notably at odds with the prevailing Character (also refer Form). Key alignments (such as eave heights) should still draw reference from prevailing historic built form within the **streetscape setting**.

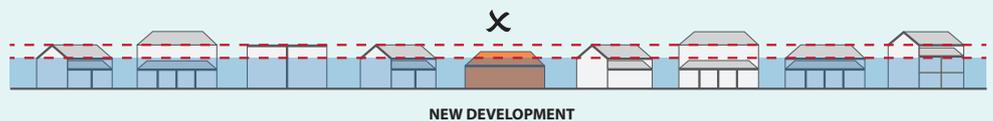


Figure 6: Prominent new development that is low or squat within streetscapes that have traditionally high eaves (even where varied) are generally undesirable.

Key Considerations

Alignments of heights to predominant features such as verandahs, eaves, gables or parapets (as may be applicable).

Common Design Attribute

Relevant Code Reference

- PO2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.
- PO2.5 Materials are either consistent with or complement those within the historic area.

Discussion

The extent to which construction materials are a **common design attribute** within a Historic Area Overlay will vary between Historic Areas, and may also further vary between **streetscape settings** within those areas. In some instances specific materials may be prevalent, such as galvanised iron corrugated roofing, or the use of red brick. In other areas there may be a consistency in the visual and physical qualities of materials used, such as natural stones, masonry units, hand finished render, or decorative timberwork.

The **Style Identification Advisory Guidelines** will assist applicants and designers to identify places within the **streetscape setting** of a proposal that are consistent with the historic themes described in the Historic Area Statements. New development should use materials that are either consistent with or complement those seen on these places where they prevail in its **streetscape setting**.

Development should respond positively to the material qualities and characteristics as identified by the Historic Area Statements to the extent to which such attributes are prevalent within the **streetscape setting** of the proposed development.

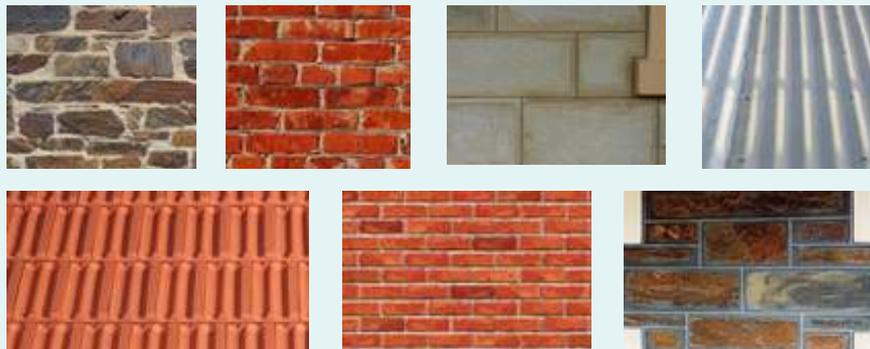


Figure 7: Common traditional materials

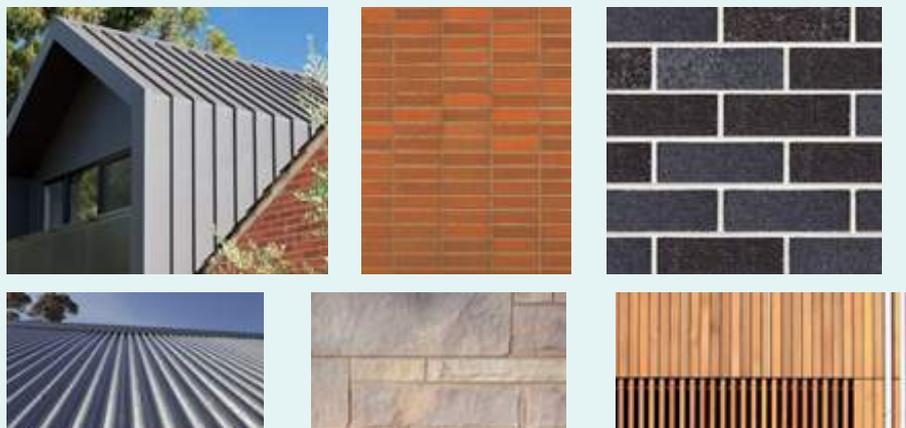


Figure 8: Potential contemporary options

Key Considerations

Colour and overall textural qualities, and arrangement of materials to achieve visual articulation comparable to the identified characteristics of the surrounding environs.

Common Design Attribute

Front Setbacks

Relevant Code Reference

PO2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.

Discussion

New development should maintain a consistency with the general front setback pattern of the **streetscape setting** so as not be visually at odds with the prevailing character. Areas of highly consistent setbacks will require a greater consistency than more disparate areas.

NEW DEVELOPMENT

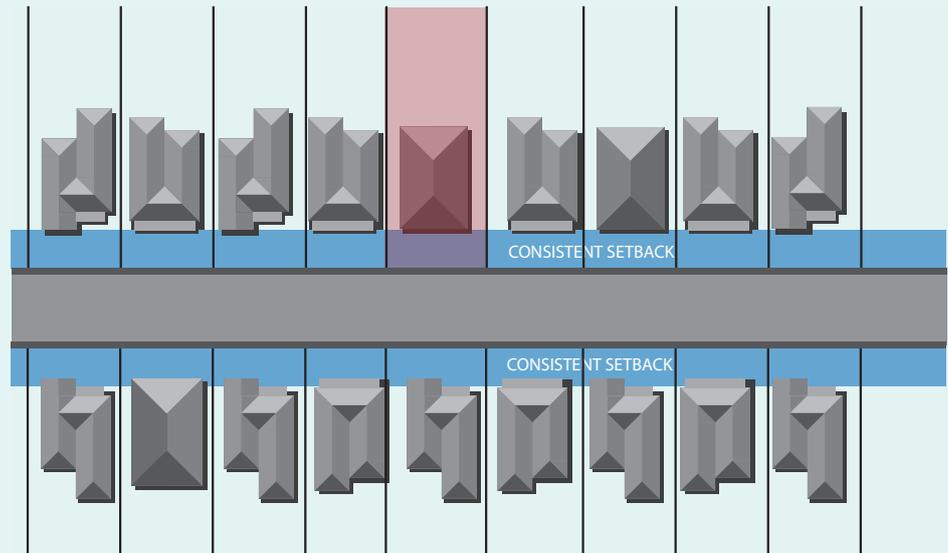


Figure 9: Consistent streetscape setback. Despite minor encroachments within the **streetscape setting**, there remains a prevailing consistency with setbacks within the street that new development should be consistent with.

NEW DEVELOPMENT

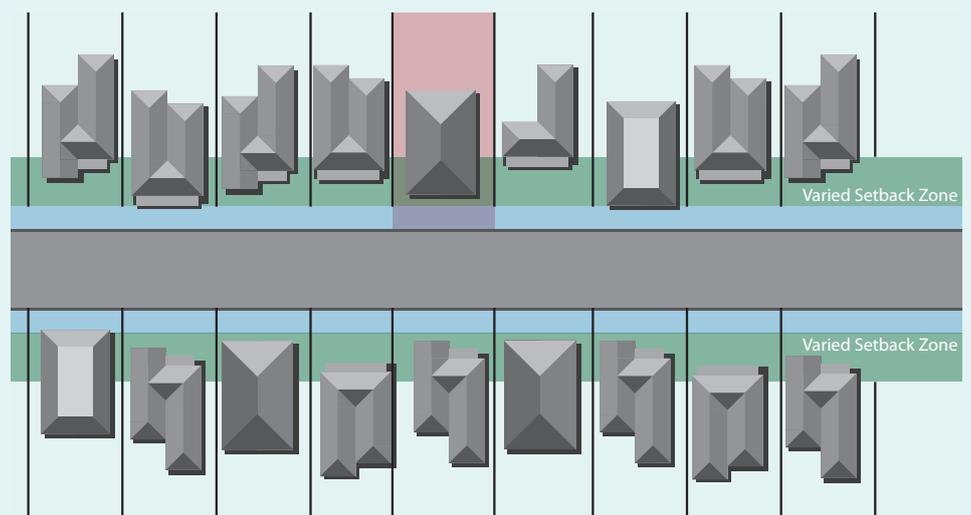


Figure 10: Varied streetscape setback: Streetscape setbacks more varied. New development to be generally consistent with prevailing range of setbacks, provided proposal is not visually at odds with the broader bulk and scale of the surrounding **streetscape setting**. Varied setbacks provides opportunities for a range of setbacks for new development (shown in green).

Key Considerations

Affect of verandahs and façade articulation. Implications to landscaping.

Common Design Attribute

Relevant Code Reference

Discussion

Key Considerations

Side Setbacks

PO2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.

Side setback patterns (and in turn the width of buildings as they present to the street) can contribute towards the character of a **streetscape setting** where a high degree of consistency exists, as they establish an overall rhythm of built form.

New development should maintain this rhythm where it exists.

NEW DEVELOPMENT

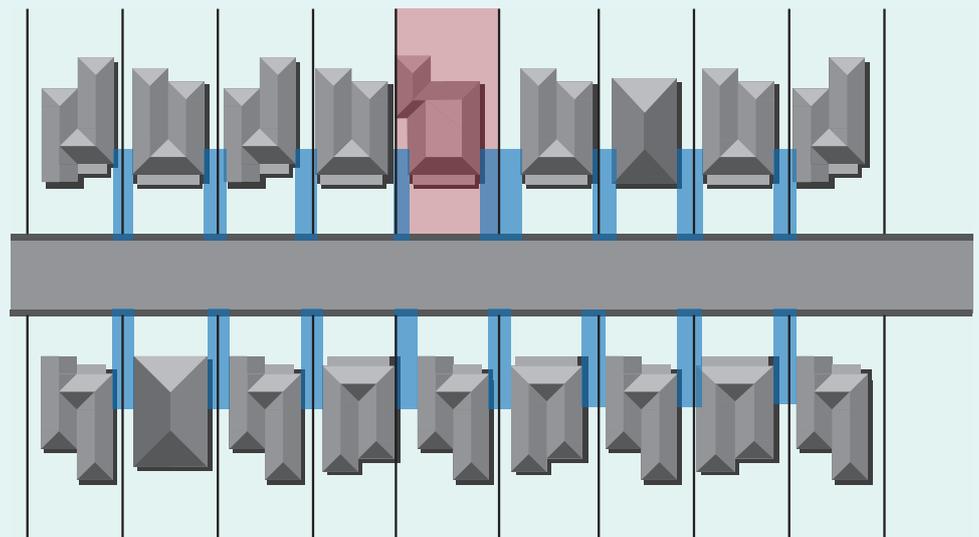


Figure 11: Consistent side setbacks. Side setbacks, and rhythm of built form within the **streetscape setting** retains a high consistency despite some minor variations. New development should retain this visual rhythm as viewed from the public realm.

NEW DEVELOPMENT

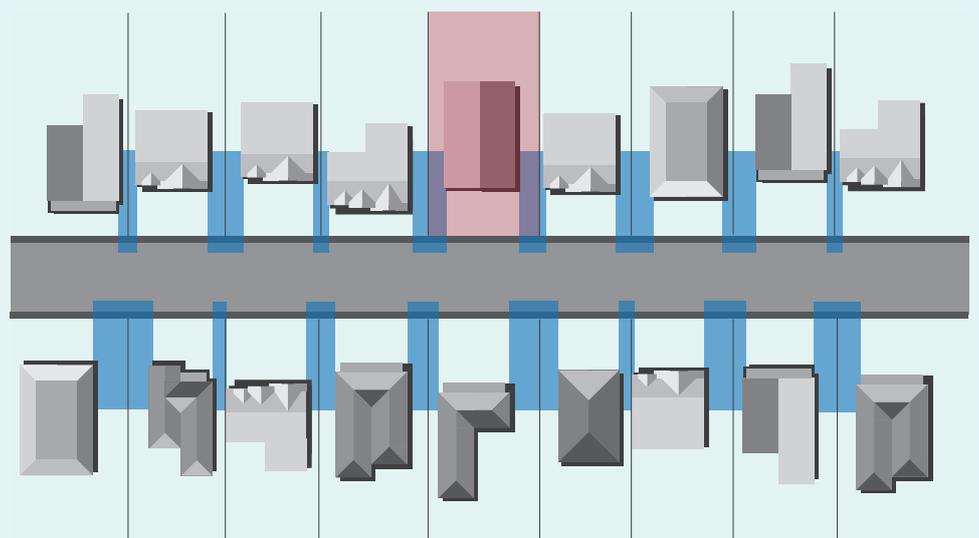


Figure 12: Varied side setbacks. Streetscape side setbacks more varied. New development to be generally consistent with prevailing range of side setbacks, provided proposal is not visually at odds with the boarder bulk and scale of surrounding **streetscape setting**. Varied side setbacks provides opportunities for a range of setbacks for new development.

Width of buildings as they present to the street, façade articulation.

Common Design Attribute

Front Fencing

Relevant Code Reference

PO4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.

Discussion

Front fencing from the era identified in the Historic Area Statements should be retained and or restored where possible and practical.

New fencing should incorporate key design attributes of any prevailing historic fencing within the affected streetscape.

Reproduction of historic fencing styles not consistent with the Historic Area Statements should be generally avoided.

Side fencing forward of the building elevation (other than a laneway) should be consistent with the broader historic character of the locality.

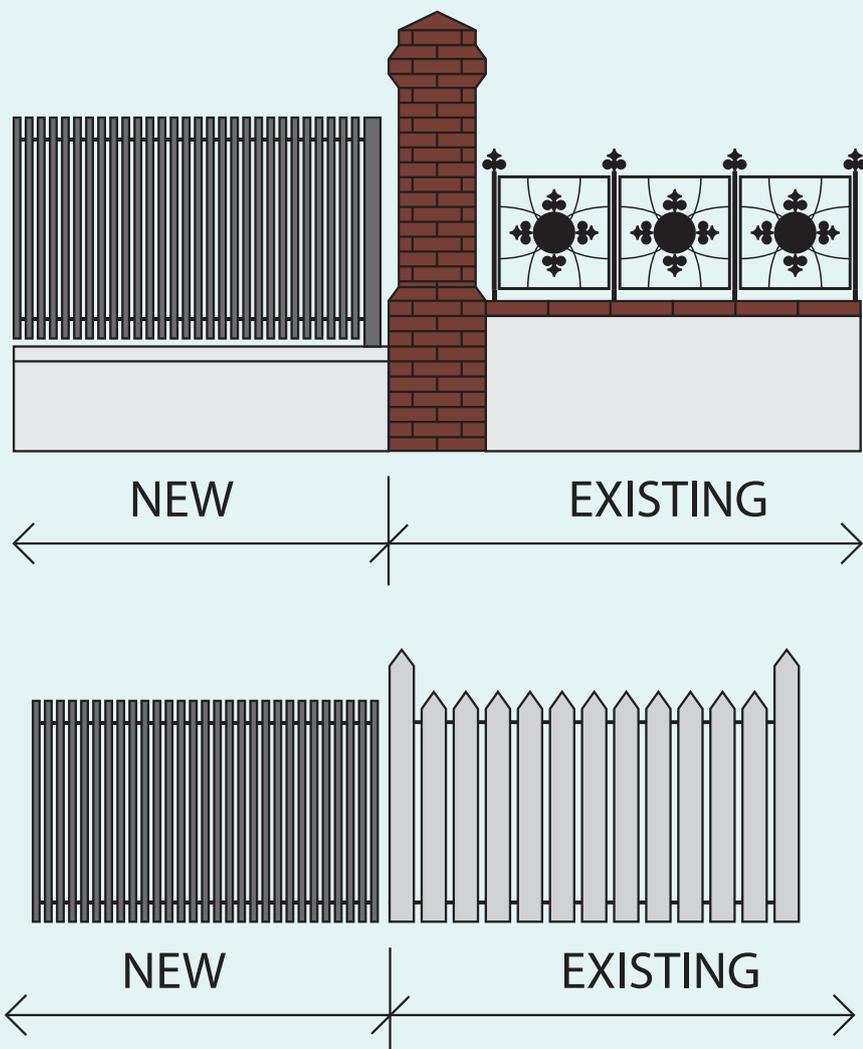


Figure 13: Examples of new fencing that incorporate key design attributes from historic fencing within the affected streetscape such as scale, proportion, visual permeability.

Key Considerations

Height, scale, materials, visual permeability, and proportion of elements.

Common Design Attribute	Landscaping
Relevant Code Reference	PO6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.
Landscaping PO6.2	<p>New development should respond positively to landscape patterns and characteristics identified in the Historic Area Statements as represented in the streetscape setting.</p> <p>The Style Identification Advisory Guidelines will assist applicants and designers to identify landscaping patterns and characteristics within the streetscape setting of a proposal that are consistent with the historic themes described in the Historic Area Statements.</p> <p>In some localities this may be a rural or wilderness setting, in others it may be a more formal curated landscape. Landscaping patterns and characteristics may also influence front and side setback patterns, particularly in localities where front, side or corner garden prevail.</p>
Key Considerations	Landscaping patterns and characteristics may also influence front and side setback patterns, particularly in localities where front, side or corner gardens prevail.

Common Design Attribute	Carports and Garages
Relevant Code Reference	<p>PO4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.</p> <p>PO4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.</p> <p>PO6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</p>
Discussion	<p>Many, if not most historic areas were developed when accommodation for a motor vehicle was not a consideration, and has resulted in a streetscape character dominated by the dwelling and landscaping, rather than garaging and carparking.</p> <p>The visual characteristics of garaging is often at odds with the prevailing historic character. Garaging, and in particular double garaging, can result in large expanses of unarticulated façade that is often in stark contrast to the form, articulation, scale and materiality of historic building stock within an Overlay. Often the need to locate garaging off the primary street frontage, which at times can be very narrow, further increases their visual prominence.</p> <p>The visual prominence of garaging and carports should be mitigated to avoid adverse impacts to the historic built form attributes as identified by the Historic Area Statements. Carports and / or garages should not visually dominate the built form presentation of new development to the streetscape. In some localities this may include generally avoiding double garages.</p> <p>Driveway crossings should be consistent with prevailing widths, and not unreasonably inhibit landscaping requirements sought under PO6.2.</p>
Key Considerations	Setbacks, articulation, colour and/or materials. Setting back garaging behind the line of the principle façade. Driveway widths, and impacts on landscaping.

Common Design Attribute

Relevant Code Reference

Signage / Advertising (where applicable)
PO4.3

Key Considerations

Signage / Advertising

PO4.3 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.

The nature, permissible extent and design of signage within an Historic Area Overlay will be informed by a range of Code policies, in addition to those expressed by the Overlay. Traditional signage / advertising took many forms, most of which was integrated into the overall design and form of the building. This included parapet, verandah and shopfront signage.

Traditional signage / advertising took many forms, most of which was integrated into the overall design and form of the building. This included parapet, verandah and shopfront signage. In main streets and commercial precincts signage can contribute towards the historic themes and character of an area, as expressed within the Historic Area Statements. In locations where signage was not traditionally prevalent, such as residential areas, new signage should not detract from the identified historic character of the locality, or specific site / building.

Several factors may influence appropriate signage within an Historic Area Overlay:

- The prevailing character of traditional signage within the locality
- Whether the signage is proposed on a new development, or historic building stock that reflect the historic themes and character of an area.

New Development

Development requiring advertising / signage should include incorporating traditional design elements consistent with the historic provision of signage within the locality. This may include parapet, verandahs or shopfronts of a traditional configuration.

The provision of advertising / signage (where required) should be integrated into the overall design and form of the new development, taking cues from the surrounding historic character. New signage should site below the parapet line, and should not dominate the locality.

Existing Building Stock

New signage / advertising on existing buildings should complement both the prevailing character and form of traditional signage within the locality. The location of signage on a building should be integrated into the form and design of the building and consistent with that traditionally typical for that building type (e.g. parapet, verandah, shopfront).

Signage should not diminish the character contribution of buildings that are consistent with the Historic Area Statements by visually dominating them, or concealing their significant architectural features or detailing.

Common signage designs that may be consistent within commercial areas of an Historic Area Overlay include:

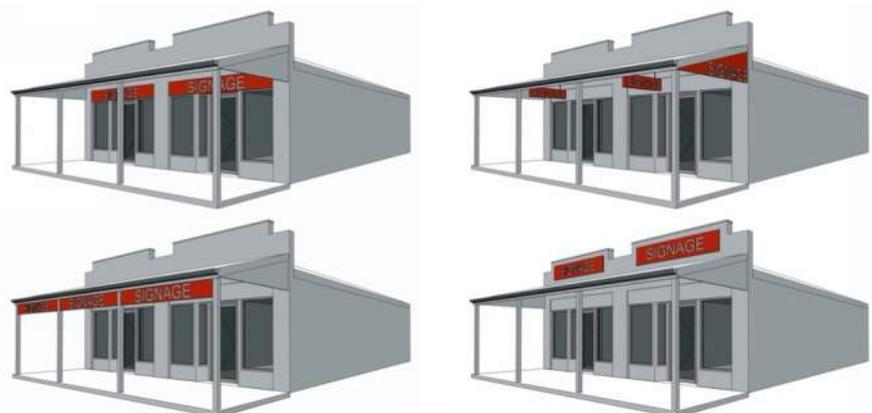


Figure 14: Common traditional signage types and locations (shown in red).

Uncluttered, clear, and consistent with scale of building and prevailing streetscape character.

GLOSSARY

Common design attributes: Key design attributes and considerations that contribute to achieving a contextually responsive design.

Contextual Analysis: A detailed assessment prepared by the applicant or their designer in the initial stages of design and project planning that guides the application of the Design Advisory Guidelines.

Contextually Responsive Design (term used within Historic Area Overlay Desired Outcome 1): A design that complements, and reinforces the prevailing historic character of an area, so that the boarder legibility of the historic themes and characteristics as expressed by the Historic Area Statements are preserved.

Contextually Responsive Development (term used within Character Area Overlay Desired Outcome 1): Development that is consistent with the prevailing valued streetscape characteristics and development patterns as expressed by the Character Area Statements.

Design Advisory Guidelines: provide guidance to applicants and designers on key design considerations to achieve an appropriate contextually responsive design. They identify a range of common design attributes that may be relevant when responding to DOI. They are applicable to new development, and additions and alterations to existing places.

Representative Buildings: Representative buildings referenced in Historic Area Statements and Character Area Statements and mapped in the South Australian Planning and Property Atlas are buildings which display characteristics of importance to a particular area. The identification of representative buildings in a particular area is not intended to imply that other buildings in an historic area or character area are not of importance.

Streetscape setting: the locations and areas within the public realm that the proposed development will have a meaningful visual impact on. This will typically be from the street but may extend to other public areas. Street width and layout, topography of the locality, and the scale and setout of the proposed development will influence how far the streetscape setting extends.

Style Identification Advisory Guidelines: assist applicants and designers to identify those places that display the historic themes and characteristics expressed by the Historic and Character Area Statements.

Visual prominence: The extent to which the proposed development may impact on the character of a locality. Highly prominent development, such as a new building set close to the street frontage or on corner sites, may have a greater impact on the built form character of a locality than development set back from the prevailing building line, or (for the case of building additions) to the rear of a site.

FRANK SIOW & ASSOCIATES

Traffic and Parking Consultants

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

4 March 2022

Mr John Savva
Leedwell
136 Greenhill Road
UNLEY SA 5061

Dear Mr Savva,

92-94 KERMODE STREET, NORTH ADELAIDE **GARAGE ACCESS – RESPONSE TO REPRESENTATION**

As requested, we have reviewed the representation received relating to the proposed garage access. We provide responses to the parking issues raised in the representation below.

1.0 Swept path analysis

Our previous swept path analysis for the garage spaces was based on the B85 design vehicle as per AS/NZS 2890.1-2004. It is based on an indicative number of cars that could potentially be parked inside. The proposal is for a single dwelling with garaging for cars. *Table 1 – General Off-Street Car Parking Requirements* refers to a parking provision of 2 spaces per dwelling. This requirement would be satisfied. The occupant may or may not have 6 cars and the garage space would provide flexibility to store some additional cars, which we understand would only be used from time to time, within a secured environment at home.

In the event that the occupant of the dwelling has a larger vehicle than the B85, the Planning and Design Code and AS/NZS 2890.1-2004 allows 3-point turns to be made to access the garage (see excerpts below).

Planning and Design Code

Part 4 - General Development Policies

Design

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. (our emphasis)

AS/NZS 2890.1-2004

The Note in Figure 5.4 of AS/NZS 2890.1-2004 states that vehicles larger than the B85 vehicle may need to make a 3-point turn at the apron width to access the garage. (our emphasis)

Further to the above, the standard space length in AS/NZS 2890.1-2004 is 5.4m. For the stacked spaces, the space length would be 10.8m. There would therefore be a distance of 4.5m available behind the parked vehicle for manoeuvring before the right of way. This would provide additional manoeuvring space to conveniently access the garage spaces, as demonstrated by our previous swept path diagrams.

Moreover, the distance available between the parked vehicles in the garage and the edge of the right of way (ie akin to the aisleway to the parking spaces) would be approximately 8.1m, ie 4.5m manoeuvring space plus 3.61m right of way. This 8.1m aisle width for turning into the garage spaces would significantly exceed the aisle width requirement for all user classes, even for high turnover shopping centres (6.6m requirement).

We are therefore of the opinion that satisfactory and convenient access would be accommodated to and from the garages.

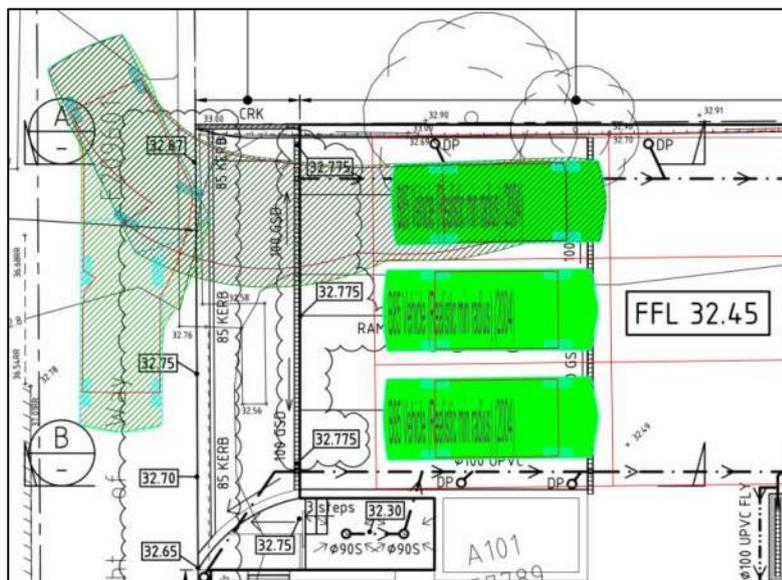
2.0 Ramp grade

We understand that Structural Systems have amended the ramp design to the garage to accommodate Council's stormwater requirements. At the site boundary, the first 2.39m of the ramp would have a grade of approximately 1 in

10.6 (much flatter grade than the 1 in 8 grade in the previous design), followed by a 1 in 20 grade and flat grade over the remaining distance of 12.5m.

We do not envisage any issue with the use of part of the ramp area to complete the exit manoeuvre, which now has an even flatter grade of approximately 1 in 10.6.

The need to use part of the ramp for the exit manoeuvre would apply only if a vehicle is parked adjacent to the northern boundary and closest to the roller door. We have re-checked this exit manoeuvre based on the B85 design vehicle, which shows minimal use of the ramp would be necessary for the exit manoeuvre in this scenario (see diagram below).



3.0 Ground clearance

We understand that Structural Systems have assessed and provided the ground clearance diagrams for access to the garage. We understand that the head height clearance would be a minimum of 2.3m.

4.0 Use of the right of way for access

We understand that the closure of the crossover in Kermode Street for the dwelling development is supported by Council, as it would provide a greater benefit to pedestrians and other road users. We concur with this view.

We note that while the representation suggests that it would be safer for access to be gained from Kermode Street, it also noted that *'it would not be inconsistent with relevant Australian Standards for three dwellings to be accessed via a shared access'*.

We are of the opinion that the right of way would suitably accommodate access to the proposed garage of the proposed dwelling.

5.0 Use of mirrors

The representation makes reference to the Department for Infrastructure and Transport's (DIT) *Operational Instruction 2.2 - Concealed Driveways and Intersections*. It should be noted that these DIT guidelines are related to public road environments, ie intersections, junctions and private property accesses on arterial roads, where traffic volumes and speeds are much higher.

The right of way is a private road which services only a few dwellings, akin to a common driveway for 3-dwelling development. The reference to the above DIT guidelines is therefore not relevant to the subject development.

The right of way has a limited width. The convex mirrors would provide further assistance to the occupants to reverse out of the garage into the right of way, where traffic movements would be very low (it services two other dwellings).

In the DIT guidelines, *Operational Instruction 2.3 – Convex Traffic Mirrors*, DIT makes the following observations regarding the use of convex mirrors in private parking areas:

Convex mirrors are commonly used for security and safety reasons to overcome sight restriction problems in visibility deficient areas. Their use for safety is now widely accepted in low speed vehicle and pedestrian conflict areas such as warehouse driveways, truck loading bays and parking areas. (our emphasis)

We are of the opinion that the use of convex mirrors is an appropriate measure within the private road environment and would assist occupants in reversing out of the garage.

