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CITY OF ADELAIDE

COUNCIL ASSESSMENT PANEL

Agenda and Reports

for the meeting
Monday, 26 September 2022
at 5.30 pm
in the Colonel Light Room, Adelaide Town Hall

Council Assessment Panel

Meeting Agenda

Monday, 26 September 2022, at 5.30 pm, Colonel Light Room,Adelaide Town Hall

Panel Members

Presiding Member – Nathan Cunningham

Panel Member – Councillor Arman Abrahimzadeh (Deputy Lord Mayor), 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 22 August 2022, be taken as read and be confirmed as an accurate record of proceedings.

2. Declaration of Conflict of interest

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

3.1 Subject Site 13 Gray Court, Adelaide [Pages 3 - 23]

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

Nil

5. Appeal to CAP for Assessment Manager's Decision Review

Nil

6. Other Business

6.1 Other Business - Nil

6.2 Other Business raised at Panel Meeting

6.3 Next Meeting - 24 October 2022

7. Closure

Council Assessment Panel

Monday, 26 September 2022

Subject Site	13 Gray Court, Adelaide
Development Number	22002482
Nature of Development	Alterations and additions to the rear of existing dwelling including upper floor, roof terrace and carport
Representations	Listed to be Heard - Yes
Summary Recommendation	Planning Consent Granted
Status	Public

DEVELOPMENT NO:	22002482
APPLICANT:	Tonia Sutch
AGENDA ITEM NO:	Item 3.1
ADDRESS:	13 Gray Court, Adelaide SA 5000
NATURE OF DEVELOPMENT:	Alterations and additions to the rear of an existing dwelling including upper floor, roof terrace and carport
ZONING INFORMATION:	**Zones:** • City Living **Subzones:** • Medium-High Intensity **Overlays:** ~~• Airport Building Heights (Regulated)~~ ~~• Affordable Housing~~ ~~• Building Near Airfields~~ • ~~Design~~ ~~• Hazards (Flooding - Evidence Required)~~ ~~• Prescribed Wells Area~~ ~~• Regulated and Significant Tree~~ ~~• Stormwater Management~~ ~~• Urban Tree Canopy~~ **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) • ~~Minimum Site Area~~ • Maximum Building Height (Levels)
LODGEMENT DATE:	4 February 2022
RELEVANT AUTHORITY:	City of Adelaide Council Assessment Panel
PLANNING & DESIGN CODE VERSION:	2022.2 - 3 February 2022
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Janaki Benson, Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

All attachments and appendices are provided via Link 1 here

PERSONS SPEAKING BEFORE THE PANEL

Representors

- Xuedong Peng – 24 Chatham Street, Adelaide
- Rae Ogilvie – 15 Gray Court, Adelaide

Applicant

- Mark Kwiatkowski – on behalf of the applicant Tonia Sutch

1. DETAILED DESCRIPTION OF PROPOSAL

1.1 The proposal seeks internal alterations and construction of a two-storey dwelling addition with associated roof top deck and vergola/carport at ground level to the rear.

1.2 The development will comprise:

- ground/lower floor – bedrooms two and three, bathroom, laundry, kitchen/family area and car parking
- first level – master bedroom with balcony
- roof top with pergola structure.

1.3 The main entry to the dwelling is proposed via Gray Court with vehicle access to the on-site car parking via Petronella Lane, accessed from Gray Court.

2. BACKGROUND

2.1 The proposal has been amended from the original which was publicly notified. As a result of comments received during the public notification period and concern raised by Council Administration, the applicant made changes which have resulted in an amended configuration and setbacks of the outdoor deck/pergola structure at the upper level.

2.2 Given the essential nature of the development remains as per the original proposal, the amended plans have not been re-notified.

3. SUBJECT LAND & LOCALITY

Subject Land

3.1 The subject land has an area of 139m^2, with a primary frontage of 5.26 metres to Gray Court and 5.81 metre frontage to Petronella Lane.

