ATTACHMENT 1 – Application Documents

3D PERSPECTIVE VIEW 01: NORTH APARTMENT ELEVATION

3D PERSPECTIVE VIEW 02: WEST ELEVATION

A

Project
5 ALBERT LANE APARTMENTS

Client
BUIK HOLDINGS

Project Address
5 ALBERT LANE ADELAIDE

Project Status
FOR APPROVAL

Date
23.05.2022

Project No.
19.048

Drawing No.
PL00.A

SITE CONTEXT ANALYSIS PLAN

NOT TO SCALE

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SITE CONTEXT LEGEND

- SUBJECT SITE
- PARKLANDS

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Client
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MC

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MB

Date
23.05.2022

Scale
As indicated

Paper Size
A1

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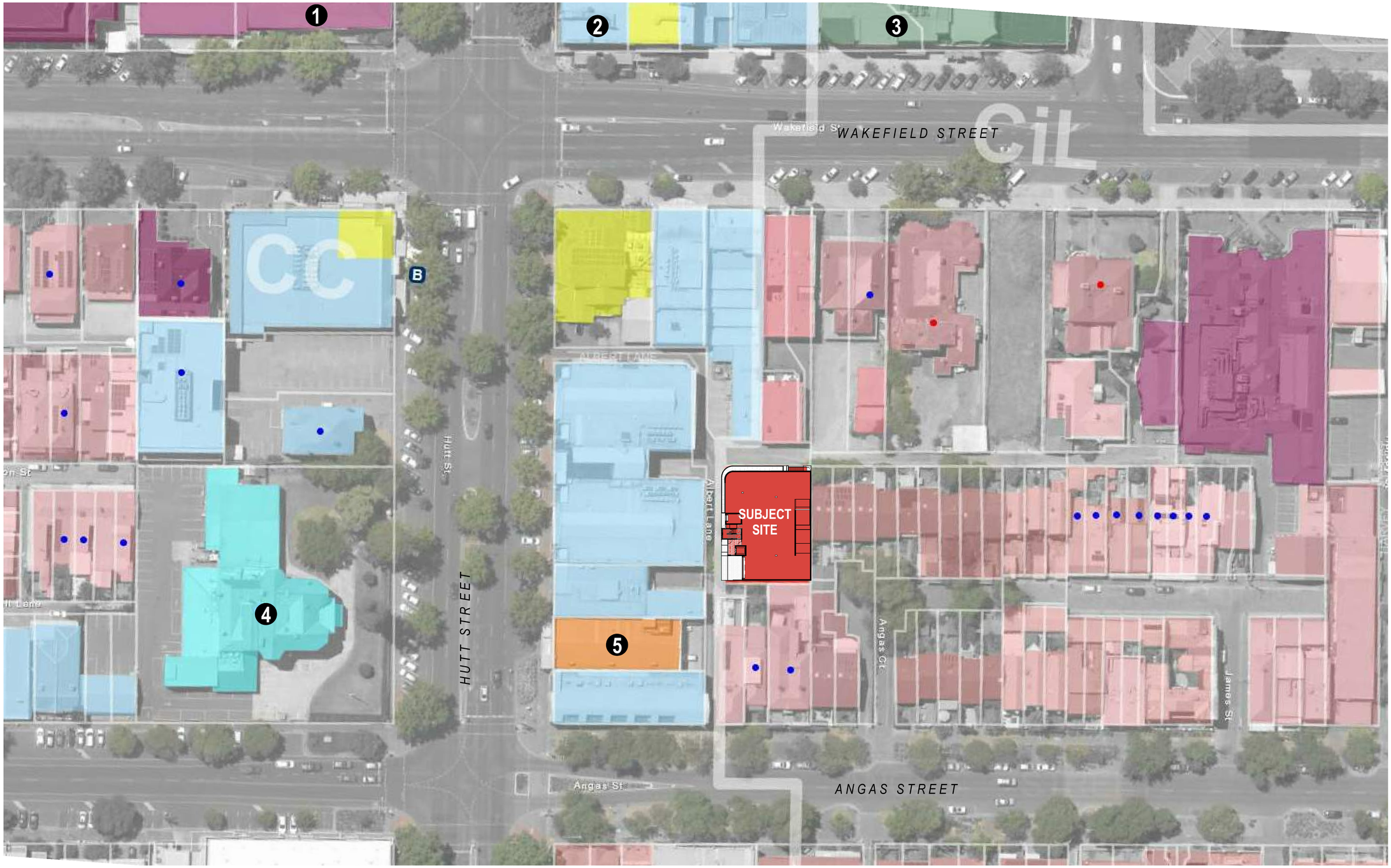
Drawing Title
Site Context Analysis Plan

Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Project No.
19.048

Drawing No.
PL01.A



SITE LOCALITY PLAN

SCALE 1 : 500

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SITE ANALYSIS LEGEND

- PROPOSED DEVELOPMENT
- RESIDENTIAL ZONE (IMMEDIATE LOCALITY)
- COMMERCIAL (IMMEDIATE LOCALITY)
- RESTAURANTS
- SUPERMARKET
- PUBLIC TRANSPORT
- SOCIAL CLUBS
- SCHOOL
- HOSPITAL & MEDICAL
- LOCAL HERITAGE PLACE
- STATE HERITAGE PLACE

PLACES OF INTEREST

1. CALVARY HOSPITAL
2. NETWORK TEN
3. CHRISTIAN BROTHERS COLLEGE JUNIOR SCHOOL
4. NAVAL, MILITARY & AIRFORCE CLUB
5. IGA ADELAIDE CITY EAST

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A	COUNCIL RFI	23.05.2022

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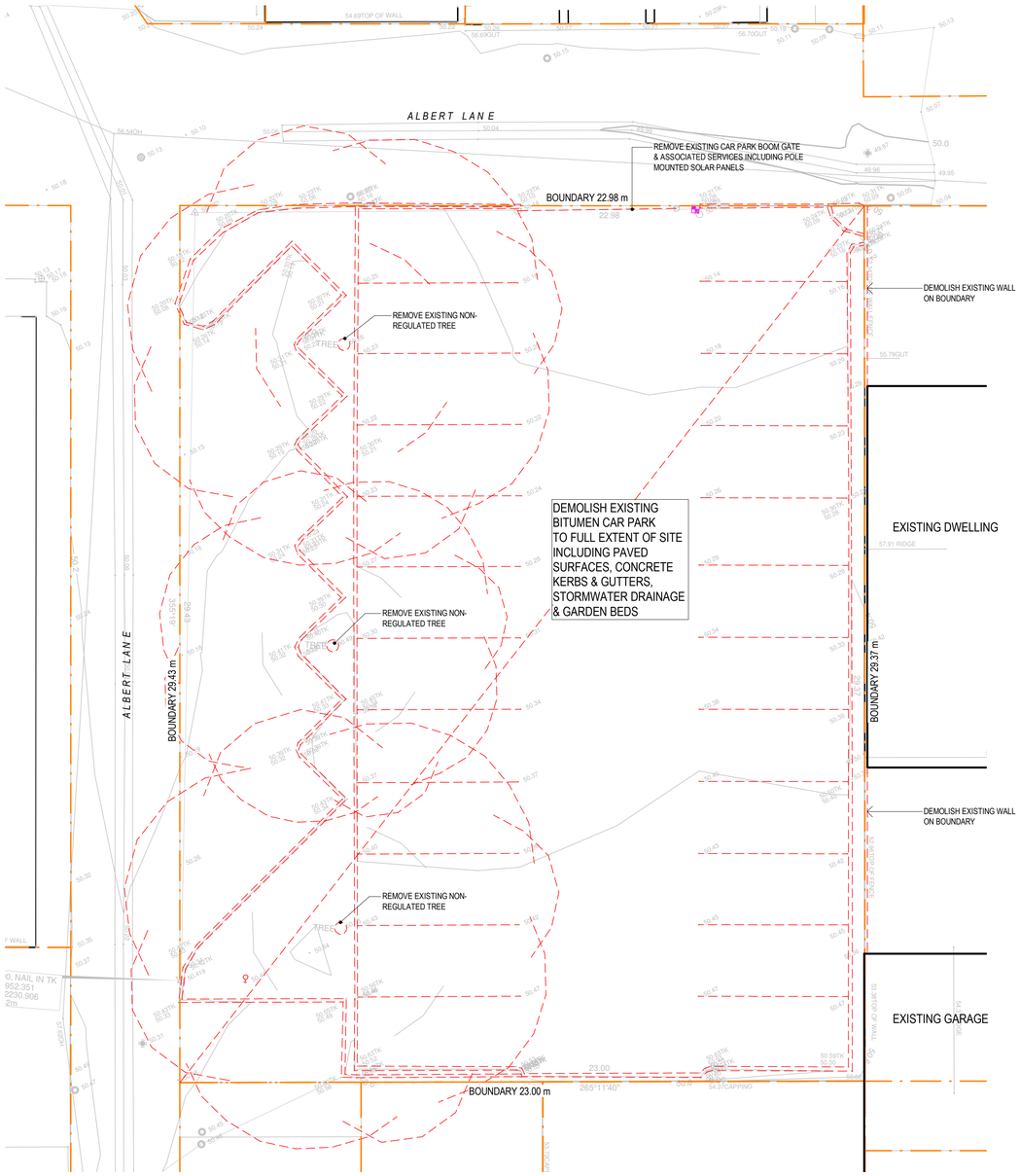
Drawing Title
Site Locality Plan

Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Project No.
19.048

Drawing No.
PL02.A



DEMOLITION PLAN

SCALE 1 : 100

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Drawn	Checked	Date
Author	**Checker**	**23.05.2022**

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Paper Size
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-	FOR APPROVAL	04.11.2021
A	COUNCIL RFI	23.05.2022

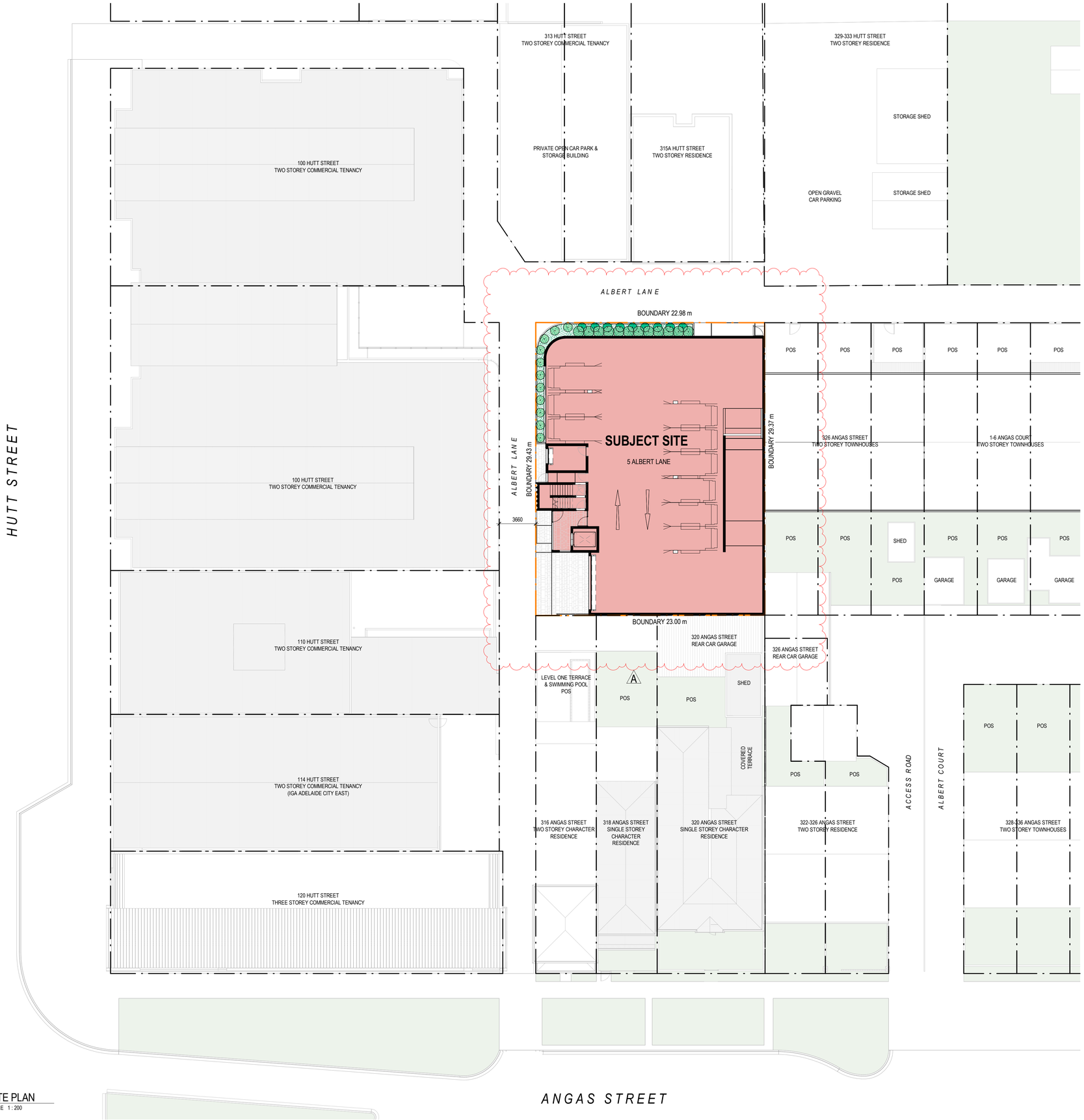
Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Demolition Plan

Project No.
19.048

Drawing No.
PL03.A



SITE PLAN
SCALE 1 : 200

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PROPOSED DEVELOPMENT

AREA SCHEDULE - PLANNING

AREAS ARE TAKEN FROM EXTERNAL FACE OF EXTERNAL WALL LINE, UNLESS OTHERWISE SPECIFIED.

TOTAL ALLOTMENT AREA = 675.95 m2

DESCRIPTION	AREA
BASEMENT GFA	627 m²
L1 GFA	619 m²
GROUND FLOOR GFA	596 m²
L2 GFA	538 m²
L3 GFA	426 m²
	2806 m²
TOTAL BUILDING GROSS FLOOR AREA	2806 m²

A

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Scale	Paper Size
1 : 200	**A1**

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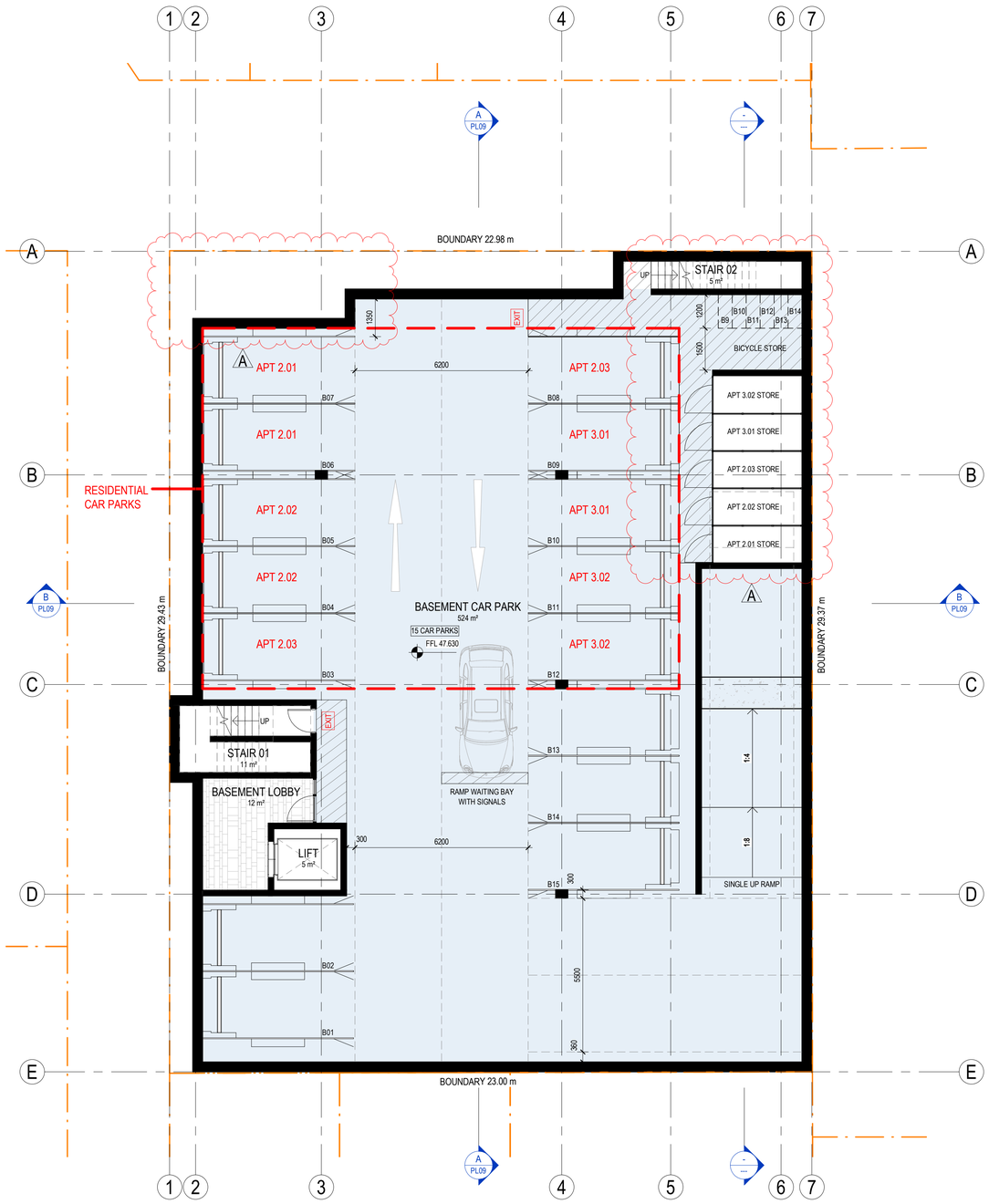
Drawing Title
Proposed Site Plan

Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

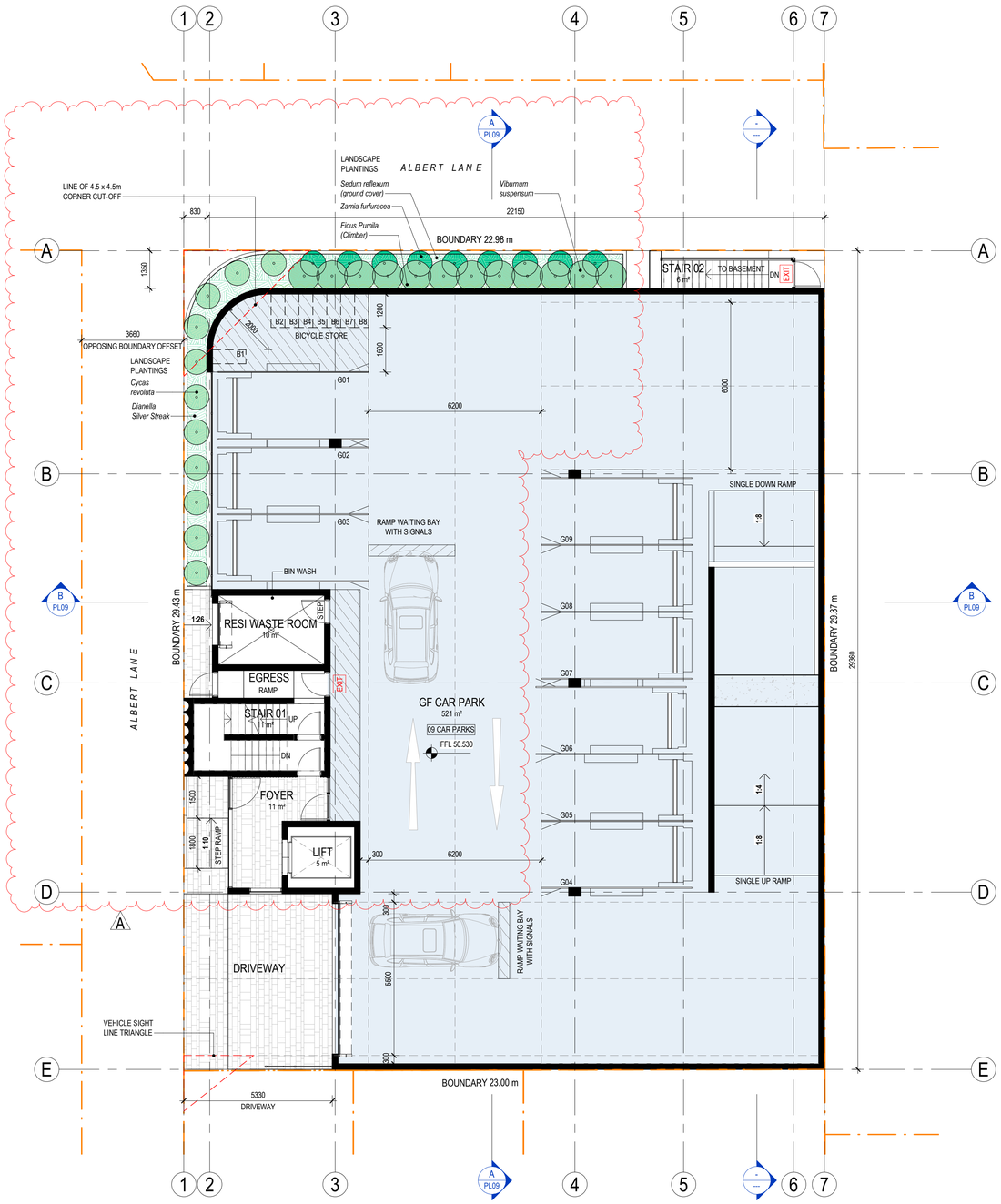
Project No.
19.048

Drawing No.
PL04.A



BASEMENT FLOOR PLAN

SCALE 1 : 100



GROUND FLOOR PLAN

SCALE 1 : 100

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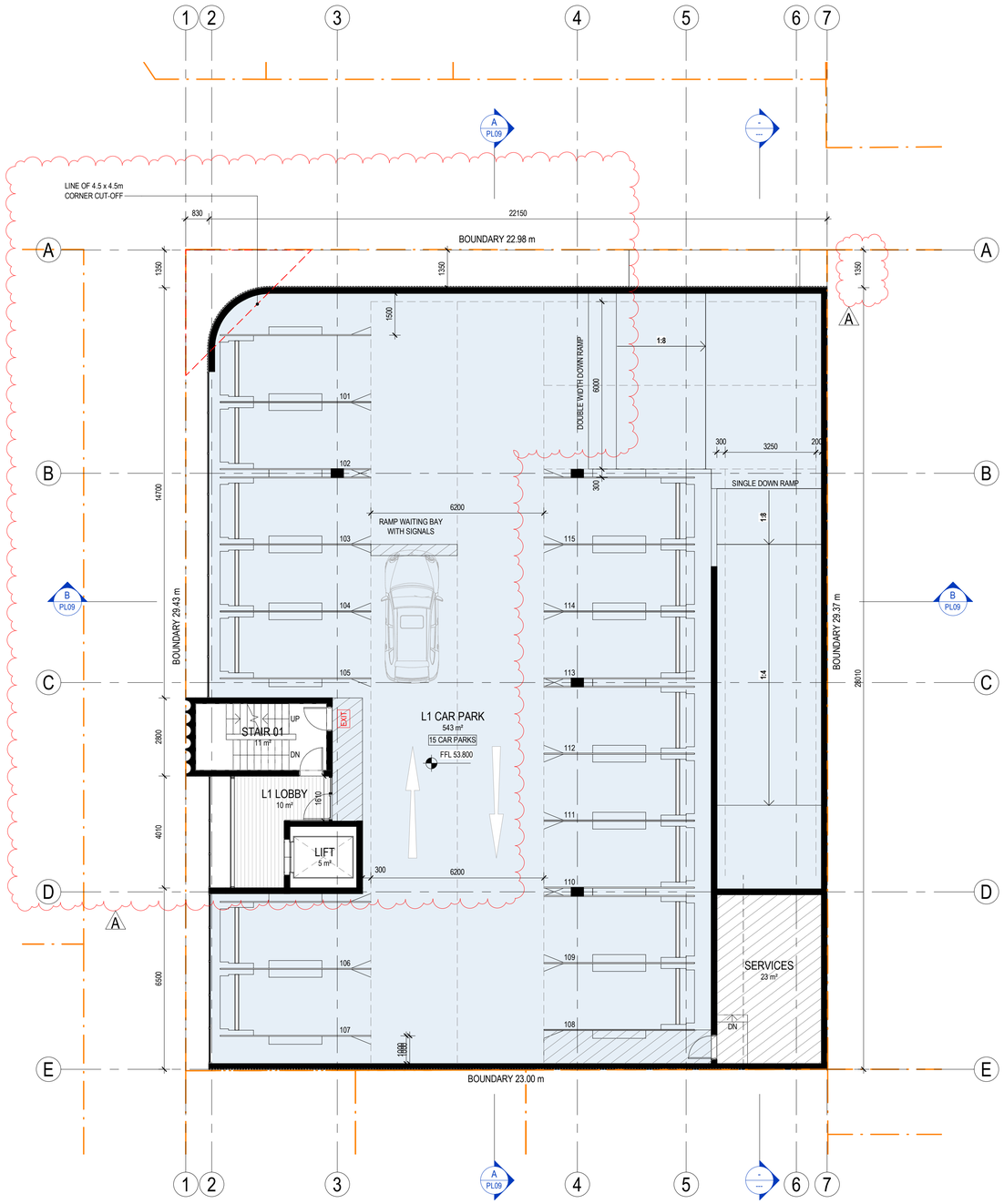
Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Proposed Floor Plans 01

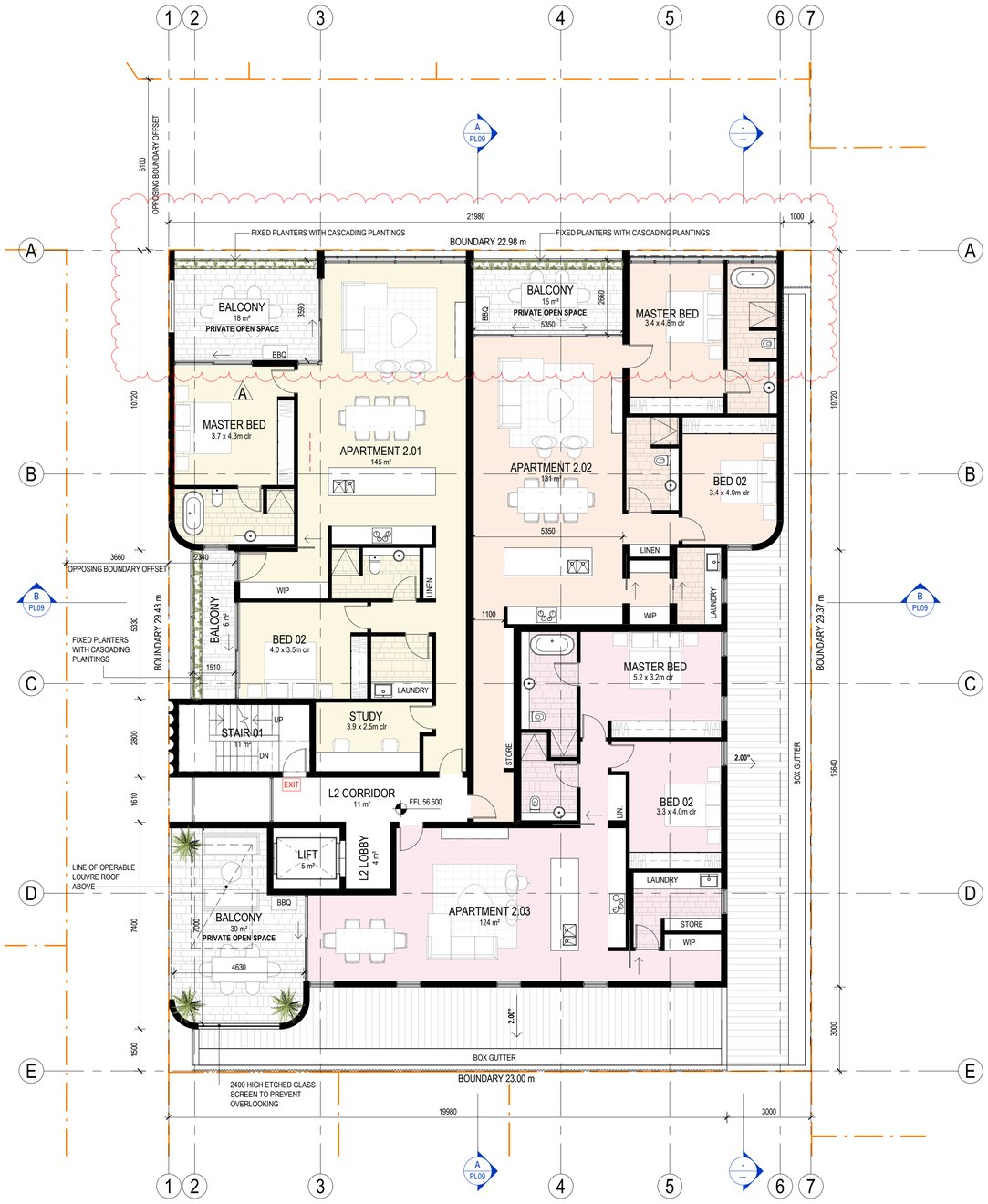
Project No.
19.048

Drawing No.
PL05.A



L1 FLOOR PLAN

SCALE 1 : 100



L2 FLOOR PLAN

SCALE 1 : 100

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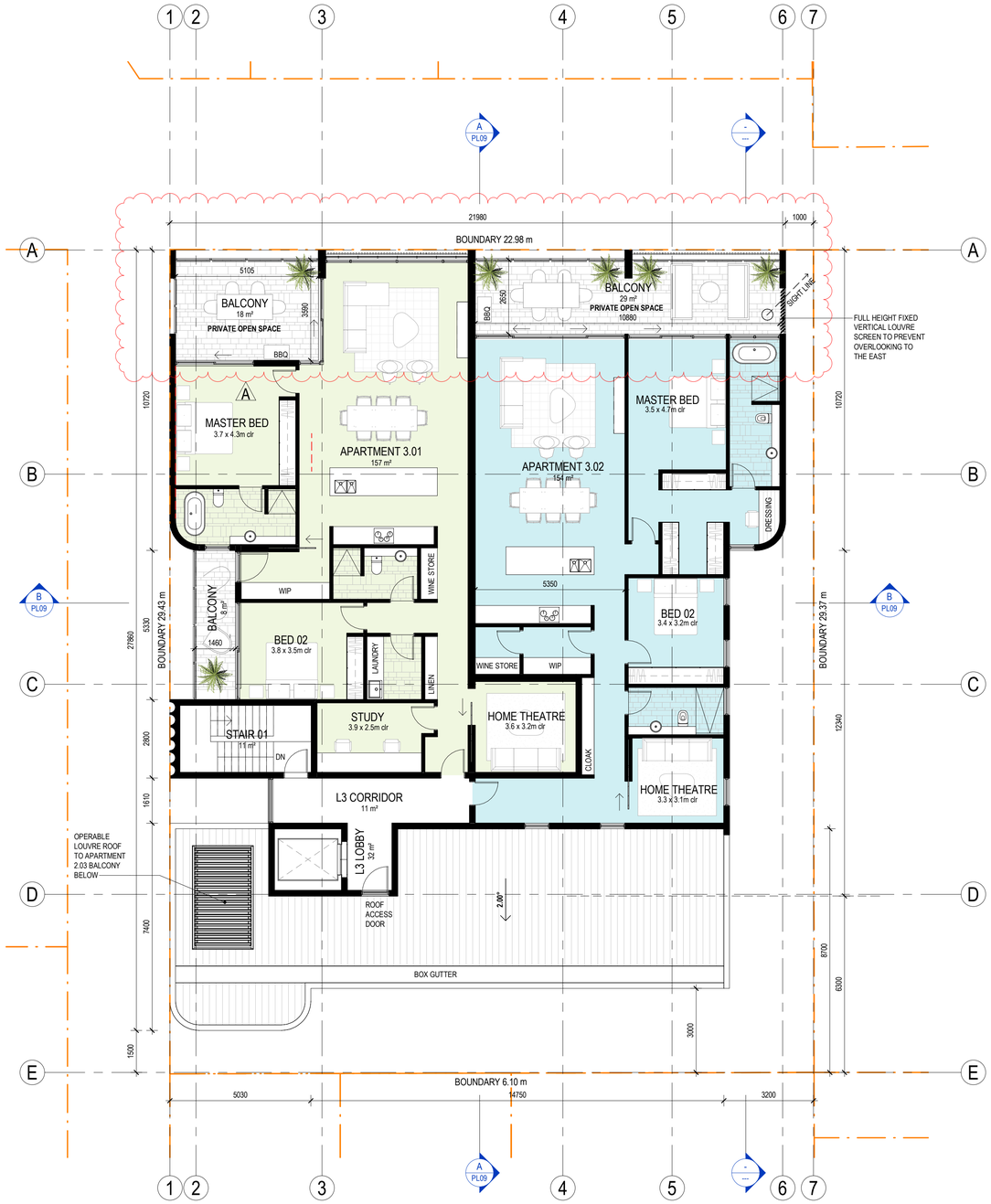
Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Proposed Floor Plans 02

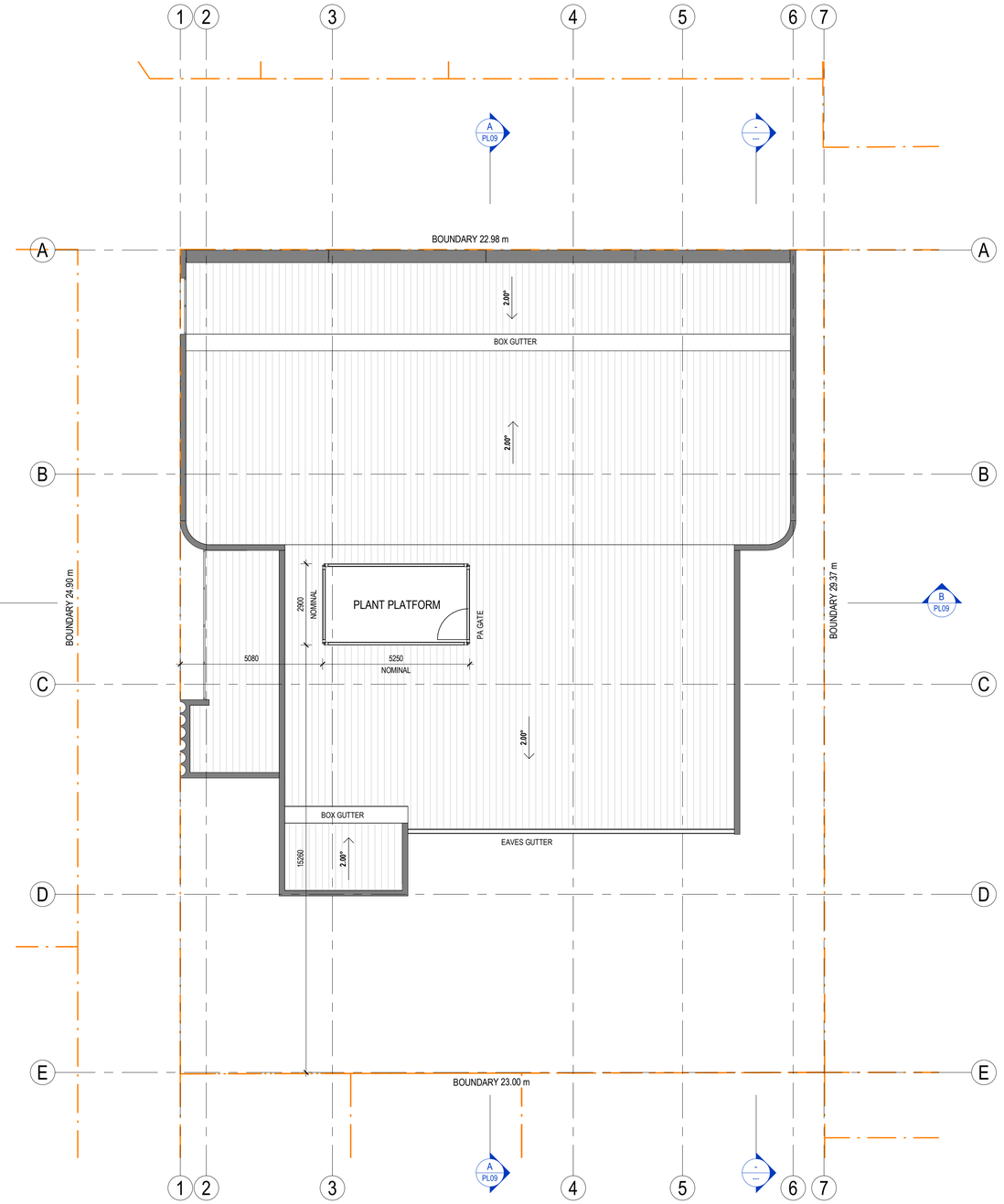
Project No.
19.048

Drawing No.
PL06.A



L3 FLOOR PLAN

SCALE 1 : 100



ROOF PLAN

SCALE 1 : 100

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Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