Yours sincerely,

Frank Siow

FRANK SIOW

Principal Consultant

NOTES:

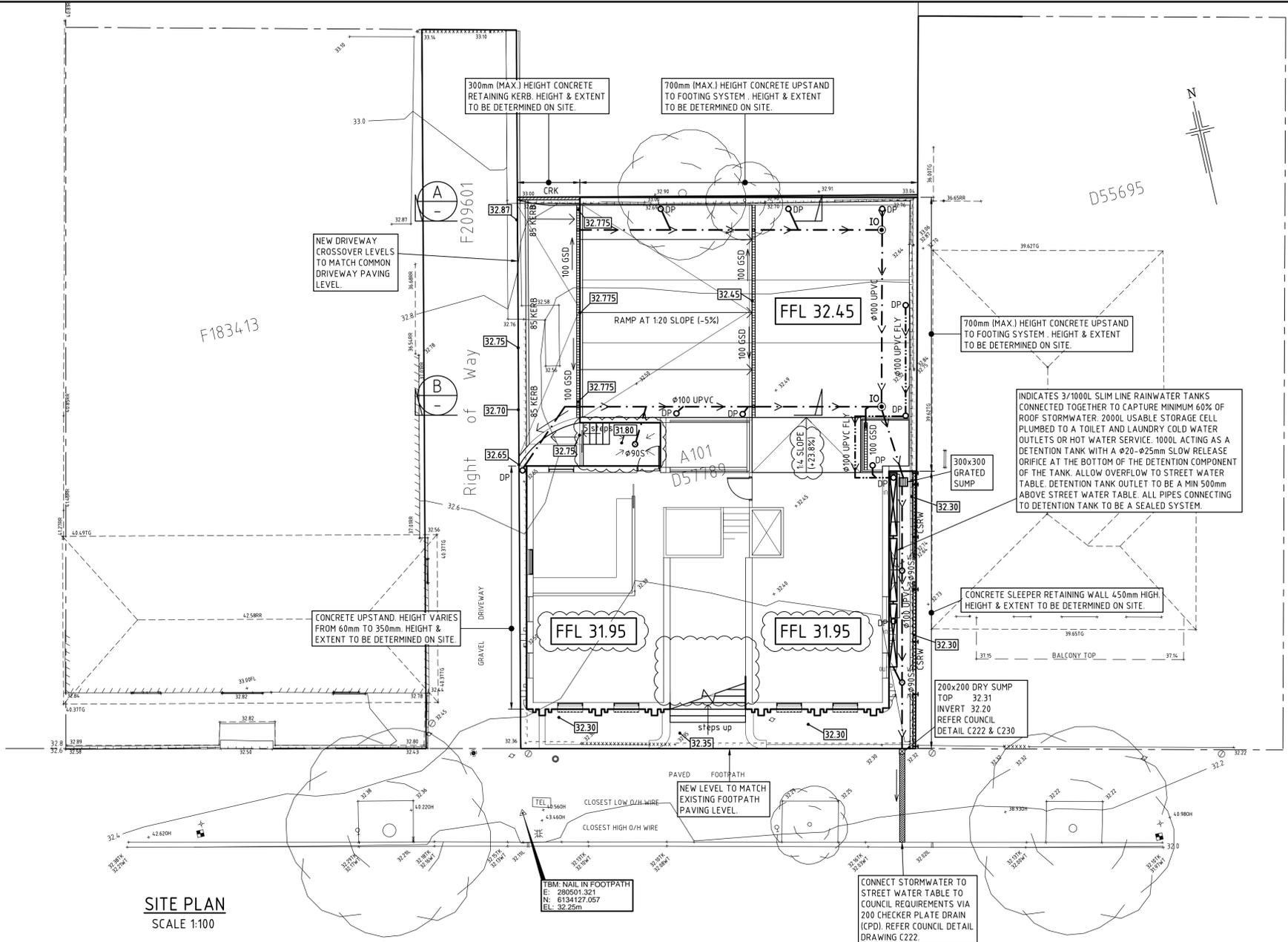
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ASSOCIATED DRAWINGS/SPECIFICATIONS AND ANY DISCREPANCIES TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION.
- ALL WORK EXTERNAL TO SITE BOUNDARY TO BE CARRIED OUT TO COUNCIL REQUIREMENTS.
- USE FLEXIBLE CONNECTION FOR STORMWATER PIPES.
- THIS IS NOT A CADASTRAL PLAN AND SHOULD NOT BE USED IN DETERMINING PRECISE DIMENSIONS WITH RESPECT TO BOUNDARIES.
- ALL U.P.V.C. PIPES LESS THAN 200mm BELOW THE SURFACE ON THE DRIVEWAY TO BE ENCASED IN 100mm CONCRETE.
- PIPES LESS THAN 300mm IN DEPTH (FROM TOP OF PIPE) MUST HAVE CONCRETE COVER.
- BUILDERS/ CONTRACTORS TO CHECK FOR ANY UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
- STORMWATER TANK TO BE PLUMBED TO LAUNDRY \ WC - REFER TO ARCHITECTURAL DRAWINGS, OWNER, BUILDER, DEVELOPER FOR DETAILS.
- IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT FINISHED LEVELS AS PROPOSED BY ENGINEER BE ADEQUATE AS TO GET DESIRED FALL TO SEWERAGE INVERT. OWNER/BUILDER/PLUMBING CONSULTANT/PLUMBER MUST CHECK EXISTING SEWERAGE CONNECTION POINTS INVERT TO ENSURE THAT PROPOSED FINISHED LEVELS ARE ADEQUATE PRIOR TO COMMENCEMENT OF ANY WORK.

LEGEND:

- STORMWATER ALIGNMENT Ø100 UPVC PIPE, MIN. SLOPE 1:100 TYPICAL UNO.
- FLYING DOWN PIPE SUSPENDED UNDER/INSIDE FLOOR SLAB ZONE Ø100 UPVC PIPE, MIN. SLOPE 1:100 UNO OR SEALED SYSTEM.
- DOWNPIPE
- Ø90 GRATED SUMP (TYP).
- EXISTING LEVEL
- DESIGN GROUND LEVEL / PAVING LEVEL
- DESIGN CONTOUR/HIGH POINT/GRADE CHANGE
- SUMP
- 85mm HEIGHT LAYBACK KERB
- 100mm WIDE GRATED STRIP DRAIN. HEAVY DUTY FOR TRAFFICABLE
- CONCRETE SLEEPER RETAINING WALL. HEIGHT & EXTENT TO BE DETERMINED ON SITE.
- CONCRETE RETAINING KERB. HEIGHT & EXTENT TO BE DETERMINED ON SITE.

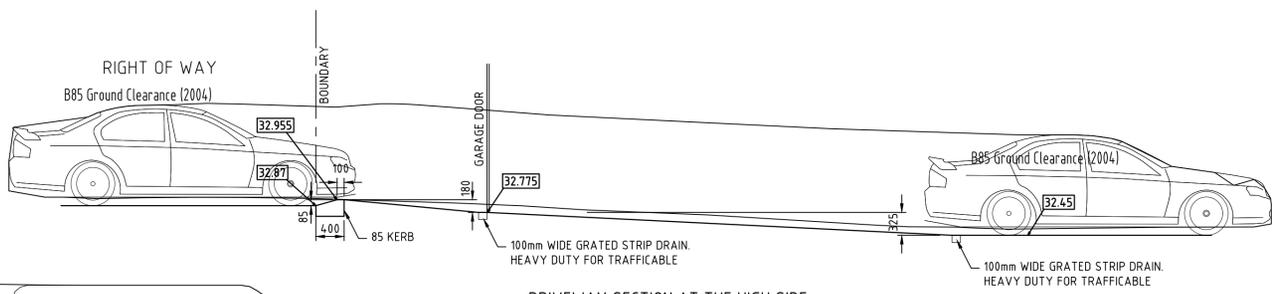
PROVIDE PERIMETER CONCRETE KERBING AS REQUIRED.

INDICATES 3/1000L SLIM LINE RAINWATER TANKS CONNECTED TOGETHER TO CAPTURE MINIMUM 60% OF ROOF STORMWATER. 2000L USABLE STORAGE CELL PLUMBED TO A TOILET AND LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE. 1000L ACTING AS A DETENTION TANK WITH A Ø20-Ø25mm SLOW RELEASE ORIFICE AT THE BOTTOM OF THE DETENTION COMPONENT OF THE TANK. ALLOW OVERFLOW TO STREET WATER TABLE. DETENTION TANK OUTLET TO BE A MIN 500mm ABOVE STREET WATER TABLE. ALL PIPES CONNECTING TO DETENTION TANK TO BE A SEALED SYSTEM.

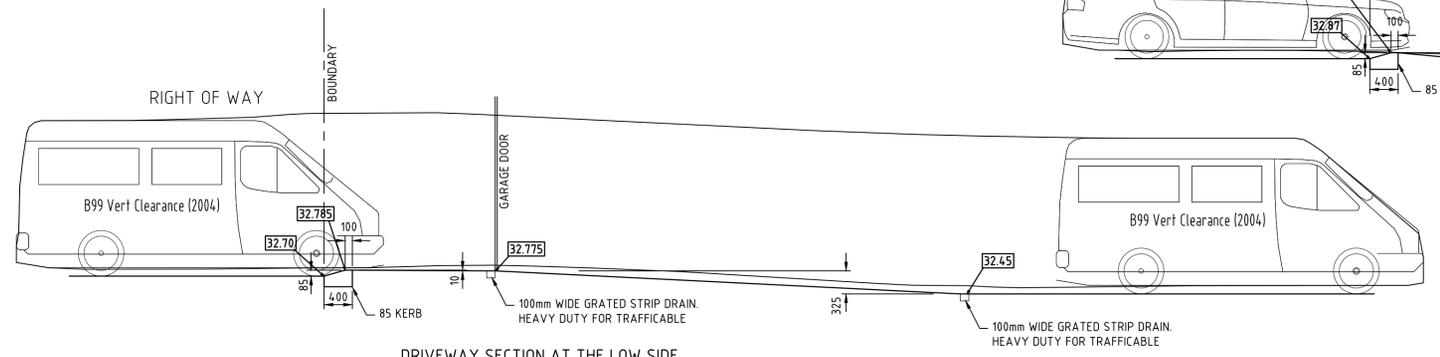


SITE PLAN
SCALE 1:100

KERMODE STREET



SECTION A
SCALE 1:50



SECTION B
SCALE 1:50

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- THE ENGINEER'S DRAWINGS MUST NOT BE SCALED. ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.
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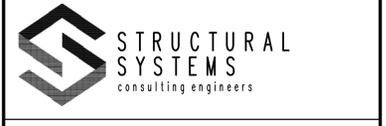
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PA.2	GROUND FLOOR FFL REVISED	04/03/22	NN
PA.1	KERB IN FRONT OF GARAGE & SECTIONS ADDED	16/02/22	NN
PA.0	ISSUED FOR PLANNING APPROVAL	02/09/21	NN
	ARCH DRAWING RECEIVED: 27/08/21		
	LEVEL RECEIVED: 27/08/21		
ISSUE NO.	DESCRIPTIONS	DATE	BY

PROJECT
2-STOREY NEW DWELLING

ADDRESS
92 KERMODE STREET, NORTH ADELAIDE

DRAWING TITLE
SITE PLAN

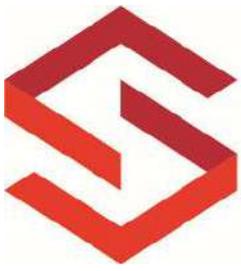
CLIENT
JOHN SAVVA



108 Wright Street, Adelaide SA 5000 Tel: (08) 8231 6000
 Fax: (08) 8231 3444 Email: civil@structuralsystems.com.au ABN 21 366 115 939

DRAWN	LM/NN	DESIGNED	NN/OH
CHECKED		DATE REVISED	04/03/22
SCALE	1:100 UNO	PAPER SIZE	A1
	ALL DIMENSIONS IN mm - DO NOT SCALE	DATE ISSUED	02/09/21
		PLOT SCALE	1:100
JOB No.	DT 210503	DRAWING No.	01
		STAGE	PA
		ISSUE	2

STAGE ABBREVIATION: P=PRELIMINARY, DS=ENGINEERING DESIGN STAGE, PA=FOR PLANNING APPROVAL, T=TENDER, DA=BUILDING APPROVAL, C=FOR CONSTRUCTION



**STRUCTURAL
SYSTEMS**
consulting engineers

Date Issued

Thursday, 17 February 2022

Job No

DT 210503

Site

92 KERMODE STREET, NORTH ADELAIDE

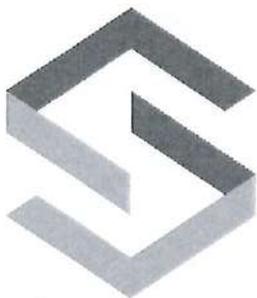
Client

JOHN SAVVA

Proposed

2-STOREY NEW DWELLING

HYDROLOGICAL ANALYSIS



STRUCTURAL SYSTEMS

consulting engineers

P: 8231 6000

E: civil@structuralsystemssa.com.au

Date Issued

Thursday, 17 February 2022

Job No

DT 210503

Site

92 KERMODE STREET, NORTH ADELAIDE

Client

JOHN SAVVA

Proposed

2-STOREY NEW DWELLING

Engineer

NN

DT 210503

92 Kermode Street, North Adelaide.

Upstream catchment of common driveway.

Area. $A_{upstr} = 1314 \text{ m}^2$

It comprise of:

Imperious area:

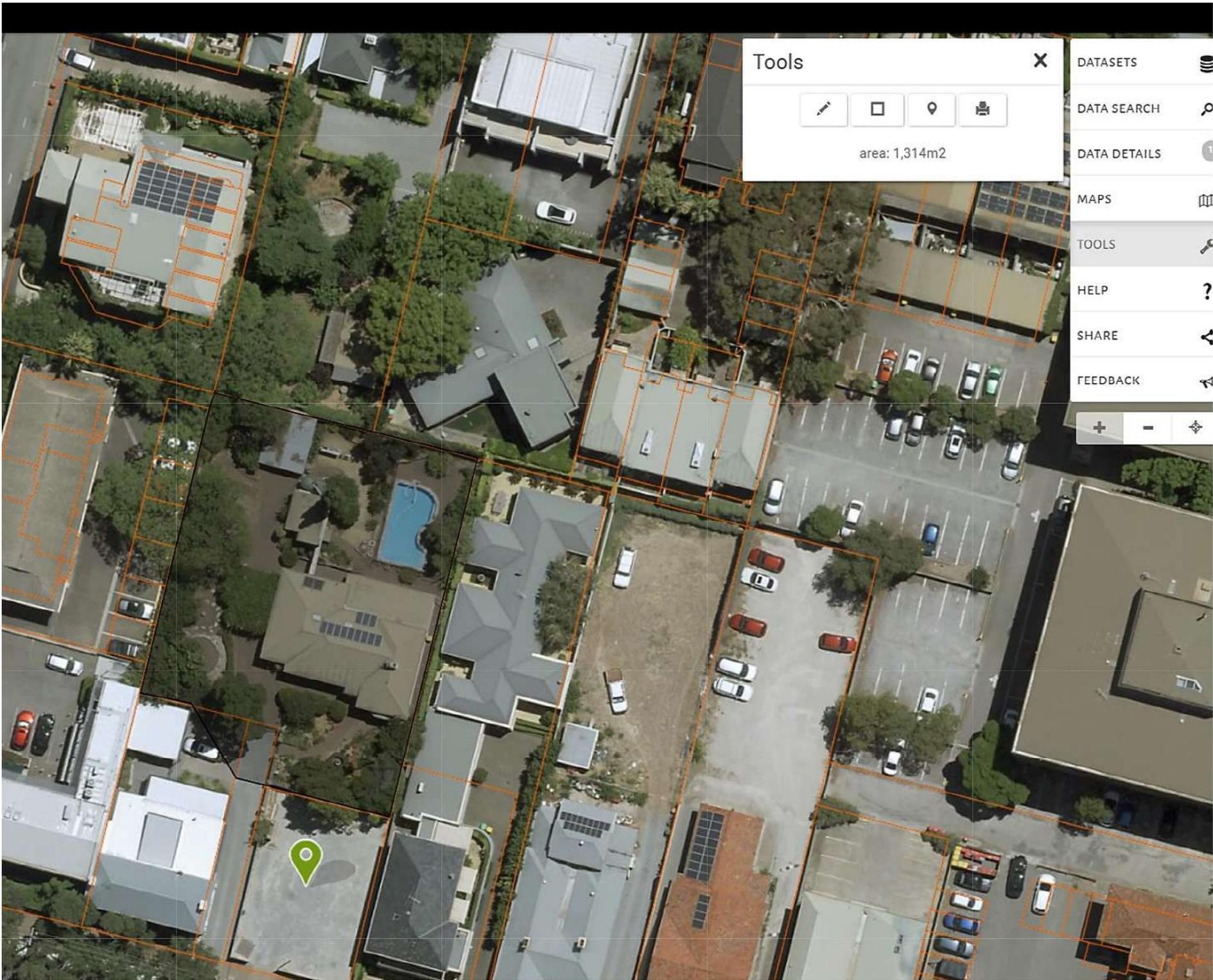
Main house :	252 m ²		366 m ²
Shed :	38 m ²		
Out building :	26 m ²		
Pool :	50 m ²		

Paving $100 \text{ m}^2 + 63 \text{ m}^2 + 130 \text{ m}^2$
 gravel pool rear pav front paving
 $= 293 \text{ m}^2$

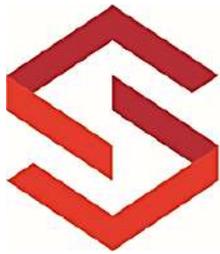
Remaining area is pervious area.

Adapt $t_c = 7 \text{ mins}$









**Estimate the discharge flow to outlet point from upstream catchment pass the site
Upstream catchment flow pass the development side garage door**

Catchment analysis

Total Catchment Area =	1314 m ²			C10
1st grade paving	366 m ²	equivalent	27.9 %	0.9
2nd grade paving	293 m ²	equivalent	22.3 %	0.75
Pervious area	655 m ²	equivalent	49.8 %	0.2

Cy = C10*Fy

Design ARI	1	2	5	10	20	40	50	60	80	100 (years)
Fy	0.8	0.85	0.95	1	1.05	1.13	1.15	1.17	1.19	1.2

Equivalent CA at ARI (years)

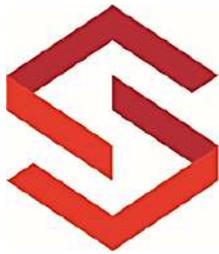
	1	2	5	10	20	40	50	60	80	100
(m ²) CA =	544	578	646	680	714	762	769	776	783	787
(ha) CA =	0.054	0.058	0.065	0.068	0.071	0.076	0.077	0.078	0.078	0.079

Cequiv = 0.41 0.44 0.49 0.52 0.54 0.58 0.59 0.59 0.60 0.60

Estimate discharge rate (L/s) for design area for 5,10, 20 and 100 years ARI storm event

Q = 0.000278*CAI (L/s) Rational Method

Storm Duration (min)	Outflow rate (L/s)		Outflow rate (L/s)		Outflow rate (L/s)		Outflow rate (L/s)	
	I ₅ (mm/hr)	5y ARI	I ₁₀ (mm/hr)	10y ARI	I ₂₀ (mm/hr)	20y ARI	I ₁₀₀ (mm/hr)	100y ARI
7	70.50	12.66	85.10	16.09	105.00	20.85	161.20	35.26
8	66.50	11.95	80.20	15.16	98.90	19.64	151.60	33.16
9	63.00	11.32	76.00	14.37	93.60	18.58	143.40	31.37
10	60.06	10.79	72.33	13.68	89.20	17.71	136.07	29.77
12	55.01	9.88	66.17	12.51	81.35	16.15	124.05	27.14
15	49.13	8.83	59.00	11.16	72.43	14.38	110.14	24.09
18	44.61	8.01	53.50	10.12	65.59	13.02	99.49	21.76
20	42.12	7.57	50.46	9.54	61.83	12.28	93.65	20.49
24	38.02	6.83	45.49	8.60	55.56	11.03	84.08	18.39
30	33.39	6.00	39.88	7.54	48.71	9.67	73.34	16.04
45	26.08	4.68	31.03	5.87	37.79	7.50	56.54	12.37
60	21.72	3.90	25.78	4.87	31.32	6.22	46.64	10.20
90	16.80	3.02	19.85	3.75	24.02	4.77	35.48	7.76
120	13.95	2.51	16.43	3.11	19.83	3.94	29.10	6.37
180	10.70	1.92	12.55	2.37	15.08	2.99	21.95	4.80
270	8.20	1.47	9.57	1.81	11.45	2.27	16.53	3.62
360	6.79	1.22	7.90	1.49	9.42	1.87	13.52	2.96
540	5.21	0.94	6.03	1.14	7.16	1.42	10.19	2.23
720	4.32	0.78	4.98	0.94	5.90	1.17	8.34	1.82
1080	3.21	0.58	3.69	0.70	4.37	0.87	6.17	1.35
1440	2.59	0.47	2.98	0.56	3.52	0.70	4.96	1.09
1800	2.18	0.39	2.51	0.47	2.97	0.59	4.18	0.91
2160	1.90	0.34	2.18	0.41	2.58	0.51	3.62	0.79
2880	1.51	0.27	1.73	0.33	2.04	0.41	2.87	0.63
4320	1.06	0.19	1.22	0.23	1.44	0.29	2.02	0.44



Date Issued	Thursday, 17 February 2022
Job No	DT 210503
Site	92 KERMODE STREET, NORTH ADELAIDE
Client	JOHN SAVVA
Proposed	2-STOREY NEW DWELLING
Engineer	NN

Open channel flow path capacity

RECTANGULAR SECTION

Common driveway is 3.6m wide, conservatively only consider 1m channel flow

Width b = 1000 mm
 For design flow rate = **35.3 L/s**
 estimate flow depth d = 32 mm
 A= 0.032 m²
 P= 1.064 m
 R= 0.03 m
 Length of section = 9.30 m
 Upstream invert = 32.87 m
 Downstream invert = 32.65 m
 S= 0.023656 m/m Slope 1 in 42
 Water flow in gravel driveway
 n= 0.013 Refer to manning's coeffiecient chart
V= $\frac{R^{2/3} \cdot S^{1/2}}{n}$

Mean velocity of water flow is:

V= 1.14 (m/s)
 Q= 0.04 (m³/s) = **36.61 (L/s)** PASS

Manning equation generally accepted when flow is "fully rough"

if n⁶ x (RS)^{0.5} is greater than 10⁽⁻¹³⁾

n⁶ x (RS)^{0.5} = 1.29 *10⁽⁻¹³⁾ >10⁽⁻¹³⁾ OK

The common driveway slope passing the site at constant slope approximately 1 in 40.
 The stormwater flow pass garage door is from small neighbour upstream catchment.
 1 in 40 slope is sufficient gradient for surface drainage without localise ponding

The propose levels at garage door are at least 500mm above the main facing street (Kermore St) highest top kerb level.

Street flooding in any storm event is well below proposed garage door levels

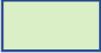
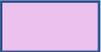
The additional 50 mm freeboard, it is sufficient to protect the garage during 1 in 100 years ARI storm events from the upstream flow passing the site.

Proposed 85mm rise above the adjacent driveway levels for 1 in 100 years flood protection

ATTACHMENT 2: Subject Land and Locality Map



LEGEND

-  Subject Site
-  Locality
-  Local Heritage Place
-  State Heritage Place

ATTACHMENT 3: Zoning Map



LEGEND

-  Subject Site
-  City Living Zone
-  City Frame Zone
-  Park Lands Zone

ATTACHMENT 4: Zoning Map



LEGEND



Subject Site



Properties Notified



Representor

ATTACHMENT 5

Representations

Details of Representations

Application Summary

Application ID	21028498
Proposal	Construction of three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall
Location	92-94 KERMODE ST NORTH ADELAIDE SA 5006

Representations

Representor 1 - Peter Slattery

Name	Peter Slattery
Address	21 Railway Tce QUORN SA, 5433 Australia
Phone Number	0435082505
Email Address	peter.j.slattery@bigpond.com
Submission Date	08/12/2021 11:03 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	I consider the development as proposed is in conflict with the nature of the area and the Heritage values as defined (and, indeed, valued.) The increased (absolutely maximised!) bulk and height of the development are significantly at odds with the buildings either side, and the reliance on St Mark's as a precedent are ignorant of the fact that the last developments there were contested and changed the nature of that side of the street dramatically and detrimentally. I recognise the owner's right to develop the property and to maximise the space they will have for living, however I consider that the scale of this proposed development and the massive intrusive bulk of the dwelling as proposed are overbearing and detractive from the streetscape. It is my contention that a somewhat more empathetic and less intrusive scope of development would be more appropriate for this area.

Attached Documents

Representations

Representor 2 - Nicholas Jose

Name	Nicholas Jose
Address	PO Box 133 NORTH ADELAIDE SA, 5006 Australia
Phone Number	0418112787
Email Address	rnjose@tpg.com.au
Submission Date	21/12/2021 12:56 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	<p>The development is proposed on a block on Kermode St which is in close proximity to our property at 3/22 Bagot St and clearly visible from it. The mass and height of the proposed development does not comply with the Building and Design Code for the area and are seriously out of scale and proportion in relation to the adjacent properties on Kermode St and particularly the pleasant single-storey house and garden directly behind it at 96 Kermode St. The proposed development is directly in the line of sight from unit 3 of 22 Bagot St and will obstruct its view of St Peters Cathedral and beyond thus causing significant loss of amenity. 22 Bagot St is south-facing and was designed with that view as a key part. The outlook has been a major part of the amenity of units 2,3 and 4/22 Bagot St for nearly 40 years now. It would be severely compromised by this entirely inappropriate proposal. Moreover the character of Kermode St and the Cathedral precinct of which it is part must be maintained with regard to its historic and heritage qualities, its low-rise streetscapes, gardens and set-back housefronts and its safety and amenity as a zone extensively used by pedestrians. The proposed building is too large for the area, seriously at variance with the Building & Design Code and in conflict with the character of the area. It disregards the impact on neighbours including our residential apartment at 3/22 Bagot St which is directly affected, and particularly the 2 local heritage places at 96 and 98 Kermode St immediately adjacent. It will severely impact the right to privacy and enjoyment of the residents nearby.</p>

Attached Documents

REPRESENTATION REGARDING DEVELOPMENT APPLICATION 21028498

“Construction of a three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall”

92-94 Kermode St North Adelaide

Assessment Panel at City of Adelaide

PO Box 2252, Adelaide, SA, 5000

planning@cityofadelaide.com.au

Nicholas Jose

33 Strangways Tce

North Adelaide SA 5006

Executor for the Estate of R O Jose

including 3/22 Bagot St North Adelaide SA 5006

21 December 2021

INTRODUCTION

My father Robert Oswald Jose lived at 3/22 Bagot St North Adelaide from 1984 to his death in 2020. 3/22 is currently occupied by his widow Marion Jose who has lived there since 1984. The unit is the property of the Estate of R O Jose of which I and my two sisters are executors. My sister M I Jose and I manage the Estate and in that capacity we have received notification of this Development Application and are entitled to comment.

The development is proposed on a block on Kermode St which is in close proximity to 22 Bagot St and clearly visible from it. The mass and height of the proposed development does not comply with the Building and Design Code for the area. Its mass and height are seriously out of scale and proportion in relation to the adjacent properties on Kermode St and particularly the pleasant single-storey house and garden directly behind it. The proposed development is directly in the line of sight from unit 3 of 22 Bagot St. It will obstruct the view of St Peters Cathedral and beyond thus causing significant loss of amenity to unit 3 of 22 Bagot St which is south-facing and designed with that view as a key part of its appeal. That outlook has been a major part of the amenity of 3/22 Bagot St for nearly 40 years now. It would be severely compromised by this entirely inappropriate proposal.

Moreover the character of Kermode St and the Cathedral precinct of which it is part must be maintained with regard to its historic and heritage qualities, its low-rise streetscapes, gardens and set-back housefronts, its safety and amenity as a zone extensively used by pedestrians.

I include more detailed comments against the relevant Planning and Design Code and its various relevant Property Zone and Subzone Details and Overlays. The proposed building is too large for the area, is seriously non-compliant with the Building & Design Code and is in conflict with the character of the area. It disregards the impact on neighbours including our residential apartment at 3/22 Bagot St which is directly affected, and particularly the 2 local heritage places at 96 and 98 Kermode St, immediately adjacent. It will severely impact the right to privacy and enjoyment of the residents nearby and planning approval should not be given.

CITY LIVING ZONE

DO1

Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

The proposal is for 3 storeys which by definition is medium rise (3 – 6 levels) and accordingly non-compliant. A vertical rectangular rise without softening at higher levels on the 3 forward facades presents a harsh, imposing and bulky appearance that is not in keeping with the dwellings in the area. The allotment is in a designated low rise (up to 2 storeys) zone.

Built Form and Character

PO 2.2

Development contributes to a predominantly low-rise residential character, except when located in the Medium - High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation* layer and the *Maximum Building Height (Metres) Technical and Numeric Variation* layer in

the SA planning database or any relevant Concept Plan and positively responds to the local context.

DTS/DPF 2.2

Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):

(a) does not exceed the following building height(s):

Maximum Building Height is 2 levels

The proposal is clearly more than 2 levels. The height of the front parapet is 10.8 metres with a flat roof. This is a clear 1.5 metres above the peak of the pitched roof of 98 Kermode St to the immediate West and 3 metres above the peak of the pitched roof of 90 Kermode St to the immediate East. It is simply too tall. From unit 3/22 Bagot St it will be visible well above the rooflines of the adjacent properties and impact the views and skyline beyond including St Peters Cathedral. Overshadowing and impact on privacy are further problems.

PO 2.3

New buildings and structures visible from the public realm consistent with:

(a) the valued streetscape characteristics of the area

(b) prevailing built form characteristics, such as floor to ceiling heights, of the area

The proposed building is severely inconsistent with the predominant built form, characteristics and heights in the area. The vast majority of houses in Kermode St are single storey. Natural stone facades predominate.

Building Setbacks

PO 3.1

Buildings are set back from primary street boundaries to complement the existing streetscape character

DTS/DPF 3.1

The building line of a building set back from the primary street boundary:

(a) at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road)

(b) where there is only one existing building on adjoining sites which face the same street (including those that would adjoin if not separated by a public road), not less than the setback to the building line of that building or

(c) In all other cases, no DTS/DPF is applicable

The front façade is set back 1.5 metres. On a building of such scale this is inadequate and would not allow sufficient area for softening landscaping and plantings (see below). The average front setback along Kermode St is 4 metres. The St Mark's 3 storey buildings are set back 5 metres.

PO 3.2

Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

DTS/DPF 3.2

Building walls are no closer than 900mm to secondary street boundary

PO 3.3

Buildings setback from side boundaries to provide:

- (a) separation between dwellings in a way that is consistent with the established streetscape of the locality**
- (b) access to natural light and ventilation to neighbours.**

DTS/DPF 3.3

Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.

On the Eastern boundary the 90 Kermode St building is set back 1.1 metres (not 900mm as stated in the application). The proposed building at ground level and first storey is on the boundary for the northernmost 10.5 metres of the eastern wall. At the second storey it is on the boundary for the northernmost 3.45 metres. This wall should not be on the eastern boundary. It denies 90 Kermode St adequate natural light and ventilation and does not satisfy this PO and DTS/DPF. It further reduces natural light and ventilation to 22 Bagot St to the north.