3.2 The land contains a single storey detached dwelling, with three bedrooms, kitchen, bathroom and laundry. Vehicle access and on-site car parking is provided to the rear via Petronella Lane.

Locality

3.3 The character of the locality is mixed in terms of both land use and built form, noting the scale is low with buildings not exceeding two levels. Land uses comprise residential properties amongst office and commercial uses with frontages to Sturt Street.

3.4 Gray Court is a minor street located between Wright Street to the north and Sturt Street to the south.

3.5 Petronella Lane provides vehicle access to the rear of the subject site and those properties with a frontage to Wright Street. The western side of Petronella Lane contains uniform two storey dwellings and their associated garages constructed to the street frontage.

3.6 Gray Court has reasonable amenity and human scale defined by the presence of single storey cottages (noting none of which are heritage listed) constructed close to the street frontage.

Photo 3.1 - Subject site viewed from Gray Court

Photo 3.2 - Looking north from the rear of the subject site/Petronella Lane

Photo 3.3 - Looking southeast from the rear of the subject site

Photo 3.4 - Looking southeast from northern end of Petronella Lane

Photo 3.5 - Looking southwest from rear of the subject site

Photo 3.6 - Looking east towards Gray Court from northern end of Petronella Lane

Photo 3.7 - Looking east towards existing dwelling

Photo 3.8 - Looking south from rear yard of subject site

Photo 3.9 - Looking west from the rear yard of subject site

4. CONSENT TYPE REQUIRED

Planning Consent

5. CATEGORY OF DEVELOPMENT

PER ELEMENT:
Dwelling alteration or addition
Dwelling addition: Code Assessed - Performance Assessed
Carport: Code Assessed - Performance Assessed

OVERALL APPLICATION CATEGORY:
Code Assessed - Performance Assessed

REASON:
P&D Code; does not meet Deem-To-Satisfy criteria and defaults to Performance Assessed.

6. PUBLIC NOTIFICATION

REASON

The proposed building will have a wall situated on a boundary (not being a boundary with a primary street or secondary street) with a height exceeding three metres measured from the top of footings.

LIST OF REPRESENTATIONS

TABLE 6.1 – LIST OF REPRESENTATIONS

No.	Representor Address	Request to be Heard
1	Sarah MacMahon – 217A Wright Street, Adelaide	No – in support with some concerns
2	Xuedong Peng – 24 Chatham Street, Adelaide	Yes – Opposes
3	Yuanyuan Cheng – 16 Gray Court, Adelaide	No – Opposes
4	Shiu Yiu – 22 Petronella Lane, Adelaide	No – Opposes
5	Yong Yan – 12 Gray Court, Adelaide	No – Opposes
6	Mary Vickery – 17 Gray Court, Adelaide	No – in support with some concerns
7	Jiamian Chen – 18 Petronella Lane, Adelaide	No – Opposes
8	Yuanqing Tan – 14 Petronella Lane, Adelaide	No – Opposes
9	Raymond Wong – 20 Petronella Lane, Adelaide	No – Opposes
10	Gangying Wu – 27A Sparks Terrace, Rostrevor	No – Opposes
11	Robyn Lee – 16 Petronella Lane, Adelaide	No – Opposes
12	Peter Anderson – 39 Banksia Street, West Lakes	No – Opposes
13	Rae Ogilvie – 15 Gray Court, Adelaide	Yes – Opposes