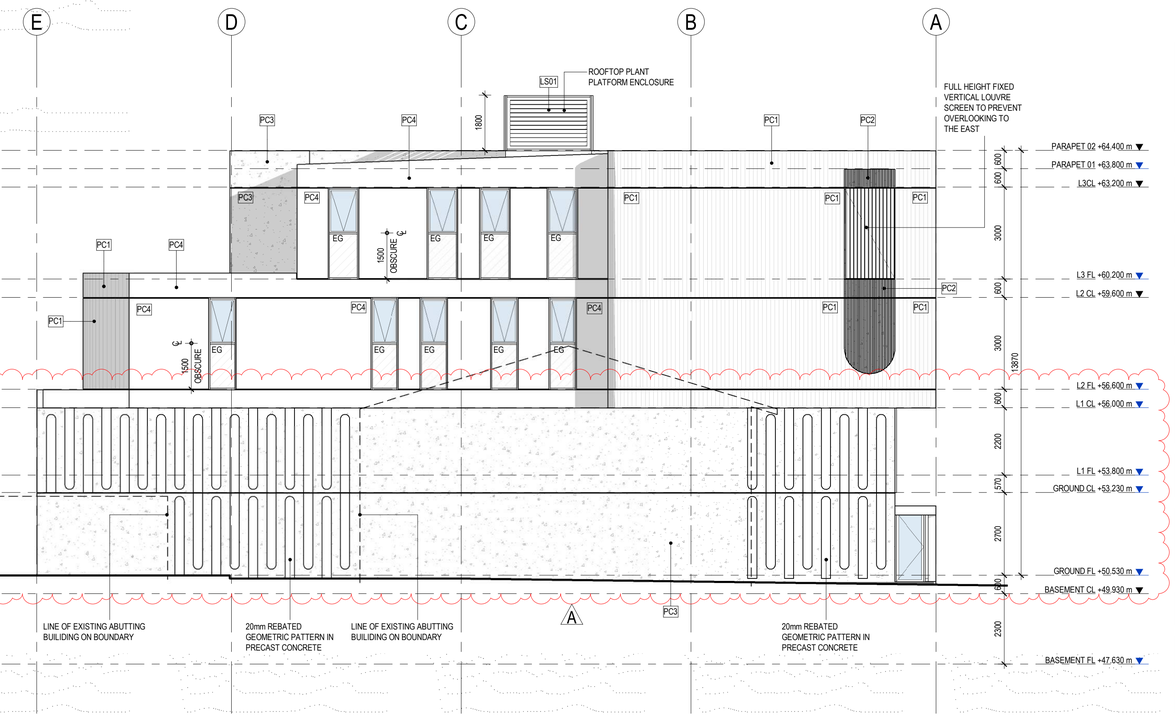
Drawing Title
Proposed Floor Plans 03

Project No.
19.048

Drawing No.
PL07.A

NORTH ELEVATION

SCALE 1 : 100



EAST ELEVATION

SCALE 1 : 100

SOUTH ELEVATION

SCALE 1 : 100

WEST ELEVATION

SCALE 1 : 100

EXTERNAL FINISHES

NOTE: PROVIDE SAMPLES OF ALL FINISHES TO ARCHITECT ON SITE FOR APPROVAL

MARK	DESCRIPTION
BAL01	FRAMELESS GLAZED BALUSTRADE CLEAR GLAZING
BAL02	FRAMELESS GLAZED BALUSTRADE ETCHED GLAZING FOR RESIDENT PRIVACY
EG	FIXED GLAZING: ETCHED FOR PRIVACY AND TO MITIGATE OVERLOOKING
FG	FIXED GLAZING: TYPICAL CLEAR
FT-1	METAL SCREEN / BALUSTRADE FRAME / VERTICAL BATTEN POWDER COAT FINISH: BRONZE TONAL RANGE
GD-01	COLORBOND ROLLER SHUTTER FINISH: NIGHT SKY (BLACK)
LS01	PLANT PLATFORM SCREEN ALUMINIUM LOUVRES POWDER COAT FINISH: BLACK
LV-01	LOUVRE TYPE 01 EXTERNAL VENETIAN RETRACTABLE LOUVRE COLOUR: BLACK
PC1	PRECAST CONCRETE - DECORATIVE FORM LINER FACE FINISH MOULD TYPE:TIMBER BOARD FINISH VERTICAL COLOUR: LIGHT GREY
PC2	PRECAST CONCRETE - DECORATIVE FORM LINER FACE FINISH MOULD TYPE: 50x50mm VERTICAL GROOVE DARK GREY TONAL RANGE
PC3	PRECAST CONCRETE - FLAT FORMERD FACE FINISH TYPICAL DECORATIVE FORM LINER FACE FINISH WHERE NOMINATED ON EAST BOUNDARY MOULD TYPE:20mm RECESSED PATTERN AS NOMINATED DARK GREY TONAL RANGE
PC4	PRECAST CONCRETE FLAT FORMED FACE FINISH COLOUR: LIGHT GREY
PC5	PRECAST CONCRETE - DECORATIVE FORM LINER FACE FINISH MOULD TYPE:200mm WIDE VERTICAL SCALLOP COLOUR: LIGHT GREY
PF-01	EXPRESSED STEEL FRAMING PAINT FINISH: BLACK
PM-1	PERFORATED MESH SCREEN / BALUSTRADE: POWDER COAT FINISH: BRONZE TONAL RANGE
WF-01	JAMES HARDIE SCYON AXON CLADDING 133mm VERTICAL GROOVE SMOOTH FACE PAINT FINISH DARK GREY TONAL RANGE
WF-02	JAMES HARDIE SCYON AXON CLADDING 133mm VERTICAL GROOVE SMOOTH FACE PAINT FINISH LIGHT GREY TONAL RANGE

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FOR APPROVAL

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A	COUNCIL RFI	23.05.2022

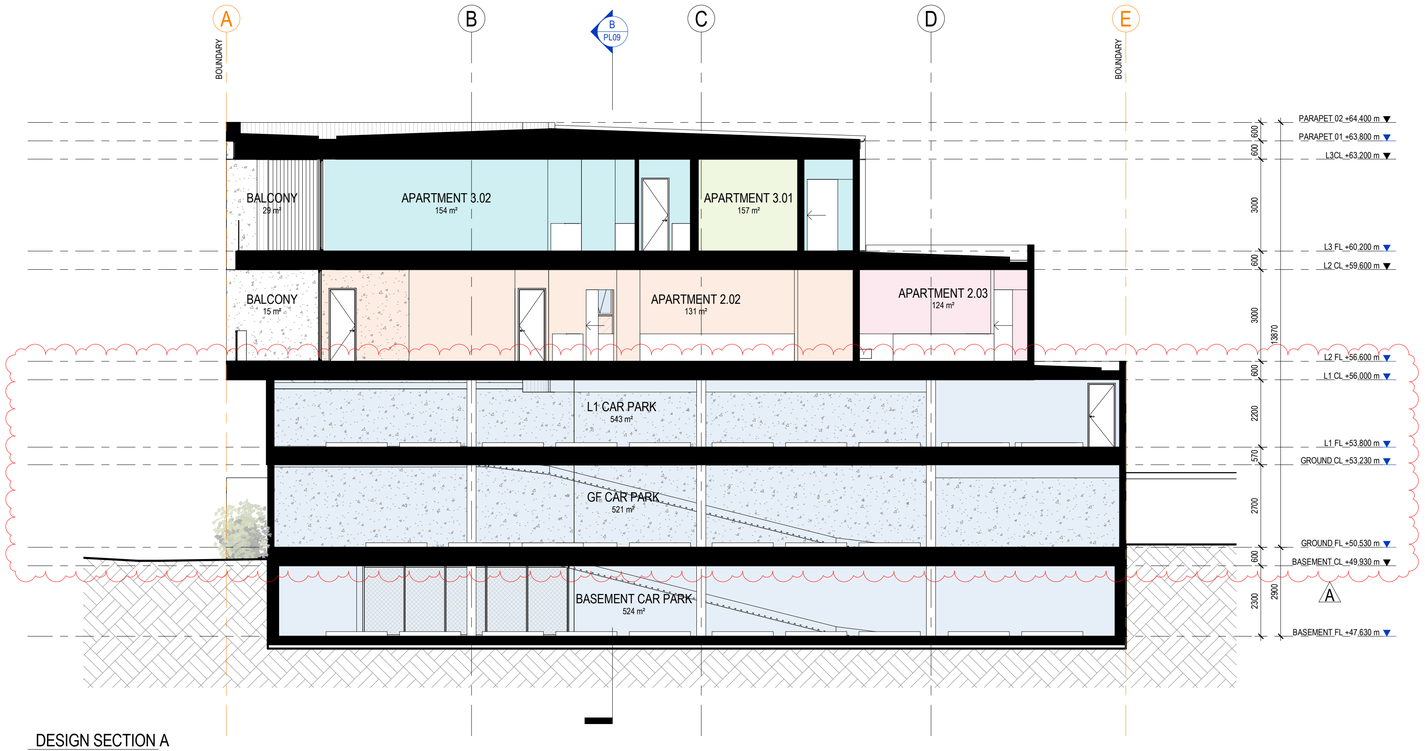
Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Elevations

Project No.
19.048

Drawing No.
PL08.A



DESIGN SECTION A

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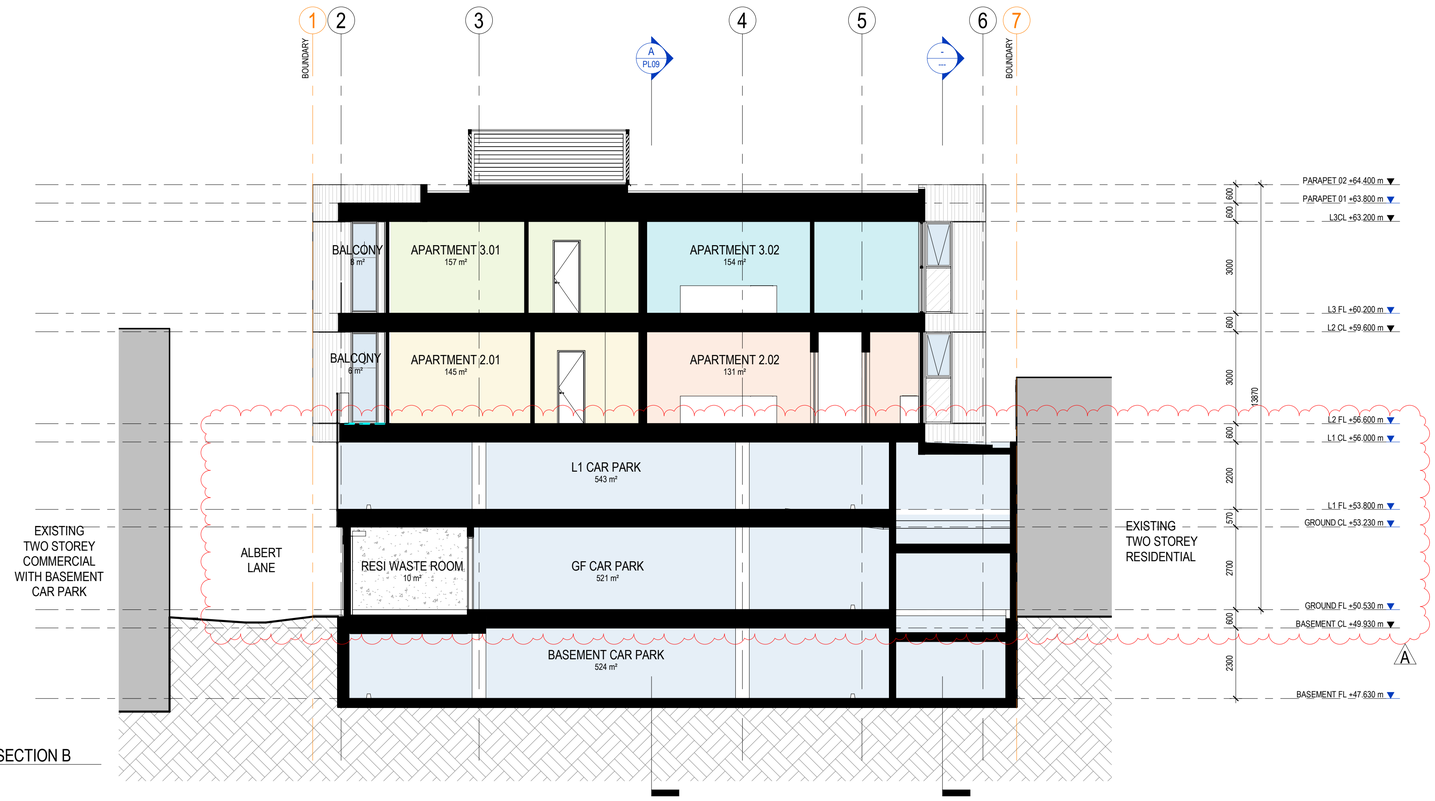

DESIGN SECTION B

SCALE 1 : 100

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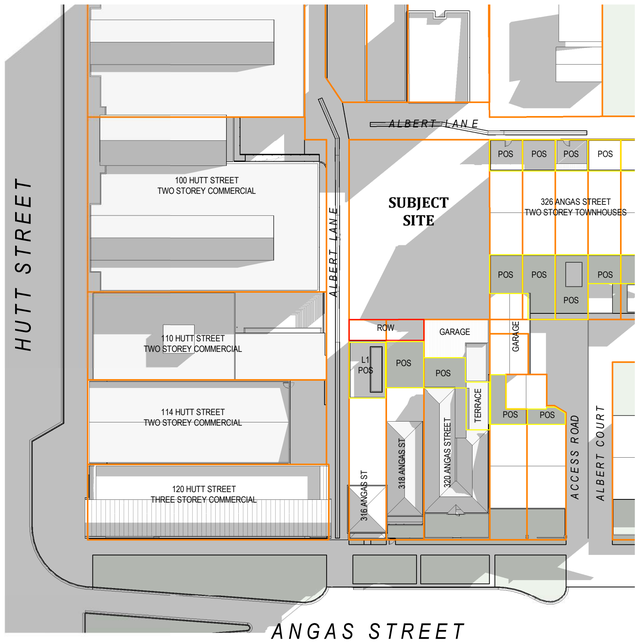
Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Design Sections

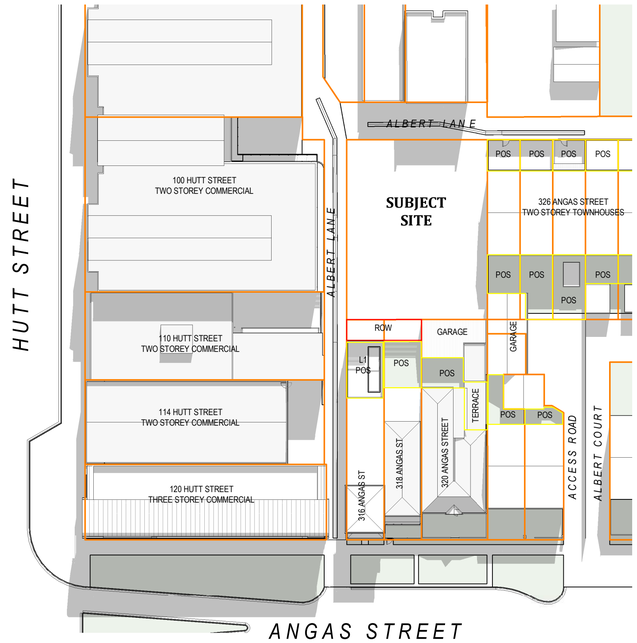
Project No.
19.048

Drawing No.
PL09.A



SUNSHADE ANALYSIS EXISTING CONDITIONS JUNE 21 9AM

SCALE 1 : 500



SUNSHADE ANALYSIS EXISTING CONDITIONS JUNE 21 12PM

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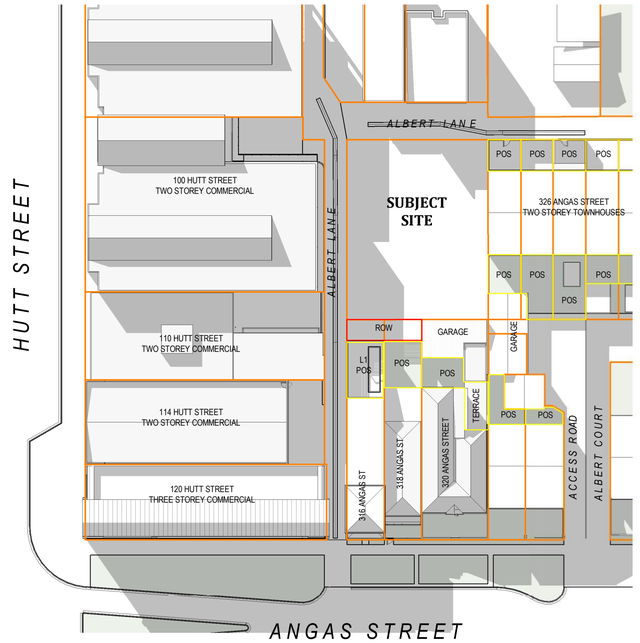
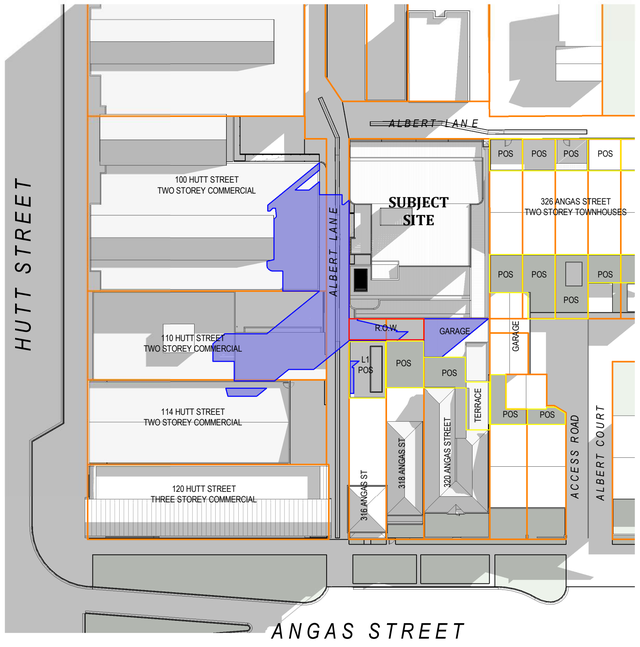


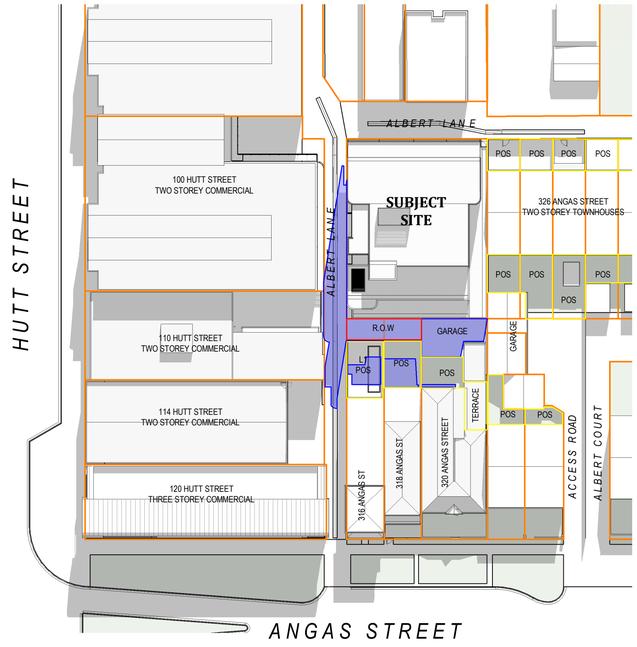
SUNSHADE ANALYSIS EXISTING CONDITIONS JUNE 21 3PM

SCALE 1 : 500



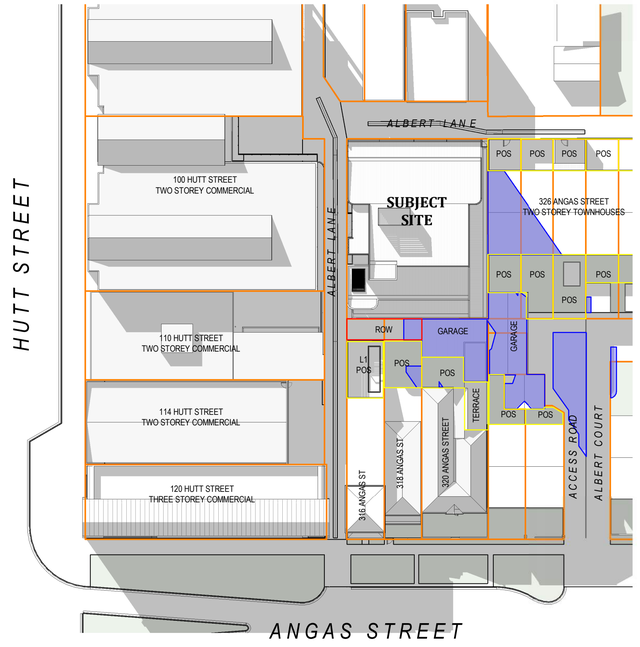
SUNSHADE ANALYSIS PROPOSED DEVELOPMENT JUNE 21 9AM

SCALE 1 : 500



SUNSHADE ANALYSIS PROPOSED DEVELOPMENT JUNE 21 12PM

SCALE 1 : 500



SUNSHADE ANALYSIS PROPOSED DEVELOPMENT JUNE 21 3PM

SCALE 1 : 500

SUNSHADE ANALYSIS LEGEND

AREA OF FILL DENOTES AREAS OF SHADOW CAST BY PROPOSED NEW DEVELOPMENT IN ADDITION TO AREAS OF SHADOW CAST BY EXISTING BUILDINGS AND STRUCTURES ON ADJACENT SITES