PO 3.4

Buildings are setback from rear boundaries to provide:

- (a) access to natural light and ventilation for neighbours**
- (b) open space recreational opportunities**
- (c) space for landscaping and vegetation**

DTS/DPF 3.4

Building walls are set back from the rear boundary at least:

- (a) 3m for the ground floor**
- (b) 5m for first floor**
- (c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m**

The proposed building has a wall built on 12.5 metres of the 15.29 metre Rear boundary, which is the Front boundary to the property at 96 Kermode St which is just below 3/22 Bagot St. As the first floor rear (northern) aspect of the proposed building (the pool terrace) is designed to have people standing and sitting on it, and there is no feasible way to prevent overlooking into 3/22 Bagot St. The reliance on the native frangipani tree to screen this overlooking is grossly inadequate. The frangipani tree is planted within 500mm of the rear boundary fence. The excavation required to build on the boundary will inevitably kill the tree. The remaining plantings are shade requiring and will also die due to exposure to unfiltered sun. The heat sink effect of the expanse of North facing masonry wall, effectively

7.5 metres high and 12.5 metres wide will cause a significant and unacceptable heat (urban heat island effect) and sun glare problem.

PO 3.5

Boundary walls are limited in height and length to manage impacts on adjoining properties

DTS/DPF 3.5

For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:

- (a) does not exceed 3m in height from the top of the footings**
- (b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone**
- (c) when combined with other walls on the boundary, does not exceed 45%**
- (d) is setback at least 3m from any existing or proposed boundary walls**

The proposed building has a wall on the eastern side boundary of 10.7 metres in length and 4.55 metres high. This is non-compliant. The western wall of the proposed building is essentially on the boundary (within 230mm) for a length of 9.3 metres. The northern wall of the proposed building is on 12.5 metres of the 15.29 metre rear boundary.

Total walls on boundaries are 20 metres of the total perimeter of 65 metres. This is 31%.

NORTH ADELAIDE LOW INTENSITY SUBZONE

DO 1

Predominately low rise low density housing large allotments in an open landscaped setting

The residential allotment is by no means the smallest on Kermode St. There is one of 188 square metres (156 Kermode) and several in the vicinity of 250 to 450 square metres. Notably these residences have managed to provide substantially more private open space and landscaping than the proposed development. To rely on claiming that this is a small allotment and therefore we cannot establish an open landscaped setting is invalid and misleading. It is simply a matter of acknowledging the natural and obvious limitations of the size of the planned building and to design accordingly to the allotment size, orientation and place.

This design is simply out of natural proportion to the allotment size.

DO 2

An important part of the town plan of Adelaide and the city grid layout, containing large grand dwellings on landscaped grounds

As stated above, whilst the area has some grand dwellings, these are generally on large landscaped grounds. The said allotment is neither large nor landscaped.

Built Form and Character

PO 1.1

Buildings sited and designed to complement the low-density or very-low density character of the neighbourhood, in locations where an open landscape setting is the prevailing character

This is a high density building on a 320 square metre allotment and completely out of keeping with the character of the neighbourhood.

Site Coverage

PO 2.1

Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighborhood, in locations where an open landscaped setting is the prevailing character

DTS/DPF 2.1

The development does not result in site coverage exceeding 50%.

This proposal has a site coverage of more than 90% hence it is unacceptable.

OVERLAYS

HERITAGE ADJACENCY OVERLAY

DO 1

Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places

Built Form

PO 1.1

Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place

The height, mass and scale of the proposed building unquestionably dominates, encroaches and unduly impacts on the setting of both Local Heritage Places at 96 Kermode and 98 Kermode St.

Regarding 96 Kermode, the proposed building presents a solid wall at the front boundary some 11 metres away from the front façade. This wall is effectively 12.5 metres wide and 7.45 metres high, of light coloured textured render and is North facing. The effective mass

of the Northern elevation will present a height of 10.24 metres and the full 15.29 metre width of the allotment boundary.

It negatively impacts properties to the north including at 22 Bagot St.

Land Division

PO 2.1

Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place

This allotment is less than the minimum 450 square metre area that the code prescribes. It was obviously created prior to the current code. Nevertheless, the design of any residential dwelling must accept the natural limits that the allotment and its immediate surrounds presents. This design actively ignores these limitations to the detriment of the surrounding properties.

HISTORIC AREA OVERLAY

DO 1

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

All Development

PO 1.1

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

Built Form

PO 2.1

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

PO 2.2

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

PO 2.3

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

PO 2.4

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

PO 2.5

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

The proposed building is radically out of keeping with the dwellings in the area in scale, mass and height as well as architectural style and use of materials.

HISTORIC AREA STATEMENT

North Adelaide Cathedral Historic Area Statement (Adel 9)

Kermode St

Eras and themes – Diverse range of nineteenth century predominately residential architecture

Allotments and Subdivision patterns – Existing pattern of development characterised by freestanding buildings within landscaped grounds

Architectural features – Late nineteenth century detached residences on individual allotments; semi detached buildings of local heritage value; existing pattern of development characterised by freestanding buildings within landscaped grounds

Building Height – Low Scale

Materials – Inter-War Houses – Australian-made Wunderlich roof tiles, face brick and rendered masonry; timber joinery with some use of metal framed windows

Setting, landscaping, streetscape and public realm features – Distinctive topography; cohesive lines of buildings set behind attractive landscaping; important view of the north-east elevation of St Peter’s Anglican Cathedral

The scale of the proposed building is not “low” by any definition, nor is there evidence of genuinely incorporating “landscaped ground”.

DESIGN

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**

I am of the opinion that this building in its current form would detract from the current built environment or Kermode St and North Adelaide generally. It is harsh, oversized and lacking in variation of its street façade verticality. It pays no respect to the immediate architectural environment.

Safety

PO 2.3

Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas

This has not been demonstrated satisfactorily.

Landscaping

PO 3.1

Soft landscaping and tree planting is incorporated to:

- (a) minimise heat absorption and reflection**
- (b) maximise stormwater infiltration**
- (c) enhance the appearance of land and streetscapes**
- (d) contribute to biodiversity**

DTS/DPF 22.1 (Design in Urban Areas)

Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with:

- (a) 20% minimum of sites measuring from 200 -450 square metres in area and**
- (b) At least 30% of any land between the primary street boundary and the primary building line**

This design has almost no landscaping. The total area of genuine landscaping is 20 square metres, which is 6% of the 320 square metre allotment. This is unacceptable.

Environmental Performance

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

I see no evidence of this.

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.

Again, no evidence of this.

Carparking Appearance

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

The location (at the rear of a narrow shared laneway) and design (6 cars, accessed by a ramp) of the garage will maximise the impact on the “sensitive users”, including nearby 22 Bagot St.

Overlooking/Visual Privacy (in low rise buildings i.e. 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 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 1.5m above the finished floor level**

This proposal negatively impacts 22 Bagot St in regard to overlooking and visual privacy.

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:**
 - 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 or**
 - b. 1.7m above finished floor level in all other cases**

This proposal negatively impacts 22 Bagot St in regard to overlooking and visual privacy, as well as causing loss of amenity in terms of view.

External Appearance – Medium Rise (3 to 6 levels)

PO 12.1

Buildings positively contribute to the character of the local area by responding to local context

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

PO 12.3

Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements

PO 12.4

Boundary walls visible from public land include visually interesting treatments to break up large blank elevations

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**

The proposed building is 3 storeys and by definition medium to high rise. Hence it should be disqualified as a matter of course according to the Design and Building Code. Even treating it as an allowed medium rise development, it does not present to the public realm a mixture of materials but rather a predominance of “simmental silver” bricks. The façade is vertical without relief presenting an imposing and austere character. There is no disguising of its extraordinary size and mass.

Similarly, the western elevation of the front 10.5 metres presents a mass of bricks and a cement base measuring 9.3 metres wide and 10.8 metres high. That is, 98 square metres of vertical wall. This will face the 3.61 metre wide laneway and be visible to the public.

Landscaping – Medium Rise (3 to 6 levels)

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.

Even if the building were in a permissible 3 storey zone it would require an even larger area of soil space. Again, this building is simply out of proportion to the allotment size.

Massing

PO 15.1

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

Little attempt has been made to reduce the visual mass of this building when viewed from any angle. It has been designed on the rear boundary (front boundary of 96 Kermode St) with disregard for its visual appearance and impact on the privacy and amenity of the residents of 96 Kermode and 98 Kermode St and of 22 Bagot St to the north.

Carparking, access and manoeuvrability

PO 24.5

Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and maneuver 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

As previously stated, the access to the perpendicular 6 car garage down a ramp is awkward and will not be safe and convenient for the motorists or pedestrians of 92, 96 and 98 Kermode St.

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 the site boundary (excluding along the perimeter of a passing point)

Adequate access using the laneway needs to be maintained for larger emergency service vehicles such as multiple fire appliances. This has implications for surrounding properties.

Table 1 - Private Open Space

Dwelling (at ground level) – Total private open space area:

(a) Site area <301m²: 24m² located behind the building line

(b) Site area ≥ 301m²: 60m² located behind the building line

Minimum directly accessible from a living room: 16 square metres /with a minimum dimension of 3m

The design could and should provide a better balance.

CONCLUSION

The proposed development is fundamentally non-compliant with the Building & Design Code and the local area scale and mass. It has been designed with no regard to the effect on neighbours and the two Local Heritage Places immediately adjacent. It is too large for the setting. Adelaide City Council must reject this application.

North Adelaide is a valuable and cherished area and community with a coherent built environment that has been maintained down the generations with regard to history, heritage, architectural values, green space and amenity and relevance to the city's distinction. The Adelaide City Council must vigorously advocate for its preservation and stop this and other similarly opportunistic and inappropriate Development Applications from being put forward.

Thank you for your consideration.

Representations

Representor 3 - Ann Irwin

Name	Ann Irwin
Address	90 KERMODE STREET NORTH ADELAIDE SA, 5006 Australia
Phone Number	
Email Address	nazbarbato@me.com
Submission Date	22/12/2021 11:56 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 see attachment

Attached Documents

Representation-KermodeStreet-1926352.pdf

20th December 2021

Mrs Ann (Bin) Irwin
90 Kermode St
North Adelaide SA 5006
T: 8267 5895
M: 0414 419 269

Assessment Panel of the City of Adelaide
PO Box 2252
Adelaide SA 5000
planning@cityofadelaide.com.au

Dear Panel

Re: **“Construction of a three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall”**
92-94 Kermode St North Adelaide 5006
Application ID: 21028498

I have lived at 90 Kermode St North Adelaide since 2004. My husband passed away in 2005 and I now live on my own and I have no intention of leaving my home as I love living here.

I have been informed that a new home is being planned for the vacant land next door to me to the west on 92-94 Kermode St. I have seen the plans and drawings and I am extremely upset. The house appears excessively large and will tower over my home, which is itself, not small.

I note that the rear half of the building will be built right on our shared boundary and I fear that this will place stress on my walls causing them to crack. My home is built 1.1metres from the shared side boundary all the way along and I understand the Building Code prescribes that this should also be the minimum side setback for a new building. I also believe it will block out a significant amount of sunlight and ventilation that will diminish my right to enjoyment of my home. I will be in its shadow every afternoon given that it is 10.8 metres high. This is higher than the top of my pitched roof.

It is 3 storeys, which I understand is more than the 2 storey maximum that the Building Code allows for in this area. Furthermore, its design simply appears too big for the small 320 square metre allotment of land. It appears to cover almost all of the allotment land, which I understand is also against the rules prescribed by the Building Code. I understand it should not cover more than 50% of the land.

It is built back from the front boundary by only 1.5 metres while my home is set back almost 4.8 metres to the front façade and 3.3 metres to the front of the portico. Even the neighbour on the western side at 98 Kermode is set back 2.1 metres. The main St Mark's College buildings, which it seems to be attempting to emulate, are built back 5 metres from

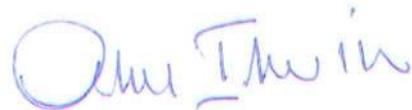
the front boundary. I understand the Building Code prescribes that new buildings be set back no less than the neighbours' buildings.

I understand that this part of North Adelaide is prescribed to be "low rise, low density" housing. This proposed building appears definitely out of character with the other homes which are predominately single story and 2 storey and with natural stone facades. I feel this building will detract from the local area character and built form. New homes should not be of the height, mass and density of an institution like St Mark's. Homes are not institutions.

The front facade appears harshly vertical, austere and uninviting. There are no design elements to break up its visual mass. For such a large house there is no garden area to balance it. It looks like an office tower and yet I understand it is designed for 4 people.

I urge the Panel to recommend the proposal be redesigned to be consistent with the scale, mass and prevailing open landscaped character of the neighbourhood. I urge the panel to reject this planning proposal.

Yours sincerely



Mrs Ann (Bin) Irwin

Representations

Representor 4 - Ann Irwin

Name	Ann Irwin
Address	90 Kermode St NORTH ADELAIDE SA, 5006 Australia
Phone Number	0414419269
Email Address	nazbarbato@me.com
Submission Date	22/12/2021 12:44 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Irwin_90_Kermode.pdf

20th December 2021

Mrs Ann (Bin) Irwin
90 Kermode St
North Adelaide SA 5006
T: 8267 5895
M: 0414 419 269

Assessment Panel of the City of Adelaide
PO Box 2252
Adelaide SA 5000
planning@cityofadelaide.com.au

Dear Panel

Re: **“Construction of a three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall”**
92-94 Kermode St North Adelaide 5006
Application ID: 21028498

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I note that the rear half of the building will be built right on our shared boundary and I fear that this will place stress on my walls causing them to crack. My home is built 1.1metres from the shared side boundary all the way along and I understand the Building Code prescribes that this should also be the minimum side setback for a new building. I also believe it will block out a significant amount of sunlight and ventilation that will diminish my right to enjoyment of my home. I will be in its shadow every afternoon given that it is 10.8 metres high. This is higher than the top of my pitched roof.

It is 3 storeys, which I understand is more than the 2 storey maximum that the Building Code allows for in this area. Furthermore, its design simply appears too big for the small 320 square metre allotment of land. It appears to cover almost all of the allotment land, which I understand is also against the rules prescribed by the Building Code. I understand it should not cover more than 50% of the land.

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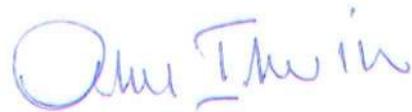
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I urge the Panel to recommend the proposal be redesigned to be consistent with the scale, mass and prevailing open landscaped character of the neighbourhood. I urge the panel to reject this planning proposal.

Yours sincerely

A handwritten signature in blue ink that reads "Ann Irwin". The signature is written in a cursive style with a large initial 'A'.

Mrs Ann (Bin) Irwin

Representations

Representor 5 - Chris Harris

Name	Chris Harris
Address	14 Brougham Court NORTH ADELAIDE SA, 5006 Australia
Phone Number	0403912952
Email Address	harrischrisa@gmail.com
Submission Date	22/12/2021 08:21 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	<p>Development application 92-94 KERMODE ST NORTH ADELAIDE SA 5006. Application ID: 21028498 I strongly object to the Development Application, 21028498 by John Savva. The proposed development is seriously at variance to the Development Plan and should not be approved. Zoning is Maximum building heights of 2 levels, not 3 as proposed by this development. I do not support the proposed height, bulk and scale which is significantly beyond parameters outlined in the Planning and Design Code. Development in this area should be only two storey, not three. Heritage and bulk and scale The Zoning states that the Maximum building height is 2 levels not 3. The intensity is not inline with the City Living Zone and the North Adelaide Low Intensity Subzone. The proposed development is higher than two storey local heritage place to the west of the subject site and the 2 storey houses to the east. It has significantly greater bulk than the adjacent houses. The house to the north is a single storey local heritage place and it is significantly dwarfed by proposed 3 storey development. The proposed development does not comply with some significant Performance Outcomes and Desired Outcomes as listed below. Heritage Adjacency Overlay Proposed development does not comply with DO 1 PO 1.1 PO 2.1 Historic Area Overlay Proposed development does not comply with PO 1.1 PO 2.1, PO 2.2, PO 2.3 Note: Due to the limited public notification period I have only had time to address the major issues. My response does not purport to be exhaustive of every aspect of the proposed development that does not comply. An absence of a reference is not a concession that an issue is not of importance or that a performance or desired outcome</p>

Representations

Representor 6 - Elisa Toome

Name	Elisa Toome
Address	14 Brougham Court NORTH ADELAIDE SA, 5006 Australia
Phone Number	0415191181
Email Address	elisatoome@gmail.com
Submission Date	22/12/2021 08:23 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
	<p>I strongly object to the Development Application, 21028498 by John Savva. The proposed development is seriously at variance to the Development Plan and should not be approved. The North Adelaide Low Intensity Sub Zone states that the maximum building height limit is 2 levels. "Predominantly low rise low density housing on large allotments in an open landscaped setting" This development is is 3 levels therefore it does not comply with the height limits for the zone it which it is located. It is not set in an open, landscaped setting. This proposed development is of a greater height and scale than the 2 level residential Local Heritage dwelling to the west & the 2 level residential building to the east and the 1 level Local Heritage Place to the north. Its bulk and scale dwarfs the adjoining buildings. Heritage Adjacent Overlay The proposed development does not comply with the following outcomes: DO1 The Proposed development does not comply with DO 1, "Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places." PO1.1 "Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place." This proposed development does dominate the Local Heritage buildings adjacent to it and the dwelling to the east. PO2.1 "The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area." This proposed development is over scale in its Heritage setting. Historic Area Overlay The proposed development does not comply with the following outcome DO1 "Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and</p>

adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement." This proposed development is over scale and its features do not reflect its Heritage location. Performance Outcomes not met PO1.1 Proposed development does not comply with "All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement." This proposed development is 3 levels and does not sit comfortably in the heritage zone in which it is located. PO2.1 "The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area." PO2.2 "Development is consistent with the prevailing building and wall heights in the historic area." This outcome is obviously not met. PO2.3 "Design and architectural detailing of street-facing buildings(including but not limited to roof pitch and form, openings chimneys and verandahs) complement the prevailing characteristics in the historic area." This outcome is obviously not met. PO 6.2 "Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure." This proposal does not maintain the characteristics of the Heritage zone in which it is located. Historic Area Statements Building Height Low scale. 3 levels, is not low scale. This proposed development does not meet a significant number of desired and performance outcomes and should not be approved.

Attached Documents

Representations

Representor 7 - Grazio Maiorano

Name	Grazio Maiorano
Address	Suite 12 / 154 Fullarton Road ROSE PARK SA, 5067 Australia
Phone Number	0883337999
Email Address	gmaiorano@urps.com.au
Submission Date	23/12/2021 10:32 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	Refer to attached representation.

Attached Documents

URPS_Representation_V3.pdf
URPS_-_1194-001_Western_Elevation.pdf
URPS_1194-002_Code_DPF_Area.pdf
MFY_21-0324_Grazio_Maiorano_21_Dec_2021.pdf

22 December 2021

Mr Mark Adcock
Presiding Member
Adelaide City Council Assessment Panel
PO Box 2252
ADELAIDE SA 5000

Email: planning@cityofadelaide.com.au

Dear Mr Adcock,

Representation - 92-94 Kermode Street, North Adelaide. ID 21028498

This representation is made on behalf of Mr Naz Barbato and Ms Joanne Walker of 96 Kermode Street, North Adelaide.

The representation relates to a proposed three level dwelling including a swimming pool, fence and earthworks at 92-94 Kermode Street, North Adelaide.

I have reviewed the development application, the locality and the relevant provisions in the Planning and Design Code (Code).

For the reasons outlined in this representation, I contend that the development application should be refused.

Key Issues

The fundamental concerns relate to the proposals:

- Siting, scale and bulk on our clients' land.
- Impact on the Kermode Street streetscape and nearby heritage places.
- Lack of perimeter landscaping.
- Vehicle access arrangements.

There are also a range of other non-compliance of Code policies that cumulatively reinforce the inappropriate nature of the proposed development in this locality.

Proposal's impact of the siting, scale and mass on 96 Kermode Street.

Discussion on impacts on our clients' land are categories under the Code related issues of:

- Low rise buildings
- Building's bulk and scale
- Rear setbacks

Irrespective of the local heritage listing of our clients' residence, the siting, height, bulk and scale of the proposed development will have a significant detrimental impact on our clients' amenity. The siting and design of the proposed development has had insufficient regard to our clients' amenity.

The proposed development will create an imposing structure and result in an undesired sense of enclosure.

Figure 1 illustrates the proposed 3 level building's footprint (red shading) in front of our clients' home. Figure 2 illustrates a 3D perspective model of the proposal.

The front rooms of 96 Kermode Street contain a lounge and 3 bedrooms. These rooms are setback approximately 11.5 metres from the rear allotment boundary of the proposed development site.



Figure 1: Proposed development (red shading) and our clients dwelling (with solar panels) to the north.



Figure 2: 3D conceptual perspective modelled and placed within Google Earth Pro. Yellow building represents proposed development

Low rise buildings

Within this locality, the Code predominately requires buildings to be of 1 or 2 storeys in height. Relevant policies include:

- City Living Zone, Desired Outcome (DO) 1, states that development should be “predominately low rise...”
- Performance Outcome (PO) 2.2 of the Zone reinforces this DO by stating “Development that contributes to a predominately low-rise residential character...” There are exceptions, but none of these exceptions apply to the Kermode Street locality.
- North Adelaide Low Intensity Subzone (DO 1) states that development should be “Predominantly low rise density housing on large allotments in an open landscape setting”.
- Historic Area Overlay PO 2.2 states that “Development is consistent with the prevailing building and wall heights in the historic area”.
- Historical Area Statement North Adelaide Cathedral Historic Area Statement (Adel 9), refers to “low scale building heights”.
- The relevant Technical and Numerical Variation states a maximum building height of 2 levels.

The 3 level building is clearly contrary to these policies and there doesn’t appear to be any substantial justification for such a significant departure from these policies. The justification presented by the applicant includes reference to the 3 levels associated with the St Marks facility across the road and landscaping on our clients’ land.

The St Marks facility sits on a significant land holding, not on a 320 sqm allotment. The facility that is located on the southern side of Kermode Street cannot reasonably be used to justify a 3 levels building located on a rear allotment boundary dominating over a single storey residential local heritage place.

Furthermore, the existing landscaping on our clients’ land offers only limited screening to the proposed development. There is a native frangipani tree within 300mm of the site’s rear boundary within the grounds of our client’s land. The applicant is inappropriately relying on this tree to provide screening. The combined effect of the necessary excavation earthworks and necessary removal of one half of the tree’s canopy (as it extends over the boundary), and the excessive heat from solar radiance and the large thermal mass of the wall is likely to kill the tree.

Building bulk and scale

The bulk and scale of the proposed development is conceptually illustrated in Figure 2.

There are several Code provisions that seek to manage the bulk and scale of buildings within the locality. These include the following:

- Historic Area Overlay PO 6.2 “Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure”
- Heritage Adjacency Overlay PO 1.1 “Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.”
- North Adelaide Low Intensity Subzone PO 2.1 states “Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood, in locations where an open landscaped setting is the prevailing character.” The associated DPF refers to a site coverage not exceeding 50% of the site.
- General Development Policies, Design PO 15.1 states “The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.”

The mass and scale of the proposed development on the 320 sqm site will result in an inappropriate dominant and imposing structure. The development will create an unwanted sense of enclosure on our clients’ land.

Rear setback

The Zone’s Performance Outcome (PO 3.4) requires that buildings should be setback from their rear boundaries to provide:

- Access to natural light and ventilation for neighbours.
- Open space recreational opportunities.
- Space for landscaping and vegetation.

The corresponding Designated Performance Feature (DPF) indicates that buildings should be setback from their rear boundary at least:

- 3 metres for the ground floor level.
- 5 metres for first floor building level.
- 5 metres plus an additional 1 metre setback added for every 1 metre in height above a wall height of 7 metres.

Further the Historic Area Overlay PO 2.4 states “Development is consistent with the prevailing front and side boundary setback pattern in the historic area.”

The proposed development fails to provide reasonable space for landscaping as required by the PO. The development also fails to meet the DPF, in that:

- The northern garage wall located on the rear boundary has a length of 12.5 metres and has a height of approximately 1.5 metres above ground level. The DPF seeks a 3 metre setback.

- The next level (referred to as level 1 on the plans), incorporates the rear pool, terrace and building. The pool terrace and garden area are associated with a 1.5 metre high screen wall located on the rear boundary. The building (3.1 metre high) is setback 3.41 metres from the rear allotment boundary. The DPF seeks a 5 metre setback, not the zero and 3.41 setback proposed by the development
- The upper level (referred to as level 2 on the plans) incorporates a stairwell leading to an open bar outdoor seating dining area. The outdoor dining area (excluding staircase) has a length of 6.47 metres and is screened to the rear by a 1.5 metre high wall. The associated roofed building is setback 3.4 metres. The DPF seeks at least a 6 metre setback, not the zero and 3.4 m set back as proposed by the development.

No landscaping is proposed that seeks to minimise the impact of the proposed 3 level building to our clients land.

Figure 3 illustrates the proposed building’s rear setbacks in comparison to the Code’s DPF. The non-compliance is clearly substantial and not justified.

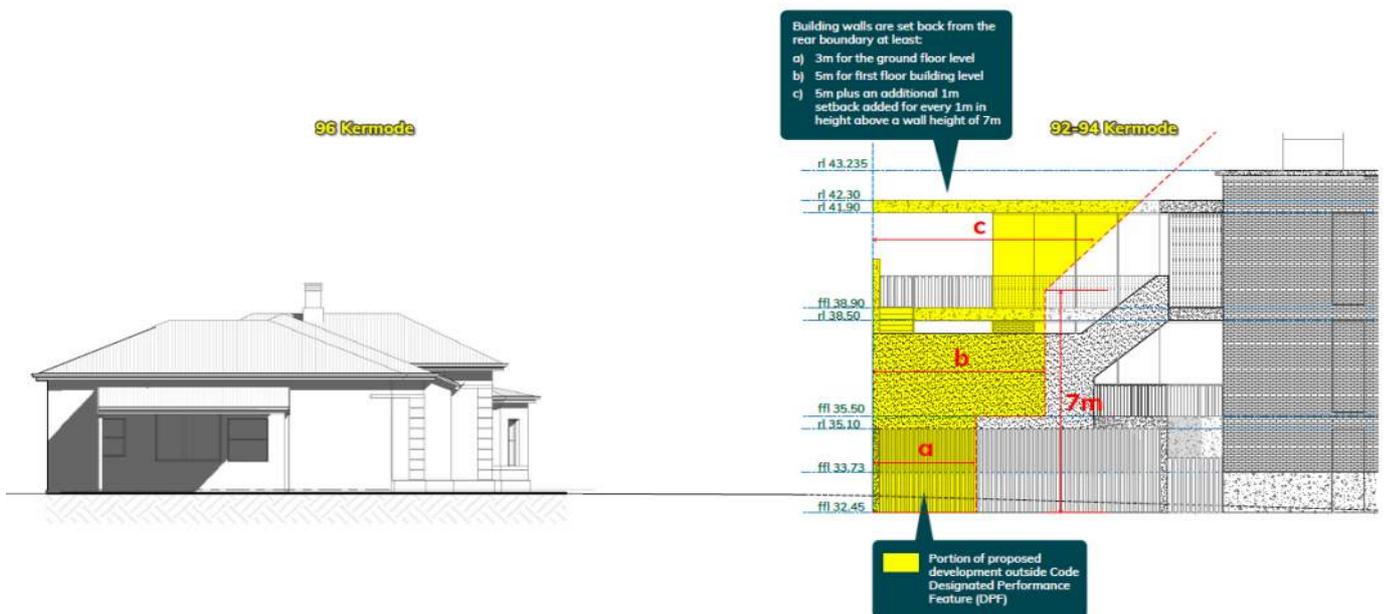


Figure 3: URPS interpretation of proposed development against Code DPF.

Proposals’ impact on the Kermode Street, streetscape and heritage places.

The following figures illustrate the location of Local and State Heritage Places within the locality and the streetscape perspective of the proposed development.



Figure 4: Information sourced from sappa.plan.sa.gov.au. Green border represents the development site. Blue shaded areas represent Local Heritage Places and red shaded area represents a State Heritage Place.



Figure 5: 3D conceptual perspective modelled and placed within Google Earth Pro. Yellow building represents proposed development



Figure 6: 3D conceptual perspective modelled and placed within Google Earth Pro. Yellow building represents proposed development



Figure 7: Base image from development application. Red horizontal lines inserted by URPS to illustrate height of facades of neighbouring buildings.

We contend that the development fails to meet the following Code provisions:

- City Living Zone, PO 3.1 refers to “Buildings are set back from primary street boundaries to complement the existing streetscape character.”
- North Adelaide Low Intensity Subzone DO 1 refers to “Predominantly low rise low density housing on large allotments in an open landscaped setting.”
- Heritage Adjacency Overlay, PO 1.1 refers to “Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.”
- Historic Area Overlay PO 1.1 refers to “All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.”
- Historic Area Overlay PO 2.1 refers to “The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.”
- Historic Area Overlay PO 2.3 refers to “Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.”
- North Adelaide Cathedral Historic Area Statement (Adel 9) refers to a number of features including reference to:
 - Cohesive lines of buildings set behind landscaping.
 - Along Kermode Street - existing pattern of development characterised by freestanding buildings within landscaped grounds.
 - Cohesive lines of buildings set behind attractive landscaping.
 - Low scale

URPS opinion is supported and will be expanded upon by a heritage architect. A heritage impact assessment report has been commissioned and will be presented to the Council Assessment Panel (Panel) in support of this representation in January 2022. Having regard to significant workloads across the profession and leading to Christmas,

it has been difficult for relevant consultants to complete assessments in late December. The heritage consultant will also be available to discuss his findings at the Council Assessment Panel meeting.

Lack of perimeter landscaping.

Proposed ground level landscaping is limited and generally located to the front of the dwelling (1.5 metre width) and internal court yards (refer to Figure 8).



Figure 8: Extract from application illustrating proposed ground level landscaping.