TABLE 6.2 SUMMARY OF REPRESENTATIONS	
Summary of Representations	**Applicant Response**
Building Height	Proposal designed in accordance with Zone PO 2.2 and DPF 2.2, which seek buildings with a maximum height of three levels/11 metres. Three storey height in keeping with character envisaged for development in the Zone and especially in the Policy Area which anticipates a transition to higher density forms of development.
Length of wall on boundary	While the length of the wall on the boundary exceeds the 11.5 metre anticipated in Zone DPF 3.5, it will not cause unreasonable impacts on adjoining properties. The length of wall proposed on the southern boundary is only slightly greater than the existing situation and is typical of development in the locality. In particular, the property at 17 Gray Court, which has a wall constructed along the entire length of the boundary.
Overlooking	The proposal meets the provisions as it provides a privacy screen to the upper-level balcony to obscure overlooking and windows with a minimum sill height of 1.8 metres above the finished floor level.
Noise from terrace and construction	Any noise emitted from the roof terrace would be reasonable and similar to noise emitted from private open space located in the rear yard or balconies of any residential development. Construction will be undertaken in accordance with Clause 23 of the Environment Protection (Noise) Policy 2007.
Concern with material selection	The proposed colours and materials will contribute to an attractive streetscape and any reflection caused by the small area of glass balustrade will be typical of what is expected in a residential area.
Light spill	While no lighting plan is included, any lighting of the roof terrace area will be positioned so it will not spill onto neighbouring land and will be at a low level so as not to cause nuisance to adjoining development.
Property values	The issue of property values is often raised by parties in dispute as to the merits of a proposed development. However, it is not a matter provided for in the Planning and Design Code and therefore not a matter the ERD Court or Council Assessment Panels entertain.
Stormwater	All stormwater will be contained on site and directed to the street stormwater infrastructure in accordance with the Stormwater Management Plan, which has been designed by an engineer.
Loss of views	The proposal is compliant with the relevant building height provisions and will not result in loss of key views.
Overshadowing	While it is anticipated that the proposal will cast shadow over the adjoining property to the south, the amount of shadow is unlikely to be greater than the existing situation. This is due to the existing shade structures (pergolas / verandahs) and the number of trees and vegetation that currently exist within the rear yard of the neighbouring property.

7. AGENCY REFERRALS

Nil

8. INTERNAL REFERRALS

Nil

9. PLANNING ASSESSMENT

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

9.1 Summary of Medium-High Intensity Sub Zone Assessment Provisions

Subject Code Ref	**Assessment**	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	• Low-rise development (up to two levels). Roof deck not a 'building level' (as defined by the Administrative Terms and Definitions in the Code), as there is no ceiling above the finished floor level of the balcony.	✓

9.2 Summary of City Living Zone Assessment Provisions

Subject Code Ref	**Assessment**	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	• Vergola/carport and addition associated with existing dwelling.	✓
Land Use & Intensity PO/DPF 1.1	• Adds to diversity of housing types in the Zone and will be used as a 'dwelling' as desired.	✓
Ancillary Buildings and Structures PO/DPF 8.1 PO/DPF 8.2	• Materials, size, wall/roof height and length along boundaries of carport and vergola will ensure these will not detract from the streetscape nor neighbouring properties. • Car parking area existing and intent to cover this area with a louvered structure will not impede on-site functional requirements. • Will improve existing situation and provide dedicated private open space at roof level. High level of site coverage not unlike existing pattern of development in immediate locality which comprises dwellings with close to 100% site coverage.	✓

9.3 Summary of Applicable Overlays

The following applicable Overlays (for 'dwelling addition' and 'carport') are not considered to be relevant to the assessment of the application:

- Affordable Housing Overlay – An addition to an existing dwelling is proposed
- Airport Building Heights (Regulated) and Building Near Airfields Overlay – Building height not of concern
- Hazards (Flooding – Evidence Required) Overlay – No flooding concern for dwelling addition

9.4 Summary of General Development Policies

Design in Urban Areas

Subject Code Ref	**Assessment**	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	• Addition is considered fit for purpose with appropriate materials.	✓
PO/DPF 10.1	• Upper level rear west facing windows will have minimum sill heights of 1.8 to 2.1 metres above the finished floor area.	✓
PO/DPF 10.2	• All sides of the roof deck (excluding portion of the street/eastern elevation) incorporate screening up to 1.8 metres.	✓
PO 20.3	• Visual mass of the 'larger' building will not be readily visible from the wider public realm, being setback some 10 metres from the front street boundary and 5.7 metres to Petronella Lane to the rear.	✓
PO/DPF 21.1	• The roof deck provides 33m^2 of private open space for occupants, with minimum dimension greater than 1.8 metres.	✓
PO 21.2	• The roof deck is positioned to provide convenient access albeit not directly accessible from a living area.	✓
PO 22.1	• Soft landscaping is currently limited to the front yard area only and the proposal will not reduce this.	✗/✓
PO/DPF 24.1	• Opportunity for bin storage at ground/rear.	✓