POS = EXISTING ADJACENT RESIDENTIAL PRIVATE OPEN SPACE

ROW = EXISTING RIGHT OF WAY EASEMENT LOCATED ON RESIDENTIAL ALLOTMENTS DIRECTLY SOUTH OF SUBJECT SITE

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MB

Checked
RP

Date
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Scale
As indicated

Paper Size
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FOR APPROVAL

-	FOR APPROVAL	04.11.2021
A	COUNCIL RFI	23.05.2022

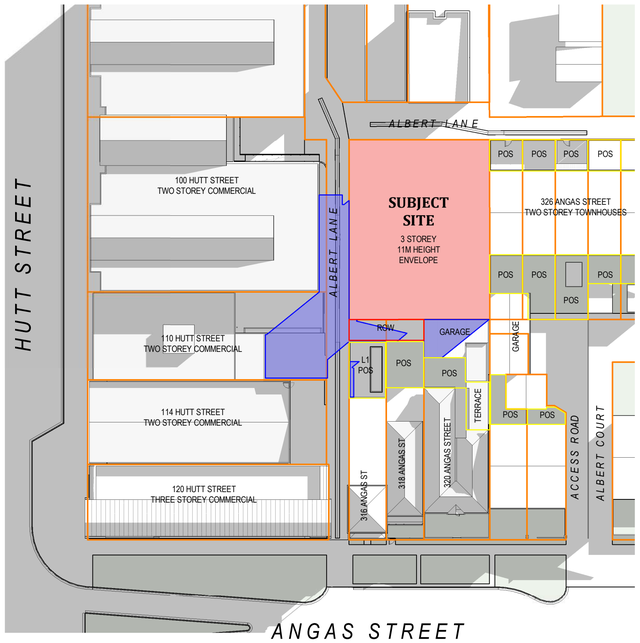
Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Sunshade Analysis Plans 01

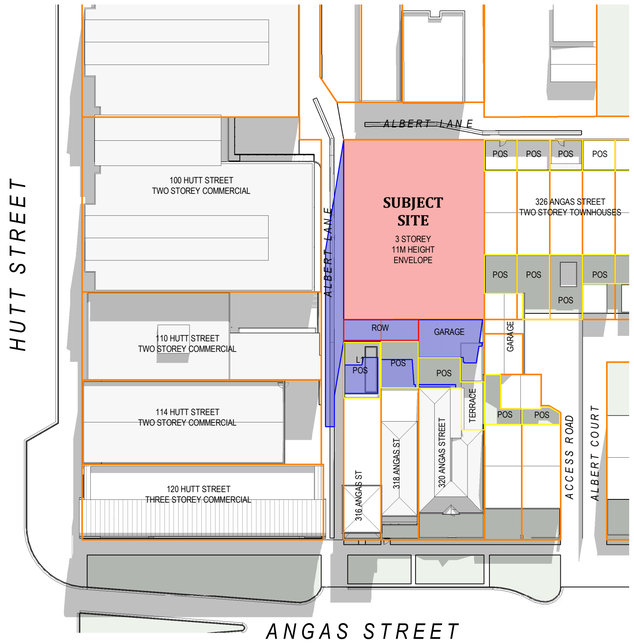
Project No.
19.048

Drawing No.
PL10.A



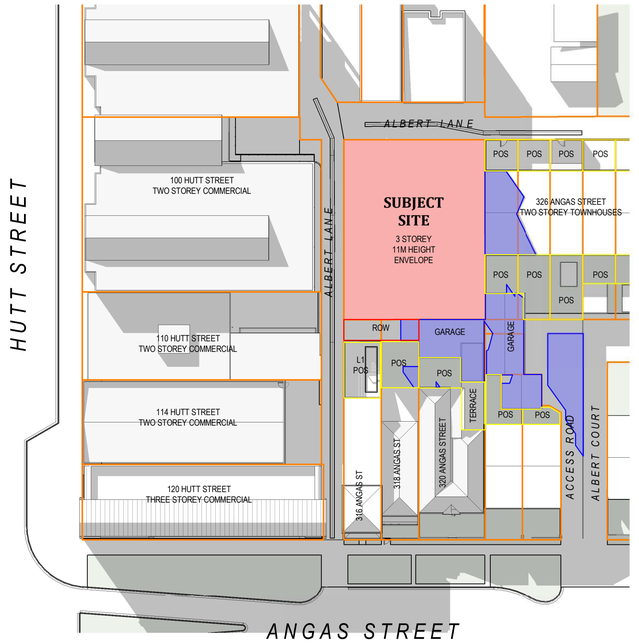
SUNSHADE ANALYSIS 3 STOREY ENVELOPE JUNE 21 9AM

SCALE 1 : 500



SUNSHADE ANALYSIS 3 STOREY ENVELOPE JUNE 21 12PM

SCALE 1 : 500



SUNSHADE ANALYSIS 3 STOREY ENVELOPE JUNE 21 3PM

SCALE 1 : 500

SUNSHADE ANALYSIS LEGEND

AREA OF FILL DENOTES AREAS OF SHADOW CAST BY PROPOSED NEW DEVELOPMENT IN ADDITION TO AREAS OF SHADOW CAST BY EXISTING BUILDINGS AND STRUCTURES ON ADJACENT SITES

POS = EXISTING ADJACENT RESIDENTIAL PRIVATE OPEN SPACE

ROW = EXISTING RIGHT OF WAY EASEMENT LOCATED ON RESIDENTIAL ALLOTMENTS DIRECTLY SOUTH OF SUBJECT SITE

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-	FOR APPROVAL	04.11.2021
A	COUNCIL RFI	23.05.2022

Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Sunshade Analysis Plans 02

Project No.
19.048

Drawing No.
PL11.A

316 ANGAS STREET SUNSHADE ANALYSIS - EXISTING OVERSHADOWING

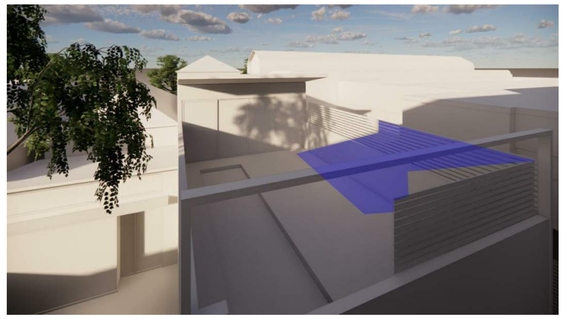
316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 9AM JUNE 21

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 10AM JUNE 21

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 11AM JUNE 21

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 12PM JUNE 21

316 ANGAS STREET SUNSHADE ANALYSIS - PROPOSED DEVELOPMENT



316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 9AM JUNE 21

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 10AM JUNE 21

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 11AM JUNE 21

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 12PM JUNE 21

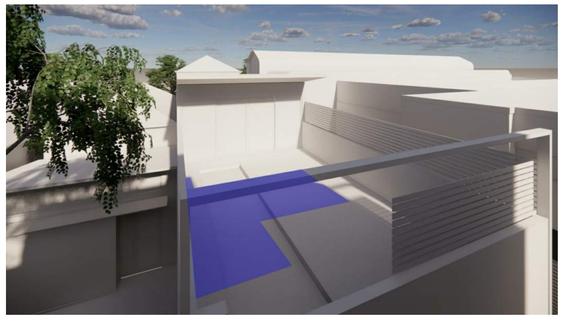
316 ANGAS STREET SUNSHADE ANALYSIS - EXISTING OVERSHADOWING

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 1PM JUNE 21

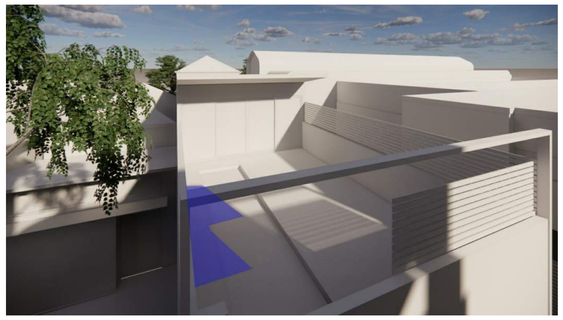
316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 2PM JUNE 21

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 3PM JUNE 21

316 ANGAS STREET SUNSHADE ANALYSIS - PROPOSED DEVELOPMENT



316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 1PM JUNE 21



316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 2PM JUNE 21

316 ANGAS STREET L1 REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 3PM JUNE 21

SUNSHADE ANALYSIS LEGEND - 3D

AREA OF FILL DENOTES AREAS OF SHADOW CAST BY PROPOSED NEW DEVELOPMENT IN ADDITION TO AREAS OF SHADOW CAST BY EXISTING BUILDINGS AND STRUCTURES ON ADJACENT SITES

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FOR APPROVAL

-	FOR APPROVAL	04.11.2021
A	COUNCIL RFI	23.05.2022

Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Sunshade Analysis Perspective Views 01

Project No.
19.048

Drawing No.
PL12.A

318 ANGAS STREET SUNSHADE ANALYSIS - EXISTING OVERSHADOWING

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 9AM JUNE 21

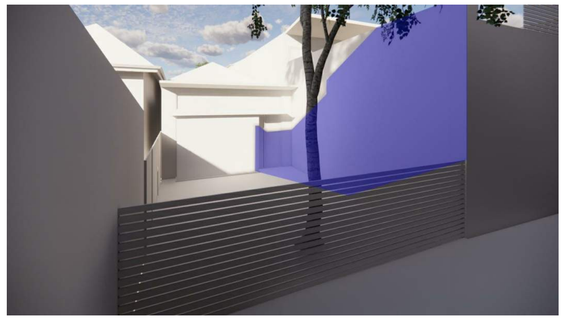
318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 10AM JUNE 21

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 11AM JUNE 21

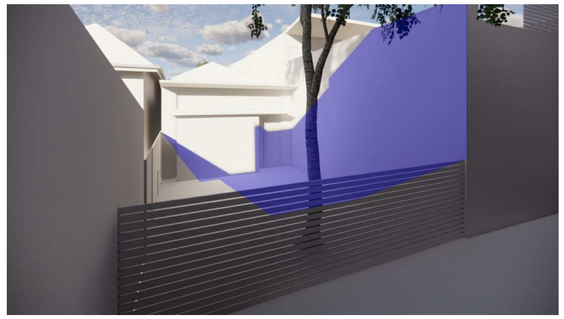
318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 12PM JUNE 21

318 ANGAS STREET SUNSHADE ANALYSIS - PROPOSED DEVELOPMENT

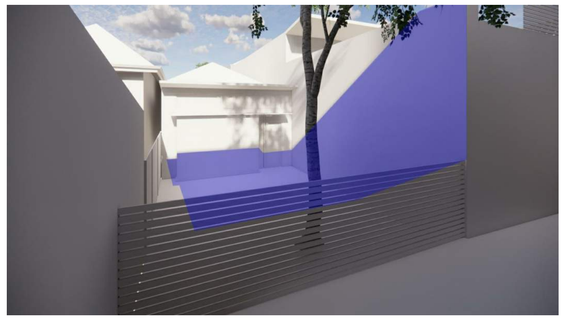
318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 9AM JUNE 21



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 10AM JUNE 21



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 11AM JUNE 21



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 12PM JUNE 21

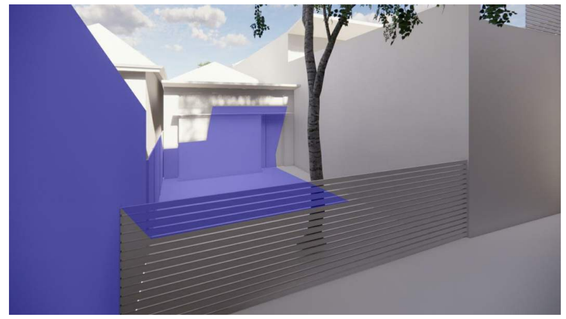
318 ANGAS STREET SUNSHADE ANALYSIS - EXISTING OVERSHADOWING

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 1PM JUNE 21

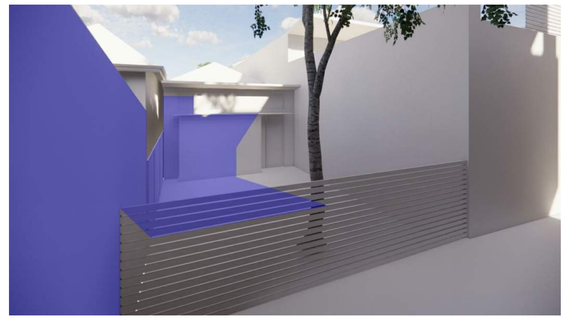
318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 2PM JUNE 21

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 3PM JUNE 21

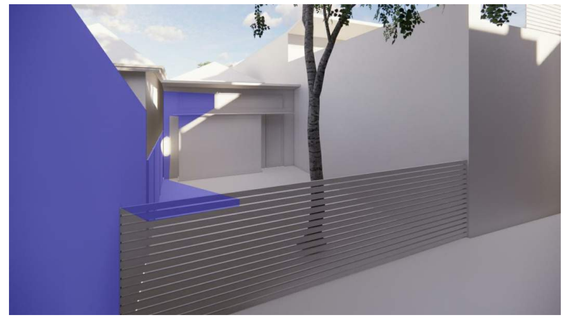
318 ANGAS STREET SUNSHADE ANALYSIS - PROPOSED DEVELOPMENT



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 1PM JUNE 21



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 2PM JUNE 21



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 3PM JUNE 21

SUNSHADE ANALYSIS LEGEND - 3D

AREA OF FILL DENOTES AREAS OF SHADOW CAST BY PROPOSED NEW DEVELOPMENT IN ADDITION TO AREAS OF SHADOW CAST BY EXISTING BUILDINGS AND STRUCTURES ON ADJACENT SITES

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FOR APPROVAL

-	FOR APPROVAL	04.11.2021
A	COUNCIL RFI	23.05.2022

Project
5 ALBERT LANE APARTMENTS

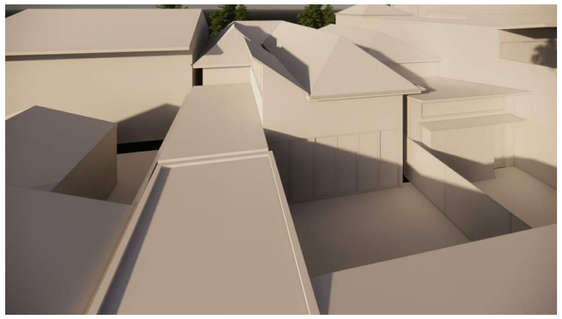
Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Sunshade Analysis Perspective Views 02

Project No.
19.048

Drawing No.
PL13.A

320 ANGAS STREET SUNSHADE ANALYSIS - EXISTING OVERSHADOWING



320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 9AM JUNE 21

320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 10AM JUNE 21

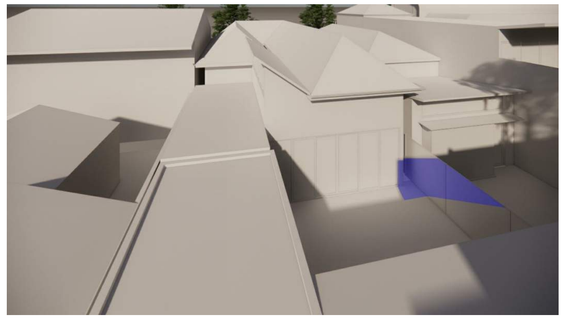
320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 11AM JUNE 21

320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 12PM JUNE 21

320 ANGAS STREET SUNSHADE ANALYSIS - PROPOSED DEVELOPMENT

320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 9AM JUNE 21

320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 10AM JUNE 21



320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 11AM JUNE 21

320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 12PM JUNE 21

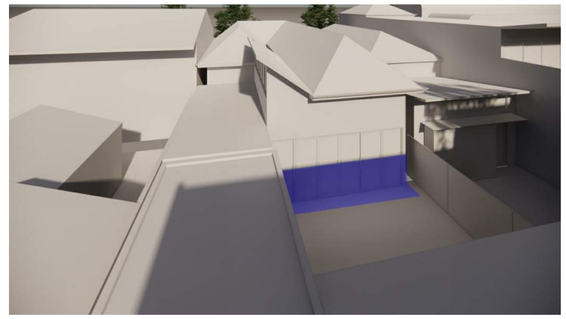
320 ANGAS STREET SUNSHADE ANALYSIS - EXISTING OVERSHADOWING

320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 1PM JUNE 21

320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 2PM JUNE 21

320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 3PM JUNE 21

320 ANGAS STREET SUNSHADE ANALYSIS - PROPOSED DEVELOPMENT



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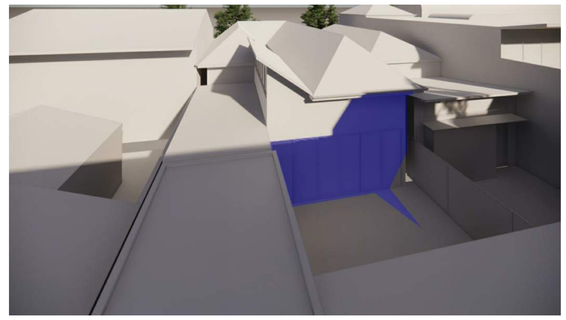
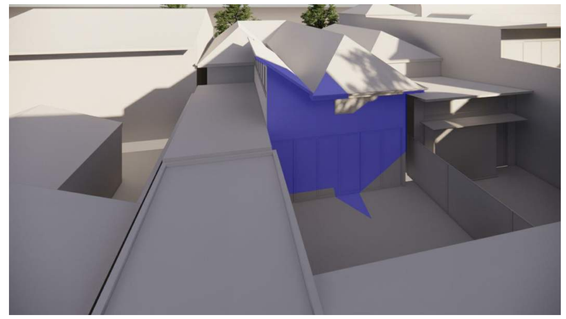


320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 2PM JUNE 21



320 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 3PM JUNE 21

SUNSHADE ANALYSIS LEGEND - 3D

AREA OF FILL DENOTES AREAS OF SHADOW CAST BY PROPOSED NEW DEVELOPMENT IN ADDITION TO AREAS OF SHADOW CAST BY EXISTING BUILDINGS AND STRUCTURES ON ADJACENT SITES

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-	FOR APPROVAL	04.11.2021
A	COUNCIL RFI	23.05.2022

Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Sunshade Analysis Perspective Views 03

Project No.
19.048

Drawing No.
PL14.A

318 ANGAS STREET SUNSHADE ANALYSIS - EXISTING OVERSHADOWING (APRIL 21)

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 9AM APRIL 21

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 10AM APRIL 21

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 11AM APRIL 21

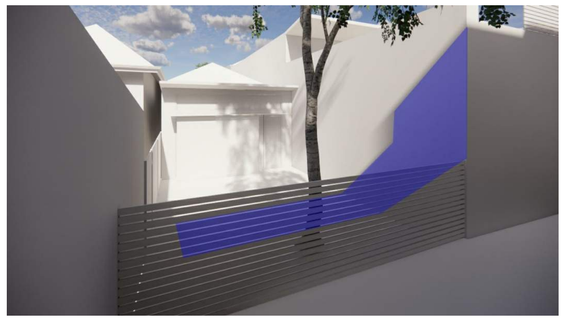
318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 12PM APRIL 21

318 ANGAS STREET SUNSHADE ANALYSIS - PROPOSED DEVELOPMENT (APRIL 21)

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 9AM APRIL 21

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 10AM APRIL 21

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 11AM APRIL 21



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 12PM APRIL 21

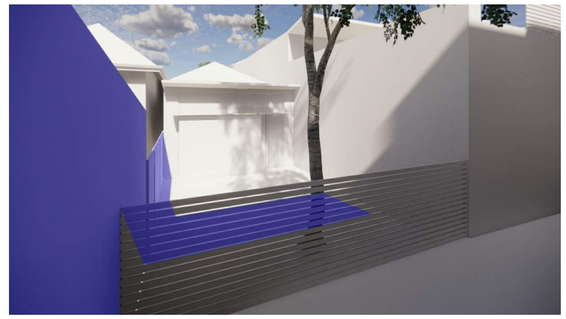
318 ANGAS STREET SUNSHADE ANALYSIS - EXISTING OVERSHADOWING (APRIL 21)

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 1PM MAY 21

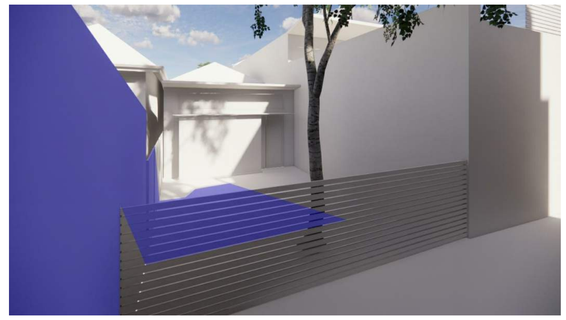
318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 2PM MAY 21

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: EXISTING CONDITIONS 3PM MAY 21