The Code contains the following relevant provisions relating to landscaping:

- General Development Policies, Design in Urban Areas PO 3.1 refers to “Soft landscaping and tree planting are incorporated to minimise heat absorption and reflection, maximise shade and shelter, maximise stormwater infiltration and enhance the appearance of land and streetscapes.”
- General Development Policies, Design in Urban Areas PO 7.5 refers to “Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.”
- General Development Policies, Design in Urban Areas PO 13.1 refers to “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.” The corresponding DPF refer to buildings being provided with a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree.
- General Development Policies, Design in Urban Areas PO 13.4 refer to “... 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.”

- General Development Policies, Design in Urban Areas PO 14.1, refers to “Development minimises detrimental micro-climatic impacts on adjacent land and buildings.”
- General Development Policies, Design in Urban Areas 22.1 refers to “Soft landscaping is incorporated into development to minimise heat absorption and reflection, contribute shade and shelter, provide for stormwater infiltration and biodiversity and enhance the appearance of land and streetscapes.” The corresponding DPF requires a minimum of 20% of the site provided with soft landscaping.

The proposed development fails to appropriately satisfy the above POs.

The intention of Code policies relating to soft landscaping is to ensure there is sufficient landscaping:

- For the enjoyment and amenity of the occupiers of the development site; and
- To provide an appropriate level of separation, screening, deep root plantings that promote tree growth and appropriate micro-climates, that minimises interface issues with neighbours.

The proposal fails to address both objectives, but we are particularly concerned that the proposal fails to provide an appropriate landscaped separation to the rear property boundary.

Inappropriate vehicle access arrangements.

URPS has engaged MFY to review access vehicle access arrangements. A copy of their advice is attached.

In summary, MFY notes that there are a number of compliance and safety issues associated with the current proposal, including non-compliance with Australian Standards. These deficiencies will result in potential risks for drivers currently using the lane and will result in an unsafe and inconvenient access.

Other Concerns

The previously referred to issues are significant to warrant the development application being refused. However, there are a number of additional concerns that further contribute to the overdevelopment of the proposed site.

There is insufficient land set aside for rear yard landscaping, particularly deep root tree planting that could be used to assist in screening appropriately scaled and sited buildings.

We acknowledge that the 1.5 metre privacy walls / screens comply with Code policies, however, their applicability are typically considered in context with other relevant policy considerations, such as rear building setbacks and bulk and scale considerations. The 1.5 metre privacy walls and non-compliance with rear setbacks substantially detracts from the amenity of our clients. Our clients are concerned that their current private front garden and front portion of their residence containing 3 bedrooms and a living room will be affected by noise and potential visibility of people from the development's outdoor recreation / entertaining area (on the two upper levels). Figures 9 to 10 illustrate the location of the developments outdoor dining / recreation areas abutting the rear allotment boundaries.



Figure 9: Extract from applicant's plans illustrating outdoor area on second level.

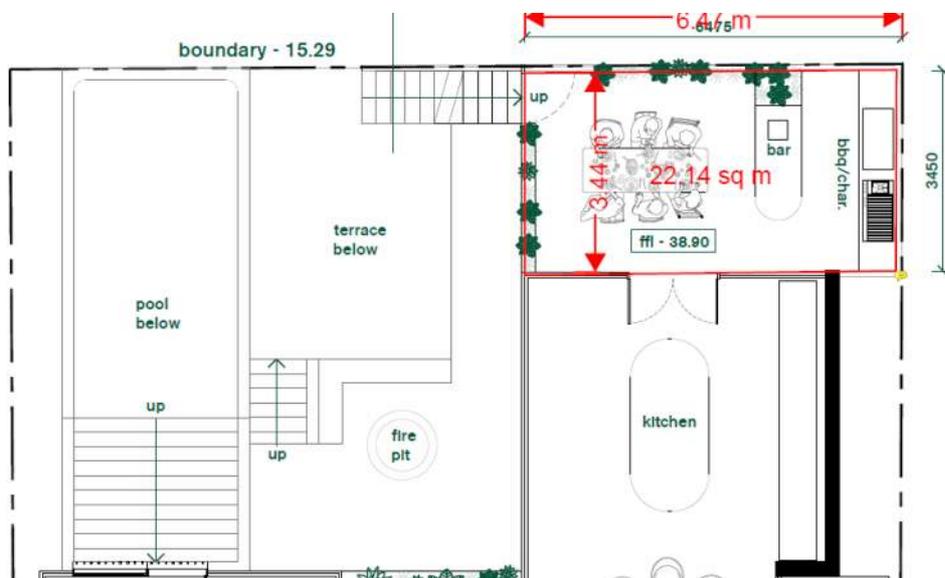


Figure 10: Extract from applicant's plans illustrating outdoor area on third level.

Conclusions

For the reasons outlined in this representation the development's height, siting and bulk and scale has significant detrimental impacts on our clients' land and the heritage setting of nearby places. It also impacts negatively on the Kermode Street, streetscape.

The proposal is a very large building in the context of its locality and its size results in substantial and significant departure from Code policies. The overdevelopment of the land results in virtually no space for meaningful landscaping, well below the sought after 20%.

The vehicle access arrangements also fail to provide safe and convenient access.

Given the departure from Code policies, it is of concern that the application was not supported with:

- A heritage impact statement that addresses the range of heritage related policies.
- An arborist or horticulturist report that provides expert opinion on the likelihood of the survival of the landscaping on our clients' land.
- A landscape architects plans/report that articulates what landscaping is proposed noting there is very limited (if any) area set-aside for deep root plantings.
- Stormwater management plan to determine if there are any issues associated with stormwater management and building levels.

If these reports and plans are provided after the conclusion of the post public notification stage, I would appreciate the opportunity to review them to ensure we are fully informed prior to presenting to the Panel.

Please keep me informed when new information is presented to Council.

Our heritage consultant and I look forward to appearing before the Panel.

In its present format the proposal is not meriting of planning approval.

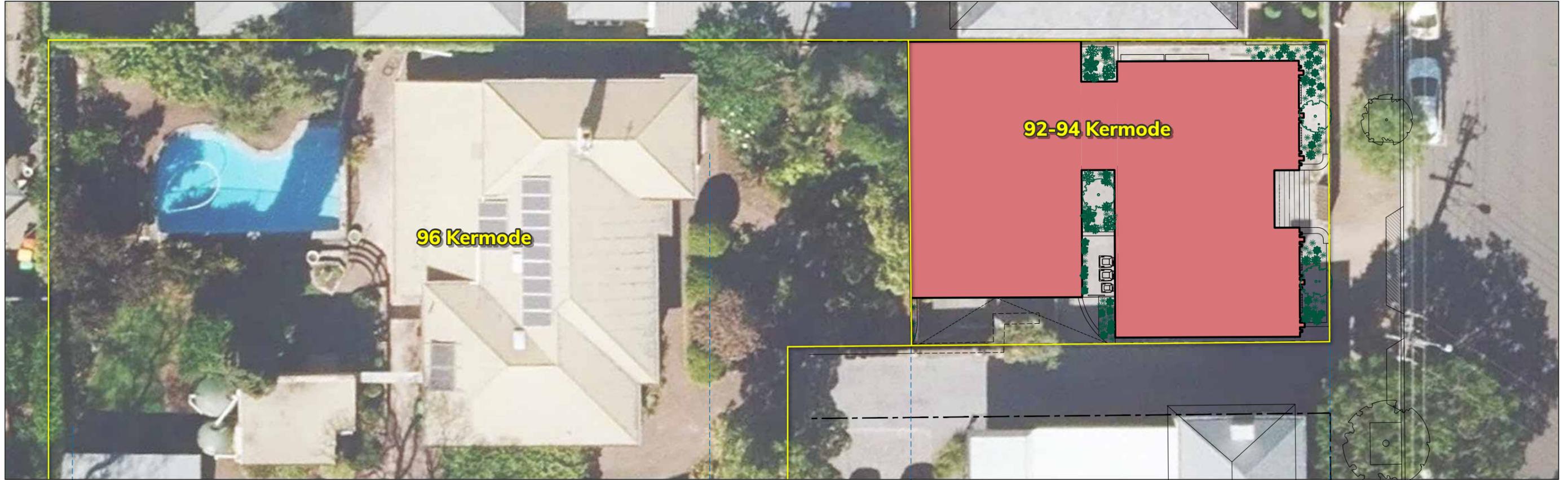
Yours sincerely



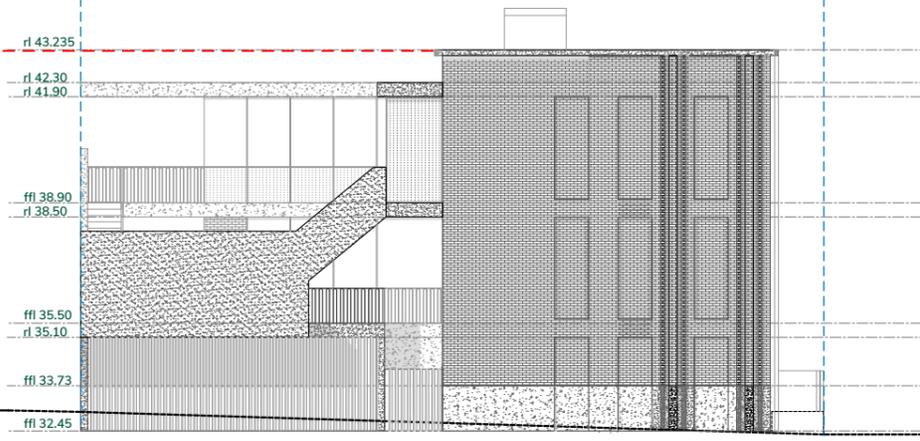
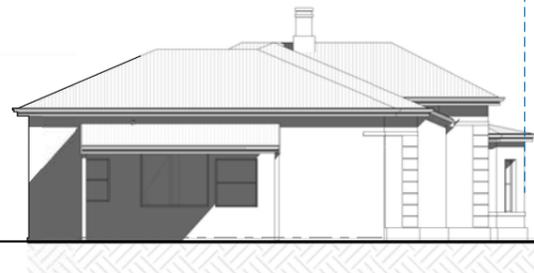
Grazio Maiorano

Director

Enc: MFY Car Parking Assessment
URPS Comparison of Rear Setback to Code DPFs
URPS Western Elevation Plan

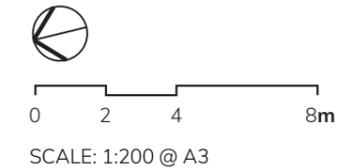


92-94 Kermode proposed roof line (43.235AHD)

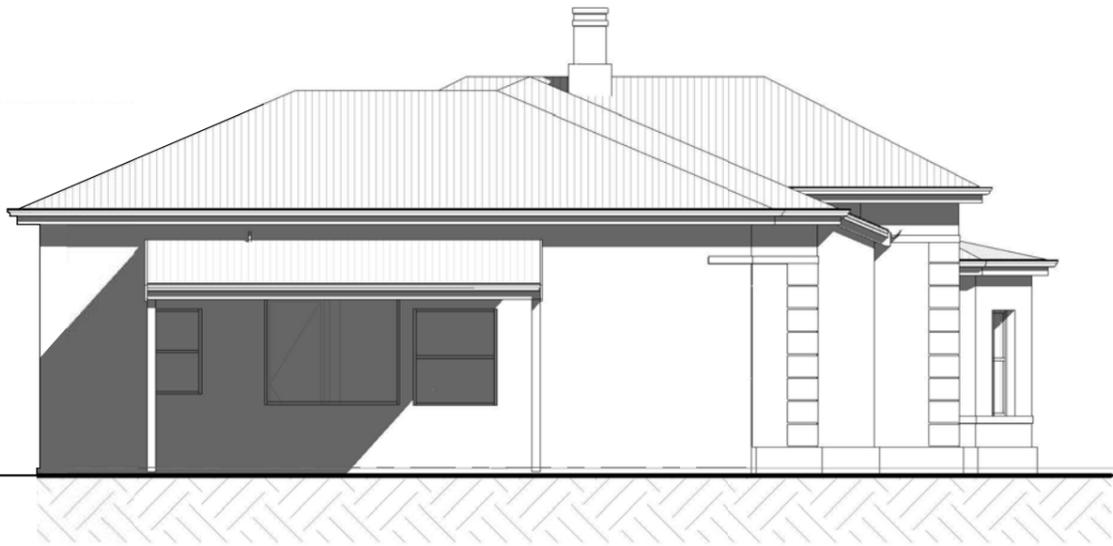


WESTERN ELEVATION 96 Kermode Street, North Adelaide

JOB REF. 21ADL-1329
 PREPARED BY. MP
 DATE. 20.12.21
 REVISION. 1
 DATA SOURCE. MetroMap (01.09.2021)
 archaea elevation



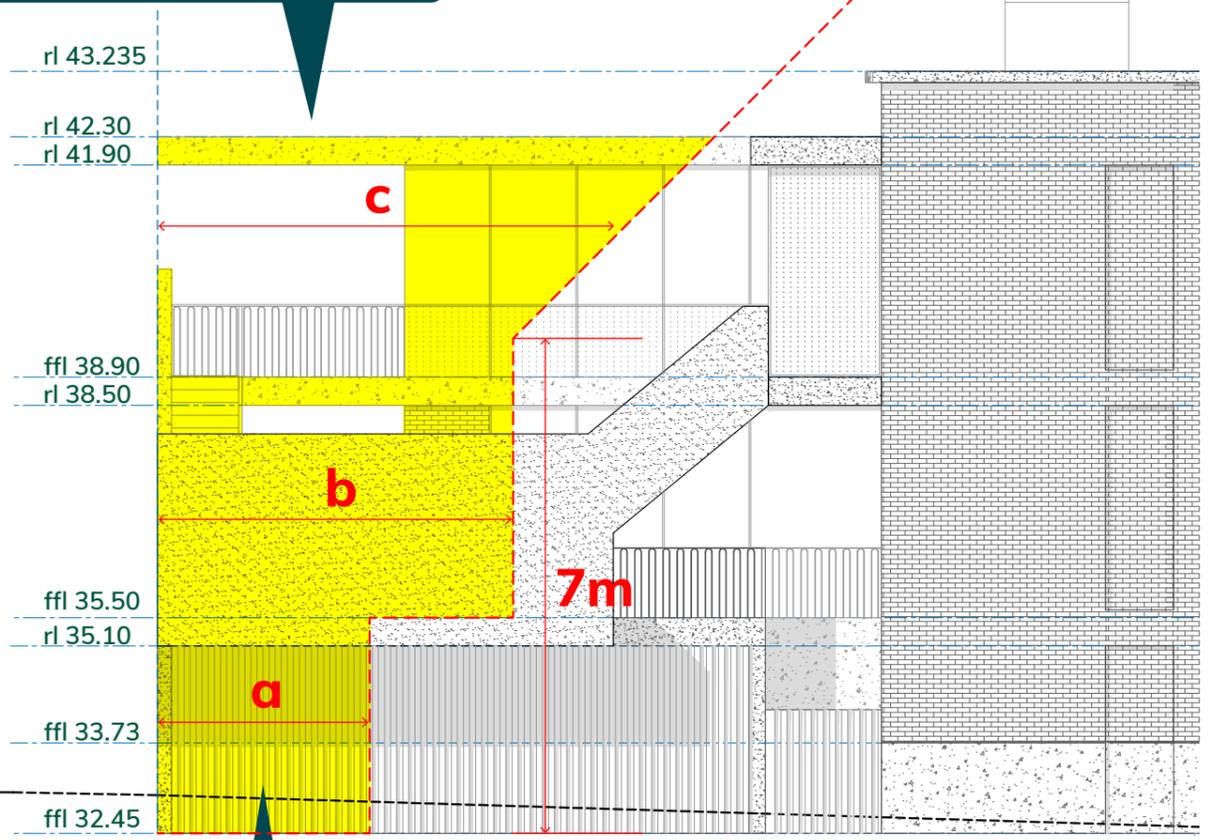
96 Kermode



Building walls are set back from the rear boundary at least:

- a) 3m for the ground floor level
- b) 5m for first floor building level
- c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m

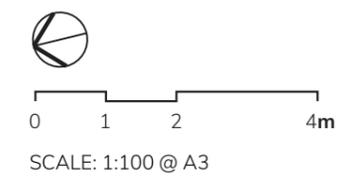
92-94 Kermode



Portion of proposed development outside Code Designated Performance Feature (DPF)

WESTERN ELEVATION 96 Kermode Street, North Adelaide

JOB REF.	21ADL-1329
PREPARED BY.	MP
DATE.	20.12.21
REVISION.	1
DATA SOURCE.	MetroMap (01.09.2021) archaea elevation



MLM/21-0324



21 December 2021

Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

Mr Grazio Maiorano
URPS
12/154 Fullarton Road
ROSE PARK SA 5067

T: +61 8 8338 8888

F: +61 8 8338 8880

E: mfy@mfy.com.au

W: mfy.com.au

MFY Pty Ltd

ABN 79 102 630 759

Dear Grazio,

DA NO. 21028498 – 92-94 KERMODE STREET, NORTH ADELAIDE

I refer to your request to review the proposed application for a residential dwelling at the above site as it relates to traffic and parking matters. Further to this request I have reviewed the proposal, completed a review of turn paths of vehicles accessing the site and considered compliance requirements with relevant Australian Standards.

The proposal includes a garage which could accommodate up to six vehicles. It is unclear as to whether the proposal seeks to accommodate five or six vehicles as the plans prepared by Archea illustrate five vehicles parked in the garage (with no vehicle nominated within the central rear space) whereas the turn paths prepared by Frank Siow and Associates have been reviewed for all six potential parking locations.

Access to the garage is proposed via an existing lane which provides access to both 94 Kermode Street and 98 Kermode Street. The lane is approximately 3.6m in width, although services attached to the external eastern wall of 98 Kermode Street protrude into the lane, effectively reducing its width.

The proposed access to the garage will increase traffic volumes using this lane, given that independent access to the subject site is currently available directly to and from Kermode Street. Given the narrow width of the lane it would be safer for access to be directly via Kermode Street, albeit it would not be inconsistent with relevant Australian Standards for three dwellings to be accessed via a shared access.

Notwithstanding the above, there are a number of design issues that would compromise safe and convenient access for the site, namely:

- The application, amongst other vehicles, nominates a McLaren as one of the vehicle types. The width of a McLaren is greater than a B85 vehicle and hence turn paths should have been modelled on a B99 vehicle;

- It would not be possible to exit from the southern spaces, as illustrated in Figure 2.

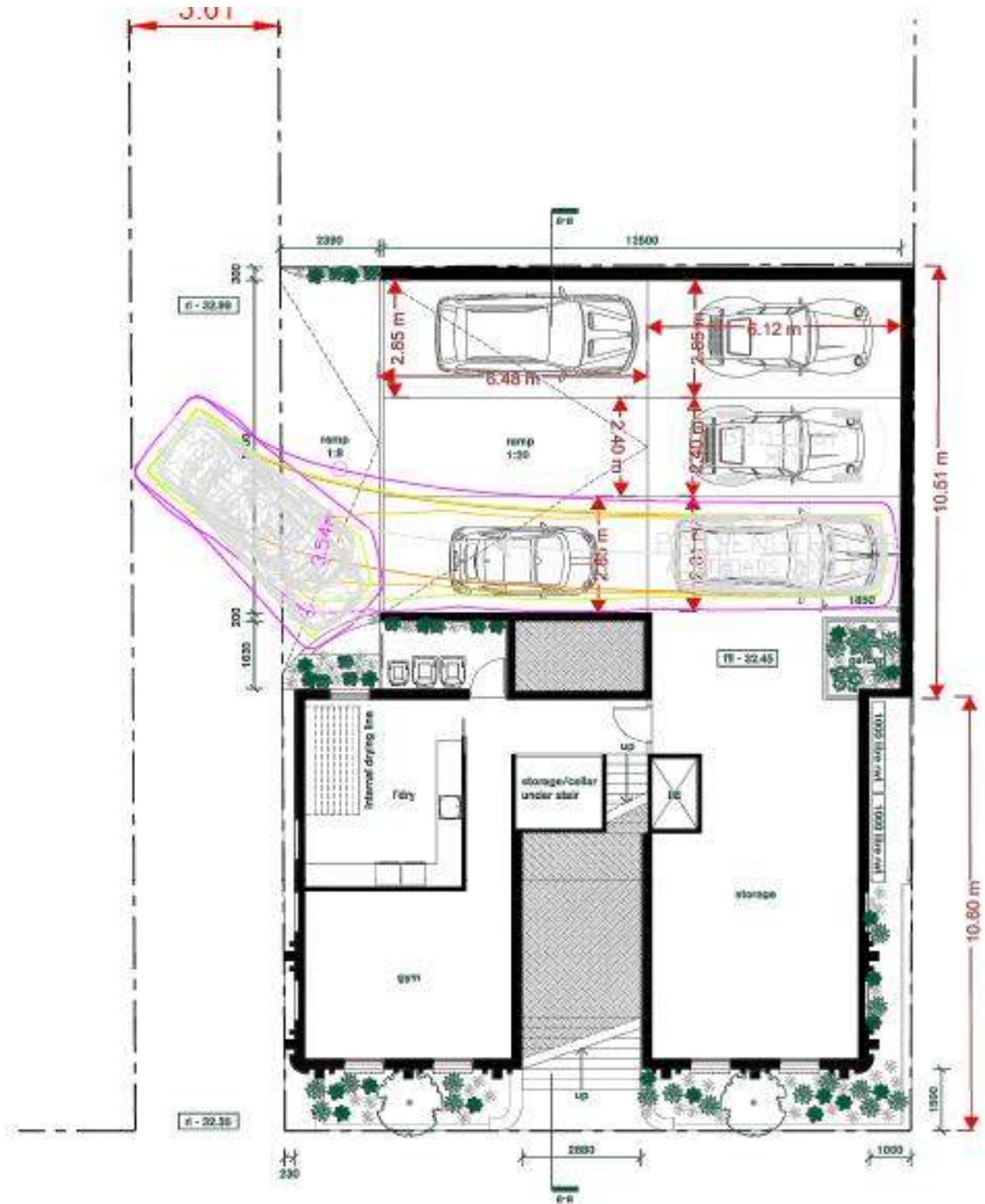


Figure 2: Egress manoeuvres from the southern spaces severely restricted

- the vertical clearance to a McLaren is lower than a B85 or B99 vehicle. Accordingly, the profile of the ramp will need to account for the vertical clearance requirement. Figure 4 illustrates that the proposed ramp will likely result in conflict with the underside of the McLaren and the ramp.

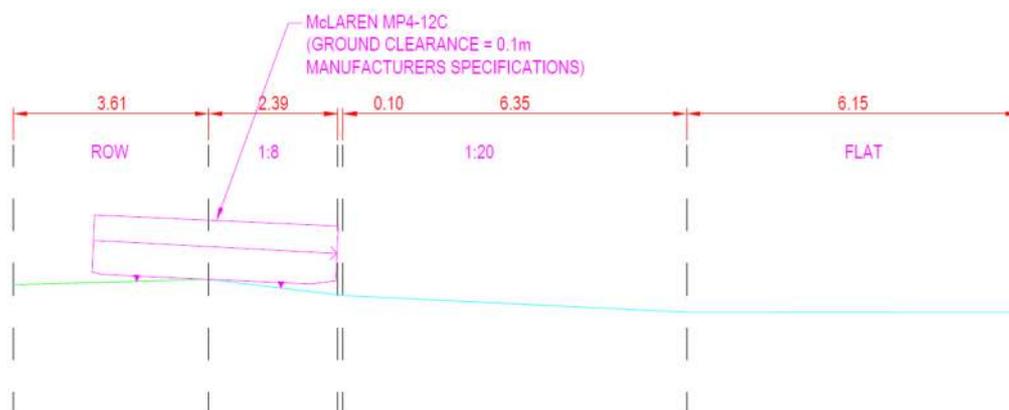


Figure 4: Probably vertical clearance conflict with ramp and McLaren vehicle

The above vertical profile does also not account for the turning profile of the vehicle across the ramp or the longitudinal grade of the lane which will also impact the clearance requirements; and

- the proposal is to rely on convex mirrors to achieve sight distance to other users within the lane. While such devices are located at other areas where vision for drivers exiting properties is restricted, they are not a preferred solution to resolving such a constraint. Specifically, the Department for Infrastructure and Transport's (DIT) Operational Instruction relating to Concealed Property Access specifically states the following:

Convex mirrors should only be considered if all other attempts to improve sight distance fail.

The use of convex mirrors to resolve a sight distance constraint that is created by the proposed building is (that is not an existing constraint), in my view, not providing a safe access for the proposal.

In summary, while the proposal will not generate high traffic volumes, there are a number of compliance and safety issues which will be realised should the proposal be constructed in its current form. These deficiencies will result in potential risks for drivers currently using the lane and will not ensure safe and convenient access is provided for the development.

Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director



2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN
BUSINESS WOMAN OF THE YEAR

Representations

Representor 8 - Ryan Fitzgerald

Name	Ryan Fitzgerald
Address	8 Rosina St ADELAIDE SA, 5000 Australia
Phone Number	
Email Address	a.gatti@intro.com.co
Submission Date	23/12/2021 01:04 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Height, setbacks, site coverage, landscaping, heritage

Attached Documents

92-94_Kermode_St_-_Representation.pdf

23 December 2021

City of Adelaide
planning@cityofadelaide.com.au
Lodged through Planning Portal

To whom it may concern,

REPRESENTATION – 92-94 Kermode St, North Adelaide

Intro Architecture, on behalf of the owner of the allotment to the direct east of the subject land, provides a representation against the proposed development at 92-94 Kermode St, North Adelaide with Application ID 21028498.

My client opposes the application and believes that it does not demonstrate sufficient merit to warrant consent. The proposal significantly falls short of the design performance features and performance outcomes within the Overlays, City Living Zone, North Adelaide Low Intensity Subzone and the General Development Policies.

HERITAGE

My client has engaged a heritage architect has been engaged to respond specifically to the heritage related aspects of the proposal. The heritage report is being prepared and will be provided as soon as possible.

The following representation will address the other planning aspects of the proposal.

BUILT FORM

The proposed dwelling is substantial, it is far taller, its built form mass is excessive, has greater wall heights and has a greater site coverage than other dwellings in the locality. Put simply, it is a large dwelling, of which its size is exacerbated by the relatively small portion of land that it is located upon.

There are numerous provisions which provide guidance as to what is acceptable built form upon the subject land. The proposal falls substantially short on the following:

City Living Zone

- PO 2.2** Development contributes to a predominantly low-rise residential character, except when located in the Medium - High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database or any relevant Concept Plan and positively responds to the local context.

DTS/DPF 2.2 Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):

1. does not exceed the following building height(s):

Maximum Building Height (Levels)
Maximum building height is 2 levels

The City Living Zone desires a predominantly low-rise residential character, unless located in a specific sub-zone. The subject land is not located in this subzone. The Performance Outcome then refers to DPF 2.2 which stipulates a maximum building height of 2 levels.

The proposed development presents a sheer wall with three discrete levels to the street, and the tallest portion of the building is 11.95m in height. The proposed development does not satisfy PO 2.2 nor DPF 2.2

PO 3.1 Buildings are set back from primary street boundaries to complement the existing streetscape character.

DTS/DPF 3.1
1. The building line of a building set back from the primary street boundary: at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road)

The proposed development is setback approximately 1.5m from Kermod St. The adjoining properties to the east and west are setback approximately 2.5m and 4.3m respectively.

PO 3.4 Buildings are setback from rear boundaries to provide:
1. access to natural light and ventilation for neighbours
2. open space recreational opportunities
3. space for landscaping and vegetation.

DTS/DPF 3.4 Building walls are set back from the rear boundary at least:
1. 3m for the ground floor level
2. 5m for first floor building level
3. 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m.

The rear setbacks are best reviewed through the elevations or sections, which evidence no setback for the entirety of the ground floor at ground level. Furthermore, whilst unclear, it appears as though there is no setback for portions of the building at levels 2 and 3.

North Adelaide Low Intensity Subzone

The Desired Outcome for development within the North Adelaide Low Intensity Subzone states:

DO 1 Predominantly low rise low density housing on large allotments in an open landscaped setting.

The proposed development is not low rise, low density housing, it is not located on a large allotment and does not provide for an open landscaped setting. The proposed development does not meet the Desired Outcome for development within the subzone.

PO 2.1 Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood, in locations where an open landscaped setting is the prevailing character.

DTS/DPF 2.1 The development does not result in site coverage exceeding 50%.

The vast majority of the site is covered by building. The subject land is 320sqm in size and the building has footprint coverage of approximately 265sqm in area. This represents a site coverage of 82%. The departure from the site coverage provisions is substantial.

LANDSCAPING

A key feature of the Planning and Design Code desires buildings to accommodate generous landscaped areas. The proposal development falls substantially short of meeting the soft landscape provisions.

For ease of reference, I have responded to both sets of provisions below:

PO 22.1 Soft landscaping is incorporated into development to:

1. minimise heat absorption and reflection
2. contribute shade and shelter
3. provide for stormwater infiltration and biodiversity
4. 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):

1. 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%
150-200	15%
>200-450	20%
>450	25%

2. at least 30% of any land between the primary street boundary and the primary building line.

The proposed development provides minimal soft landscaping areas, however, as designed these areas do not satisfy the Performance Objective, insofar as:

- They are located south of the dwelling, or surrounded by the dwelling and will not have an impact on heat absorption or reflection;
- Do not contribute to shade or shelter;
- Provide minimal areas for stormwater infiltration; and
- Provides little to enhance the appearance of the streetscape.

Irrespective of the functionality, the proposed development provides for approximately 30.26sqm of soft landscaping. The DPF desires a total of 64sqm of soft landscaping. The proposed development provides for less than half of the area.

CONCLUSION

The proposed development:

- Does not meet the Subzone Desired Outcome;
- Is substantially taller than what is desired within the Zone and Subzone;
- Provides for setbacks which do not accord with the Zone provisions;
- Provides for a site coverage which substantially exceeds the Subzone provisions; and
- Does not provide for landscaping which accords with the Design in Urban Areas provisions.

The proposal dwelling is far too large for the Zone, Subzone and site upon which it is located, and for these reasons warrants refusal.

Should you require further information, please do not hesitate to contact the undersigned on 0402 424 403.