Interface between Land Uses

Subject Code Ref	**Assessment**	Achieved ✓ Not Achieved ×
Desired Outcome DO 1 & PO 3.1 & 3.2	• Refer to Section 9.5.	✓

Transport, Access and Parking

Subject Code Ref	**Assessment**	Achieved ✓ Not Achieved ×
Desired Outcome DO 1	• Safe and convenient access is provided via an existing crossover and parking arrangement.	✓
PO 5.1	• The proposal will not meet the minimum rate specified in Table 1 – *General Off – Street Car Parking Requirements* for a detached dwelling with more than two bedrooms. • Notwithstanding this, only 1 on-site car parking space can be accommodated given the width of the site (5.1 metres) cannot accommodate two spaces that would meet minimum standards. Given this, and that the existing dwelling is a three bedroom dwelling, there is no additional demand created and the status quo remains. One space is deemed to be acceptable.	✓/×

9.5 Detailed Discussion

Built Form and Character

City Living Zone PO 2.2 seeks development which contributes to a 'low-rise' (up to two building levels) residential character, except when located in the Medium High Intensity Subzone where medium rise residential character is anticipated. The Subzone prescribes a maximum building height of up to three building levels and 11 metres.

The proposed seeks to construct a two level addition with roof deck and a maximum overall height of 8.6 metres and therefore, Zone PO/DPF 2.2 is satisfied.

In terms of visibility from Gray Court, Zone PO 2.3 prescribes new buildings and structures visible from the public realm be consistent with the valued streetscape characteristics and prevailing built form characteristics such as floor to ceiling heights.

The Gray Court locality, while somewhat mixed in terms of built form, is defined by the presence of low scale beings, namely, the single storey cottages built close to the street frontage. This proposal, whilst visible from Gray Court in part, will maintain the single storey presentation of the dwelling to Gray Court as the addition will be setback 10 metres from the front boundary.

Petronella Lane has a laneway character albeit it is a public road. Whilst the proposed dwelling addition will be apparent when viewed from this 'public realm', the character of this lane is defined by boundary development comprising garaging which services the dwellings fronting Gray Court, Wright Street and Petronella Lane itself. Considering the existing site context, the proposed built form when viewed from Gray Court and Petronella Lane is deemed appropriate and not unlike existing development in relation to siting, height and visibility.

Building Setbacks & Boundary Walls

Zone PO 3.3 and 3.4 seeks buildings setback from rear and side boundaries to provide separation between dwellings consistent with the locality and to allow access to natural light and ventilation for neighbours.

DPF 3.3 states that one way to meet PO 3.3 is to ensure walls are setback from side boundaries not less than the nearest side setback of the primary building on the adjoining allotment. From the rear, DPF 3.4 prescribes walls should be setback three metres for the ground floor, five metres for the first floor and five metres plus an additional one metre setback added for every one metre in height above a wall height over seven metres.

Abutting sites have walls constructed to their respective side boundaries and this development will be consistent with established side setbacks in the immediate locality.

The rear setbacks proposed for the walls at ground, first and roof top level meet those prescribed by DPF 3.4 (a) and (b). Therefore, PO 3.4 will be met and the seven metre rear setback to Petronella Lane will provide sufficient separation to the adjacent dwellings. Access to natural light in relation to the proposed setbacks is discussed under the overshadowing heading.

Zone PO 3.5 envisages boundary walls limited in length and height to minimise impacts on adjoining properties. DPF 3.5 states one way to achieve PO 3.5 is to ensure buildings do not have a wall on a side boundary exceeding three metres in height, 11.5 metres in length and 45% of the total boundary length. These should be setback at least three metres from any existing or proposed boundary walls.