318 ANGAS STREET SUNSHADE ANALYSIS - PROPOSED DEVELOPMENT (APRIL 21)



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 1PM APRIL 21



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 2PM APRIL 21

318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 3PM APRIL 21

SUNSHADE ANALYSIS LEGEND - 3D

AREA OF FILL DENOTES AREAS OF SHADOW CAST BY PROPOSED NEW DEVELOPMENT IN ADDITION TO AREAS OF SHADOW CAST BY EXISTING BUILDINGS AND STRUCTURES ON ADJACENT SITES

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-	FOR APPROVAL	04.11.2021
A	COUNCIL RFI	23.05.2022

Project
5 ALBERT LANE APARTMENTS

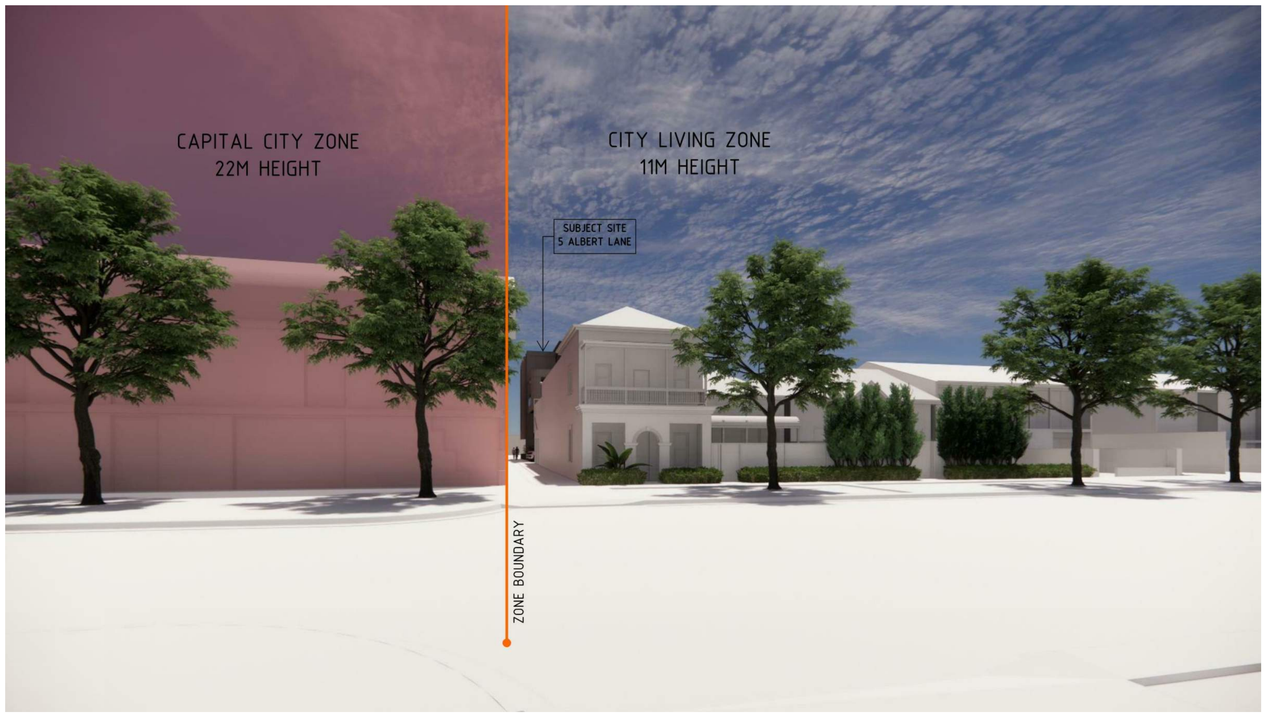
Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Sunshade Analysis Perspective Views 04

Project No.
19.048

Drawing No.
PL15.A

STREETSCAPE ANALYSIS PERSPECTIVE VIEW 01: ANGAS STREET LOOKING NORTHWARD



STREETSCAPE ANALYSIS PERSPECTIVE VIEW 02: ANGAS STREET LOOKING NORTHWARD DOWN ALBERT LANE

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Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Streetscape Analysis Perspective Views

Project No.
19.048

Drawing No.
PL16.A

3D PERSPECTIVE VIEW 03: ALBERT LANE LOOKING SOUTHWARD

3D PERSPECTIVE VIEW 04: ALBERT LANE LOOKING NORTHWARD

3D PERSPECTIVE VIEW 05: ALBERT LANE LOOKING WESTWARD

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Project
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Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
3D Perspective Views 01

Project No.
19.048

Drawing No.
PL17.A

3D PERSPECTIVE VIEW 06: EAST BOUNDARY CONDITION

A

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Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

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Drawing Title
3D Perspective Views 02

Project No.
19.048

Drawing No.
PL18.A

3D PERSPECTIVE VIEW 07: EAST BOUNDARY CONDITION

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Project
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Project Address
5 ALBERT LANE ADELAIDE

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Drawing Title
3D Perspective Views 03

Project No.
19.048

Drawing No.
PL19.A

Ref: 19ADL-0334

21 January 2022

Dylan Grieve
Senior Planner
City of Adelaide

Via Plan SA

URPS

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Melbourne
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Carlton, VIC 3053

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urps.com.au

Dear Dylan

21037088 - 5 Albert Lane - Demolition of Existing Bitumen Car Park and Construction of New Mixed-Use Building Comprising Four Dwellings and Car Park for Continuing Use in Association with the Office Building at 118-120 Hutt Street, Adelaide.

Introduction

URPS has been engaged by Buik Holdings to assist with the proposed development at 5 Albert Lane. As per your request dated 18 November 2021, we provide the Preliminary Site Investigation and Site Contamination Declaration Form. We also take this opportunity to provide you with a summary of the changes between this proposal and the previously refused application.

Background

On 26 April 2021, the City of Adelaide Council Assessment Panel (CAP) considered application 564/2020 for the construction of a four-level residential flat building including car parking on basement, ground and level one, as well as apartments on levels two and three on the subject land. The CAP refused the application (by a 2-3 vote) for the following reasons:

> ***The proposal does not satisfactorily comply with the plot ratios, height and landscaped open space provision relevant to the subject land and will consequently have a detrimental impact on the amenity of existing residential development in the locality. In particular, the proposal fails to achieve the following provisions:***
>
> ***South East Policy Area 31***
>
> - ***Desired Character Statement***
> - ***Principles of Development Control 2, 3, 5, 6 and 7***

The representors lodged Section 86(1)(f) proceedings (ERD-21-43) and the applicant appealed the refusal of the application by the CAP (ERD-21-93).

The applicant commenced negotiation with the representors in an attempt to negotiate a compromise. The main areas of concern for the owners to the south related to the proximity of the proposed built form to the southern boundary and perceived overshadowing and outlook impacts. For the owners to the east, the proposed setback of the eastern wall off the eastern boundary was a concern.

The applicant has amended the design to address concerns and lodged a new development application.

Planning and Design Code

The original application 564/2020 was assessed against the Adelaide (City) Development Plan. The new application has been lodged post 19 March 2021 and is therefore assessed against the Planning and Design Code.

The new application is therefore assessed against different planning policy with different notification requirements in accordance with *Planning, Development and Infrastructure Act 2017*.

The proposal for continued use as a residential flat building and car parking that is ancillary to an existing office is not Accepted, Deemed to Satisfy or Restricted. It is a Performance Assessed type of development.

In accordance with the Rules of Interpretation of the Planning and Design Code, Performance Outcomes (PO) are policies designed to facilitate assessment according to specialised factors. These include land use, site dimension and land division, built form and hazard risk minimisation.

Designated Performance Features are provided to assist the relevant authority to interpret the performance outcomes. They are guide only of one way to meet the corresponding PO and do not need to be achieved to meet the PO.

This is important to remember when reviewing the relevant PO's and DPF's related to overshadowing. That is, you do not need to meet the DFP's to achieve the intent of the guidelines of the PO's.

Notification

In accordance with table 5 of the Planning and Design Code, the proposal requires notification as the development exceeds the maximum building height specified in City Living DTS/DPF 2.2.

Changes Between Refused Application and Subject Proposal

A number of amendments have been made to the proposal to address the reasons for refusal of the original application by the CAP. The changes and reasons for the changes are summarised below:

Change	Reason
• Building Height reduced by a further 500mm (combined 200mm reduction in ground floor clear car park height & 300mm reduction in L1 clear car park height)	• Reduce visual bulk and scale and reduce overshadowing of the southern neighbours
• East external wall moved to east boundary to all car park levels (Basement, Ground & L1)	• In accordance with eastern neighbours' preference
• Additional 1m width in the internal car park layouts to provide wider vehicle aisle (increased from 5.8 to 6.2) and additional 600mm wide area between eastern parking spaces and vehicle ramp	• Improved manoeuvring and potential for additional storage
• Rebated geometric pattern proposed to visible sections of east wall on boundary (Wall finish 'PC3' Ground Floor & Level 1) as viewed from eastern neighbour's private open space. Concrete Colour changed to Dark Grey tonal range	• Provide a darker backdrop for eastern neighbour's plantings
• Upper Level (L2 & L3) Eastern external concrete walls (Wall finish 'PC4') changed to Light Grey finish	• Reduce visual bulk and scale of the upper levels
• Upper Level (L2 & L3) Southern external concrete walls (Wall finish 'WF-02') changed to lightweight vertical groove cladding in Light Grey painted finish	• Reduce visual bulk and scale of the upper levels
• Amended layout to L2 Apartment 2.03 (reduced area) resulting in increased southern setback to L2	• Reduce visual bulk and scale and reduce overshadowing of the southern neighbours
• Amended layout to L3 Apartment 3.02 (reduced area) resulting in increased southern setback to L3	• Reduce visual bulk and scale and reduce overshadowing of the southern neighbours
• Roof mounted plant platform shifted further north	• Reduce visual bulk and scale and reduce overshadowing of the southern neighbours

Assessment

Whilst there has been policy change under the Planning and Design Code, much of it has been transferred from the Development Plan. In summary, policies relating to the following topics are either identical to the Development Plan or are similar:

- Land use.
- Height.
- Access.
- Car and bicycle parking provision.
- Apartment amenity (size, private open space, storage, light and ventilation).
- Heritage adjacency.
- Design.

The policy relating to plot ratio that was in the Development Plan was not transferred into the Planning and Design Code. This was a previous reason for refusal.

On the basis the above matters were not deemed as issues with the original application and there has been minimal notable changes to the relevant planning policies a full assessment has not been provided against the Planning and Design Code.

Rather, the following assessment has focussed on the reasons for refusal that related mainly to the height and subsequent impact on adjoining land from overshadowing and visual intrusion.

Height

The maximum building height remains as per the height designated in the Development Plan, that is 3 levels and 11m. The building height was a reason for refusal and related to mainly the corresponding impacts from overshadowing and visual intrusion. The height has been reduced by 500mm and is now 14m.

Overshadowing

One of the main areas of concern of the refused application related to overshadowing. Overshadowing provision in the Planning and Design Code are contained in the Interface between Land Uses section as follows:

PO 3.1 ***Overshadowing of habitable room windows of adjacent residential land uses in:***

- ***(a) neighbourhood-type zone is minimised to maintain access to direct winter sunlight***
- ***(b) other zones is managed to enable access to direct winter sunlight.***

DPF 3.1 ***North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.***

PO 3.2 ***Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:***

(a) ***a neighbourhood type zone is minimised to maintain access to direct winter sunlight***

(b) ***other zones is managed to enable access to direct winter sunlight.***

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.***

The maximum building height of the City Living Zone, Medium-High Intensity Subzone is 11m. Drawing PL11 of the submitted documentation demonstrates the impact of overshadowing on a 11m high block mass building envelope across the entire site.

Plans have been provided for the winter solstice (June 21) at 9am, 12pm and 3pm. This can be compared to the overshadowing of the proposed design on PL10.

A summary of overshadowing on the allotments to the south is as follows:

316 Angas Street (Drawing PL12)

The existing north facing external windows and glazed door to the level 1 main living room to dwelling are not overshadowed by the proposed development on the June 21.

A minimum of 20% of the existing level 1 open terrace (private open space) is not overshadowed by the proposed development between the hours of 10am – 3pm on the June 21.

318 Angas Street (Drawings PL13 June 21 & PL15)

The existing north facing external windows and glazed door to ground floor main living room are partially overshadowed by the proposed development on the June 21 as follows:

- Minimal to no overshadowing at 9am
- Approx. 10% overshadowing at 10am
- Approx. 15% overshadowing at 11am
- Approx. 20% overshadowing at 12pm
- Approx. 60% overshadowing at 1pm
- Approx. 50% overshadowing at 2pm
- Approx. 10% overshadowing at 3pm

SHAPING
GREAT
COMMUNITIES

The existing ground floor north facing private open space is affected by existing overshadowing between 9am – 3pm on June 21. Between the hours of 11am and 3pm any private open space that is not affected by existing overshadowing is overshadowed by the proposed development.

The existing north facing external windows and glazed door to ground floor main living room are not overshadowed by the proposed development on April 21 (2 months prior to the winter solstice) refer Drawing PL15.

A minimum of 20% of the existing ground floor north facing private open space is not overshadowed by the proposed development between the hours of 9am – 3pm on April 21 (2 months prior to the winter solstice) refer Drawing PL15.

320 Angas Street (Drawing PL14)

The existing north facing external windows and glazed door to the ground floor main living room are partially overshadowed by the proposed development on the June 21 as follows:

- No overshadowing at 9am
- No overshadowing at 10am
- Minimal to no overshadowing at 11am
- Approx. 20% overshadowing at 12pm
- Approx. 50% overshadowing at 1pm
- Approx. 100% overshadowing at 2pm
- Approx. 100% overshadowing at 3pm

The existing ground floor north facing private open space is affected by existing overshadowing between 9am – 3pm on the June 21. Between the hours of 9am and 11am existing private open space is not overshadowed by the proposed development at all (minimal to no overshadowing at 11am).

The proposal therefore meets the overshadowing guidelines of the Planning and Design Code PO 3.1 and PO 3.2

Visual intrusion

Wall on Eastern Boundary

As detailed above, the neighbour to the east requested that there be no setback of the wall off the eastern boundary. Their preference was for the wall to be sited on the boundary. This request has been facilitated and the wall will be articulated with a geometric pattern and coloured a dark colour. This will offset the landscaping proposed along this boundary (on the neighbouring land).

Setbacks

The amended setbacks detailed in the table above, will further minimise impacts on visual outlook on the dwellings to the south. The amendments have been made in consultation with the neighbours. The proposed building enables adequart3 access to natural light and ventilation to neighbours and as desired in Zone PO 3.2.

Site Contamination

Kleinfelder Australia has prepared a Preliminary Site Investigation (PSI) report together with a signed Site Contamination Declaration Form lodged with this application.

Two Potentially Contaminating Activities have occurred at and within the vicinity of the site; importation of fill and demolition of buildings and/or structures. These are not listed as Class 1, 2 or 3 activities in Practice Direction 14 under the Planning, Development and

Infrastructure Act 2016 (PDI Act). Consequently, site contamination is considered unlikely to exist for the purposes of Planning Consent.

This means that the site is suitable for its intended residential use.

Conclusion

The proposed development meets the desired land use for increased residential accommodation within the City Living Zone. The proposed dwellings provide apartments that have good amenity with respect to apartment size, private open space, access to light and ventilation and storage.

The proposed building is a high-quality design that will contribute positively to the locality. The design is contextual and the proposed building will be constructed of durable materials.

All of the above-mentioned aspects of the proposal were accepted in the original application and remain acceptable under the terms of the Planning and Design Code.

The key issue with the previous application, which was narrowly refused by CAP 2-3 despite being supported by staff, was how its height and siting impact on its adjoining residential neighbours to the east and south. In this respect:

- The amendments made reduce overshadowing to the properties to the south and meet the guidelines of the Planning and Design Code.
- The amended setbacks off the boundary to the south reduce the visual impact of the proposed building.
- Conversely, the siting of the eastern wall on the boundary now meets the neighbours desire for no setback.

The proposed development overcomes the CAP's reasons for refusal of the original application. As such, the proposal warrants Planning Consent.

I can be contacted on 8333 7999 if you have questions.

Yours sincerely

Matthew King
Managing Director

URPS

Buik Holdings
19ADL-0334
October 2020

PLANNING STATEMENT

5 Albert Lane, Adelaide

5 Albert Lane, Adelaide

October 2020

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1.0 Introduction

URPS has been engaged by Buik Holdings to provide advice and prepare this supporting planning statement regarding a proposal for the redevelopment of an existing car park and construction of a multi-level residential flat building comprising 5 apartments.

This statement has been prepared following our review of the proposal plans prepared by Proske Architecture and Interiors, the certificate of title, past approvals and lease agreements, the Sonus Acoustic assessment report, the CIRQA traffic engineers report, the subject land and locality and the Adelaide City Council Development Plan consolidated 30 April 2020.

For the reasons explained within this report, the proposal is a carefully designed and high-quality development that, when tested against the most relevant provisions of the Development Plan, merits Development Plan Consent.

2.0 Executive Summary

The location of subject land can be summed up as 'out the back' within a laneway type environment.

It is at the back of a number of 2-2.5 storey commercial buildings to the west that are located in the Capital City Zone - Albert Lane is the interface between the Capital City Zone and the City Living Zone.

It is also at the back of commercial buildings to the north, and dwellings to east and south. As a consequence, there is a mix of built form, setbacks, car parking, waste storage areas, fencing and minimal landscaping.

As its name suggests, Albert Lane is a single width laneway with no separation between vehicles, pedestrian and cyclists and a central spoon drain. The site itself is occupied by an existing at-grade car park and some non-Regulated, medium sized trees.

The amenity of the immediate locality is typical of many laneway areas out the back of more prominent streets. At the same time, the subject site is located immediately adjacent to desirable areas such as the shopping/restaurant strip along Hutt Street and the historic residential character of Angas Street.

The east Adelaide Park Lands are also only 250m to the east. This location together with the size and shape of the site means that it is well placed to accommodate the residential infill anticipated by the Adelaide Development Plan.

The site is not vacant – it contains car parking that is tied to an adjacent commercial property. Established legal agreements dictate that this car parking must be retained as part of any redevelopment of the land. This makes redevelopment of the site all the more challenging and is a key reason why the proposed building is one storey taller than the Development Plan height guideline.

The proposed development retains the existing number of car parking spaces and provides parking for the apartments above across three levels – basement, ground and first floor. The top two levels contain five apartments in total. This is an appropriate land use mix.

The building design responds to the varied architectural environment it sits in. Its height, albeit taller than anticipated in the Development Plan, is:

- A comfortable fit in this locality.
- Provides a transition between the height limit in the Capital City and City Living Zones.
- Setback from residential boundaries to mitigate impacts of shadow, privacy and sense of enclosure.

The result is a building that is suited to its location, robust in form and materials, providing for residential infill and retention of parking where it is needed, and managing impacts on neighbouring properties appropriately.

3.0 The Subject Land and Locality

The subject land is known as 5 Albert Lane, Adelaide. It is also known as Certificate of Title Volume 5427 And Folio 991 (refer **Appendix A**).

The land has the following features:

- A car park with 31 parking spaces. This car park provides parking to the property at 120 Hutt Street Adelaide. The use of the land for car parking was authorised previously under a development application (refer to **Appendix B**).
- The car park features a primary car parking (where there are 24 spaces) which is accessed via an existing crossover from Albert Lane to the north of the land. 7 additional angled parking spaces situated on the western side of the land are also provided and accessed from Albert Lane.
- Relatively flat topography with only a very gradual fall in a south-north direction.
- Non-regulated trees situated within an existing garden bed.

The locality has a mixed character which is typical of a site at the edge of two zones (these being the Capital City Zone and the City Living Zone).

Land to the west and north of the land comprises primarily offices but also includes an IGA supermarket which fronts Hutt Street. Albert Lane primarily has a 'back of house' character given the rear of those buildings face Albert Lane (with their façades fronting Hutt Street).

Also, to the north, and to the north-east and east of the land lie two storey dwellings being a mix of contemporary and older styles dating back to the 1970s.

To the south of the land lie single and two storey 'character' residences two of which are identified as Local Heritage Places.