Yours sincerely



Anthony Gatti
Senior Planning Advisor

Intro Architecture Pty Ltd
8 Rosina Street
Adelaide SA 5000

T +61 (0)8 8410 0453
info@intro.com.co

intro.com.co

Representations

Representor 9 - David Russell

Name	David Russell
Address	PO Box 263 NORTH ADELAIDE SA, 5006 Australia
Phone Number	0404227425
Email Address	davidrussell.photographer@gmail.com
Submission Date	24/12/2021 07:22 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	In its current form, the development proposal significantly exceeds the basic requirements for height and density without offering any notable contributions to the streetscape or characteristics of the historic area. Please refer to the attached detailed representation opposing the development.

Attached Documents

Representation_-_Planning_AP_21028498.pdf

REPRESENTATION REGARDING DEVELOPMENT APPLICATION 21028498

“Construction of a three level detached dwelling with associated swimming pool, fence, earthworks and demolition of wall”

92-94 Kermode St North Adelaide

Assessment Panel at City of Adelaide

PO Box 2252, Adelaide, SA, 5000

planning@cityofadelaide.com.au

David & Anita Russell

88 Kermode St North Adelaide 5006

davidrussell.photographer@gmail.com

23rd December 2021

INTRODUCTION

We recently purchased the residence at 88 Kermode Street, North Adelaide in December 2021. Prior to purchase, we reviewed the relevant Planning Guidelines to satisfy ourselves that any future development in the area would be governed by the low density housing regulations detailed for the Cathedral precinct.

A review of development application **21028498** shows the proposal clearly exceeds the height limit of 2 storeys on a plot size which is less than the minimum plot size permitted.

For these reasons, we object to the proposed 3 storey residential development at 92-96 Kermode Street and outline our objections in the following representation.

CITY LIVING ZONE

DO1

Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

The proposal is located in a designated low rise zone with a maximum height of 2 storeys. The proposal is for a 3 storey building without any apparent set-backs at upper storeys resulting in a 3 storey façade. The reference to the built form and proportions of St Mark's College directly opposite seems irrelevant given the size and massing of the college complex as a whole when compared to the 3 storey proposal on a small footprint.

Page 5 of ekistics "Planning Statement" clearly identifies the locale as being "**predominantly 2 storey in nature**" and despite this, the proposed development offers no obvious reasons for exceeding the storey limit guidelines.

Built Form and Character

PO 2.2

Development contributes to a predominantly low-rise residential character, except when located in the Medium - High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation* layer and the *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database or any relevant Concept Plan and positively responds to the local context.

DTS/DPF 2.2

Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):

(a) does not exceed the following building height(s):

Maximum Building Height is 2 levels

The proposal exceeds the maximum building height of 2 storeys and the streetscape shown in submission drawing P12 clearly indicates the top of the front façade exceeds even the height of the pitched roofs of the two neighbouring (2 storey) residences at 90 and 98 Kermode Street.

This appears to contradict the guideline that *“development contributes to a predominantly low-rise residential character”*. Further, the Planning Submission suggests the 3 storey proposal *“is not unreasonable in scale when considered in context... within the immediate vicinity”* but we would suggest that this is an unreasonable comparison given the form and function of St Mark’s College. We believe that proximity to St Mark’s college is not in itself sufficient reason to exceed height requirements for a single residence.

PO 2.3

New buildings and structures visible from the public realm consistent with:

- (a) the valued streetscape characteristics of the area**
- (b) prevailing built form characteristics, such as floor to ceiling heights, of the area**

Again, this proposed building is not consistent with the predominate built form, characteristics and heights in the area. The vast majority of houses in Kermode St are single storey with some double storey.

Building Setbacks

PO 3.1

Buildings are set back from primary street boundaries to complement the existing streetscape character

DTS/DPF 3.1

The building line of a building set back from the primary street boundary:

- (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road)**
- (b) where there is only one existing building on adjoining sites which face the same street (including those that would adjoin if not separated by a public road), not less than the setback to the building line of that building or**
- (c) In all other cases, no DTS/DPF is applicable**

The front façade is set back 1.5 metres. The average front setback along Kermode St exceeds 1.5 metres. The St Mark’s 3 storey buildings are set back 5 metres.

PO 3.3

Buildings setback from side boundaries to provide:

- (a) separation between dwellings in a way that is consistent with the established streetscape of the locality**
- (b) access to natural light and ventilation to neighbours.**

DTS/DPF 3.3

Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.

On the Eastern boundary the 90 Kermode St building is set back 1.1 metres (not 900mm as stated in the application). The proposed building at ground level and first storey is on the boundary for the northernmost 10.5 metres of the eastern wall. At the second storey it is on the boundary for the northernmost 3.45 metres. This wall should not be on the eastern boundary.

PO 3.5

Boundary walls are limited in height and length to manage impacts on adjoining properties

DTS/DPF 3.5

For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:

- (a) does not exceed 3m in height from the top of the footings**
- (b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone**
- (c) when combined with other walls on the boundary, does not exceed 45%**
- (d) is setback at least 3m from any existing or proposed boundary walls**

The proposed building has a wall on the eastern side boundary of 10.7 metres in length and 4.55 metres high. This is non-compliant. The western wall of the proposed building is essentially on the boundary (within 230mm) for a length of 9.3 metres. The northern wall of the proposed building is on 12.5 metres of the 15.29 metre rear boundary.

Total walls on boundaries are 20 metres of the total perimeter of 65 metres. This exceeds the guidelines.

NORTH ADELAIDE LOW INTENSITY SUBZONE

DO 1

Predominately low rise low density housing large allotments in an open landscaped setting

The development proposal does not appear to satisfy the requirements for low density housing in an open landscaped setting, but rather it appears to be an extremely high plot ration with minimal open landscaping.

DO 2

An important part of the town plan of Adelaide and the city grid layout, containing large grand dwellings on landscaped grounds

The allotment is neither large nor landscaped.

Built Form and Character

PO 1.1

Buildings sited and designed to complement the low-density or very-low density character of the neighbourhood, in locations where an open landscape setting is the prevailing character

The current proposal could not reasonably be considered low density.

Site Coverage

PO 2.1

Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighborhood, in locations where an open landscaped setting is the prevailing character

DTS/DPF 2.1

The development does not result in site coverage exceeding 50%.

The current proposal has a site coverage of more than **90%** which does not comply with site coverage guidelines.

OVERLAYS

HERITAGE ADJACENCY OVERLAY

DO 1

Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places

Built Form

PO 1.1

Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place

The height, mass and scale of the proposed development dominates, encroaches and unduly impacts on the setting of both Local Heritage Places at 96 Kermode and 98 Kermode Street. The height and mass of the rear boundary wall also has a major visual, and likely environmental, impact to the landscaping and amenity of the landscaping to the south of

the heritage property at 96 Kermode Street. It is unreasonable to imagine that this would not have a significant adverse impact to the amenity of the neighbouring property.

Land Division

PO 2.1

Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place

This allotment is significantly less than the minimum 450 square metre area stipulated by the code and has resulted in a proposal which exceeds minimum storey limits to the detriment of the streetscape and adjoining properties.

HISTORIC AREA OVERLAY

DO 1

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

All Development

PO 1.1

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

Built Form

PO 2.1

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

PO 2.2

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

PO 2.3

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

PO 2.4

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

PO 2.5

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

The 3 storey façade and flat roof offer no obvious contribution to the streetscape when considering architectural details such as *“roof pitch and form”* and the form and scale appear to be a departure rather than a contribution, to the prevailing historical characteristics of the historic area.

CONCLUSION

In its current form, the development proposal significantly exceeds the basic requirements for height and density without offering any notable contributions to the streetscape or characteristics of this significant historical area.

Specifically, it has a significant, direct impact on the amenity of the property at 96 Kermod Street and it’s immediate neighbours.

Our concern is that the proposal is inappropriate and does not meet fundamental guidelines, and if it is approved in its current form, it would establish a precedent for future developments which assume established regulations for height and density can be disregarded.

We deliberately chose to live in this neighbourhood for its established historical qualities and character with the reasonable expectation that these would not be compromised by future non-compliant developments.

We are grateful for the opportunity to submit our representation ask that the Adelaide City Council reject the development proposal in its current form for the reasons outlined above.

David & Anita Russell

Representations

Representor 10 - Diana Laidlaw

Name	Diana Laidlaw
Address	UNIT 4 22 BAGOT STREET NORTH ADELAIDE SA, 5006 Australia
Phone Number	0408088015
Email Address	dianalaidlaw@internode.on.net
Submission Date	04/01/2022 10:18 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	Please see attachment.

Attached Documents

Representation-DianaLaidlaw-1953226.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	John Savva <i>[applicant name]</i>
Development Number:	21028498 <i>[development application number]</i>
Nature of Development:	Construction of 3 level detached dwelling with associated swimming pool etc. <i>[development description of performance assessed elements]</i>
Zone/Sub-zone/Overlay:	North Adelaide Low Density Sub Zone <i>[zone/sub-zone/overlay of subject land]</i>
Subject Land:	92-94 Kermod Street, North Adelaide SA 5006 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i>
Contact Officer:	Assessment Panel Adelaide City Council <i>[relevant authority name]</i>
Phone Number:	82037185 <i>[authority phone]</i>
Close Date:	11.59pm 24 December 2021 <i>[closing date for submissions]</i>

My name*: Diana Laidlaw	My phone number: 0408088015
My postal address*: 4/22 Bagot Street, North Adelaide, SA 5006	My email: dianalaidlaw@internode.on.net

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development
-----------------	--

”



The specific reasons I believe that planning consent should be granted/refused are:

To whom it may concern:

I strongly support single dwelling development and home ownership in the North Adelaide Low Density Sub Zone (formerly the Cathedral Precinct). However, the proposed development at 92-94 Kermod Street is designed as a “mausoleum” to promote neighbour tensions and community ill-will.

On every score the application pushes the boundaries beyond what the Code contemplates for the Sub-zone. The Deemed to Satisfy (DTS) provision, the Deemed Performance Feature(DPF), the Performance Outcome Policy and the Technical and Numerical Variations (THV's) all stipulate:

- Low rise, defined up to and including 2 storeys..

To be above 2 storeys, the application needs to be exemplary – and on no ground is the proposed dwelling exemplary.

- It does not respect the rhythm of the streetscape.
- The bulk of the dwelling is ill-fitted to the block size – it might work on a block twice the size or more, or if it was sited in Springfield. The applicant is trying to squeeze too much into too small an area, overpowering (and overlooking) existing dwellings on all three boundaries (including a local heritage listed property). As Greta Thunberg would say “How dare they”.
- In an endeavour to limit the height of the built form above the two storey Code limit, the application presents the three storey dwelling with a flat roof. But all adjacent residential dwellings have hip roofs. Along the length of Kermod Street it is only commercial buildings that have a flat roof.

In terms of character, the applicant has not even endeavoured to line up the windows with the adjacent properties – which could have been achieved with a little goodwill by presenting the ground floor as a sub-basement or semi-basement – and reducing the bulk at the same time.

I have lived in various precincts of North Adelaide over the past 50 years, and over that time I have had many opportunities to comment on Development applications. Until now however, I have never felt compelled to oppose an Application. I do so now because I find it so incomprehensible that anyone would want to move into an established/historical area and make application to build a dwelling that so aggressively clashes and offends in terms of bulk, built form, design and streetscape

- Mrs. Janet Angas, owner of Unit 2, 44 Bagot Street wishes me to record that she too opposes the Application on grounds of bulk, streetscape, and heritage.

[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 planning consent should be granted or refused; and
- comment only on the performance-based elements 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: Diana Vivienne Laidlaw AM

Date: 24 December 2021

Return Address: 4/22 Bagot Street, North Adelaide SA 5006 *[relevant authority postal address]* or

Email: planning@cityofadelaide.com.au *[relevant authority email address]* or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

ATTACHMENT 6

Response to Representations

Summary of Representations

Representor	Contact details	Wish to be Heard	Position	Comments
Peter Slattery	21 Railway Tce QUORN SA 5433 0435 082 505 peter.j.slattery@bigpond.com	No	Support with concerns	<ul style="list-style-type: none"> Conflicts with the nature of the area and heritage values Building size too large and detracts from the streetscape Would support a smaller development
Nicholas Jose	PO Box 133 NORTH ADELAIDE SA 5006 0418 112 787 rnjose@tpg.com.au	No	Oppose	<ul style="list-style-type: none"> Will obstruct views of St Peters Cathedral Impact nearby residents privacy Building height exceeding 2 storeys & prevailing building heights in Kermode St are single storey Proposed front setback of 1.5 metres will not allow sufficient area for landscaping Wall on eastern boundary RE light and ventilation impact & exceeding 3m in height Impact on existing trees as a result of proposed development Proposed site coverage of more than 50% Garage location & number of parking spaces
Ann Irwin Submitted 2 x responses	90 Kermode St NORTH ADELAIDE SA 5006 0414 419 269 nazbarbato@me.com	No	Oppose	<ul style="list-style-type: none"> Scale & height of proposed development Building close to shared boundary causing walls to crack Access to sunlight and ventilation Building height exceeding 2 storeys Site coverage too high for the 320m² allotment Front building setback not aligned with nearby properties Lack of garden space
Chris Harris	14 Brougham Court NORTH ADELAIDE SA 5006 0403 912 952 harrischrisa@gmail.com	Yes	Oppose	<ul style="list-style-type: none"> Building height exceeding 2 storeys Significantly greater bulk than adjacent houses Heritage impacts

Summary of Representations

Representor	Contact details	Wish to be Heard	Position	Comments
Elisa Toome	14 Brougham Ct NORTH ADELAIDE SA 5006 0415 191 181 elisatoome@gmail.com	No	Oppose	<ul style="list-style-type: none"> Building height exceeding 2 storeys Not set in an open landscaped setting Heritage impacts due to bulk, scale and design of development Does not maintain characteristics of the heritage zone
Grazio Maiorano	Suite 12 / 154 Fullarton Road ROSE PARK SA 5067 (08) 8333 7999 gmaiorano@urps.com.au Representation made on behalf of Mr Naz Barbato and Ms Joanne Walker of 96 Kermod Street, North Adelaide	Yes	Oppose	<ul style="list-style-type: none"> Bulk & scale impact on 96 Kermod Street – building height exceeding 2 storeys & siting to rear boundary Impact on the Kermod Street streetscape and nearby heritage places Lack of perimeter landscaping Impact on existing frangipani tree on 96 Kermod St Insufficient land set aside for rear yard landscaping, particularly deep root tree planting Vehicle access arrangements – access via lane <p><u>MFY</u></p> <ul style="list-style-type: none"> McLaren is a wider vehicle & contends that turn paths are incorrect Turn paths permitted for 5 vehicle parking spaces only, not 6 Egress movements for southern spaces Vehicle movements across ramp with grade of 1:8 <p><u>Bruce Harry & Associates</u></p> <ul style="list-style-type: none"> Inappropriate design response to its local townscape context – due to front setback, height, cubiform composition and materiality
Ryan Fitzgerald	8 Rosina Street ADELAIDE SA 5000 a.gatti@intro.com.co Intro Architecture submitted on behalf of client (owner of 90 Kermod St, North Adelaide)	Yes	Oppose	<ul style="list-style-type: none"> Building height exceeding 2 storeys Building sited on rear boundary at each level Site coverage of 82%, exceeding 50% Soft landscaping - less than half specified by the DPF.

Summary of Representations

Representor	Contact details	Wish to be Heard	Position	Comments
David Russell	PO Box 263 NORTH ADELAIDE SA 5006 0404 227 425 davidrussell.photographer@gmail.com (Owner of 88 Kermode St, North Adelaide)	No	Oppose	<ul style="list-style-type: none"> • Building height exceeding 2 storeys on allotment of significantly less than min. 450 m² • Building height not consistent with heights & characteristics of locality • Front setback not meeting Kermode St average • Eastern site boundary wall • Not low density housing in an open landscaped setting • Site coverage of more than 90% • Height, mass & scale impact on setting of Local Heritage Places at 96 Kermode and 98 Kermode Street
Diana Laidlaw	Unit 4, 22 Bagot Street NORTH ADELAIDE SA 5006 0408 088 015 dianalaidlaw@internode.on.net	Yes	Oppose	<ul style="list-style-type: none"> • Building height exceeding 2 storeys • Proposed development does not respect the rhythm of the street • Bulk of dwelling is ill-fitted to the block size in this area • Flat roof design not in keeping with character of the area and street

7 March 2022

REF No.: 01070-003

City of Adelaide
25 Pirie Street
ADELAIDE SA 5000

Attention: Edouard Pool – Senior Planner

By Email: e.pool@cityofadelaide.com.au

Dear Edouard,

**RE: APPLICATION ID 21028498 – 92-94 KERMODE STREET, NORTH ADELAIDE
RESPONSE TO REPRESENTATIONS AND COUNCIL COMMENTS**

We refer to Development Application ID 21028498 lodged on 22 September 2022 which seeks Planning Consent for a detached dwelling at 92-94 Kermode Street, North Adelaide. This correspondence seeks to acknowledge and respond to the representations received during public notification as well as recent feedback received by Council administration.

This letter should be read in conjunction with our original Planning Statement (15 September 2021) and subsequent correspondence (memorandum) dated 18 November 2021.

The following documents are provided as appendices to this letter in support of our collated response:

- Amended set of Architectural Plans prepared by Archaea Architects – **Appendix 1**;
- ‘Heritage and Character Impact Assessment’ prepared by DASH Architects (dated 3 March 2022) - **Appendix 2**;
- Traffic vehicle ‘swept path’ assessment and advice on vehicle movement and clearance prepared by Frank Siow and Associates dated 4 March 2022 - **Appendix 3**;
- Amended civil plans and stormwater calculations/hydrological analysis prepared by Structural Systems Consulting Engineers dated 4 March 2022 – **Appendix 4**; and
- Summary of Representations (Matrix) – **Appendix 5**; and
- Kermode Streetscape Montage – **Appendix 6**.

The content of these revised plans and associated specialist reports and advice is discuss further within the body of this submission.

1. Summary of Representations

We note the development application received nine (9) submissions from interested persons and these have been reviewed and summarised in the attached table (refer **Appendix 5**). Four (4) of the representors have expressed a desire to be 'heard' by the Council's Assessment Panel (CAP).

Having regard to the content of the representations, the relevant planning matters of concern have been addressed under key headings.

Before turning to our response to the matters raised in the representations, we wish to outline the unique site attributes and context that has informed the considered 'design response' for the proposed dwelling.

2. Site Attributes & Context

From the outset, the Applicant and design team recognised that challenges posed by the subject site, a relatively small allotment, adjacent and forward of Local Heritage Places respectively and sited on a prominent North Adelaide street.

The subject site was created some 22 years ago via a previously approved land division (020/D005/01) whereby the previous owner of 96 Kermode St (the Local Heritage Place to the immediate north), successfully divided off the front portion of their site and on-sold the land.

The allotment created measures 320m², which equates to 130m² (or 30%) less than the minimum allowable site area in the now City Living Zone (where the minimum site area is 450m²).

Presumably, in order to maintain a greater physical separation of any future development on the subject site, the previous owner of 96 Kermode St created a 'step' in the new dividing boundary which 'shortened' the new allotment to only 21 metres deep. Interestingly, if the new boundary line had been 'squared' off at the end of the adjoining Right of Way, the subject site would have more closely resembled the minimum site area of the Zone. **Figure 2.1** below illustrates the land division referred to above and the 'step' resulting from this division.

Land Division application 020/D005/01 essentially created a hammerhead allotment on which the Local Heritage place at 96 Kermode Street is now enclosed on all sides by the rear and side yards of neighbouring properties. As a consequence, 96 Kermode has virtually not streetscape presence to Kermode Street.

Having created the new allotment (the subject site), the then owners of 96 Kermode would have accepted that this land would ultimately be developed, further obscuring views of the heritage place from the street and enclosing their southern aspect (no doubt expecting a multi-level building given the existing Zone and policy framework, prevailing built form in the locality and the modest size and configuration of the allotment).

Figure 2.1 Previously approved land division (c/-SAPPA)



This context and background are considered relevant in order to appreciate the challenges the locality and site presents and importantly, very likely explains why the subject site has remained vacant ever since its creation over 20 years ago. Images of the site over a number of years also assists to illustrate the impact the vacant site has on the streetscape (refer **Figure 2.2** over page).

Figure 2.2 Images of the subject site over the years (c/- Google Maps Streetview)

2007



2009



2015



2020



This context is also important when considering the applicability of planning policy on the assessment of an application for the site. Simply mandating all quantitative performance features and policy provisions without recognition of the unique site attributes and context is, in our view, inappropriate, unreasonable and impractical.

While the site presents challenges, it also offers opportunities, for example:

- The site has a generous frontage width (>15m) which is consistent with the majority of surrounding properties);
- The site has vehicle access to its rear via a Right of Way (lane) along its western boundary which we note was included when land division O20/D005/01 was approved (notwithstanding the site has an existing vehicle crossover from Kermode Street);
- The laneway access to the site is highly desirable from a site function and design perspective as it enables the garaging/service areas of the proposed dwelling to be located away from the Kermode Street frontage, preserving the value and integrity of the streetscape; and
- The orientation of the site ensures that future development on the land will not overshadow 96 Kermode Street (notwithstanding the shallow depth of the subject site) and will have a negligible shadow impact on the two neighbouring properties (90 and 98 Kermode), both of which present predominately solid walls towards the subject site.

The proposed plans have been developed to respond to these site attributes and opportunities through the achievement of a high quality, innovative yet respectful residential dwelling which responds to the context of the site, positively contributes to the established streetscape character and successfully manages the interface and relationship of the development with existing neighbouring properties.

3. Proposed Amendments

Having reviewed the range of issues raised in the various representations, the following amendments have been made to proposed plans for development:

- The building has been separated from the rear site boundary a distance of 3.23m at level 1 and 2.16m at level 2 to accommodate 35m² of dense landscape planting;
- The courtyard & terrace (level 1) is now proposed to be set back 2.07m from the rear boundary;
- Relocation of the level 2 balcony from the northern and eastern site boundaries to the centre of the site, facing west. The level 2 balcony is now proposed at 2.16m from the rear (north) site boundary & 4.22m from the western site boundary. The level 2 balcony now measures 3.6m in width and 5.0m in length and will incorporate 1.5m screening wall to assist with the restriction of ‘overlooking’ of the adjoining ‘semi-private’ open space of the adjoining dwelling to the north;
- Removal of the outdoor stairs from the level 2 ensuite and level 2 rear balcony down to the pool terrace;

- Reduction in overall building height by 730mm achieved by setting the building (excl. garage) a further 500mm lower and by a reduction of the parapet by 230mm resulting in:
 - » a feature a 'split level' design between ground level and level 1;
 - » the building presenting as a '2.5' storey building within the street; and
 - » an overall building height that is 90mm below the ridgeline of the adjoining Local Heritage Place to the west;
- A reduction in the height of the proposed wall on the northern boundary from approximately 5.5m to 3.0m (reduction of 2.5 metres) with a finish and materiality sympathetic to the existing stone wall;
- Front door size reduced in height and width, with glazed windows to each side and above;
- Light weight vertical steel tension cables on the northern (rear) façade between ground level and level 1 to provide trellising in support of climbing plants and screening vegetation;
- Incorporation of an 85mm high layback kerb to the front of the garage presenting to the internal laneway;
- Revision of the garage ramp gradient (revised from 1:8 and 1:22, to 1:10.6 and 1:20);
- Establishment of a deep soil zone at ground level for the Japanese Maple tree proposed on level 1; and
- Air conditioning unit relocated from the level 1 terrace to the roof.

The revised plans for development are attached in **Appendix 1** and include:

- Precedent images informing the building design response;
- Locality plan (showing the relationship of the proposed dwelling with exiting landscape and built form in the locality);
- Site and floor plans (Ground Floor, first floor and second floor);
- Roof plan;
- Elevations (north, south, east & west);
- Cross sections;
- Streetscape elevation;
- Streetscape render;
- Materiality plan (a materiality sample board will be available for presentation at the Council Assessment Panel Meeting);
- Landscape plan; and
- 3D perspectives (from laneway and rear (north) interface).

4. Response to Representations

The relevant planning matters of concern to the representors have been addressed under key headings as follows.

4.1 Heritage

The Applicant has engaged DASH Architects to review and respond to the comments raised in relation to heritage adjacency as well as the alignment of the proposal with the Historic Area Overlay (Character Impact Assessment) and the Heritage Adjacency Overlay. The 'Character Impact Assessment' prepared by DASH is provided at **Appendix 2**.

We note that the author of the DASH report, Jason Schulz, played a lead role in the preparation of the *Practice Advisory Guidelines* for the Planning and Design Code to assist with the designing and assessment of new development within Historic Area Overlays. This should provide particular confidence to the assessing authority when considering the appropriateness of the proposal against the relevant heritage related Code policy.

DASH Architects also informed a number of the design amendments made to the proposal as outlined in Section 3 of this response.

Our interpretation of DASH's key observations and opinions following their assessment are summarised below:

- There is no specific unified character to the locality and the prevailing historic character is highly varied.
- The resulting Character Integrity of the Locality is 'Medium to Low'.
- The varied character of the locality result in the common design attributes being primarily associated with materials, articulation, and solid to void.
- The proposed architectural expression draws reference from the nearby Greenway Apartments, and to a lesser extent the Newland Building opposite the site, and traditional 'Terrace' or 'New York' style apartments.
- The proposal features highly articulated masonry that is consistent with the quality, and finer grained detail of the heritage places within the locality.
- The eclectic nature of the existing built form and character affords greater design scope and flexibility in satisfying the Overlay's Desired Outcomes than in locations of high integrity.
- The overall design is of a high quality and exceeds the architectural standards of recent modern development within the locality.
- The considered use of materials, detailing and articulation of the proposal complements the prevailing historic character, and will make a positive contribution to the streetscape in this locality.
- With respect to the adjacent Local Heritage Places:
 - » The proposed development is of a consistent setback and scale to the adjacent heritage place and does not dominate nor unduly impact on its setting.

- » Any development reasonably envisaged on the subject site will obscure the views of the Local Heritage listed dwelling at 96 Kermode and therefore an assessment of the proposal against the Heritage Adjacency Overlay should be confined to its relationship to 98 Kermode Street.

DASH Architects conclude that the Desired Outcome and relevant Performance Outcomes of the Historic Area Overlay and the Heritage Adjacency Overlay are achieved by the proposal.

Further to DASH’s views, we also note that Therese Willis, Council’s Heritage Advisor provided in principle support to the proposal in an email during preliminary discussions in June 2021 stating:

“The prosed conceptual design is a great response to this site. The scale, siting, front façade modelling and materials are entirely appropriate for the locality. I look forward to seeing the developed design.”

Given the views provided by DASH Architects and Council we are comfortable that the heritage matters have been appropriately addressed by the proposal.

4.2 Height & Scale

We note concerns regarding the ‘size’ of the building and the inclusion of a third level when the Zone envisages two storey buildings.

The appropriateness of a three storey building on this site (technically 2.5 levels given the lowered ground level) is only understood when visiting the site and walking along Kermode Street. When doing so, it is abundantly clear that the prevalent built form scale and massing is greater than typical two-storey forms and that Kermode Street has an established building character defined by substantial and prominent multi-level structures. The previously submitted ‘Streetscape Montage’ assist to highlight the actual built form character which is not adequately represented in the more ‘generic’ Zone policy. We have re-appended this montage for convenience (**Appendix 6**).

Nevertheless, the Architects have reviewed the scale with more consideration to the adjacent Local Heritage Place at 98 Kermode Street and have lowered the building so that the parapet sits 90mm below the alignment of the hipped roof of its western neighbour, as illustrated in **Figure 4.1** below.

Figure 4.1 Building Height and Streetscape (extract c/- Archaea)



The other important streetscape element which is not able to be illustrated in this above 2D elevation is that the site sits immediately opposite St Marks College and despite representor attempts to dismiss this adjacency as irrelevant, we note that the proposed building will be viewed in the setting of this important and visually dominant institutional building (as illustrated in the following images).

Figure 4.2 Aerial view above subject site illustrating the presence of St Marks & the scale of 98 Kermode Street



Figure 4.3 Façade presentation of St Marks to Kermode Street



In fact, all of the St Marks built form opposite the subject site, is of 3 storey form.

The issue of building height and scale has been considered by DASH Architects in their ‘Heritage and Character Impact Assessment’ who note as follows:

“While acknowledging the St Mark’s college buildings are associated with a different (institutional) land use, they nonetheless remain the most prominent feature within the streetscape. Even when excluding these buildings from any streetscape analysis, the northern side of Kermode Street consists of buildings ranging in scale from single to three storeys. The proposed development is located between two 2 storey buildings, with the proposed parapet height consistent with the roof ridge height of the adjacent Local Heritage place.” (pg. 14)

Most important to consider is whether the proposal achieves the intent of the relevant Performance Outcomes within the Code which calls for (our emphasis):

- *The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area (Historic Area Overlay PO 2.1)*
- *Development is consistent with the prevailing building and wall heights in the historic area (Historic Area Overlay PO 2.2)*

In this context, together with height reduction which respectfully aligns the new building with the heritage place to the west, the proposed building height and scale is considered responsive and fitting in this location.

4.3 Rear Interface – Building Mass and Neighbour Amenity

As outlined in Section 3 above, the most notable amendments made to the proposal in response to public notification comments relate to the configuration and setback of the rear building elevation. The Architects have given as much emphasis to the rear of the building as they have the streetscape façade, recognising the unusual circumstance whereby the subject site abuts the ‘front yard’ and semi-private open space of 96 Kermode Street.

The revised design has notably reduced the visual massing and prominence of the building when viewed from the north, achieved through:

- Increased setbacks of 3.23m at level 1 and 2.16m at level 2;
- The relocation of the level 2 balcony off the rear and side boundaries (moved towards the west);
- Removal of the outdoor stairs from the level 2;
- Reduction of the height of the northern garage wall from approximately 5.5m to 3m (which is the standard height of a single storey wall or outbuilding); and
- Lowering of the overall building height by 730mm.

Measures to minimise overlooking into the adjoining properties have also been amended through the inclusion of 1.5m screening walls, fluted (obscure) glazing and plant screening. These privacy measures have been adopted notwithstanding the existing site context where the rear of the proposed dwelling abuts the front yard

(semi-private open space) of the northern neighbour and the western neighbour (over the right of way at 98 Kermode Street) does not contain any 'screened' private open space (with the rear courtyard of 98 Kermode Street open to full view from the laneway as demonstrated in **Figure 4.4** below).