To the north, the existing wall of the dwelling (located slightly off the boundary by approximately 70mm) is to be extended an additional one metre to the west and will have an overall length of 9.7 metres and height of 6.2 metres. This will not result in overshadowing impacts as it is located south of this abutting site to the north. It is anticipated some visual impacts to the northern neighbour will occur given the 6.2 metre wall height but is not considered unreasonable as a majority of this wall will be located abutting the neighbouring boundary walls.

To the south, a 9.7 metre boundary wall is proposed with a height of 6.2 metres. This will abut a majority of the neighbouring two storey boundary wall to the south as well as structures located at ground and therefore will not result in undue visual impact. While additional overshadowing will be cast to the southern neighbour, it is not deemed unreasonable. This is discussed further under the overshadowing heading.

Ancillary Development

Zone PO 8.1 and 8.2 seeks ancillary structures be sited and designed to not detract from the streetscape or neighbouring properties. Outbuildings, such as a carport, should not impede private open space and landscaping requirements, or result in over development of the site.

The car parking area is existing and the intent to cover this area with a louvered carport structure will not impede upon on-site functional requirements. The proposal will improve the existing situation and provide dedicated private open space at roof level. The proposal will result in a high level of site coverage, however this is not unlike the existing pattern of development in the immediate locality which comprises dwellings with almost 100% site coverage.

Overshadowing

PO 3.1 and 3.2 under Interface between Land Uses seeks development that minimises overshadowing of habitable room windows and private open space areas to maintain access to direct winter sunlight.

DPF 3.1 outlines one way to achieve PO 3.1 is to ensure habitable room windows of adjacent residential land uses receive at least three hours of direct sunlight between 9am and 3pm on 21 June. Private open space areas should also maintain two hours of direct sunlight between 9am and 3pm to either half of the existing ground level open space or $35m^2$ of the existing ground level open space (with at least one of the dimensions measuring 2.5 metres) as per DPF 3.2.

The applicant has provided overshadowing diagrams demonstrating existing and proposed shadows to be cast at 9am, 12 midday and 3pm on the 22 June. Considering the east-west orientation of the site, the property to the south, at 15 Gray Court, is expected to be impacted the most in relation to shadows cast by the proposal.

At 9am, there is no change to the extent of overshadowing over habitable room windows and the private open space area to the south at 15 Gray Court, as shown below in Figure 9.5.1.

Noting some shadow will be cast over portion of the skylight associated with a bedroom at 15 Gray Court (at first level), a skylight is not a 'window' and PO/DPF 3.1 does not apply. The shadow diagrams demonstrate the skylight will continue to receive direct access to sunlight to a majority of its face between 9am and 12pm.