Figure 1 – View of the subject land as taken from Albert Lane (looking south)

4.0 The Proposal

The proposal involves a complete re-development of the land, as detailed within the proposal plans prepared by Proske Architecture and Interiors (refer **Appendix C**).

All current site improvements (i.e. the at-grade car park, paved surfaces, concrete kerbs and gutters, stormwater drainage and garden beds including non-regulated trees) are to be demolished.

These existing 31 parking spaces will be re-positioned within a new car park constructed within the new building and its parking areas. There are existing legal agreements requiring the retention of these parking spaces on the site (refer **Appendix D**).

At the at-grade level of the new facility, will be an entry lobby accessed via Albert Lane, lift, stair well and fire egress and waste storage for the apartments. The stair, lobby and lift extend down to the basement.

Level 1 will feature an additional 16 parking spaces with 5 for external use and the remaining 9 for their 5 apartments to use. Level 1 also features stair, lobby and lift and there is a services area allocated in the south-eastern pocket of the land measuring 25m^2.

Level 2 features 3 apartments (2 x 2 bedrooms and 1 x 2 bedroom with study). Level 3 features 2 x apartments both with 2 bedrooms and one with a study.

The building has a modern, simple form with primary materials including pre-cast concrete and perforated mesh screening in a bronze finish.

3D imagery of the proposal is provided on the following page.

Figure 2 - 3D visuals of the proposal (prepared by Proske Architecture and Interiors)

5.0 Procedural Matters

4.1 Assessment Process

The subject land is situated within the City Living Zone and Policy Area 31 as per Zones and Policy Areas Maps 36 and 57.

Within the Zone a “residential flat building” is not listed as a complying or non-complying form of development and is therefore is assessed on its merits.

A change in use to car park, except where ancillary to an approved or existing use is a non-complying form of development. As a car park already exists on the land the proposed development is not changing this aspect of the existing land use. Therefore, the car park element of the proposal is also to be assessed on its merits.

On this basis, the proposed development is an on-merit form of development.

4.2 Public Notification

All development in the Zone is Category 2 except for non-complying development.

Therefore, the proposal is a Category 2 form of development for the purposes of public notification.

5.0 Planning Assessment

5.1 Land Use

The subject site currently contains an at grade car park that is ancillary to the existing development at 120 Hutt Street, Adelaide i.e. to the west.

The proposed development has two land use elements:

1. Retention of the car park that is ancillary to the existing nearby development at 120 Hutt Street, Adelaide.
2. A residential flat building.

Both these land use elements sit within the proposed new building, with the car parking at ground level and the dwellings above.

Principle of Development Control 16 in the City Living Zone states:

PDC 16 The following kinds of development are non-complying:

(a) A change of use to any of the following:…

Car park except where ancillary to an approved or existing use…

The existing ancillary car park being retained on the subject is a continuation of an existing land use and not a change in land use. This does not trigger the non-complying assessment process.

Principle of Development Control 2 in the City Living Zone anticipates residential flat buildings as follows:

PDC 2 The following types of development, or combinations thereof, are envisaged:…

Residential Flat Building

The Desired Character statement for Policy Area 31 also states:

South East Policy Area 31

Desired Character

…Residential flat buildings may be appropriate where they are developed on larger sites to provide an increase in dwelling density...

The Desired Character statement for the City Living Zone also anticipates:

…The City Living Zone will provide high amenity residential living environments along with related non-residential uses compatible with residential amenity, as articulated in the Policy Areas. Carefully executed high quality residential infill is envisaged and opportunities are presented for comprehensive redevelopment on larger, particularly non-residential sites, and also on catalyst sites fronting South Terrace and East Terrace. The desired increase in the City's resident population relies, in part, on realising infill housing opportunities with high regard to their context and achieving overall, higher dwelling densities in this Zone…

The City Living Zone and Policy Area 31 do not define what constitutes a "large" site. The Dwelling Unit Factor in Policy Area 31 is 120m^2. The subject site is 676.3m^2 (22.98m x 29.43m) in area and is "large" in comparison to the 120m^2 Dwelling Unit Factor. There is also a variety of much smaller allotments

surrounding the subject site. In this context, we contend that the subject site is a "large" that can reasonably accommodate a residential flat building.

Therefore, the proposed land uses satisfies the Development Plan guidelines.

5.2 Height/Scale

Principle of Development Control 7 of the City Living Zone guides building height as follows:

PDC 7 Development should not exceed the height prescribed for each Policy Area. The height of new buildings, including the floor to ceiling clearances of each level, should take reference from the prevailing building heights within the locality, with particular reference to adjacent heritage places.

Policy Area 31 includes the following provisions also targeted towards the height and scale of development:

Desired Character

…Development will comprise residential buildings that are consistent with the existing palette of primarily street-fronting dwellings (detached, semi-detached and row dwellings) and the prevailing building scale and character. Residential flat buildings may be appropriate where they are developed on larger sites to provide an increase in dwelling density. Further development of land for non-residential uses is limited to land and buildings in non-residential use.

Development will be designed to complement the existing streetscape comprising the more spacious settings on the main east-west streets, Carrington, Halifax and Gilles Streets, and the intimacy of the smaller streets and laneways.

…The predominant building scale and heritage places in the immediate locality will be referenced by new buildings/additions, particularly as they address public streets. Opportunities may be available for carefully composed and sited second and third building levels which are suitably removed from street view, and with limited impact on the low scale setting of such places.

…Development will exemplify quality contemporary design that is generally of greater intensity than its surrounding and will comprise a number of individual buildings in a spacious, well landscaped setting designed to carefully manage the interface with adjacent residential development, particularly with regard to massing, proportions, overshadowing, traffic and noise. High regard is to be had to reflecting each key development areas context, in particular with regard to state and local heritage places, subdivision pattern and movement.

PDC 7 Development to a maximum building height of 3 storeys or 11 metres is appropriate where:

(a) the scale relationship of the proposed building with neighbouring buildings is satisfactory; and

(b) the amenity impacts on adjacent sites acceptable.

except where located on land within the areas indicated on Policy Area Maps Adel/56, 57 and 63, where development up to 2 storeys is appropriate. (underlining added)

The proposal is four storeys (with an additional basement level underground) and a maximum height above natural ground level of 15.4 metres. Therefore, the building exceeds the height guideline by one storey or 4.4 metres.

In our view, the proposed height is acceptable in this instance because it satisfies the key elements of PDC 7 quoted above as discussed below:

- ***The "scale relationship of the proposed building with neighbouring buildings is satisfactory" because:***
  - > The existing non-residential buildings to the west fronting Hutt Street range in height from 2, 2.5 and 3 storeys. Dwellings to the east, south-east and north-east are 2 storeys. The scale differences between existing buildings and the proposed development is proportionate and satisfactory.
  - > The subject site sits immediately adjacent the Capital City Zone to the west, wherein development of up to 22 metres tall is envisaged i.e. double the height allowable on the subject site. The proposed 15.4m high building will provide an appropriate transition in height/scale at the interface between Zones from the 22m height guideline in the Capital City Zone to the 11m height guideline in the City Living Zone.
  - > The scale of the proposed building has been moderated at its residential interface to the south with Level 2 being setback 1.5-3m and Level 3 being setback 3m from the southern boundary i.e. the building is stepped away from the boundary at higher levels.
  - > The scale of the proposed building has been moderated at its residential interface to the east with Levels 2 and 3 being setback between 1-3m from the east site boundary i.e. the building is stepped away from the boundary at higher levels.
  - > The location of the subject site means that the proposed building is not directly visible from Angas Street, Hutt Street or Wakefield Street.

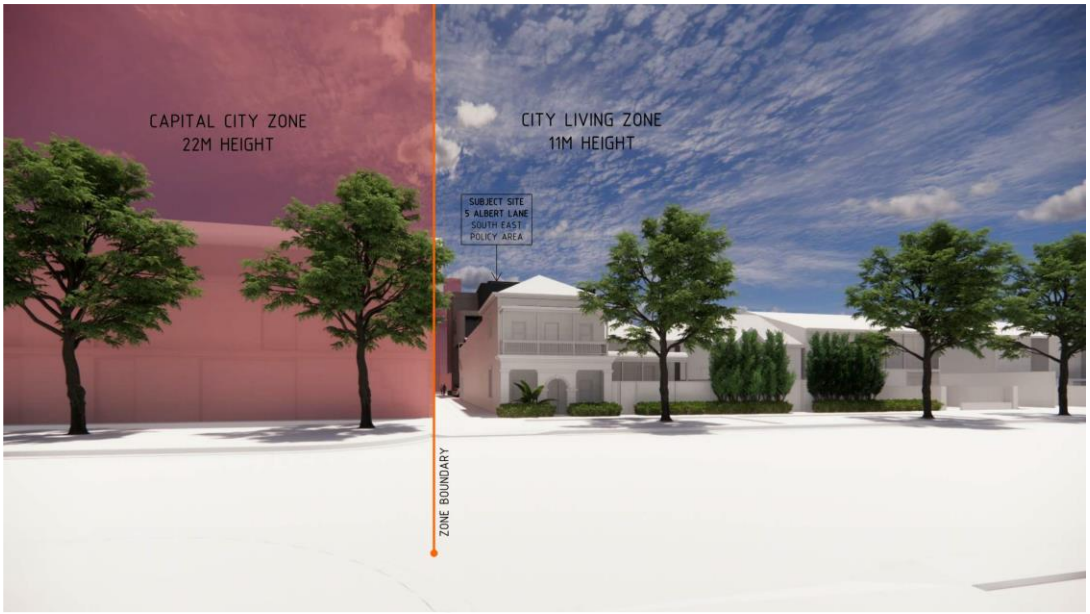

Figure 3 – Diagram prepared by Proske Architecture and Interiors showing the site's adjacency to the CC Zone and also the limited visual impact of the development to Angas Street

- ***The "amenity impacts of adjacent site are acceptable" because:***
  - > All south and east facing windows have fixed obscure glass to at least 1.8m in height minimising the potential for overlooking of adjoining dwellings to the east and south.
  - > The south-facing balcony of Apartment 2.03 on Level 2 contains a privacy screen minimising the potential for overlooking of adjoining dwellings to the south and south-east.
  - > The overshadowing diagrams indicate that sunlight access impacts are reduced to an acceptable level in the context of the locality and the zoning 's envisaged height – refer below analysis.

- There are no specified boundary setback guidelines in the City Living Zone, with the policy focus on achieving consistency where consistent boundary setbacks already exist. In this locality adjacent to the subject site there are a number of two storey walls on side and rear boundaries. In this context, Levels 1 and 2 of the proposed development extending to the side/rear boundaries of the site is consistent with existing development. From an amenity perspective, some courtyards at the ground and first floor level associated with adjoining dwellings will experience a greater sense of enclosure, but not beyond what may be reasonably anticipated in a CBD location.

Principle of Development Control 6 in the City Living Zone guides building height as follows:

PDC 6 **Buildings or additions, including those of innovative and contemporary design, should reinforce the Policy Area and demonstrate a compatible visual relationship with adjacent heritage places or the Adelaide Historic (Conservation) Zone in terms of its:**

(a) bulk, height and scale (i.e. the length and size of unbroken walling and the roof volume and form);…(underlining added)

Residential flat buildings that increase dwelling density and intensity are anticipated on larger sites such as the subject land in the Desired Character statement for Policy Are 31 quoted above. The inconsistent character in terms of scale of this particular locality and the fact that the subject site does not address any significant public streets has been discussed previously. The bulk, height and scale of the development satisfies PDC 6 in this regard.

The proposed development adjoins the rear of two Local Heritage Places at 318 and 320 Angas Street. There is adequate separation from the elements of heritage value on these adjacent sites and the Angas Street streetscape to satisfy PDC 6.

5.3 Setbacks

Principles of Development Control 6 and 9 in the City Living Zone guide boundary setbacks as follows:

PDC 6 **Buildings or additions, including those of innovative and contemporary design, should reinforce the Policy Area and demonstrate a compatible visual relationship with adjacent heritage places or the Adelaide Historic (Conservation) Zone in terms of its:…**

(b) width of frontage and the front and side boundary building set-back patterns;…

PDC 9 **Where consistent building set-backs from front, side and rear allotment boundaries prevail in a locality, new development should be consistent with these setbacks. (underlining added)**

Existing development in Albert Lane is largely set on or close to front, side and rear boundaries. This means that the proposed development is consistent with the character of existing development in the locality in terms of boundary setbacks, thereby satisfying PDCs 6 and 9.

Principle of Development Control 8 of the City Living Zone states:

PDC 8 **Where development proposes a building higher than the prevailing building heights that contribute to the desired character of a locality, the taller building elements should be setback from street frontages to avoid a detrimental impact on the prevailing character.**

This provision is targeted towards development that fronts the more significant streets in the City Living Zone where the prevailing building height contribute towards a desired locality character e.g. Angas Street.

The subject site is located on Albert Lane, which is a laneway that has an eclectic built form character that is not particularly defined by consistency of building height (existing buildings range in height form 1-2.5 storeys in height).

In this context, it is contended that PDC 8 is not relevant to the assessment of this development proposal.

5.4 Dwelling Unit Factor

Policy Area 31 PDC 4 anticipates a dwelling unit factor (DUF) of 120m^2, except for the key development area indicated on Figure SE/1 (which does not cover the subject site).

The proposed development has a DUF of 135m^2 which satisfies this guideline.

5.5 Plot Ratio

Principle of Development Control 3 of Policy Area 31 indicates that the plot ratio should not exceed 0.8 on this site.

Council Wide Principle of Development Control 175 states that plot ratios have been established in a number of Zones for the purpose of ensuring that intensity of development on land is consistent with the desired character.

The amount of building floor area that may be permitted on the allotment(s) on which any development is situated should not exceed the area calculated by multiplying the area of the allotment(s) on which the development is situated by the plot ratio applicable to the allotment(s).

The proposed development has a total building floor area of 822m^2 (levels 2 and 3 excluding mechanical or electrical plant or equipment servicing the building, lift shafts and vertical service ducts).

The subject site is 676.3m^2 in area. This means that the plot ratio is 1.22. This variation from the plot ratio guideline is acceptable for the reasons detailed in the section on height and scale as provided earlier in this report.

5.6 Design and Appearance

The following provisions of the City Living Zone relate to design and appearance:

City Living Zone

Desired Character

…The Zone comprises Adelaide's main residential living districts which have developed with a range of stand-alone and paired cottages, terrace or row housing, and low to medium scale contemporary apartment buildings, and with remnant workshops, service trades, offices and mixed uses, particularly west of Hutt Street.

The City Living Zone will provide high amenity residential living environments along with related non-residential uses compatible with residential amenity, as articulated in the Policy Areas. Carefully executed high quality residential infill is envisaged and opportunities are presented for comprehensive redevelopment on larger,

particularly non-residential sites, and also on catalyst sites fronting South Terrace and East Terrace. The desired increase in the City's resident population relies, in part, on realising infill housing opportunities with high regard to their context and achieving overall, higher dwelling densities in this Zone.

PDC 6 Buildings or additions, including those of innovative and contemporary design, should reinforce the Policy Area and demonstrate a compatible visual relationship with adjacent heritage places or the Adelaide Historic (Conservation) Zone in terms of its:

- **(a) bulk, height and scale (i.e. the length and size of unbroken walling and the roof volume and form);**
- **(b) width of frontage and the front and side boundary building set-back patterns;**
- **(c) overall building proportions and massing (by maintaining the desired horizontal [and/or vertical] emphasis, exhibiting vertical openings and a high solid to void ratio);**
- **(d) modelling and articulation of facades; and**
- **(e) incorporation of key architectural elements and detailing where a particular construction era and building style prevails as expressed in the desired character (without excessive use or mimicry of decorative elements and ornamentation) i.e. with the inclusion of elements such as porches, verandahs, balconies and fences where appropriate. (underlining added)**

The character of this particular locality has previously been described. In short, it is a locality of very mixed character – mix of land uses, scale and architectural style. This is quite different from more prominent streets in the Zone and Policy Area 31 that often have a more consistent established character.

The subject site is large in size where residential infill and compatible use is anticipated with a view to realising higher densities in the City Living Zone. The subject site is also tucked away so that there is greater freedom in terms of architectural expression without disturbing established desired built-form character.

The subject site adjoins the rear of two Local Heritage Places. As discussed previously, there is adequate separation from the elements of heritage value on these adjacent sites and the Angas Street streetscape to satisfy PDC 6. Provisions in the Council Wide section relating to development adjacent to Heritage Places are more applicable in circumstances where the sites share a street frontage.

Many Development Plan provisions anticipate new development being complementary to established built-form character. Council Wide PDC 181 is an exception to this, applying where there is little or no established building pattern:

PDC 181 Where there is little or no established building pattern, new buildings should create new features which contribute to an areas desired character and the way the urban environment is understood by:

- **(a) frontages creating clearly defined edges;**
- **(b) generating new compositions and points of interest;**
- **(c) introducing elements for future neighbouring buildings; and**
- **(d) emphasising the importance of the building according to the street hierarchy**

The proposed building has a commercial character at ground and first floor levels where car parking is accommodated. Building materials include perforated metal that provides for ventilation and pre-cast concrete. There is also a strip and vegetation at ground level along the western elevation.

The second and third floor levels facing north feature wide balconies, while the western façade has staggered setbacks and complementary variation in materials.

This satisfies the PDC 181 quote above by creating clearly defined building edges, providing a dramatic composition with points of interest and complementing the nature of established commercial development in the laneway.

5.7 Landscaped Open Space

Principle of Development Control 5 in Policy Area 31 states:

PDC 5 A minimum of 20 percent landscaped open space should be provided on the site of any development.

The proposal features a landscaping strip of just under 1m wide along the western edge of the subject site. This is approximately 10m^2 in area, representing approximately 1.5% of the subject site.

While this is substantially less than the 20% guideline, the location of the subject site on a laneway at the rear of commercial properties with substantial site coverage means that this variation from the Development Plan is justified in this instance.

That said, a combination of creepers and planters on balconies provide some 'greening up' of the building (as shown below) to soften its appearance.

Figure 4 – Proposed 'green up' methods employed by Proske Architecture and Interiors

5.8 Interface Management

Primary interface considerations in this matter relate to visual impact, noise, overshadowing and overlooking. Commentary on these matters is provided below.

5.8.1 Visual Impact

The land to the east of the subject site comprises an attached, 1970's two storey townhouse (within a residential flat building) with rear access. The dwelling is located on the boundary of the subject land for a length of about 13.6 metres. The same dwelling's carport is also located on the boundary of the subject land for a length of about 3.7 metres, meaning that there is about 17.4 metres of existing boundary development.

Figure 5 – Existing two-storey boundary wall on the eastern side, fronting the subject land

The proposed development locates the Ground Floor and Level 1 (car park levels) on this same boundary.

The combined height of these levels is less than the height of the two-storey dwelling to its east, providing an acceptable height and extent of boundary development adjacent that property.

Levels 2 and 3 above are setback in the order of 3.0-3.2 metres reducing the visual impact of these levels from neighbouring properties to the east and south.

The proposed development also features a two-storey wall on the southern boundary, with the top two proposed levels being setback between 1.5-6.3 i.e. as the building goes up it goes in. To the south are three residential properties, namely 316, 318 and 320 Angas Street. There is a strip of private land leading to a garage at the rear of 320 Angas Street.

This land runs along the southern boundary of the subject site and provides a buffer between the proposed development and the rear of the adjoining residential properties to the south.

5.8.2 Noise

An environmental noise assessment has been made of the car parking portion of the proposed development to be located at 5 Albert Lane, Adelaide by Sonus (refer **Appendix E)**.

The conclusion of the report states:

- The assessment considers noise at the surrounding residences from on-site vehicle movements and general car park activity.

- The predicted noise levels from the development will achieve the relevant requirements of the Development Plan subject to the implementation of the treatments recommended in this report, comprising the installation of absorption to the car park soffit and specific wall and/or acoustic louvre constructions for the car park structure.
- It is therefore considered that the facility has been designed to minimise adverse impacts, avoid unreasonable interference on amenity, and will not detrimentally affect the locality by way of noise, thereby achieving the relevant provisions of the Development Plan related to environmental noise.