Figure 4.4 Open Space of adjoining Dwelling at 98 Kermode Street



The resulting design of the proposed dwelling is highly articulated and modulated with variable depths and materiality. The dwelling is appropriately sited and adequately setback from side and rear boundaries and adopts a number of measures to manage the site's relationship with adjoining neighbours. The following perspective image in **Figure 4.5** illustrates these key design features.

Figure 4.5 Perspective Image of the proposed dwelling’s rear (north) and side (east) elevation



4.4 Overshadowing

As discussed, the orientation of the site ensures that future development on the land will not overshadow 96 Kermode Street to the north (notwithstanding the shallow depth of the subject site) and will have a negligible shadow impact on the two neighbouring properties (90 and 98 Kermode), both of which present predominately solid walls towards the subject site (refer to **Figure 4.6** below).

Figure 4.6 Interface with adjoining dwellings to the east and west



90 Kermode Street (east)



98 Kermode Street (west)

The adjoining dwelling to the west is also separated from the subject site by the internal private laneway (measuring 3.61 metres in width) and the adjoining dwelling to the east incorporates only one upper-level non-habitable window facing the subject site and the proposed dwelling has been designed with a recessed building setback (void) around this window to assist with the provision of additional solar access.

4.5 Landscaping

The design amendments presented have also enabled the inclusion of more landscaping, including a large planting area measuring 35m² along the entire length of the rear northern boundary, located above the garage. The inclusion of versatile lightweight steel tensioned cables provides a trellis framework for climbing plants and provides an effective screening and visual softening at the interface with the adjoining dwelling to the north.

A landscape architect has been engaged to inform the design and planting selection and has suggest the following suite of plants. Final landscaping design will be resolved following a planning determination and could form a Condition of consent by the Relevant Authority.

Trailing/cascading down over edges of planter

Carex 'Feather falls'
Casuarina glauca 'Cousin It'
Convolvulus sabatius
Coprosma kirkii
Dichondra 'Silver Falls'
Myoporum insulare (prostrate form)
Pandorea 'Lady Di'
Rosmarinus prostratus
Trachelospermum asiaticum

Mid-level

Agapanthus
Agave attenuata
Cotyledon orbiculata
Crassula ovata
Dietes 'White Tiger'
 Olives – clipped or topiarised
Buxus japonica- Japanese box
 Dwarf *Lagerstroemia* (crepe myrtle) varieties
Lomandra 'Shara'
Zamia furfuracea

Climbing and cascading over frame

Bougainvillea
Trachelospermum jasminoides
Parthenocissus tricuspidata, *P. quinquefolia*
Pyrostegia venusta

Taller

Doryanthes palmeri, *D. excelsa*
Ficus alii 'Petite'
Miscanthus transmorrisonensis
Nandina domestica

4.6 Boundary Wall and Neighbours Vegetation

We acknowledge the likely impact on the existing Frangipani tree (at 96 Kermod Street) sited close to the shared boundary, both in terms of the tree's roots (as a result of excavation) and the canopy (which will hang over the boundary). We note this tree adjacent the boundary does not constitute a Regulated nor Significant Tree under the *Planning, Development and Infrastructure Act 2016*. While unfortunate, the site limitations necessitate development at the rear boundary - noting that any development close to this boundary will impact this vegetation.

On this basis, the proposed boundary wall location is not unreasonable in the circumstances, particularly on an allotment with such a shallow depth where built form on/close to the boundary would be anticipated.

In addition, the applicant is aware of their obligations under Section 139 of the *Planning Development and Infrastructure Act, 2016* and Regulation 64 and Schedule 10 of the *Planning, Development and Infrastructure*

(General) Regulations, 2017 and will issue required and prescribed notices for any 'works that affects the stability of other land or premises'.

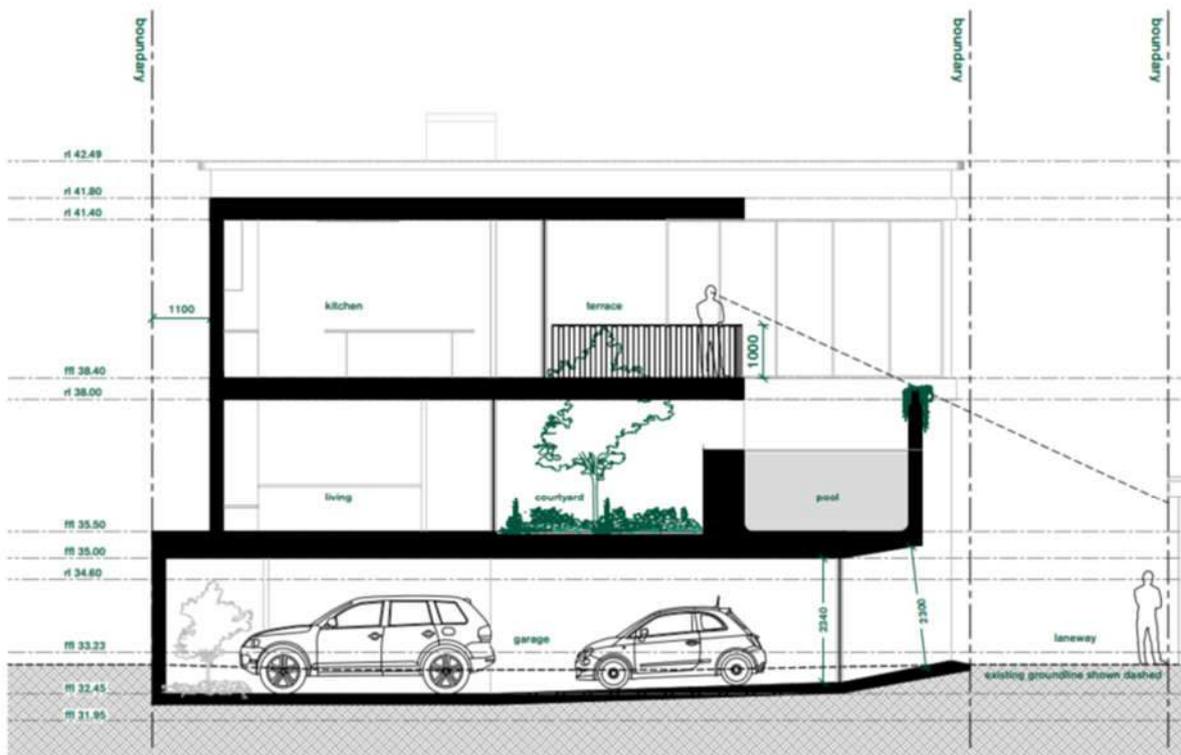
4.7 Traffic

Frank Siow & Associates have reviewed the traffic related comments and concerns raised by representors and have provided supplementary advice which is attached in **Appendix 3**.

This additional advice addresses vehicle swept paths for garage access and egress, the grade of the ramp into the garage as well as ground clearance access to the proposed garage.

Design adjustments to the ramp into the garage have been made by Structural Systems engineers in response to Council's stormwater requirements (refer **Appendix 4**) and the head height clearance of the ramp is now provided at 2.3m which is sufficient for the clearance of domestic vehicles.

Figure 4.7 Section Drawing illustrating garage clearance



With respect to vehicle sightlines and safety of users of the laneway, we note the width of the garage door is generous at 8.1 metres to improve convenience and sightlines for both drivers and pedestrians utilising the Right of Way.

The use of convex mirrors to enhance visibility is also suggested and while convex mirrors are not preferred on public roads, they are very suited to private laneways where traffic movements are low and there are a limited number of user (i.e. the laneway only services two other dwellings).

Finally, we note the suggestion by a representor's Traffic Consultant that the proposed development should not utilise the laneway and that vehicle access should be relocated to the front of the site. While vehicle access via Kermode Street would offer an easier arrangement for the future dwelling occupants, the resulting impact of a garage presenting to Kermode Street would be highly detrimental, both to the streetscape and the appearance of the dwelling.

The annotated Right of Way on the subject site's Certificate of Title was purposely added when the land division was created, presumably to ensure that any future development of the land could utilise the laneway for vehicles access.

Edouard, we thank you for the opportunity to respond to these matters and we trust this submission offers a constructive response to the issues raised. We confirm our desire to be heard and/or answer any questions raised at the City of Adelaide Council Assessment Panel meeting to be held on 28 March 2022.

Please do not hesitate to contact the undersigned on (08) 7231 0286 should you require any further clarification or information in support of this submission.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Richard Dwyer', written in a cursive style.

Richard Dwyer
Managing Director

Agenda Item 4.2

Council Assessment Panel

Monday 28 March 2022

Subject Site	336 Angas Street, Adelaide
Development Number	21036598
Nature of Development	Construct third storey addition including associated external alterations
Representations	Listed to be Heard – Yes
Summary Recommendation	Planning Consent Granted

DEVELOPMENT NUMBER:	21036598
AGENDA ITEM NUMBER:	4.2
APPLICANT:	Brenton Cox
ADDRESS:	336 Angas Street, ADELAIDE
NATURE OF DEVELOPMENT:	Construct third storey addition including associated external alterations
ZONING INFORMATION:	<p>Zone:</p> <ul style="list-style-type: none"> • City Living <p>Subzones:</p> <ul style="list-style-type: none"> • Medium-High Intensity <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Design in • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (11 metres) • Maximum Building Height (3 levels) • Minimum Site Area – Row dwelling - 120m²
LODGEMENT DATE:	30 November 2021
RELEVANT AUTHORITY:	Council Assessment Panel – 28 March 2022
PLANNING & DESIGN CODE VERSION:	4 November 2021 – Version Number 2021.16
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dylan Grieve Senior Planner - Development Assessment
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 4:	Representation Map
ATTACHMENT 1:	Application Documents	ATTACHMENT 5:	Representations
ATTACHMENT 2:	Subject Land & Locality Plan	ATTACHMENT 6:	Response to Representations
ATTACHMENT 3:	Zoning Map		

PERSONS SPEAKING BEFORE THE PANEL**Representors**

- Mr Bill Fragos of 336A Angas Street, Adelaide

Applicant

- Mr Brenton Cox

1. **DETAILED DESCRIPTION OF PROPOSAL**

- 1.1 This application proposes the partial demolition of an existing two storey dwelling and construction of a third storey addition with associated external alterations.
- 1.2 The proposed addition will have a maximum height of approximately 9.4 metres and floor area of 55m². This will result in a total internal floor area of 176m² and external verandah/porch areas totalling 35m².
- 1.3 A mix of materials, finishes and colours are proposed including Surfist shiplap wall cladding, Vivid White matrix, woodgrain Grey Oak external wall cladding and Woodland Grey roof sheeting.
- 1.4 A rear courtyard private open space area and the carport and shed adjacent to the northern boundary will be retained.

TABLE 1.1 - DEVELOPMENT DATA		
DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area: 156m²		
Building Height	3 Storeys	3 Storeys
	11 metres	9.4 metres
Private Open Space	24m ²	55m ²
Soft Landscaping	15%	15%
Car Parking	2 spaces	1 space (existing)

2. **BACKGROUND**

- 2.1 The applicant sought pre-application advice from Council prior to lodging this development application. Amendments were made prior to lodgement to mitigate overlooking and to improve the proposed external appearance.

3. **SUBJECT LAND & LOCALITY**

Subject Land

- 3.1 The subject land is located on the northern side of Angas Street. It has a frontage to Angas Street of 5.45 metres and a frontage to Angas Court of 5.45 metres for rear vehicle access, resulting in a site area of approximately 156m².
- 3.2 A two-storey dwelling is located on the subject land and is subject to party wall rights through the eastern wall, being one of a pair of semi-detached dwellings.
- 3.3 An off-street car parking space/sheltered by a carport is accessed from Angas Court.
- 3.4 There are no regulated or significant trees on the site.

Locality

- 3.5 The locality is comprised of two and three-storey detached, semi-detached and row dwellings. A number of small lanes provide rear access to allotments fronting Angas Street. The area displays consistency in its pattern of development and this pattern has been reinforced through recent redevelopments in the locality.
- 3.6 Modern row-type dwellings and residential flat buildings of two storeys predominate in the area. There is inconsistency in the heights of the two-storey dwellings which date from the 1970's onwards and have replaced lower density dwellings and commercial premises.
- 3.7 Angas Street is characterised by being wide with paved footpaths and mature street trees.

Photo 3.1 – Subject site, viewed from Angas Street looking north



Photo 3.2 – Subject site, viewed from Angas Court looking south



Photo 3.3 – James Court viewed from the west, 336 Angas Street in the background



4. **CONSENT TYPE REQUIRED**

Planning Consent

5. **CATEGORY OF DEVELOPMENT**

- **PER ELEMENT:**
Dwelling addition: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
Proposed land use is not listed within Zone Tables 1, 2 or 4 as Accepted, Deemed to Satisfy or Restricted development. The proposal is listed in Zone Table 3 and is therefore Code Assessed – Performance Assessed development.

6. **PUBLIC NOTIFICATION**

- **REASON**
Zone Table 5 excludes a dwelling addition from notification except where a building wall is proposed on the side boundary or exceeds three metres in height measured from the top of footings. The proposal involves a third storey addition located along the eastern and western boundaries where the length of wall exceeds the permitted maximum of 8 metres and also three metres in height. Consequently, public notification was required.
- **LIST OF REPRESENTATIONS**

Does not support the development

Mr Bill Fragos of 336A Angas Street, Adelaide

Summary of Representations	Applicant Response
Light and overshadowing	<ul style="list-style-type: none">• The proposed 336 Angas Street development at its highest point is 9.5 metres above ground level which is lower than 11 metres permitted under City Living Zone DTS/DPF 2.2, which allows 3 building levels• Proposed development complies with the maximum allowable building and storeys for the property• Heights noted above are reflected in the shadow diagrams provided• The calculations indicate only a marginal difference in shadowing to 338 Angas Street during both the Winter solstice and Summer solstice at 3pm. This includes shadowing of the front yard• Calculations also indicate the development will have minimal effect on the roof of the neighbours' property for future solar panels and the existing skylights. Google Earth shows 336A

	<p>has an existing verandah at the rear of the property where there is adequate roof area for future solar panels</p> <ul style="list-style-type: none"> • The façade does not exceed the existing building line of 336A. The proposal still maintains a setback from the existing corner of 336A continuing the stepped formation of facades to adjacent residences along the streetscape
Overlooking and security	<ul style="list-style-type: none"> • Proposal indicates a 1800mm high privacy screen that reduces overlooking into the private open space of adjoining residential spaces • 336A has a 45° roof pitch. An abseiling harness, ropes and magnetic shoes to climb the roof successfully and gain entry through the existing skylights would be required
Streetscape appearance	<ul style="list-style-type: none"> • The proposal provides a modern approach to the building frontage using current materials. As the third floor is setback 1.8 metres from the lower levels, the visual impact of the top floor is reduced to make the lower levels more prominent • The finished building, selection of cladding and colours are of a neutral palate with enough contrast to provide street interest between existing buildings to compliment tree lined streetscape to coincide policy guidelines

7. AGENCY REFERRALS

Nil

8. INTERNAL REFERRALS

Nil

9. PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix 1.

9.1 Summary of City Living Zone Assessment Provisions

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Achieved. 	✓
Land Use & Intensity PO 1.1	<ul style="list-style-type: none"> Achieved. 	✓
Built Form and Character PO 2.1 – PO 2.3	<ul style="list-style-type: none"> Achieved. 	✓
Building Setbacks PO 3.1 – PO 3.5	<ul style="list-style-type: none"> Refer to Section 9.5. 	✓/✗
Car Parking & Access PO 5.1	<ul style="list-style-type: none"> Existing carparking remains unchanged. 	✓
Ancillary Buildings and Structures PO 8.1 – PO 8.2	<ul style="list-style-type: none"> Soft landscaping area required is 15% and the development will maintain approximately 15%. 	✓

9.2 Summary of Medium-High Intensity Subzone Assessment Provisions

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Achieved. 	✓
Land Use & Intensity PO 1.1	<ul style="list-style-type: none"> Achieved. 	✓

9.3 Summary of Applicable Overlays

The following Overlays are not considered to be relevant to the assessment of the application:

- *Airport Building Heights (Regulated) Overlay* – Two storey building height not of concern
- *Hazards (Flooding – Evidence Required) Overlay* – No flooding concern for proposed third-storey addition
- *Prescribed Wells Area Overlay* – No groundwater concerns
- *Regulated and Significant Tree Overlay* – No regulated or significant trees impacted

An assessment of relevant Overlays is provided below:

Stormwater Management Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
PO 1.1	<ul style="list-style-type: none"> • A 1,000 litre rainwater tank for retention and household use is provided. 	✓

Interface between Land Uses Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1 PO 3.1 – 3.3	<ul style="list-style-type: none"> • The additional height of the dwelling casts a majority of additional winter shadow over Angas Street. • Maintains two hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses. • Impacts on neighbouring solar panels (see Section 9.5). 	✓

9.4 Summary of General Development Policies

The following General Development Policies are relevant to the assessment:

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Achieved. 	✓
Overlooking / Visual Privacy (Low Rise Buildings) PO 10.1 – 10.2	<ul style="list-style-type: none"> Northern upper floor windows have translucent glass to 1,500mm above FFL. Southern balcony has horizontal slats to 1,800mm above FFL at each side to mitigate overlooking to neighbouring open spaces to the east and west. 	✓
Front Elevations and Passive Surveillance PO 17.1 – 17.2	<ul style="list-style-type: none"> Achieved. 	✓
Outlook and Amenity PO 17.1 – 17.2	<ul style="list-style-type: none"> Achieved. 	✓
External Appearance PO 20.2 – 20.3	<ul style="list-style-type: none"> A minimum of 30% of the building wall is set back an additional 300mm from the building line. A balcony projects from the building wall. A minimum of two different materials or finishes are incorporated on the walls of the front elevation, with a maximum of 80% of the elevation in a single material or finish. 	✓
Private Open Space PO 20.2 – 20.3	<ul style="list-style-type: none"> Greater than 24m² of private open space area proposed. 	✓
Landscaping PO 20.2 – 20.3	<ul style="list-style-type: none"> The site has a front yard comprising approximately 15% of the site in accordance with the minimum requirement. 	✓

Transport, Access and Parking

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Existing access via Angas Court with one on-site carpark space provided. 	✓

9.5 Detailed Discussion

Land Use

The subject site is located within the City Living Zone where medium rise dwellings are anticipated as per Desired Outcome 1:

'Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living.'

The proposal seeks to construct a third storey addition to an existing two-storey dwelling and is a form of development anticipated within the zone.

Built Form and Design

The City Living Zone seeks that *'Development contributes to a predominantly low-rise residential character'*. The proposed construction of a third storey addition will complement the medium-rise form of development within this portion of Angas Street.

The proposed boundary walls have a maximum height of 9.3 metres above natural ground level and maximum length of 13.9 metres. This is acceptable given a maximum building height of 11 metres and 3 levels is specified in the City Living Zone and the context in which the proposed walls are located amongst neighbouring boundary walls.

In relation to building setbacks, the existing dwelling and the neighbouring western dwelling (334 Angas Street) are semi-detached, sharing a party wall. The dwelling addition is proposed on the eastern and western property boundary continuing the existing semi-detached form of these dwellings. This is acceptable as it matches the zero side boundary setback of the adjoining dwellings which is consistent with DPF 3.3 as follows:

'Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.'

All other setback parameters are satisfied by the proposal.

The existing vehicle access from Albert Court and on-site car arrangement parking for a single car will not change as part of this proposal.

Overall, the scale and intensity of development proposed on the subject site is appropriate and commensurate to other development in the locality.

Materials and Appearance

The design of the proposal is contemporary having external materials consisting of Surfist shiplap wall cladding, Vivid White matrix, woodgrain grey oak external wall cladding and Woodland Grey roof sheeting.

The proposal is consistent with the specified maximum height for the zone and with adjoining and adjacent development in Angas Street.

Although a contemporary design, the proposal is relatively consistent with the local pattern of development, which includes a preponderance of two-storey dwellings with an interspersed with three-storey dwellings.

Interface

Since lodgement of the application, solar photovoltaic panels have been installed (viewed during site visit on 3 March 2022) at 336A Angas Street on the west facing portion of roof. The proposed development does not unduly reduce the generating capacity of these adjacent rooftop solar energy facilities with the proposal beginning to cast a shadow on the roof of 336A Angas Street from 1.30pm on 21 June.

9.6 Conclusion

The application proposes the demolition of the existing roof and construction of a third storey addition and including associated external alterations. On balance, the proposal is considered acceptable as it:

- will incorporate a third storey setback behind a balcony addressing the street
- will not create adverse bulk and scale impacts as the addition and balcony abut existing built form on the adjoining eastern and western property boundaries
- provides adequate private open space and soft landscaping area
- consists of an appropriate scale and design within the streetscape.

The level of impact is acceptable within the context of the City Living Zone and Angas Street streetscape. It has been determined that, on balance, the proposal warrants Planning Consent.

10. RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21036598, by Brenton Cox is granted Planning Consent subject to the following conditions:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**
 - Site Plan 70615 Dwg. No. 1 Rev A dated 05/08/2021
 - Floor Plans 70615 Dwg. No. 2 Rev B dated 05/08/2021
 - Elevations 70615 Dwg. No. 3 Rev B dated 05/08/2021
 - Elevations 70615 Dwg. No. 4 Rev B dated 05/08/2021**to the reasonable satisfaction of the Council except where varied by conditions below (if any).**

2. **The privacy screening as depicted on the plans granted consent described as Elevations 70615 Dwg. No. 3 Rev B dated 05/08/2021 shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council at all times.**

3. **External materials, surface finishes and colours of the Development shall be consistent with the description hereby granted consent and shall be to the reasonable satisfaction of the Council.**

4. **The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the City of Adelaide City Works Guide # 2: 'Works Impacting Council Assets' which can be located on Council's website <https://www.cityofadelaide.com.au/> and shall be to the reasonable satisfaction of the Council.**

5. **All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.**

Advisory Notes

1. Building Consent for Approval

Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

2. Expiration Time of Approval

Pursuant to the provisions of Regulation 67 of the Planning, Development and Infrastructure (General) Regulations 2017, this consent / approval will lapse at the expiration of 2 years from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 2 years, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

3. Boundaries

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

APPENDIX 1– Relevant P&D Code Policies

336 ANGAS ST ADELAIDE SA 5000

Address:

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

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 11m*)

Minimum Site Area (*Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm*)

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

Overlay

Airport Building Heights (Regulated) (*All structures over 153.5 metres AHD*)

Affordable Housing

Design

Hazards (Flooding - Evidence Required)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Subzone

Medium-High Intensity

Zone

City Living

Selected Development(s)

Dwelling addition

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Dwelling addition - Code Assessed - Deemed to Satisfy

Part 2 - Zones and Sub Zones

City Living Zone

Assessment Provisions (AP)

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

Deemed to Satisfy					
Built Form and Character					
DTS/DPF 2.2	<p>Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):</p> <p>(a) does not exceed the following building height(s):</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Maximum Building Height (Levels)</th> </tr> </thead> <tbody> <tr> <td>Maximum building height is 3 levels</td> </tr> <tr> <th style="text-align: center;">Maximum Building Height (Metres)</th> </tr> <tr> <td>Maximum building height is 11m</td> </tr> </tbody> </table> <p>(b) is not less than the following building height:</p> <p>In relation to DTS/DPF 2.2, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer, or <i>Minimum Building Height (Levels) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) only one value is returned for DTS/DPF 2.2(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other</p> <p>(e) no value is returned for DTS/DPF 2.2(a) (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p> <p>(f) no value is returned for DTS/DPF 2.2(b) (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 2.2(b) is met.</p>	Maximum Building Height (Levels)	Maximum building height is 3 levels	Maximum Building Height (Metres)	Maximum building height is 11m
Maximum Building Height (Levels)					
Maximum building height is 3 levels					
Maximum Building Height (Metres)					
Maximum building height is 11m					
Building Setbacks					
DTS/DPF 3.1	<p>The building line of a building set back from the primary street boundary:</p> <p>(a) at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road)</p> <p>(b) where there is only one existing building on adjoining sites which face the same street (including those that would adjoin if not separated by a public road), not less than the setback to the building line of that building or</p> <p>(c) in all other cases, no DTS/DPF is applicable.</p>				
DTS/DPF 3.2	<p>Building walls are no closer than 900mm to secondary street boundary.</p>				
DTS/DPF 3.3	<p>Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.</p>				
DTS/DPF 3.4					

<p>Building walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 3m for the ground floor level (b) 5m for first floor building level (c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m.
<p>DTS/DPF 3.5</p> <p>For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:</p> <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings (b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (c) when combined with other walls on the boundary, does not exceed 45% (d) is setback at least 3m from any existing or proposed boundary walls.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy
Built Form
<p>DTS/DPF 1.1</p> <p>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.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.</p>

Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy
Flood Resilience
<p>DTS/DPF 1.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street <li style="padding-left: 20px;">or (b) the highest point of natural ground level at the primary street boundary where there is no kerb

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Deemed to Satisfy

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)

Deemed to Satisfy

All Development

On-site Waste Treatment Systems

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.

Earthworks and sloping land

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.

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.

Overlooking / Visual Privacy (low rise buildings)

DTS/DPF 10.1

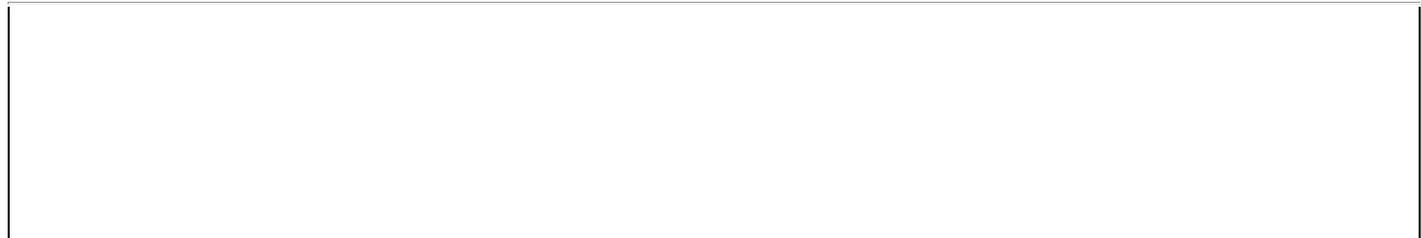
Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:

- (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.

DTS/DPF 10.2

One of the following is satisfied:

<p>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</p> <p>or</p> <p>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:</p> <p>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
All residential development
Front elevations and passive surveillance
<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street.</p>
<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity
<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
Residential Development - Low Rise
External appearance
<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <p>(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</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening width not exceeding 7m</p> <p>(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.</p>
<p>DTS/DPF 20.2</p> <p>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:</p> <p>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building wall</p> <p>(c) a balcony projects from the building wall</p> <p>(d) a verandah projects at least 1m from the building wall</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</p> <p>(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.</p>



Private Open Space

DTS/DPF 21.1
Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.

DTS/DPF 21.2
Private open space is directly accessible from a habitable room.

Landscaping

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 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%

(b) at least 30% of any land between the primary street boundary and the primary building line.

Car parking, access and manoeuvrability

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.

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.

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.

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.

DTS/DPF 23.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average
- (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary.
- (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site

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

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 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and

- (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site 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)

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

Deemed to Satisfy

Wastewater Services

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.

Transport, Access and Parking

Assessment Provisions (AP)

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

Deemed to Satisfy

Vehicle Parking Rates

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 1 - General Off-Street Car Parking Requirements
- (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas
- (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

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:

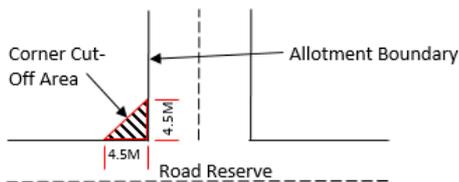


Table 1 - General Off-Street Car Parking Requirements

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)
<p>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.</p>	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p>

	<p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
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 park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>

Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² 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 100m ² 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 100m ² 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 100m ² 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	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.

Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>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.</p> <p>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.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² 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	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>
Industry/Employment Uses	
Fuel depot	<p>1.5 spaces per 100m² total floor area</p> <p>1 spaces per 100m² of outdoor area used for fuel depot activity purposes.</p>
Industry	1.5 spaces per 100m ² of total floor area.

Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² 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 100m ² 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 subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
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.			
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	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

		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.	
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² 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
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
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 Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
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	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone

	3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.		Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
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 Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <ul style="list-style-type: none"> (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	<ul style="list-style-type: none"> (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Part 2 - Zones and Sub Zones

City Living Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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					
<p>PO 1.1</p> <p>Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Community facility (b) Consulting room (c) Dwelling (d) Educational establishment (e) Office (f) Personal or domestic services establishment (g) Place of worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Supported accommodation. 				
Built Form and Character					
<p>PO 2.2</p> <p>Development contributes to a predominantly low-rise residential character, except when located in the Medium - High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer and the <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer in the SA planning database or any relevant Concept Plan and positively responds to the local context.</p>	<p>DTS/DPF 2.2</p> <p>Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):</p> <ul style="list-style-type: none"> (a) does not exceed the following building height(s): <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Maximum Building Height (Levels)</td> </tr> <tr> <td style="text-align: center;">Maximum building height is 3 levels</td> </tr> <tr> <td style="text-align: center;">Maximum Building Height (Metres)</td> </tr> <tr> <td style="text-align: center;">Maximum building height is 11m</td> </tr> </table> <ul style="list-style-type: none"> (b) is not less than the following building height: <p>In relation to DTS/DPF 2.2, in instances where:</p>	Maximum Building Height (Levels)	Maximum building height is 3 levels	Maximum Building Height (Metres)	Maximum building height is 11m
Maximum Building Height (Levels)					
Maximum building height is 3 levels					
Maximum Building Height (Metres)					
Maximum building height is 11m					

	<ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer, or <i>Minimum Building Height (Levels) Technical and Numeric Variation</i> 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 2.2(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (e) no value is returned for DTS/DPF 2.2(a) (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. (f) no value is returned for DTS/DPF 2.2(b) (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 2.2(b) is met.
<p>PO 2.3</p> <p>New buildings and structures visible from the public realm consistent with:</p> <ul style="list-style-type: none"> (a) the valued streetscape characteristics of the area (b) prevailing built form characteristics, such as floor to ceiling heights, of the area. 	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Development designed to provide a strong built-form edge to the Park Lands and Wellington Square through the regular siting and pattern of buildings addressing the primary street frontage.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Building Setbacks</p>	
<p>PO 3.1</p> <p>Buildings are set back from primary street boundaries to complement the existing streetscape character.</p>	<p>DTS/DPF 3.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road) (b) where there is only one existing building on adjoining sites which face the same street (including those that would adjoin if not separated by a public road), not less than the setback to the building line of that building or (c) in all other cases, no DTS/DPF is applicable.
<p>PO 3.2</p> <p>Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.</p>	<p>DTS/DPF 3.2</p> <p>Building walls are no closer than 900mm to secondary street boundary.</p>

<p>PO 3.3</p> <p>Buildings setback from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that is consistent with the established streetscape of the locality (b) access to natural light and ventilation to neighbours. 	<p>DTS/DPF 3.3</p> <p>Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.</p>
<p>PO 3.4</p> <p>Buildings are setback from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation. 	<p>DTS/DPF 3.4</p> <p>Building walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 3m for the ground floor level (b) 5m for first floor building level (c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m.
<p>PO 3.5</p> <p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p>	<p>DTS/DPF 3.5</p> <p>For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:</p> <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings (b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (c) when combined with other walls on the boundary, does not exceed 45% (d) is setback at least 3m from any existing or proposed boundary walls.
<p>Car Parking and Access</p>	
<p>PO 5.1</p> <p>Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development, through measures such as:</p> <ul style="list-style-type: none"> (a) providing access from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity (b) siting any new car parking away from street frontages. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development	Exceptions
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(Column A)	(Column B)
<p>1. A kind of 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.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) carport (c) community centre (d) dwelling (e) dwelling addition (f) fence (g) outbuilding (h) pre-school (i) recreation area (j) residential flat building (k) retaining wall (l) retirement facility (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) supported accommodation (q) temporary public service depot (r) verandah (s) water tank. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2 2. development on a Catalyst Site that exceeds the maximum building height in City Living DTS/DPF 2.2 that applies to development not on a Catalyst Site 3. development that involves a building wall (or structure) that is proposed to be situated on a boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) personal or domestic services establishment. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy City Living Zone DTS/DPF 1.4 or 2. exceeds the maximum building height specified in City Living Zone DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on a boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (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 3m measured from the top of footings (other than where the proposed

	wall (or post) 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) internal building works (b) land division (c) tree damaging activity.	None specified.
5. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Medium-High Intensity Subzone

Assessment Provisions (AP)

Desired Outcome	
D01	Medium rise, medium density housing in a variety of forms with an eclectic mix of supporting non-residential land uses interspersed (including as mixed use development) that complement the area's urban residential amenity.
D02	Redevelopment of existing non-residential sites into integrated mixed use developments to increase the residential population and vibrancy of the 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 Development of medium density accommodation types for living, including dwellings and supported accommodation.	DTS/DPF 1.1 None are applicable.

Interface Height	
PO 2.1 Development in the Medium-High Intensity Subzone that abuts the subzone boundary is designed to manage the interface with areas of the City Living Zone outside the subzone to minimise impacts with regard to building massing, proportions and overshadowing on residential development.	DTS/DPF 2.1 None are applicable.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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	The airport-operator company for the relevant airport within the meaning	To provide expert assessment and direction to the relevant	Development of a class to which Schedule 9 clause 3 item 1 of the

<p>as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>authority on potential impacts on the safety and operation of aviation activities.</p>	<p>Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
<p>PO 1.1</p> <p>Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 1.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb

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

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: <ul style="list-style-type: none"> (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.

<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (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.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (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.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the

	<p>nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (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 2m² facing the primary street.
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
Residential Development - Low Rise	
External appearance	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (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.
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>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:</p> <ul style="list-style-type: none"> (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

	<ul style="list-style-type: none"> (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.
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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
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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.
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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.
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Landscaping

PO 22.1 Soft landscaping is incorporated into development to: <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. 	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%
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%										

Car parking, access and manoeuvrability

<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (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

	<p>intersection of 2 or more roads</p> <p>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (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	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² 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 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

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

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
DO 1	

	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

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

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

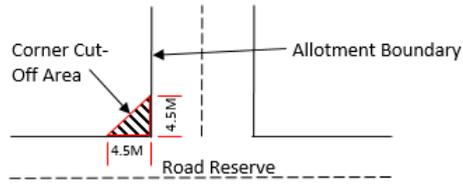
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (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	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

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)
<p>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.</p>	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a

	<p>bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
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 park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	<p>2.5 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop (no commercial kitchen)	<p>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.</p> <p>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.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>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.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per</p>

	seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>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.</p> <p>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.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² 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 100m ² of total floor area for a Fitness Centre

	4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² 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 100m ² 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 subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	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.		
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary	Capital City Zone City Main Street Zone

		<p>Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p> <p>Urban Activity Centre Zone</p>
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	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>

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

Table 2 - Criteria:

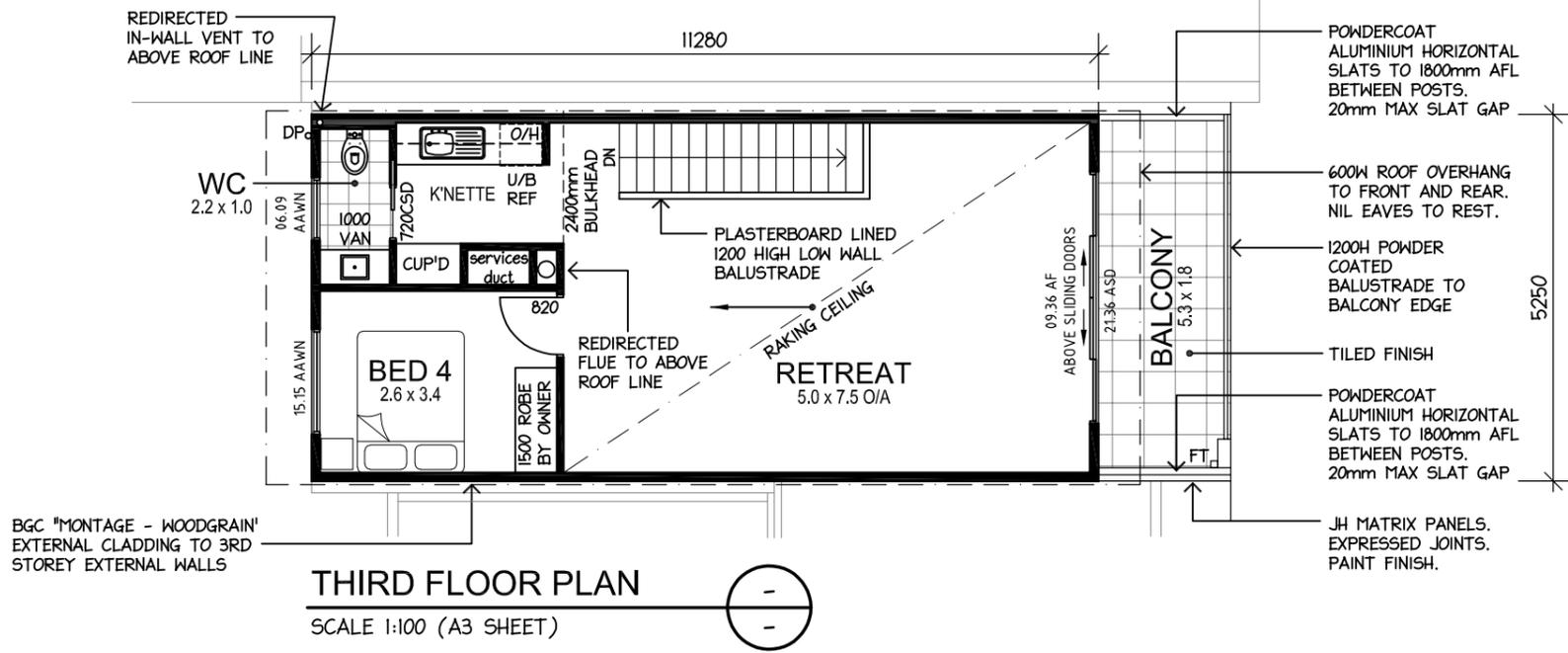
The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

(f) is within 400 metres of the Adelaide Parklands.	
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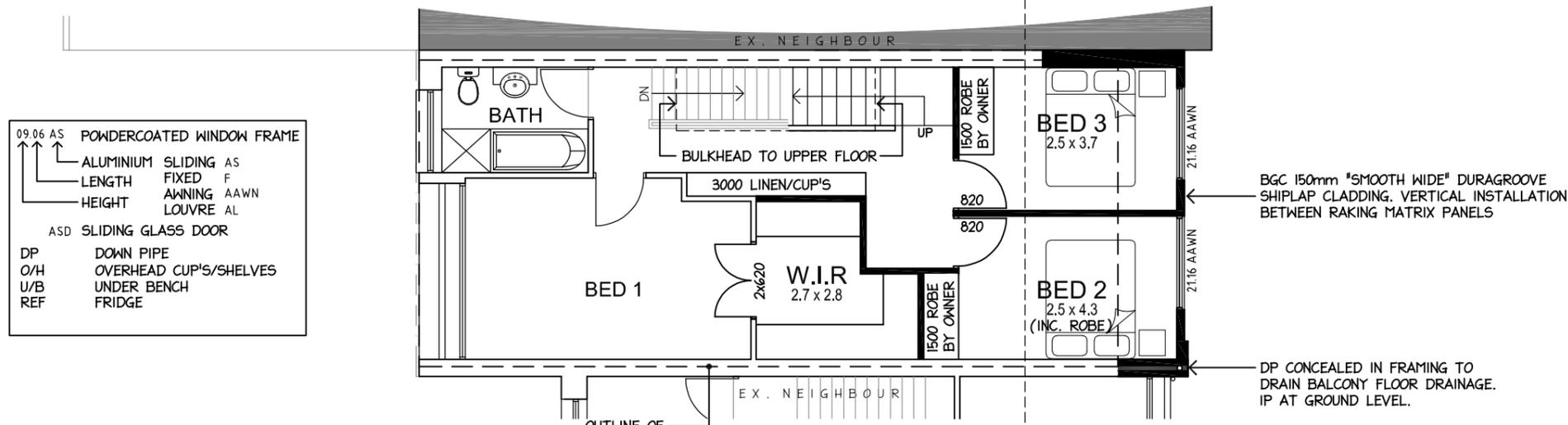
[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

ATTACHMENT 1 – Application Documents



THIRD FLOOR PLAN

SCALE 1:100 (A3 SHEET)



SECOND FLOOR PLAN

SCALE 1:100 (A3 SHEET)



GROUND FLOOR PLAN

SCALE 1:100 (A3 SHEET)

PLANNING



GAVAN O'CONNOR
0411 558 393

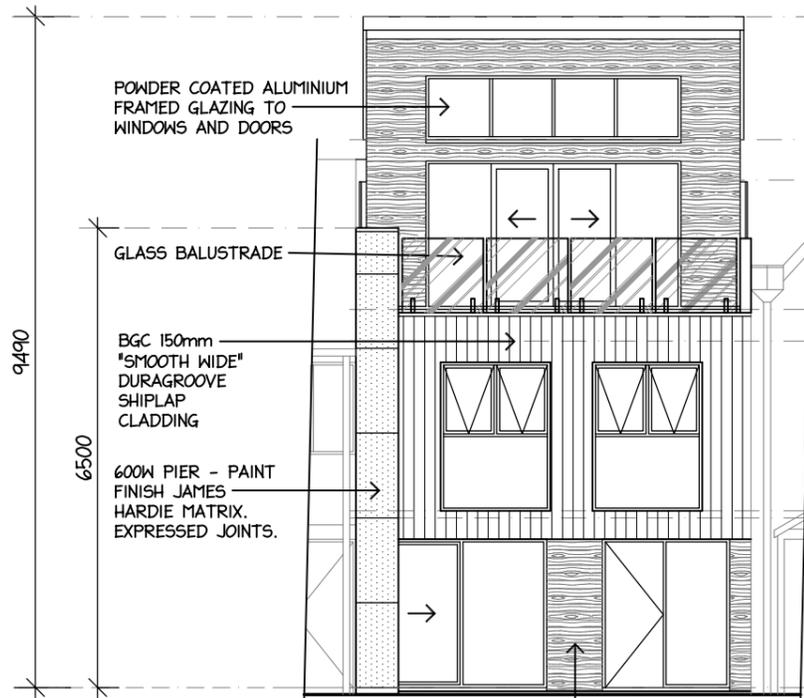
New Homes and Extension Specialists
Lic No G156720

PROPOSED BUILDING WORKS
336 ANGAS ST.
ADELAIDE
CLIENT: R. AND G. MEIER

FLOOR PLANS

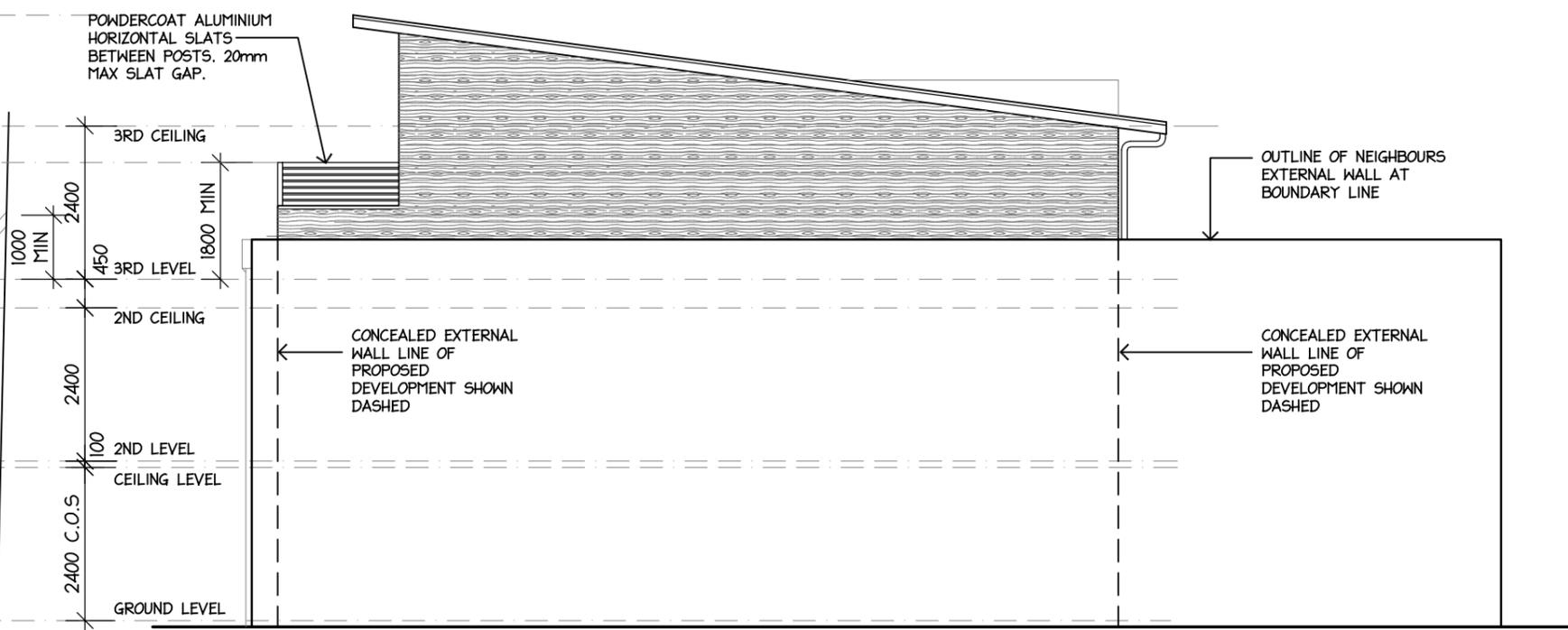
Drawn BC	Date 05.08.2021	ISSUE Plan	Project Number 70615
Review GO	Date 05.08.2021	Scale AS NOTED	Drawing Number 02
Project Leader GO	Date 04.05.2021	Scale A3	Amtd B

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect.



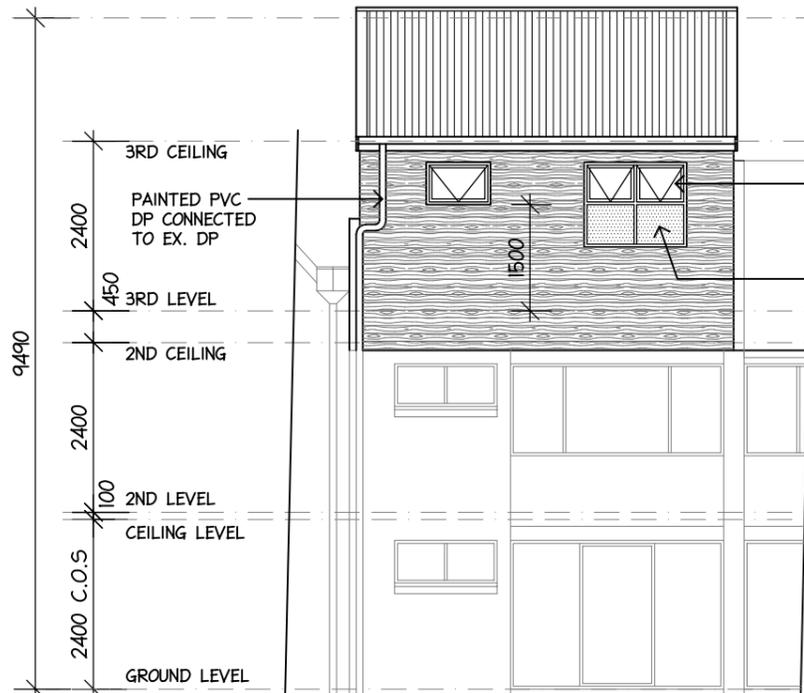
SOUTH ELEVATION

SCALE 1:100 (A3 SHEET)



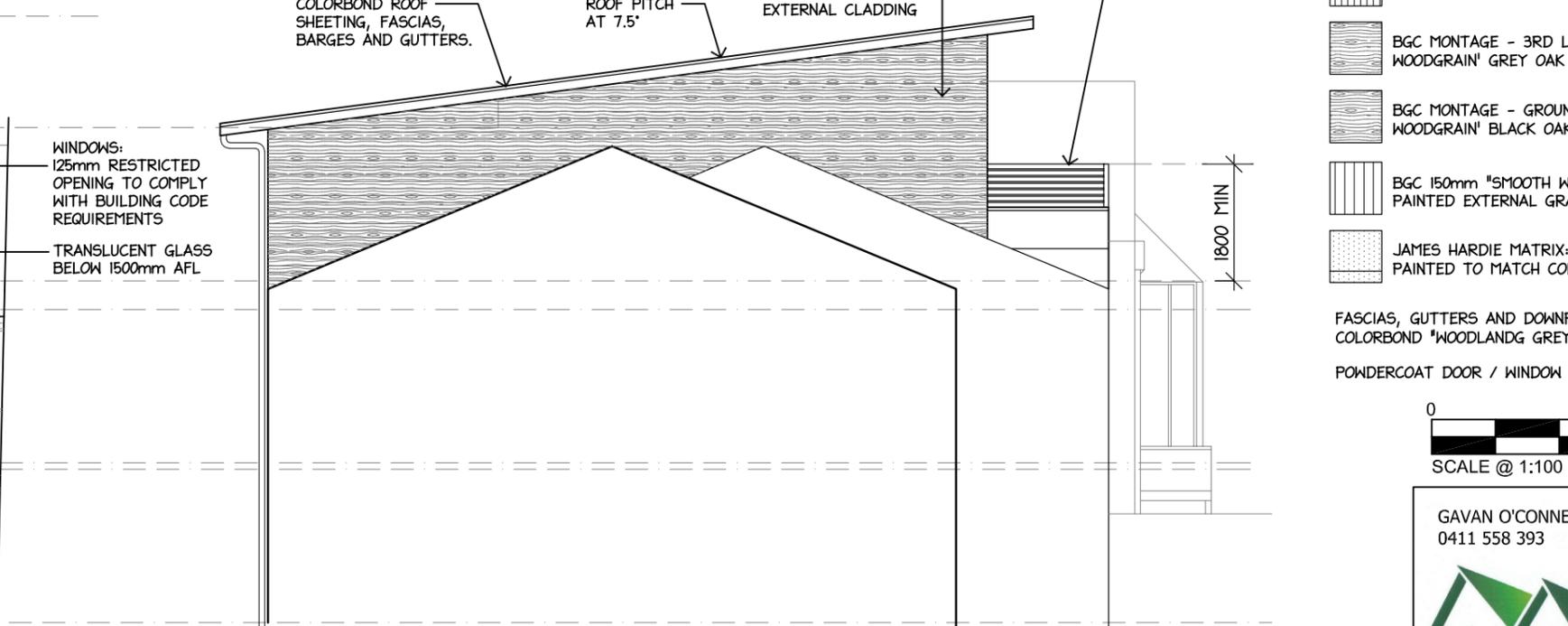
EAST ELEVATION

SCALE 1:100 (A3 SHEET)



NORTH ELEVATION

SCALE 1:100 (A3 SHEET)



WEST ELEVATION

SCALE 1:100 (A3 SHEET)

COLOUR SCHEDULE
COLOURS AND MATERIALS TO BLEND WITH EXISTING.

- ROOF SHEETING: COLORBOND 'WOODLAND GREY'
- BGC MONTAGE - 3RD LEVEL: WOODGRAIN 'GREY OAK'
- BGC MONTAGE - GROUND LEVEL: WOODGRAIN 'BLACK OAK'
- BGC 150mm "SMOOTH WIDE" DURAGROOVE PAINTED EXTERNAL GRADE DULUX VIVID WHITE
- JAMES HARDIE MATRIX: PAINTED TO MATCH COLORBOND 'SURFMIST'

FASCIAS, GUTTERS AND DOWNPIPES: COLORBOND 'WOODLAND GREY'.
POWDERCOAT DOOR / WINDOW FRAMES: BLACK



GAVAN O'CONNOR
0411 558 393

PROPOSED BUILDING WORKS
336 ANGAS ST.
ADELAIDE
CLIENT: R. AND G. MEIER

ELEVATIONS

Drawn	Date	ISSUE	Project Number
BC	05.08.2021	Plan B.R.C Const.	70615
Review	Date	Scale	Drawing Number
GO	05.08.2021	AS NOTED	03
Project Leader	Date	Scale	Archt
GO	04.05.2021	AS NOTED	B

NOTE:
GUTTERS AND DOWNPIPES TO COMPLY WITH BCA PART 3.5.2
'SHORELINE' EAVES GUTTER OVERFLOW METHOD TO BE 'CONTROLLED FRONT BEAD HEIGHT' WITH THE FRONT BEAD OF THE GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF THE FASCIA.
'QUAD', 'FLAT BACK HALF ROUND' & 'OG' GUTTERS TO HAVE 'LYSAGHT SPACER INSERT' INSTALLED. REFER TO MANUFACTURER'S DETAILS AND SPECIFICATIONS AND INSTALL ACCORDINGLY.



Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect.



STREET FACADE

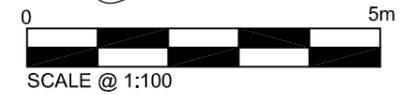
SCALE 1:100 (A3 SHEET)



REAR ELEVATION

SCALE 1:100 (A3 SHEET)

PLANNING



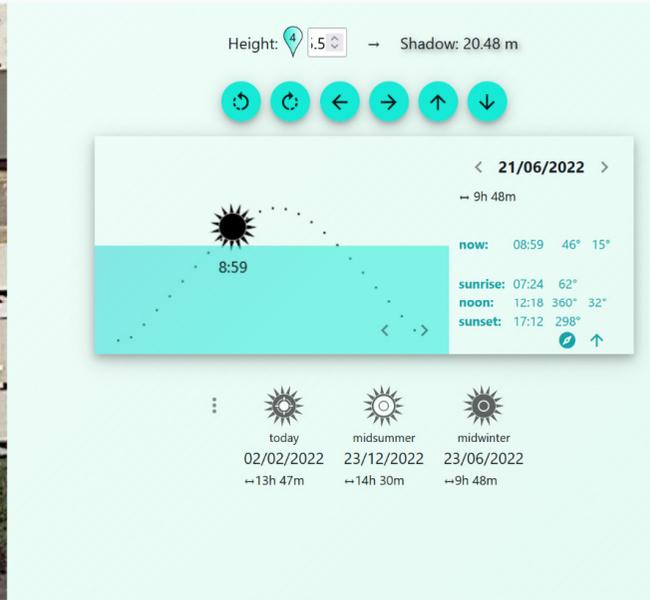
GAVAN O'CONNOR
0411 558 393

PROPOSED BUILDING WORKS
336 ANGAS ST.
ADELAIDE
CLIENT: R. AND G. MEIER

ELEVATIONS

Drawn BC	Date 05.08.2021	ISSUE Plan	B.R.C.	Const.	Project Number 70615
Review GO	Date 05.08.2021	✓			Drawing Number 04
Project Leader GO	Date 04.05.2021	Scale AS NOTED	A3		Amt B

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect.

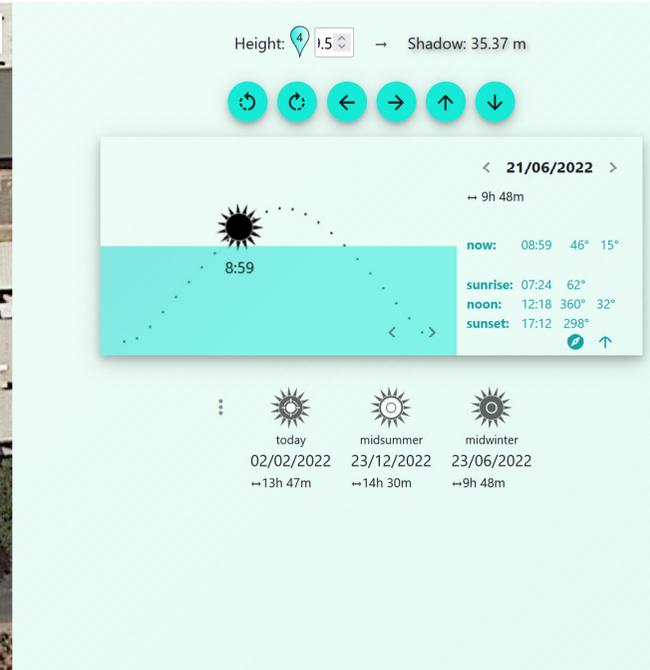


Eaves/Gutter Height

1. 5.5m
2. 5.5m
3. 5.5m
4. 5.5m

EXISTING SHADOWS 21/06/2022 9:00 AM

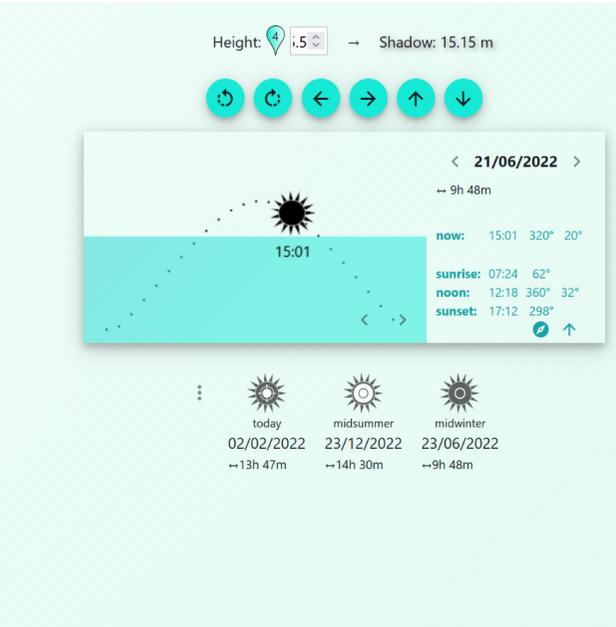
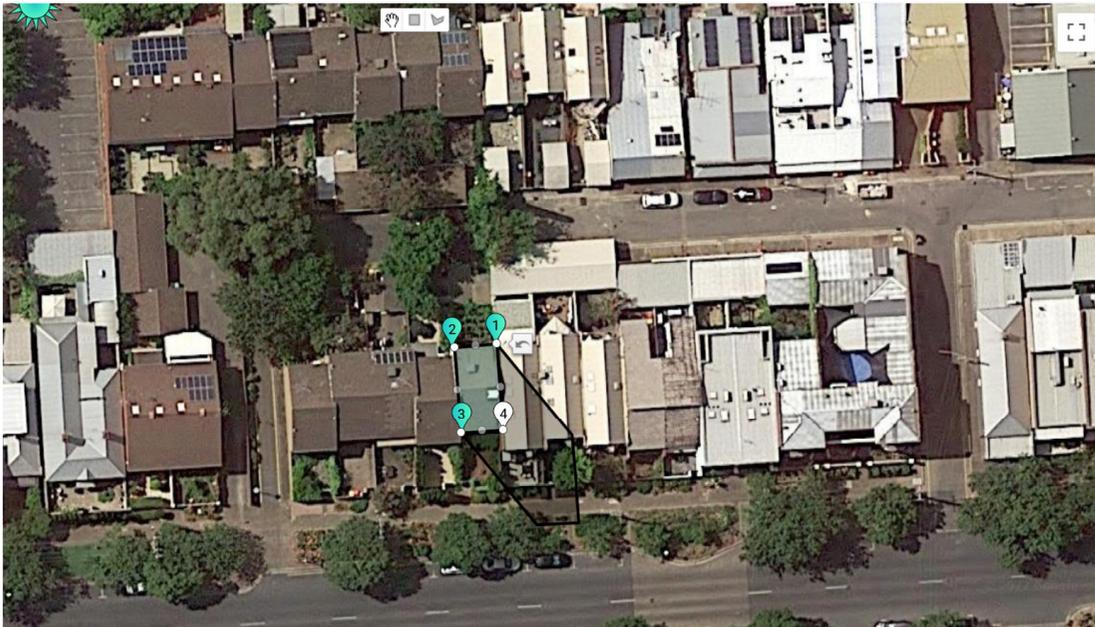
Page 624