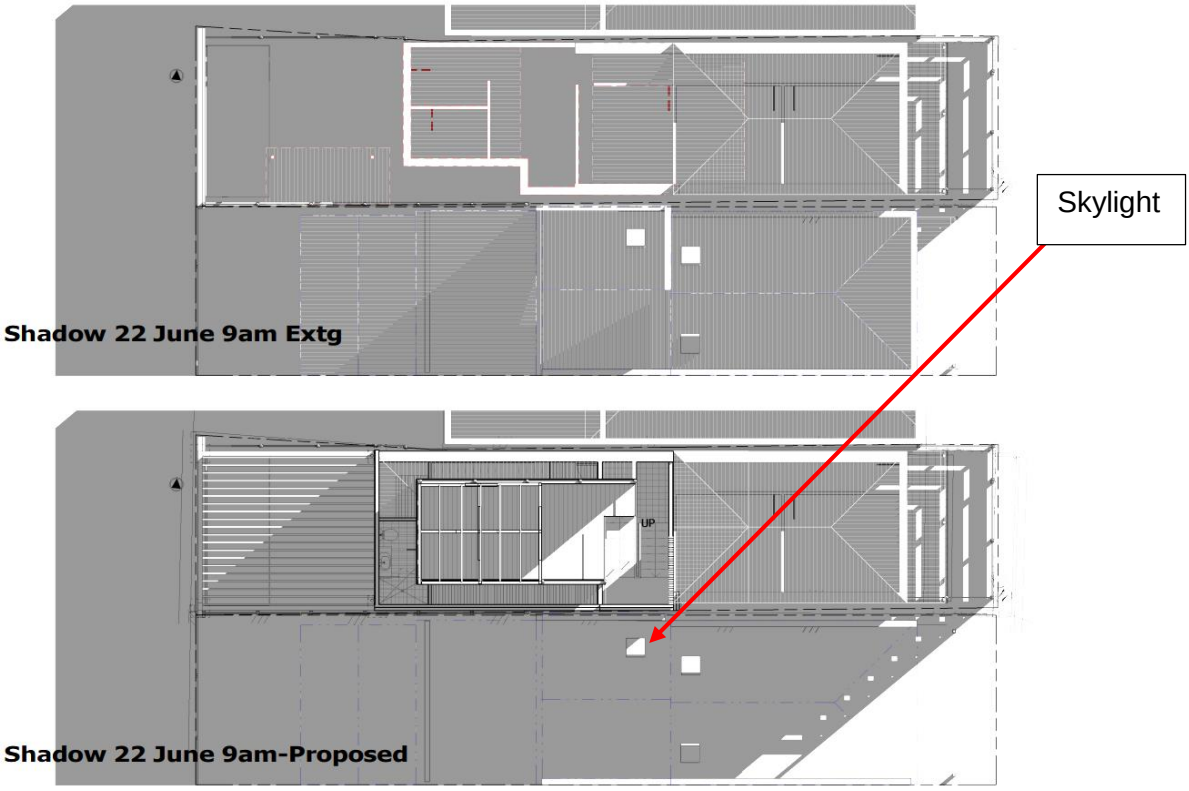

Figure 9.5.1 – 9am Winter Solstice

At 12pm, additional shadow will be cast over the private open space area at 15 Gray Court. Specifically, a loss of approximately 1m^2 of direct sunlight to the private open space area will result as shown in Figure 9.5.2. There will be no loss of light to habitable room windows at 12pm.