5.8.3 Overshadowing

Detailed shadow analysis plans for the proposal reveal the following:

- **Townhouse to immediate east at 326 Angas Street:**
  - > There is no impact from the development on its north facing windows.
  - > There is no additional impact from the development on its north and south facing private open space.
- **Dwelling at 316 Angas Street**
  - > There is no additional impact on its upper level north facing windows.
  - > There are some additional shadow impacts at 9 am and midday from the proposal on its upper level terrace however this would occur even with a 3-level development on the land.
  - > There is no impact on its upper level terrace at 3pm.
- **Dwelling at 318 Angas Street**
  - > There is no additional impact from the development upon its private open space and north facing windows at 9am.
  - > There is additional impact from the proposal at midday including upon the north facing windows however only marginally worse than what would be cast by a 3-level development on the land.
  - > There is some additional shadow upon the private open space however about the same as a 3-level development.
- **Dwelling at 320 Angas Street:**
  - > There is no additional impact from the development at 9am.
  - > There is additional impact from the proposal at midday upon the private open space area however about the same as a 3-level development.
  - > There is additional impact upon the north facing windows however only marginally worse than what would be cast by a 3-level development on the land.

Overall, the extent of 'additional' impact when factoring in existing conditions and anticipated heights on the land is not considered to be excessive nor unreasonable. As such, I am satisfied with the impacts of the proposal from on overshadowing perspective.

5.8.4 Overlooking

Privacy treatments have been employed at both interface boundaries in the form of obscure glazing to a height of 1.8 metres upon all windows satisfying Council Wide Principle of Development Control 36.

5.9 Vehicle Access and Car Parking

Vehicle access to the land will be via a crossover from Albert Lane. The access location and design, and the internal car park layout and design, has been informed following advice from CIRQA traffic engineers. We defer to the findings within their report as attached (refer **Appendix F**).

5.10 Waste Management

The proposal provides a 15 square metre waste storage room which provides 3 bins for each dwelling/apartment. Refuse collection is proposed to occur on-street via Council's standard waste collection service. As such, there is no requirement for commercial vehicles to enter the subject site.

5.11 Apartment Amenity

The proposed apartments will have a high level of amenity for residents in that all apartments:

- Range in size between 131-182m^2.
- Have 3.0m internal ceiling heights.
- Features large outdoor balcony areas for private open space ranging in size between 16m^2 - 30m^2.
- Save for Apartment 2.03, all have northern orientated private open space.
- Have multiple frontages enhancing cross ventilation opportunities.
- Have storage facilitates in the basement car park.
- Have vehicle and bike parking facilities.

6.0 Conclusion

In summary, the proposal will:

- Provide dwellings on the land which are an envisaged land use within the Zone.
- Be on appropriate site for a residential flat building given it is relatively large size and located behind properties fronting Angas Street.
- Be of on appropriate height given its:
  - Scale relationship with nearby buildings is satisfactory, and
  - The amenity impacts on adjoining dwellings are acceptable.
- Provide generally appropriate setbacks.
- Satisfy the Dwelling Unit Factor guidelines.
- Exceed plot ratio however it is justified given the height/scale is appropriate.
- Be of an attractive design and appearance.
- Have acceptable landscaping elements in this context.
- Appropriately mitigate visual, noise, overshadowing and overlooking impacts upon adjoining land.
- Have appropriate access, car parking and waste management elements.

Therefore, Development Plan Consent is warranted in this instance.

Appendix A

Certificate of Title

Appendix B

City Archives Historical Approval Documentation

Appendix C

Proposed Plans

Appendix D

Lease and Legal Agreements

Appendix E

Sonus Acoustic Report

Appendix F

CIRQA Traffic Report

McGEES PROPERTY

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JJ:CD

7th October 2016.

Mr P Buik
Buik Holdings Pty Ltd &
Louisville Pty Ltd
PO Box 2052 Hutt Street
ADELAIDE SA 5000

Dear Peter,

LEASING OF LEVEL 1 & MEZZANINE, 120 HUTT STREET, ADELAIDE

Please find enclosed your copy of the fully executed Memorandum of Lease in relation to the abovementioned premises.

Please retain this document a safe place.

We ask that you kindly acknowledge receipt of the Memorandum of Lease by signing and returning the duplicate letter attached and returning it to our office as soon as possible.

We take this opportunity to thank you for your co-operation in this matter and should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely

JAMES JUERS
Director, Corporate Solutions
Mobile – 0438 442 909
Direct – 8414 7831
Email – jjuers@adl.mcgees.com.au

Enc.

Form L1

MEMORANDUM OF LEASE

CERTIFICATES OF TITLE BEING LEASED

PORTION OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5427 FOLIO 991 MORE PARTICULARLY DESCRIBED IN THE PLAN ATTACHED HERETO
(hereinafter referred to as the "Demised Premises")

ESTATE AND INTEREST	**ENCUMBRANCES**
ESTATE IN FEE SIMPLE	NIL

LESSOR (Full name and address)

BUIK HOLDINGS PTY LTD ACN 007 960 705 OF PO BOX 7052 HUTT STREET ADELAIDE SA 5000
(hereinafter referred to as the "Lessor")

LESSEE (Full name, address and mode of holding)

URBAN PROJECTS AUSTRALIA PTY LTD ABN 26 158 633 544 OF 278 FLINDERS STREET ADELAIDE SA 5000
(hereinafter referred to as the "Lessee")

TERM OF LEASE

FOR A TERM OF FIVE (5) YEARS (hereinafter referred to as "the said term")

COMMENCING ON 01 DECEMBER 2015

EXPIRING ON 30 NOVEMBER 2020

TOGETHER WITH THE RIGHT/S OF RENEWAL CONTAINED IN CLAUSE 4.8 HEREOF

RENT AND MANNER OF PAYMENT (OR OTHER CONSIDERATION)

(i) The annual rent shall be the amount of One Hundred and Fifteen Thousand Dollars ($115,000.00) plus GST subject to review as hereinafter provided.

(ii) The Annual Rent shall be payable by equal consecutive calendar monthly instalments equivalent to 1/12th of the Annual Rent always in advance the first such instalment to be paid (unless otherwise advised by the Lessor) on 01 February 2016 as set out in Clause (ii) below (being a proportion of instalment if appropriate) and thereafter by the first day of each and every month.

(iii) The rental payable from 01 February 2016 to 30 September 2016 shall be the amount of Five Thousand Two Hundred and Seventy Dollars and Eighty Three Cents ($5,270.83) per month including GST.

OPERATIVE CLAUSE [(a)] delete the inapplicable

The Lessor LEASES TO THE LESSEE the land [(a)] ABOVE ~~/ HEREINAFTER~~ described and the LESSEE ACCEPTS THIS LEASE of the land for the term and at the rent stipulated, subject to the covenants and conditions expressed [(a)] herein ~~/ in Memorandum No.~~ ..... and to the powers and covenants implied by the Real Property Act 1886 (except to the extent that the same are modified or negatived below).

DEFINE THE LAND BEING LEASED INCORPORATING THE REQUIRED EASEMENT(S) ETC.

NOT APPLICABLE

IT IS COVENANTED BY AND BETWEEN THE LESSOR AND THE LESSEE as follows:

(Covenants, where not deposited, to be set forth on insert sheet(s) and securely attached)

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SCHEDULE

COVENANTS OF LEASE

1. DEFINITIONS AND INTERPRETATION

1.1. DEFINITIONS

In this Lease unless the contrary intention appears:

"Current Market Rent" means the rent that, having regard to the terms and conditions of the Lease and other relevant matters, would be reasonably expected for the Demised Premises if they were unoccupied and offered for renting for the Permitted Use.

"Demised Premises" shall mean and include the land or part thereof hereinbefore described and all buildings and improvements from time to time erected thereon and known as **LEVEL 1 AND MEZZANINE 120 HUTT STREET ADELAIDE SA 5000** and where the context so requires or admits shall mean and include all the Lessor's fixtures fittings plant equipment (including all air conditioning plant if any) and chattels installed therein or thereon and all the services thereto or therein and any alterations additions improvements or modifications made thereto from time to time;

"Demolition" of a building of which the Demised Premises forms part includes a substantial repair, renovation or reconstruction of the building that cannot be carried out practicably without vacant possession of the Demised Premises;

"Land" shall mean the whole of the land hereinbefore described and where the context so requires or admits the building and other improvements erected thereon;

"Lessee" shall mean and include the person or persons hereinbefore named and described (and if more than one then jointly and severally) and where the context so requires or admits the heirs executors administrators and assigns of such person or of each of such persons (as the case may be) and/or the company or companies hereinbefore named and described (and if more than one then jointly and severally) and where the context so requires or admits the successors and permitted assigns of such company or each of such companies (as the case may be);

"Lessor" shall mean and include the person or persons hereinbefore named and described (and if more than one then jointly and severally) and where the context so requires or admits the heirs executors administrators and assigns of such person or each of such persons (as the case may be) and/or the company or companies hereinbefore named and described (and if more than one then jointly and severally) and where the context so requires or admits the successors and permitted assigns of such company or each of such companies (as the case may be);

"Notice" means notice in writing given in manner provided herein for service of notices;

"Permitted Use" means the use to which the Lessee shall put the Demised Premises being the use described in Item 1 of the Schedule hereto.

"Retail and Commercial Leases Act 1995" means the said Act and includes any applicable amendments from time to time and any regulations passed from time to time.

"Review Period" means the period stipulated in Item 2 and (if applicable) Item 2A and/or 2B of the Schedule hereto commencing on the date or respective dates (if more than one) also stipulated in Item 2 and (if applicable) Item 2A and/or 2B of the Schedule hereto; and

"Services" means and includes all electrical plumbing air conditioning gas telephone and other like installations including all pipes wire and conduits incorporated therein or appurtenant thereto.

1.2. INTERPRETATION

1.2.1. Reference to a statute shall include all amendments for the time being in force and any other statute enacted in substitution therefor and the regulations or by-laws for the time being under that statute and any notice demand order direction requirement or obligation under or pursuant to that statute or those regulations or by-laws and the expressions "statute" "act" and "act of Parliament" shall mean any State or Federal statute and the regulations or by-laws for the time being in force thereunder and any notice demand order direction requirement or obligation issued made given or imposed under or pursuant to any statute regulation or by-law.

1.2.2. Words importing the singular shall embrace the plural and words importing one gender shall embrace the other genders and vice versa respectively.

1.2.3. Any reference to a person shall be deemed to include a corporate body and vice versa.

1.2.4. All moneys payable by the Lessee to the Lessor under this Lease and due and unpaid shall be recoverable as a debt or as rental in arrear and if no date or time for payment is specified shall be payable on demand.

1.2.5. Any consent where it is required by this Lease from the Lessor shall mean prior consent in writing.

1.2.6. Anything which the Lessee is required to do under this Lease shall be done at the cost in all things of the Lessee and to the reasonable satisfaction of the Lessor.

1.2.7. Headings are for convenience or reference only and shall not affect the construction or interpretation of the covenants of this Lease.

1.2.8. Any reference to an "Item of the Schedule hereto" shall mean the relevant Item in the Schedule to this Lease.

1.2.9. Where the words "Not Applicable" appear opposite any part of any Item in the Schedule hereto then each and every clause in this Lease in which specific reference is made to such part of the relevant Item in the Schedule hereto shall be null and void and of no effect.

2. LESSEE'S COVENANTS

Lessee hereby covenants and agrees with the Lessor throughout the continuance of the said term and any extended or renewed term or any period during which the Lessee shall hold over or be or remain a tenant or be in occupation of the Demised Premises:

2.1. Rent

to pay the rent hereby reserved at the times and in the manner hereby stipulated free from exchange deduction and abatement subject always to the provisions relating to rent review hereinafter contained;

2.2. Rates Taxes and Utilities

2.2.1. to pay and discharge all rates taxes assessments charges impositions and all other outgoings (including State Land Tax except during such time as this Lease is a Retail Shop Lease pursuant to the provisions of the Retail & Commercial Leases Act 1995 and Emergency Services Levy) imposed charged or assessed solely upon the Demised Premises or upon the owner or occupier in respect thereof or payable by either in respect thereof;

2.2.2. to pay all charges for electricity (including air conditioning running costs) gas telephone and all other like Services supplied (either by the Lessor or any other person or authority) to or consumed in or on or in respect of the Demised Premises; and

2.2.3. to pay any assessment or charge relating to water usage in respect of the Demised Premises.

2.2.4. the parties acknowledge that (except if otherwise stated) all amounts payable by the Lessee pursuant to this Lease are exclusive of GST as defined in *A New Tax System (Goods and Services Tax) Act 1999* ("the Act"). If GST is payable by the Lessor in respect of any Taxable Supply, within the meaning of the Act, which is made by the Lessor pursuant to this Lease then the amount payable for that Taxable Supply shall be increased by a percentage not exceeding the rate of GST fixed from time to time (10% at the date of commencement of this Lease) as reasonably determined by the Lessor, having regard to the amount of GST liability and to Part VB of the *Trade Practices Act 1974*. If the Lessee fails to make any payment required under this clause and the Lessor thereby incurs any liability to pay any fine, interest or other additional amount then the Lessee shall be liable to pay on demand by the Lessor any such fine, interest or additional amount.

2.2.5. that all such rates taxes assessments charges impositions fees other outgoings and charges aforesaid shall be adjusted between the Lessor and the Lessee as at the dates of commencement expiry or determination (as the case may be) of this Lease and the Lessor's proportion thereof shall be deemed to be so much of such rate tax assessment charge imposition fee other outgoing or charge that is referable to any period of time not included in the term of this Lease or any extension thereof or any period during which the Lessee shall be holding over;

2.2.6. to pay all such rates taxes assessments charges impositions fees other outgoings and charges as and when the same shall fall due for payment and then immediately upon receipt of a demand therefore from or on behalf of the Lessor or on the basis of an estimate of the same given by or on behalf of the Lessor payable by equal calendar monthly payments at like time and in like manner as rent is payable hereunder and a reconciliation against the actual at the end of each year of the said term.

2.3. Outgoings

2.3.1. to pay to the Lessor during the term of this Lease the Lessee's proportion of all the outgoings of the Lessor in respect of the Land;

2.3.2. that the Lessee's proportion is the proportion that the lettable area of the Demised Premises bears to the net lettable area of the said Land as reasonably determined by the Lessor. It is agreed that the Lessee's proportion (expressed as a percentage) may be expressed in Item 3 of the Schedule hereto. If not so expressed and or if the Lessor during the term of this Lease erects further buildings on the Land, or extends the existing buildings, the Lessee's proportion shall be calculated (on the above basis) as from the date of commencement of this lease or (as is applicable) practical completion of the new building or extensions taking into account the increased lettable area;

2.3.3. that for the purposes of this sub-clause the outgoings of the Lessor shall mean to the extent to which the same are not specifically payable from time to time by the Lessee under the terms of this lease and to the extent to which they are legally recoverable the total cost of all outgoings, costs and expenses of the Lessor now or hereafter properly and reasonably assessed charged or chargeable paid or payable or otherwise incurred upon or in respect of the said land or any part thereof or upon the Lessor in relation thereto or any part thereof or in the management and maintenance of the building or any part thereof or

upon or in respect of the use or occupation of the same and in particular but without limiting the generality of the foregoing shall include the following:

2.3.3.1. council rates, water and sewerage rates taxes (including State Land Tax except during such time as this Lease is a Retail Shop Lease pursuant to the provisions of the Retail & Commercial Leases Act 1995 and Emergency Services Levy) and strata and community title corporation levies and contributions including maintenance fund contributions (if any) property management (inclusive of wages) and administration fees security and costs of cleaning all common areas including any parking areas, and

2.3.3.2. all insurance premiums payable by the Lessor in insuring and keeping insured all the building improvements fixtures and fittings comprised in the Land from time to time against loss and damage by fire storm tempest earthquake flood and such other risks as the Lessor deems necessary for their replacement value as determined by the Lessor from time to time in its absolute discretion under a policy or policies in the joint names of the Lessor and the Lessee and noting their respective rights and interest providing for the complete reinstatement thereof and including consequential loss provisions covering loss of rent for nine months;

2.3.4. to pay the Lessee's proportion of the outgoings as and when such outgoings have been incurred and are due and payable PROVIDED ALWAYS that there should be no obligation on the Lessee to pay any sum or sums so demanded which relate to any structural alteration, repair or improvement to the building or buildings in respect of which the Demised Premises relates or any improvements to such buildings or any common area, and

2.3.5. to punctually pay the insurance premiums in respect of the insurance to be effected by the Lessee under sub-clauses 2.26 and 2.27 of this Lease;

2.4. Costs

to pay on demand:

2.4.1. one half of the following costs;

2.4.1.1. the Lessor's legal costs (calculated on the Supreme Court scale on a solicitor and client basis) incurred in connection with the preparation stamping and registration of this Lease,

2.4.1.2. the fees charged by a mortgagee for producing a certificate of title for the land over which the lease is to be registered or for consenting to the lease, and

2.4.1.3. the costs of attendances on the Lessee by the Lessor or a lawyer acting for the Lessor;

2.4.2. the Lessor's reasonable legal costs and other expenses incidental to the negotiation of the preparation of documents for any guarantee of or renewal or extension or surrender of this lease and any application by the Lessee for the consent of the Lessor to any transfer or assignment by the Lessee of this Lease or the Lessee's interest in it, or to any sub-letting by the Lessee, or to any mortgage or charge or encumbrances of the interest of the Lessee under this Lease (whether consent is granted or lawfully refused);

2.4.3. such amount (to be paid by the Lessor or its solicitors or agents) as is reasonably estimated by the Lessor's architect or engineer when an application for consent to a proposed dealing is made by the Lessee to be required to

comply with the covenants and conditions herein contained and on the part of the Lessee to be performed and observed, including in particular, but without limiting the generality, those relating to the state of repair, cleanliness and painting of the Demised Premises, and including the costs of the architect or engineer for inspecting the Demised Premises and such further amount by which the actual amount so paid exceeds the said estimated amount;

2.4.4. the stamp duty and (if applicable) the registration fees payable in respect of any dealing with this Lease by the Lessee including any renewal or extension.

2.4.5. the costs of preparation of a suitable plan of the Demised Premises (where such a plan is necessary or reasonably required);

2.4.6. monies expended and expenses incurred by the Lessor in consequence of any default on the part of the Lessee in performing or observing any covenant condition or agreement on the part of the Lessee herein contained, or in exercising or enforcing (or attempting so to do) any rights or remedies of the Lessor hereunder, and

2.4.7. the cost of any alterations to the sprinkler or fire alarm installations which may become necessary by reason of any non-compliance by the Lessee with the regulations of the Fire and Accident Underwriters Association or the requirements of the Lessor's insurer;

2.5. Assignment Subletting and Charging

2.5.1. **Assignment**

to make any request for the Lessor's consent to an assignment of the Lease in writing and the Lessee must provide the Lessor with information the Lessor reasonably requires about the use to which the proposed assignee proposes to put the Demised Premises and the financial standing and business experience of the proposed assignee. Before requesting the consent of the Lessor to a proposed assignment of the Lease the Lessee must furnish the proposed assignee with a copy of any disclosure statement given to the Lessee in respect to the Lease together with details of any changes that have occurred in respect of the information contained in that disclosure statement since it was given to the Lessee being changes of which the Lessee is aware or could reasonably be expected to be aware. For the purpose of enabling the Lessee to comply with the requirement to furnish the proposed assignee with a disclosure statement the Lessee is entitled to request the Lessor to provide the Lessee with a copy of the disclosure statement concerned and if the Lessor is unable or unwilling to comply with such a request within 14 days after it is made then the Lessee shall not be required to furnish the proposed assignee with a copy of the disclosure statement. The Lessor must deal expeditiously with a request for consent and is taken to have consented to the assignment if the Lessee has complied with the above matters and the Lessor has not within 42 days after the request was made given notice in writing to the Lessee either consenting or withholding consent. The Lessor is entitled to withhold consent to the assignment of this Lease in any of the following circumstances and shall not be entitled to withhold such consent in any other circumstances:

2.5.1.1. if in the reasonable opinion of the Lessor the proposed assignee proposes to change the Permitted Use;

2.5.1.2. if in the reasonable opinion of the Lessor the proposed assignee is unlikely to be able to meet the financial obligations of the Lessee under the Lease;

2.5.1.3. if in the reasonable opinion of the Lessor the proposed assignee's retailing skills are inferior to those of the assignor, and

2.5.1.4. if the Lessee has not complied with the procedural requirements for obtaining the Lessor's consent as set out above.