Eaves/Gutter Height

1. 7.8m
2. 7.8m
3. 9.5m
4. 9.5m

PROPOSED SHADOWS 21/06/2022 9:00 AM

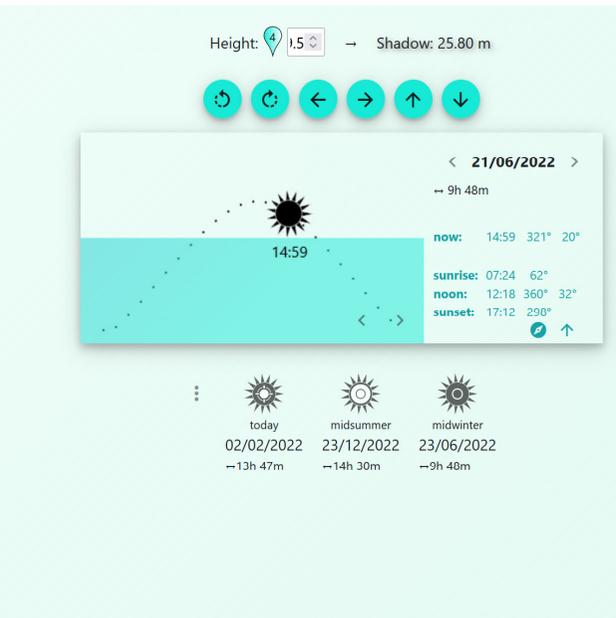


Eaves/Gutter Height

1. 5.5m
2. 5.5m
3. 5.5m
4. 5.5m

EXISTING SHADOWS 21/06/2022 15:00 PM

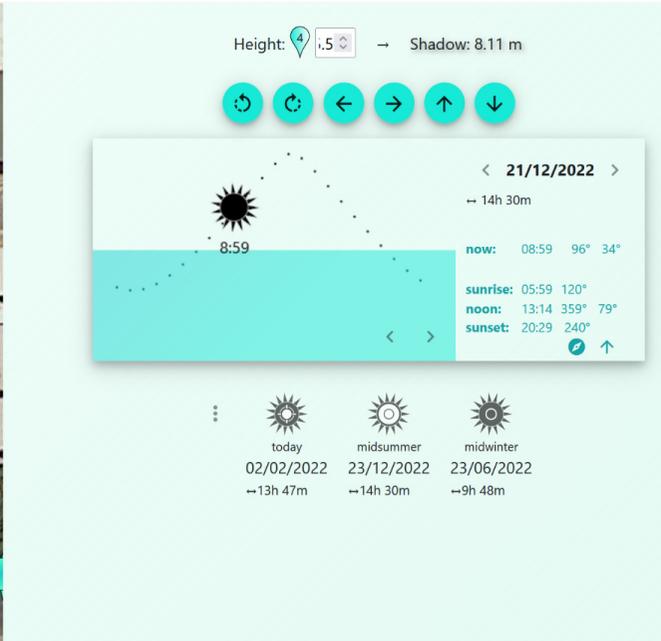
Page 625



Eaves/Gutter Height

1. 7.8m
2. 7.8m
3. 9.5m
4. 9.5m

PROPOSED SHADOWS 21/06/2022 15:00 PM

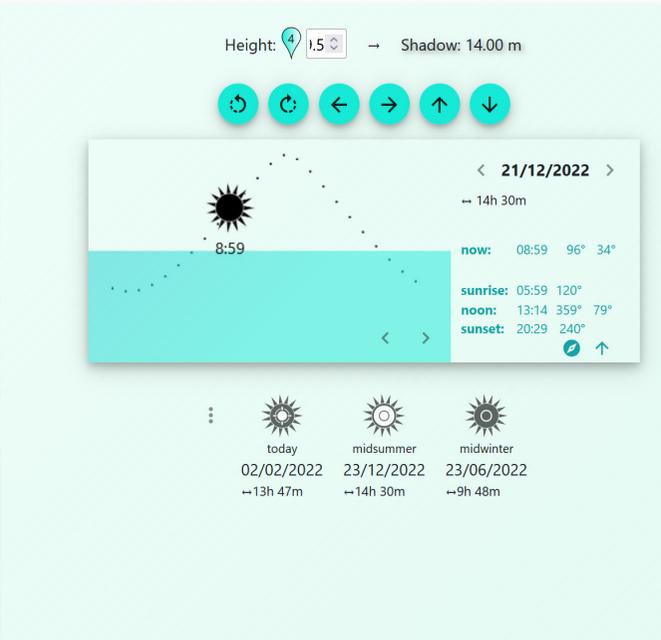


Eaves/Gutter Height

1. 5.5m
2. 5.5m
3. 5.5m
4. 5.5m

EXISTING SHADOWS 21/12/2022

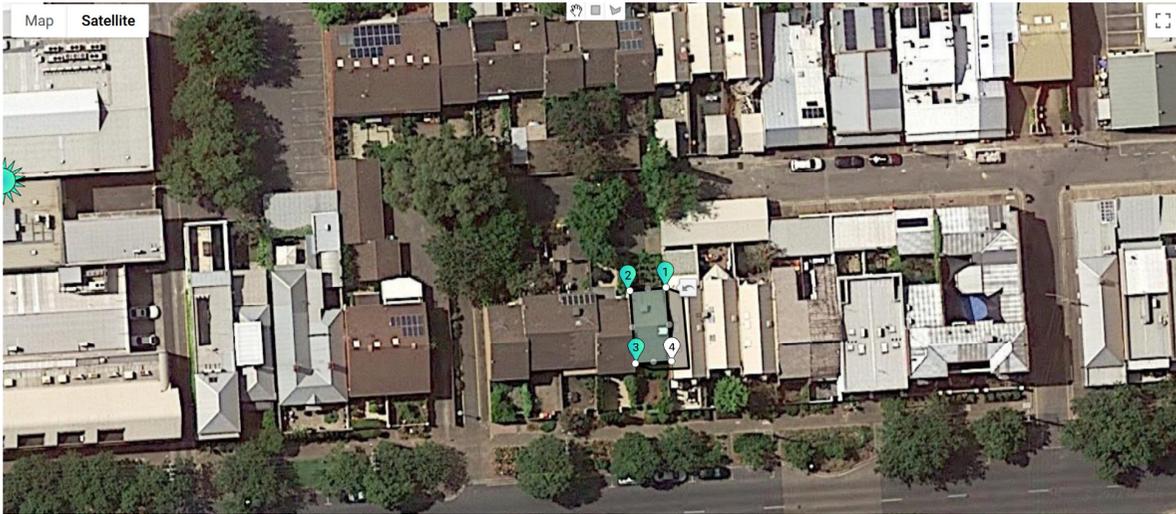
9:00 AM



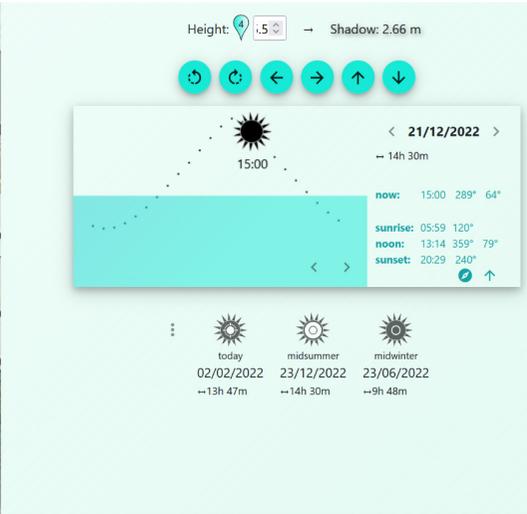
Eaves/Gutter Height

1. 7.8m
2. 7.8m
3. 9.5m
4. 9.5m

PROPOSED SHADOWS 21/12/2022 9:00 AM



EXISTING SHADOWS 21/12/2022 15:00 PM

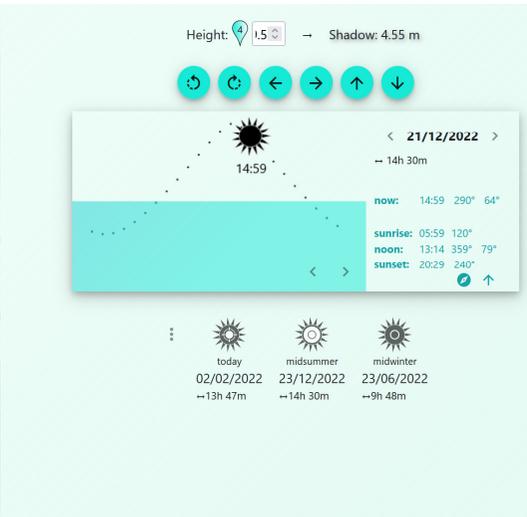


Eaves/Gutter Height

- 1. 5.5m
- 2. 5.5m
- 3. 5.5m
- 4. 5.5m



PROPOSED SHADOWS 21/12/2022 15:00PM



Eaves/Gutter Height

- 1. 7.8m
- 2. 7.8m
- 3. 9.5m
- 4. 9.5m

Shadow Images generate from:
<http://shadowcalculator.eu/#/lat/-34.92926518501788/lng/138.61346231962486>

SUN STUDY

336 ANGAS STREET, ADELAIDE



96 BROWN TCE, SALISBURY

(08) 8281 6010

DUPLICATE
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4052 Folio 281



New Certificate for portion of the Land in Vol.731 Folio 100

THE CORPORATION OF THE CITY OF ADELAIDE of Town Hall Adelaide 5000 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 TOWN ACRE 359 CITY OF ADELAIDE delineated by bold black lines on the plan hereon SUBJECT to the rights of support more particularly set forth in Transfer 3796394 in and over that portion marked Party Wall A hereon TOGETHER with similar rights of support set forth as above in and over the land marked Party Wall B hereon

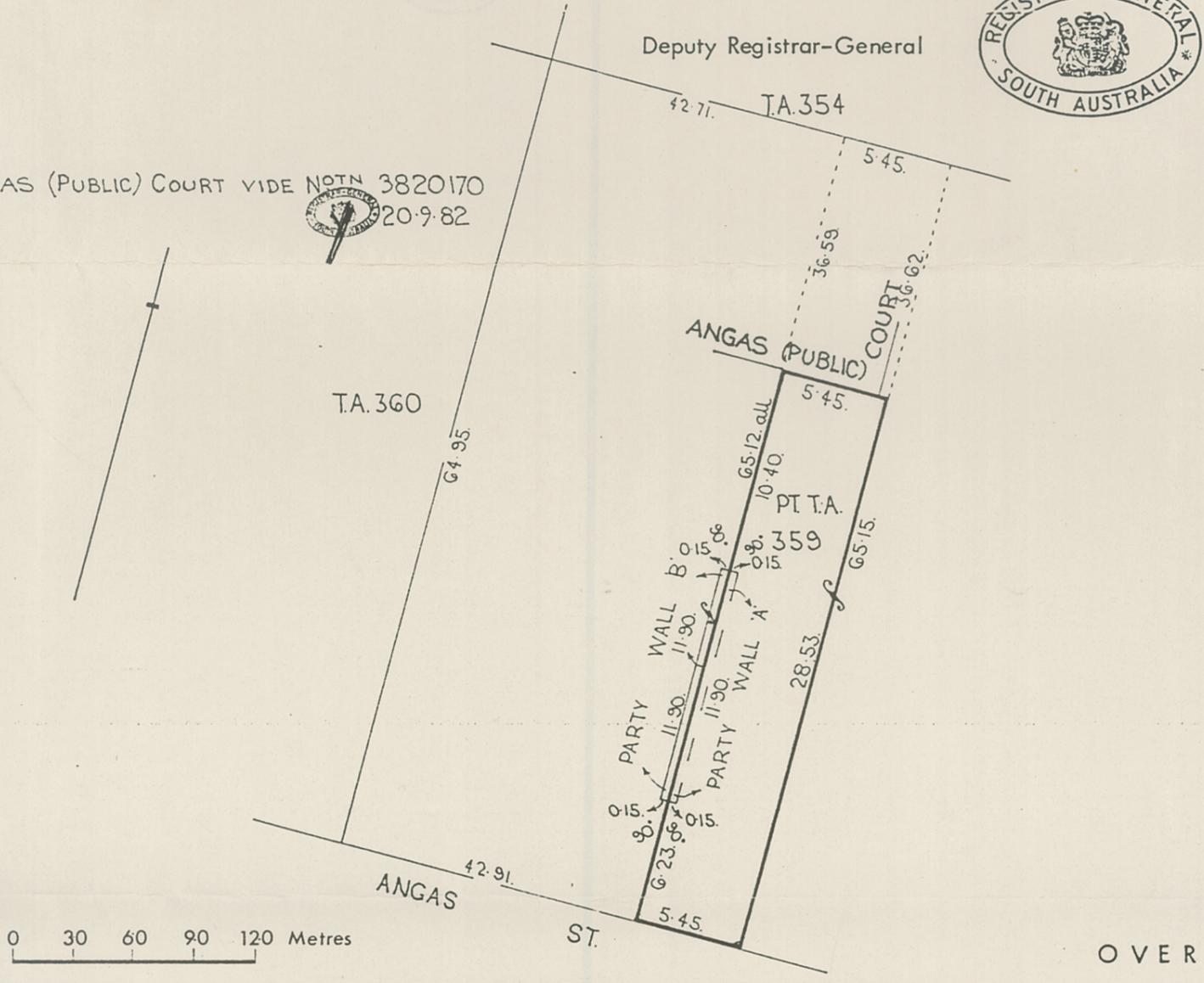
In witness whereof I have signed my name and affixed my seal this 4th day of November 1975

Signed the 4th day of November 1975, in the presence of
H. Falkai)
C. Nairn)



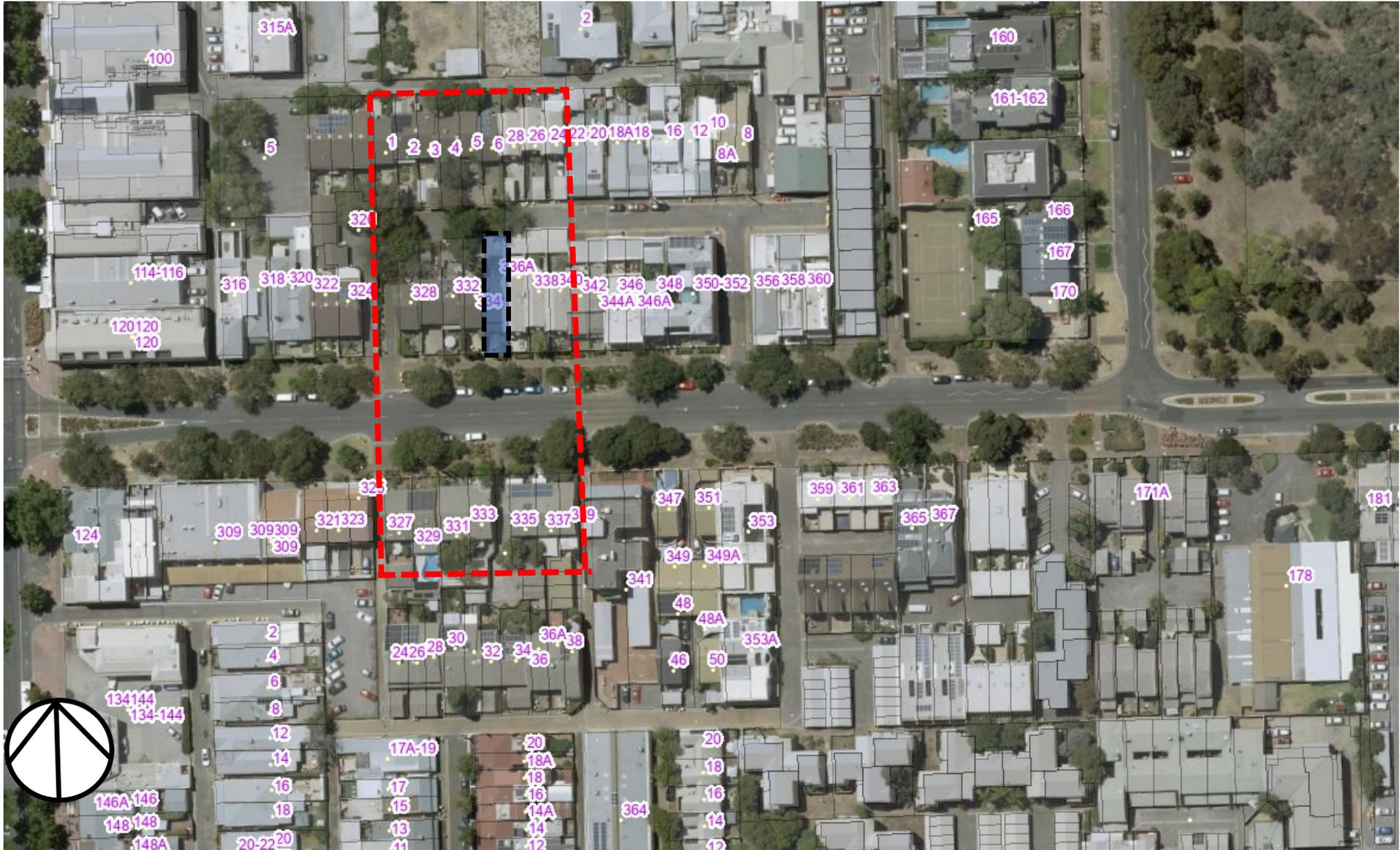
Deputy Registrar-General

ANGAS (PUBLIC) COURT VIDE NOTN 3820170
 20-9-82



ATTACHMENT 2 – Subject Land & Locality Plan

Page 629



LEGEND

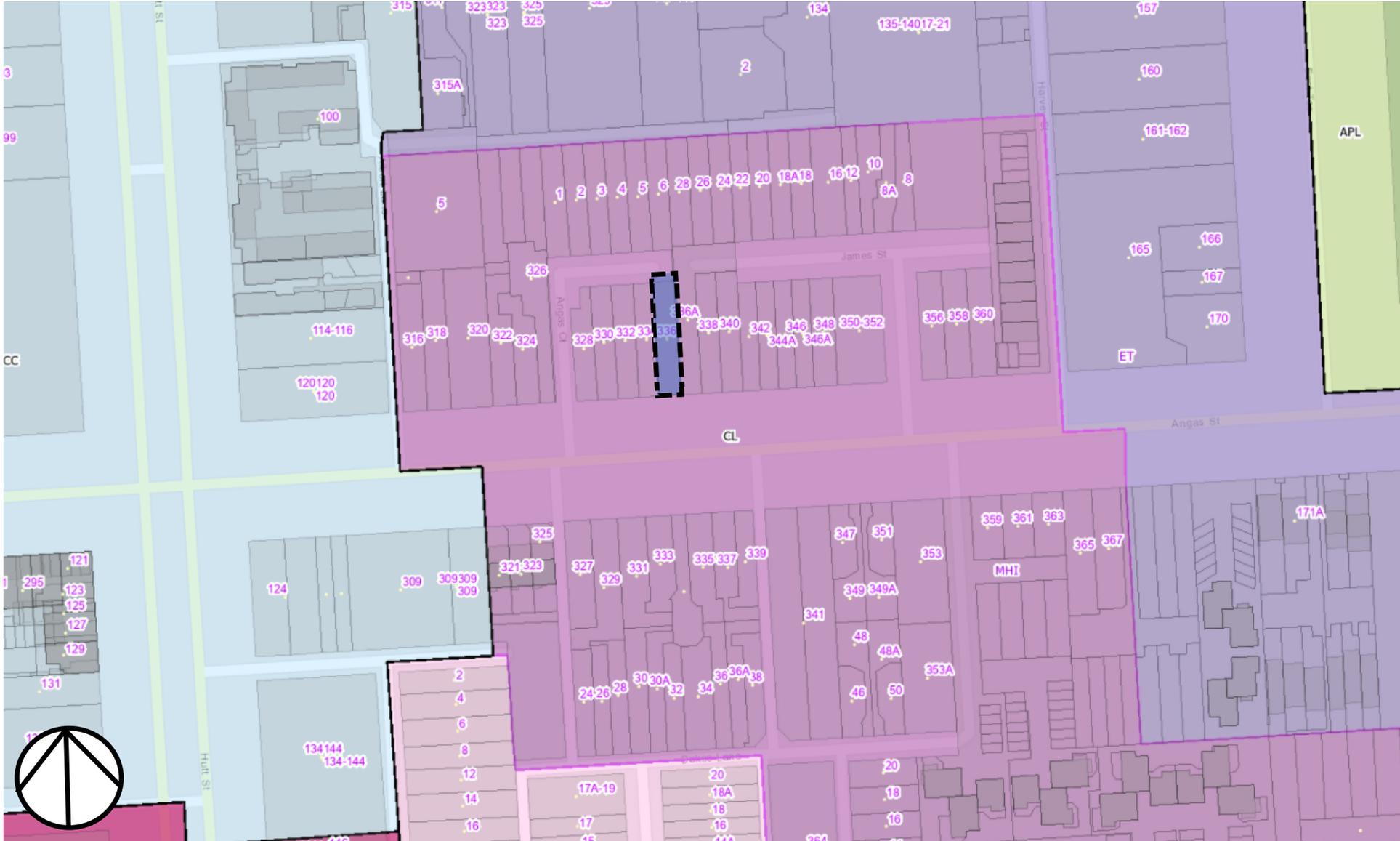


Subject Site



Locality

ATTACHMENT 3 – Zoning Map



LEGEND

 Subject Site

 City Living Zone / Medium-High Intensity Subzone

 Capital City Zone

ATTACHMENT 5 – Representations

Details of Representations

Application Summary

Application ID	21036598
Proposal	Construct three-storey addition and external alterations forward of the existing building line
Location	336 ANGAS ST ADELAIDE SA 5000

Representations

Representor 1 - Vasilios Fragos

Name	Vasilios Fragos
Address	Level 6, 505 Little Collins Street MELBOURNE VIC, 3000 Australia
Phone Number	0459809829
Email Address	bfragos@moray.com.au
Submission Date	16/12/2021 03:34 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
	<p>I am the owner of 336A Angas Street Adelaide. My reasons for objection are as follows: 1. Notice. No notice of the development has been served or otherwise provided to me. Whilst it appears that other owners in nearby properties were provided with notice, I was not supplied with a relevant notice. 2. Light and shadowing. Given the height of the proposed development and its position on the western side of my property, the proposed development will overshadow the western pitch of my roof. This will cause the following: (a) render three skylights located in the centre to southern side of the western pitch of the roof largely redundant; (b) prevent the intended installation of solar panels on my property. The panels were to be used to power not only the property but also an electric vehicle, which is intended to be purchased. That is, my house has a pitched roof, with western and eastern sides. Given that there is no north facing roof, the only viable option is to install solar panels predominantly on the western side. The proposed development will cause any solar panels to be significantly ineffective as a result of shadowing from the north and west; and (c) a significant reduction of light into the front courtyard during winter months. The front court yard is the main</p>

Reasons

exposed outdoor space on my property. (Indeed, given that the proposed development seeks to bring the facade forward approximately 2.7m, there will be a direct line of sight into the front courtyard from the second and third storeys of the proposed development. This will also cause a reduction in the enjoyment of the property). With respect to the above objection ground 2 in relation to light and shadowing, I refer to the decision in *Ned Ritan Design v The Corp of the City of Adelaide* [2016] SAERDC 32.

3. Security. The location of the third floor balcony will be almost level with the western boundary roof line. Accordingly, the roof of my property will be easily accessible via the eastern side of the balcony, irrespective of whether there is screening installed (as per the plans or not). Even with screening, it would be relatively easy to access the roof of my property by climbing around the screening. Being able to access the roof causes a significant security issue in accessing my property, and the properties to the east of my property.

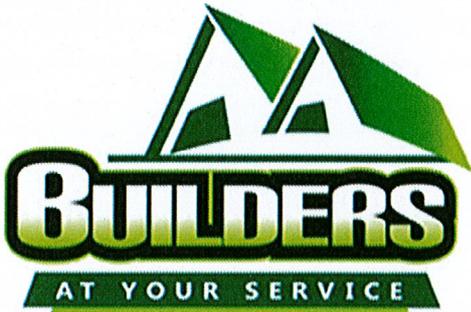
4. Streetscape. The properties located at 328 - 334 Angas Street, as well as 336 Angas Street, are all similar in finish and appearance from kerbside in that they are all yellow brick two storey townhouses forming a row. The next 3 dwellings (336A, 338, 340) are all similar two storey red brick townhouses forming a row. Across the street from the proposed development are, again, brick townhouses in a row (327 - 339) all of similar finish and appearance. The proposed development seeks to adopt materials inconsistent with the streetscape, being BGC Montage Woodgrain Black Oak, BGC Montage Woodgrain Grey Oak, and BGC Smooth Wide Duragroove painted vivid wide. All these products are fibre cement and inconsistent in finish with all the dwellings vicinity of the property. Indeed, it is not immediately evident if any properties located on this section of Angas Street (between Hutt Street and East Terrace) incorporate any of these materials in their facade. With respect to the above objection ground 4 in relation to the streetscape, I refer to the decision in *Ned Ritan Design v The Corp of the City of Adelaide* [2016] SAERDC 32.

Attached Documents

ATTACHMENT 6 – Response to Representations

Don't Move –Improve

Home Extension Specialists



BUILDERS AT YOUR SERVICE

PO Box 185
Salisbury South SA 5106

PH 8281 6010 / 0411 558 393

EMAIL GAVAN@BUILDERSATYOURSERVICE.COM.AU

WEBSITE WWW.BUILDERSATYOURSERVICE.COM.AU

2nd February 2022

City of Adelaide
Planning Officer
Att: Dylan Grieve

**336 Angas St, Adelaide
Development Application ID 21036598**

To Mr Grieve

In relation to the letter from the neighbour at 336A Angas St, Adelaide dated 16/12/2021 for the objection to the proposed development application please find response the following items as listed:

Item 1

Council issued notification of signage at the property on 2/12/2021. We are not required to notify neighbours as part of the Planning Application. Owner of 336A Angas St. to address council for this matter.

Items 2 and 3

With regards to the precedent Ned Ritan Design v The Corp. of the City of Adelaide noted in the objection letter, the development in this instance was for a 4-storey block with 6x apartments next to a residential property. Without having details of the application to confirm building heights, our "guesstimation" for a 4-storey high building would be a minimum of 15.0m above ground level (to top of roof) allowing for 2.7m ceiling heights, 600mm ceiling/floor voids between floor levels and roof structure/cladding. The scale of this type of development is considerably larger than the proposed addition at 336 Angas St.

The proposed 336 Angas St development at its highest point (northern end eaves overhang to Balcony) is 9.5m above ground floor level and proposed gutter line to northern end of property is approximately 7.8m above ground floor level. Both levels are lower than 11.0m permitted height as noted under Part 2- Zones and Sub-Zones; City Living Zone Planning Policy PO 2.2 – DTS/DPF 2.2.

Said policy also allows maximum of 3 building level for development in this area. Proposed development complies within the maximum allowable building envelope and storeys for the property.

Refer attached shadow diagrams indicating shadow locations as requested by council 14/12/2021. Heights noted above are reflected in the shadow diagrams provided.

Before and after shadows with proposed structure heights generated using website:

<http://shadowcalculator.eu/#/lat/-34.92926518501788/lng/138.61346231962486>

The calculations indicate only marginal difference in shadowing to 338 Angas St in both the Winter solstice and Summer solstice at 15:00 PM. This includes the shadows into the front yard.

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All costs include the following

Free Quotes, Plans, Council Approval, Members at HIA



Calculations also indicate development will have very minimal effect on the roof of the neighbours' property for future solar panels and the existing skylights. Google Earth shows 336A has an existing Verandah at the rear of the property where there is adequate roof area for future solar panels.

Building Set Back to the proposed addition satisfies Part 2- Zones and Sub-Zones; City Living Zone Planning Policy PO 3.0 – DTS/DPF 3.0 at the front façade as it does not exceed the existing building line of 336A. The proposed still maintains a set back from the existing corner of 336A continuing the stepped formation of facades to adjacent residences along the streetscape.

Regarding visual overlooking privacy into 338 Angas St, our proposal indicates an 1800mm high privacy screen barrier to the eastern boundary side balcony end has been proposed in accordance with Assessment Provisions Planning Policy PO 10.2 – DTS/DPF 10.2. Policy states minimum 1.7m above floor level requirement. This satisfies the overlooking into the private open space of adjoining residential spaces.

Further to privacy issues mentioned, the neighbours of 336A Angas street at 338 Angas Street, have a projecting bay window on the second level of the dwelling at the front of the property which allows overlooking into 336A front yard. These windows are clear glass do not have any privacy measures (translucent or frosted glass for example).

There is also a 3-storey ex Salvation Army Womens' Hostel on the southern side of the road at 343 Angas Street (adjacent Dukes Lane). This building has balconies to the front façade to both 2nd and 3rd levels.

Regarding the objector's security issue, 336A's roof has a 45° roof pitch. You would require an abseiling harness, ropes and magnetic shoes (for the metal sheet roof material) to climb the roof successfully and gain entry through the existing skylights. We doubt anyone would go to such effort to enter a building illegally when there are large windows and a door at ground level to provide "easier" access. We concede we are not experts in illegal building entry though.

Item 4

The buildings within 328-336 Angas St (and residences in Angas Court) were originally constructed in 1974 (existing construction drawings available if requested). We guesstimate the residences between 336A and 340 Angas St were constructed in the early 1990's. Both sets of buildings are plain face brick and arguably provide a dated bland façade. Our proposal provides a modern approach to the buildings' frontage using current materials in the same approach as the neighbours on both sides at time of their construction. As the 3rd floor is set back 1.8m from the lower levels, the visual impact of the top floor is reduced to make the lower levels more prominent.

Under External Appearance in Planning Policy PO 1.1 states:

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

The finished building shape, selection of cladding and colours of these materials are of a neutral palate with enough contrast to provide interest between the existing brick buildings and compliment the tree lined streetscape to coincide the policy guidelines.

Our proposal for 336 Angas street is a privately owned dwelling owed by a young family and has been in possession of the current owner and her family since the buildings' initial construction in 1974.

We await your response.

Kind regards,

Gavan O'Connor
Director

Builders At Your Service Specialize in the following

New Homes, Lower Floor Extensions, Upper Storey Extensions, Bathroom Renovations, Upgrade Kitchens

All costs include the following

Free Quotes, Plans, Council Approval, Members at HIA