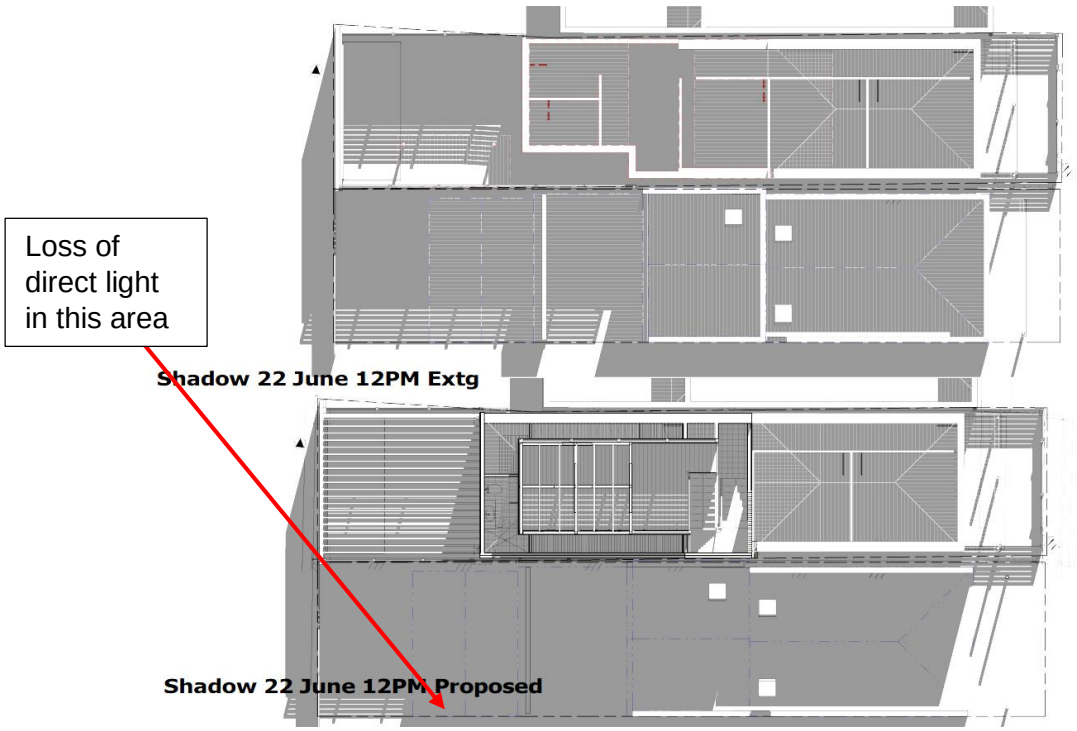

Figure 9.5.2 – 12pm Winter Solstice

At 3pm, there will be minimal change to overshadowing to the private open space of 15 Gray Court, with a loss of approximately 1m^2. A loss of direct sunlight will occur to a 500mm portion of the habitable (living room) window at 15 Gray Court as shown in Figure 9.5.3. The skylight at first level will also be overshadowed at 3pm (noting this skylight has direct access to light between 9am and 12pm).

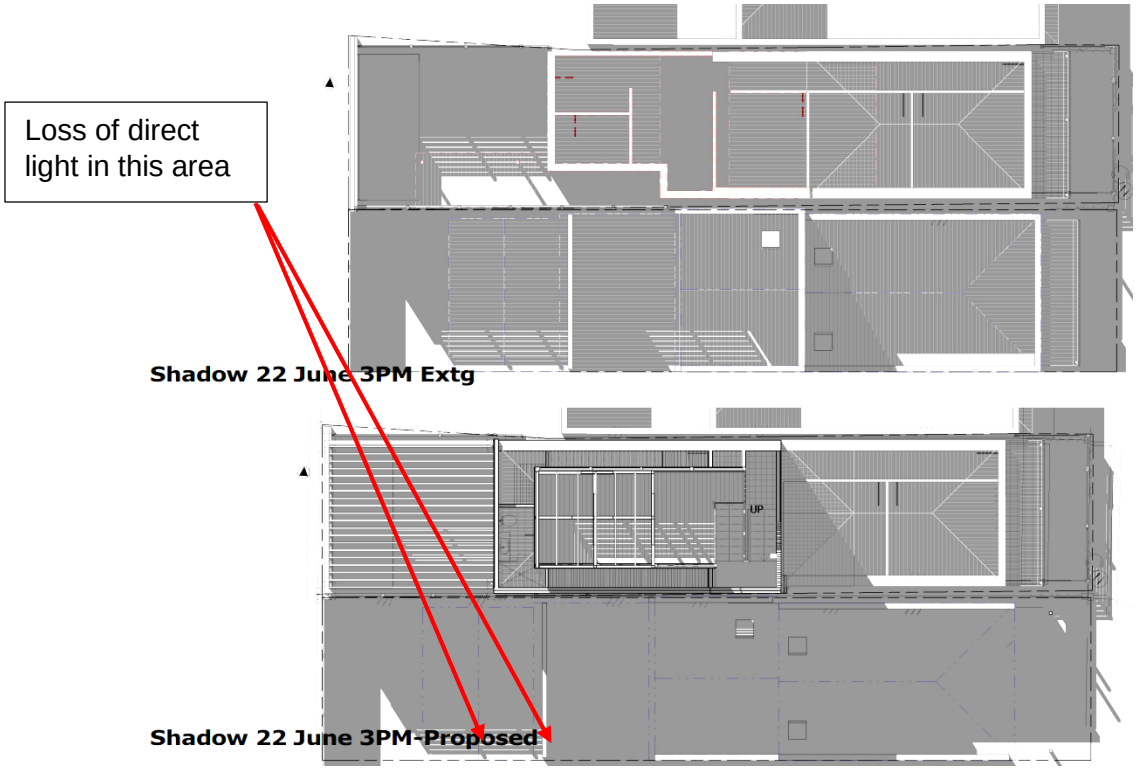

Figure 9.5.3 – 3pm Winter Solstice

The shadow diagrams demonstrate the adjacent property to the south does not currently receive two hours of direct sunlight to half of the existing ground level private open space between 9am and 3pm on 22 June. This proposal will not substantially diminish the current situation nor result in a significant loss of amenity given the current overshadowing.

In relation to PO 3.2, it is anticipated the habitable room windows to adjacent neighbours will receive suitable access to sunlight at the height of winter given windows are located to both the eastern and western elevations of adjacent dwellings. The property directly south, at 15 Gray Court, will experience minor loss of direct sunlight to the habitable room windows at the height of winter at 3pm.

Visual Privacy

PO 10.1 and 10.2 seeks development mitigate direct overlooking from upper level windows and balconies into habitable rooms and private open space areas of adjoining residential uses.

DPF 10.1 and 10.2 prescribe ways in which overlooking is to be mitigated, by either:

- incorporating permanently obscured glazing to windows or having sill heights of at least 1.5 metres above the finished floor level
- providing 1.7 metre high fixed screening to all sides of a balcony/deck (excluding those that face the street/public area) with a maximum 25% transparency/openings.

The upper level rear west facing windows have minimum sill heights of 1.8 metres above the finished floor area and all sides of the balcony and roof deck (excluding portion of the street/eastern elevation) will incorporate screening up to 1.8 metres. Consequently, direct overlooking is not expected to occur.

10. CONCLUSION

The proposal seeks a ‘low-rise’ dwelling addition to an existing single storey dwelling, with a carport to the rear.

Noting the proposal seeks to maximise the built form potential at the site, it is not expected to result in unreasonable amenity impacts to adjacent neighbours by way of its design, architectural form and height and scale, as outlined in the body of this report. Visual privacy will be maintained, and overshadowing will not unreasonably impact neighbours.

The proposal is not ‘seriously at variance’ with the relevant assessment provisions of the Planning and Design Code and exhibits sufficient merit to warrant the issuing of Planning Consent.

11. 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 22002482, by Tonia Sutch is granted Planning Consent subject to the following conditions and advices:

CONDITIONS

1. The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
- **Job No. SD21.7179, dated 14.09.2022, titled 'Site Plan'**
- **Job No. SD21.7179, dated 14.09.2022, titled 'Extg-Demo GF'**
- **Job No. SD21.7179, dated 14.09.2022, titled 'Proposed Floor Plans-01'**
- **Job No. SD21.7179, dated 14.09.2022, titled 'Proposed Floor Plans-02'**
- **Job No. SD21.7179, dated 14.09.2022, titled 'Elevations 1-2'**
- **Job No. SD21.7179, dated 14.09.2022, titled 'Elevations 3-4'**
- **Job No. SD21.7179, dated 14.09.2022, titled 'Elevations 02'**

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2. The applicant or the person having the benefit of this consent shall ensure that all storm water runoff from the development herein approved is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the storm water run off shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Relevant Authority.

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3. Privacy screening surrounding the roof deck as depicted on 'Privacy Screen – Details' shown on Elevations 1-4, shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Relevant Authority.

ADVISORY NOTES

1. 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.

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2. Appeal Rights

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

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3. Notifications

Pursuant to Regulation 93 of the Planning, Development and Infrastructure Act, the Council must be given one business days' notice of the commencement and the completion of the building work on the site. To notify Council, contact City Planning via d.planner@cityofadelaide.com.au or phone 8203 7185.

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4. 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.

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5. Fencing

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 8463 3555.

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6. Demolition

Demolition and construction at the site should be carried out so that it complies with the construction noise provisions of Part 6, Division 1 of the Environment Protection (Noise) Policy 2007. A copy of the Policy can be viewed at the following site: www.legislation.sa.gov.au.

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7. Other Requirements

In addition to notification and other requirements under the Planning, Development and Infrastructure Act and Fences Act, it is recommended that the applicant / owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues needing resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.