The terms of any consent hereby granted by the Lessor shall include the following:

2.5.1.5. that the Lessee shall have duly and punctually paid all rent and fulfilled and observed all of the covenants and conditions hereof and the Lessor may require the Lessee as a condition of the consent to pay to the Lessor or to its solicitors or agents such sum of money as is reasonably estimated by the Lessor's architect or engineer to be required to comply with the covenants and conditions herein contained on the part of the Lessee to be performed and observed and without limiting the generality thereof with those relating to the state of repair and cleanliness and painting of the Demised Premises including the costs of such architect or engineer in inspecting the Demised Premises;

2.5.1.6. the Lessee shall submit a true copy of all agreements entered into in respect of any proposed dealing with the Lease or the Demised Premises and evidence satisfactory to the Lessor that the proposed assignee is respectable responsible solvent and suitable;

2.5.1.7. pay the Lessor a reasonable sum for legal or other expenses incurred in connection with considering such an application for consent irrespective of whether such a consent is ultimately granted;

2.5.1.8. the Lessor may require the person to whom it is proposed to assign to enter into a direct covenant with the Lessor to observe the terms and conditions of this Lease and/or to furnish such guarantees of the performance of such person's obligations under this Lease as the Lessor may require and if it is proposed to assign the Demised Premises to a proprietary company then the directors of that company shall each be required to furnish such guarantee of the performance of that company as the Lessor may require,

2.5.1.9 that it shall be deemed that the assignor shall remain liable for the performance of the Lessee's covenants in respect of the period expiring at

(a) the second anniversary of the date on which the lease was assigned; or

(b) the date on which the lease expires; or

(c) if the lease is renewed or extended after the assignment, the date on which the renewal or extension commences,

whichever first occurs, or

(d) if section 45A(1) of the Retail and Commercial Leases Act 1995 does not apply to the assignment of this Lease then the end of the term or extended term of the lease during which the assignment takes place, and

2.5.1.10 that the Lessee shall provide to the proposed assignee and to the Lessor an assignor's Disclosure Statement in the form and at the time required by section 45A(4) and (5) of *the Retail and Commercial Leases Act 1995.*

2.5.2. **Subletting and Charging**

that the Lessor may in its absolute discretion refuse the Lessee consent to the grant of a sub-lease, licence or concession for the whole or any part of the Demised Premises, and similarly refuse the Lessee consent to parting with possession with the whole or any part of the Demised Premises or the consent to the Lessee mortgaging or otherwise charging or encumbering the Lessee's interest in the Lease. In the event that the Lessor allows such consent it shall be in terms specified by the Lessor including that the Lessee shall:

2.5.2.1. duly and punctually have paid all rent and fulfilled and observed all the covenants and conditions hereof PROVIDED ALWAYS that the Lessor may require the Lessee applying for any such consent and as a condition of the consideration of any such application to pay to the Lessor or to its solicitors or agents such sum of money as is reasonably estimated by the Lessor's architect or engineer to be required to comply with the covenants and conditions herein contained on the part of the Lessee to be performed and observed and without limiting the generality thereof with those relating to the state of repair and cleanliness and painting of the Demised Premises including the costs of such architect or engineer in inspecting the Demised Premises;

2.5.2.2. submit a true copy of all agreements to be entered into in respect of any proposed dealing with the Lease or the Demised Premises and evidence satisfactory to the Lessor that the proposed sub-tenant is respectable responsible solvent and suitable;

2.5.2.3. pay to the Lessor or its solicitors the reasonable costs and expenses of and incidental to any inspection of the Demised Premises and enquiries concerning the proposed dealing or the persons concerned therein and of the perusal and preparation and stamping of the documents deemed necessary by the Lessor hereunder;

2.5.2.4. as a condition of its consent the Lessor may require the person to whom it is proposed to sublet to enter into a direct covenant with the Lessor to observe the terms and conditions of this Lease and/or to furnish such guarantee or guarantees of the performance of such persons' obligations under this Lease as the Lessor may require and if it is proposed to sublet the Demised Premises to a proprietary company then the directors of that company shall each be required to furnish such guarantee of the performance of that company as the Lessor may require, and

2.5.2.5. in respect of any such mortgage charge or encumbrance procure a written undertaking in terms as determined by the Lessor' solicitors from any proposed mortgagee chargee or encumbrancee of this Lease that such mortgage charge or encumbrance shall not in any way whatsoever derogate from the Lessor's rights pursuant to the terms of this Lease and in particular the Lessor's right of re-entry and termination and without limiting the generality of the foregoing in the event of any mortgagee chargee or encumbrancee taking possession of the Demised Premises such mortgagee chargee or encumbrancee shall be deemed to have adopted the terms of this Lease as if they were the Lessee;

2.6. Permitted Use

not to use the Demised Premises or permit the same to be used otherwise than for the Permitted Use nor to do or permit to be done anything which may be or become unlawful or an annoyance or nuisance or damage to the Lessor or to any other person in the

neighbourhood and in particular not to sleep or suffer anyone to sleep upon the Demised Premises or use or permit or suffer the same or any part thereof to be used for residential purposes and it shall be the responsibility of the Lessee in all things to ascertain whether the Permitted Use is permitted by the local council. The Lessee hereby indemnifies the Lessor in respect of any claim loss or damage suffered by the Lessor due to the Lessee's failure to observe and satisfy this obligation;

2.7. Fire Precautions

to take such precautions against fire on and in respect of the Demised Premises as are or may from time to time be required under or in pursuance of any statute now or hereafter in force or which may be required by any authority (whether governmental municipal civic or other authority) having jurisdiction in relation thereto AND ALSO at the Lessee's own expense in all things to do all such other acts matters and things in relation to fire safety as are or may from time to time be directed or required to be done or executed (whether by the owner or occupier of the Demised Premises) by any authority (whether governmental municipal civic and other authority) having jurisdiction in relation thereto pursuant to any statute now or hereafter in force PROVIDED THAT this covenant shall not impose on the Lessee any obligation in respect of any structural maintenance replacement or repair except where the same is rendered necessary by any act or omission on the part of the Lessee or any servant agent contractor sub-tenant employee or invitee of the Lessee or by the use of the Demised Premises by the Lessee notwithstanding that such use of the Demised Premises may be within the scope of the Permitted Use;

2.8. Maintenance and Repair

to maintain replace repair cleanse and keep the whole of the Demised Premises including but without limiting the generality of the foregoing the interior and exterior of all buildings and improvements comprised therein and all the Lessor's partitions fixtures fittings plant and equipment in good and substantial repair order and condition and where appropriate in good working order damage by fire flood lightning storm tempest inevitable accident Act of God war damage and fair wear and tear only excepted (save where insurance moneys are irrecoverable in consequence of any act or default of the Lessee or any servant agent contractor sub-tenant or any person on the Demised Premises by lawful licence of the Lessee) and at the expiration or sooner determination of this Lease peaceably to surrender and yield up unto the Lessor the Demised Premises and every part thereof together with all the buildings and improvements and all the Lessor's partitions fixtures fittings plant and equipment comprised therein in good and substantial repair order and condition in all respects and where appropriate in good working order as the same are now PROVIDED THAT nothing herein shall render or be deemed to render the Lessee liable in respect of any structural maintenance replacement or repair except where the same is rendered necessary by any act or omission on the part of the Lessee or any servant agent contractor sub-tenant or employee or any person on the Demised Premises by lawful licence of the Lessee or by the use of the Demised Premises by the Lessee notwithstanding that such use of the Demised Premises may be within the scope of the Permitted Use;

2.9. Maintenance of Driveways and other Areas

without limiting the generality of the foregoing at all times at the cost of the Lessee and which cost is an outgoing to maintain in good and substantial repair their proportion of (fair wear and tear excepted) all paved and/or bituminised walkways driveways and/or car park areas comprised in the Demised Premises and all lawns shrubs plants and gardens appurtenant to or comprised in the Demised Premises neat and tidy and well trimmed and pruned and to water and nurture same on such occasions as such lawns shrubs plants and gardens require to subsist and to yield up the same in a like condition at the expiration or sooner determination of this Lease;

2.10. Painting

without limiting the generality of the foregoing the Lessee will during each of the years specified in Item 4 of the Schedule hereto during the said term and any extension or renewal

thereof and in any event immediately prior to the expiration or sooner determination of this Lease in a proper and workmanlike manner and in colours and in accordance with specifications approved by the Lessor paint or cause to be painted (with at least 2 coats of paint) all such parts of the interior of the Demised Premises as are usually painted PROVIDED THAT if at the expiry of any of the said years the Lessee has not so painted and the Lessor by Notice in writing requires the Lessee to paint or cause the interior of the Demised Premises to be painted at the cost and expense of the Lessee and the Lessee fails to comply with such Notice within one month of the service of such Notice THEN if the Lessor so elects the Lessor may upon giving 14 days' notice in writing to the Lessee of the Lessor's intention so to do undertake through the services of its contractors or nominees the painting of the interior of the Demised Premises as aforesaid and any moneys reasonably expended by the Lessor in the exercise of its election hereunder shall be repaid to the Lessor by the Lessee forthwith upon demand being made therefore and shall be an addition to the rent and other moneys reserved unto the Lessor by virtue of this Lease and if the Lease is determined by Clause 4.17 then there will be no requirement for painting;

2.11. Air Conditioning

notwithstanding anything hereinbefore appearing the Lessee shall clean the filters of any air conditioning unit installed by the Lessor or Lessee (if any) and shall keep and maintain such air conditioning unit in good and substantial repair and condition and in good working order;

2.12. Cleaning

without affecting the generality of the foregoing at the Lessee's expense:

2.12.1. to cause the Demised Premises to be cleaned regularly in a proper and workmanlike manner and kept clean and free from dirt and rubbish by persons approved by the Lessor which approval shall not be unreasonably withheld, and

2.12.2. to keep and maintain clean and in good order repair and condition the fittings plant furnishing and equipment of the Lessee to the extent necessary to prevent any hazard to or deterioration in the condition of the Demised Premises.

2.13. To Repair Damage

to make good any breakage defect or damage to the Demised Premises or any facility or appurtenance thereof occasioned by want of care misuse or abuse on the part of the Lessee or the Lessee's servants agents contractors sub-tenants or any person on the Demised Premises by lawful licence of the Lessee or otherwise occasioned by any breach or default of the Lessee hereunder or by the use of the Demised Premises by the Lessee notwithstanding that such use of the Demised Premises may be within the scope of the Permitted Use;

2.14. Statutory Requirements

to comply with all statutes ordinances proclamations orders and regulations present or future affecting or relating to the Lessee's use of the Demised Premises and with all requirements which may be made or notices or orders which may be given by any governmental municipal civic or other authority over or in respect of the use of the Demised Premises and to keep the Lessor indemnified in respect of all such matters as are in this clause set forth PROVIDED THAT nothing herein shall render or be deemed to render the Lessee liable in respect of any structural maintenance replacement or repair except where the same is rendered necessary or desirable as a consequence direct or indirect of any act or omission on the part of the Lessee or any servant agent contractor or sub-tenant of the Lessee or any person on the Demised Premises by lawful licence of the Lessee or by the use of the Demised Premises by the Lessee notwithstanding that such use of the Demised Premises may be within the scope of the Permitted Use and it is mutually agreed and acknowledged for the purpose of this clause 2.12 that it shall be the Lessee's responsibility to satisfy at its cost and expense the requirements imposed under Part 2 of the Occupational Health, Safety & Welfare Regulations, 1995;

2.15. Health and Safety Requirements

without limiting the generality of the foregoing not to permit or suffer the Demised Premises or any part thereof to be or become in an unsanitary condition within the meaning of any legislation relating to health or to be or become in such a condition as shall not comply with the provisions as regards public health and safety contained in the Local Government Act and the Industrial Code or Acts for the time being in force in the State of South Australia and at the Lessee's costs and expense in all things to perform and fulfil or cause to be performed and fulfilled all the duties and obligations with regard to the Demised Premises or the use thereof imposed by any Health Act Local Government Act the Industrial Code or Acts and any other statute affecting the Demised Premises or the occupation or condition or use thereof for the time being in force in the said State of South Australia and to carry out promptly and efficiently the proper requirements from time to time lawfully made by any local government authority or board or person pursuant to any such acts and/or code and to indemnify the Lessor from and against all actions proceedings claims demands charges penalties and expenses arising from the non-performance or non-observance of any such duties and obligations or the non-compliance with any such requirements as aforesaid PROVIDED THAT nothing herein shall render or be deemed to render the Lessee liable in respect of any structural maintenance replacement or repair except where the same is rendered necessary or desirable as a consequence direct or indirect of any act or omission on the part of the Lessee or any servant agent contractor or sub-tenant of the Lessee or any person on the Demised Premises by lawful licence of the Lessee or by the use of the Demised Premises notwithstanding that such use may be within the scope of the Permitted Use;

2.16. Use of Facilities

not to use nor permit any servant agent contractor or sub-tenant of the Lessee or any person on the Demised Premises by lawful licence of the Lessee to use the lavatories toilets sinks and drainage and other plumbing facilities in the Demised Premises for any purpose other than that for which they were constructed or provided and not to deposit or permit to be deposited therein any sweeping rubbish or other material and any damage thereto caused by such misuse shall be made good by the Lessee forthwith;

2.17. Garbage and Waste

to store and keep all waste materials and garbage in proper receptacles therefor and to arrange for the regular removal thereof from the demised premises.

2.18. Notice of Defects

to give to the Lessor prompt Notice in writing of any circumstances including any accident to or defect or want of repair in any service to or fittings in the Demised Premises which the Lessee should reasonably be aware might cause any danger risk or hazard to the Demised Premises or any person therein;

2.19. Security

to use the Lessee's best endeavours to protect and keep safe the Demised Premises any buildings and improvements thereon and any property contained therein from theft or robbery and to keep all doors windows and other openings closed and securely fastened when the Demised Premises are not in use;

2.20. Signs and Other Devices

not without the prior approval in writing of the Lessor to erect display affix or exhibit on in or to the Demised Premises any sign advertisement name or notice and not to erect or place upon or within or without the Demised Premises any radio or television aerial or antennae or any loudspeakers film screens or similar devices or requirement and not without the like consent of the Lessor to use or permit to be used any radio gramophone television or other like media or equipment which may be heard or seen from without the Demised Premises

and upon vacating the Demised Premises or otherwise at the request of the Lessor forthwith to remove any signs advertisements names or notices erected displayed painted affixed or exhibited upon to or within the Demised Premises by or on behalf of the Lessee and to make good any damage or disfigurement caused by reason of such erection painting displaying affixing placing exhibiting or removal;

2.21. Alterations and Additions

not without the prior consent in writing of the Lessor to make any alteration or addition in or to the Demised Premises or any part thereof nor without the prior consent in writing of the Lessor which consent shall not be unreasonably withheld to install or alter any partitioning work fixed equipment or other fixed installation in or on the Demised Premises PROVIDED HOWEVER that where such consent is given the materials and design shall first be approved by the Lessor or its architects and such work equipment or installation shall be installed or altered in accordance with the approval so given (if any) and all fees payable to the Lessor's architects in connection with such approval and inspection shall be paid by the Lessee to the Lessor forthwith upon demand AND PROVIDED FURTHER that all such partitioning work and installations save where the same are Lessor's fixtures and/or fittings shall remain the property of the Lessee who shall be responsible for all maintenance thereof and (in the case of any plant and equipment) for the repair and running costs thereof and such partitioning work and/or installations may and if so required by the Lessor shall be removed by the Lessee at or immediately prior to the expiration of this Lease but the Lessee shall upon removal cause no damage to the Demised Premises and shall reinstate the same to the condition they were in prior to such work or installation;

2.22. Electrical and Plumbing Installations

without affecting the generality of the preceding clauses hereof not without the prior consent in writing of the Lessor to install any water gas or electrical fixtures equipment or appliances or any apparatus for illuminating air conditioning heating cooling or ventilating the Demised Premises other than kitchen appliances for the preparation of food or beverages and appliances and equipment reasonably necessary for the execution of the normal business of the Lessee nor to mark paint drill or in any way deface the walls ceilings partitions floors wood or other parts of the Demised Premises;

2.23. Heavy Objects

not to bring upon the Demised Premises without the prior consent in writing of the Lessor any heavy machinery or other plant and equipment of such nature and/or size as to cause or be likely to cause any structural or other damage to the Demised Premises or any part thereof;

2.24. Dangerous Substances

not to bring upon or cause to be brought upon the Demised Premises without the prior consent in writing of the Lessor any dangerous noxious toxic radio-active volatile explosive or inflammable chemical substance or compound whatsoever whether organic inorganic or microbial in solid liquid or gaseous form and the Lessee HEREBY INDEMNIFIES and agrees to keep indemnified the Lessor from and against all and any actions claims demands losses damages costs and expenses for which the Lessor shall or may become liable in respect of or arising from a breach of this Clause;

2.25. Lessor's Access

to permit the Lessor and its agents at all reasonable times upon giving to the Lessee 3 days' prior Notice in writing (except in the case of emergency when no Notice shall be required) to enter upon the Demised Premises and view the state of repair thereof and the Lessor may thereupon serve upon the Lessee a Notice in writing of any defects the repair of which is within the Lessee's obligations hereunder requiring the Lessee within a reasonable time to repair the same and in default of the Lessee so doing it shall be lawful for the Lessor (without any obligation on the part of the Lessor so to do) for the time being to enter and execute the required repairs as if it were the Lessee and for that purpose the Lessor its architects

contractors workmen and agents may enter upon the whole or any part of the Demised Premises and there remain for the purpose of doing erecting or effecting any such thing and any reasonable expenses and costs of carrying out such work shall forthwith be payable by the Lessee to the Lessor AND FURTHER to permit the Lessor at all times to carry out repairs renovations maintenance modifications extensions or alterations to the Demised Premises or to any part thereof deemed necessary or desirable by the Lessor and for any of these purposes to enter upon and remain in the Demised Premises with or without its architects contractors workmen and agents as aforesaid PROVIDED THAT any alteration or refurbishment by the Lessor of the building (other than routine maintenance or repairs) which is likely to adversely affect the business of the Lessee shall be preceded with notice in writing to the Lessee of such alteration or refurbishment at least one month before the commencement of the alteration or refurbishment except in the case of an emergency where the maximum period of notice that is reasonably practicable in the circumstances shall be so given to the Lessee;

2.26. Plate Glass, Fixtures, Fittings and Stock

2.26.1. forthwith to insure and keep insured against breakage in the joint names of the Lessor and the Lessee and for their respective rights and interests at the Lessee's expense in such office as the Lessor shall approve (which approval shall not be unreasonably withheld) all the plate glass in the Demised Premises for its replacement value and on demand to deliver the policy of such insurance to the Lessor and to produce the receipt or certificate of currency for every premium in respect of such insurance in reinstating such of the plate glass as may be broken and where such moneys shall be insufficient to make good the deficiency out of the Lessee's own money;

2.26.2. from time to time to immediately repair and replace (or pay to the Lessor the cost of its so doing) all broken glass in the Demised Premises including external windows with glass of the same or similar quality and all damaged or broken heating lighting electrical equipment (including light globes and fluorescent tubes) and all other services installed upon the Demised Premises; and

2.26.3. to immediately effect and keep current a policy insuring the Lessee's fixtures stock fittings plant and equipment to their full insurable value against loss or damage by fire burglary theft lightning explosion tempest earthquake riot impact of vehicles earthquake damage by aircraft or articles dropped therefrom water damage flood and such other insurable risks as the Lessor may reasonably require from time to time;

2.27. Public Liability Insurance

forthwith to effect and keep current at all times in respect of the Demised Premises a Public Risk Policy for an amount of not less than the amount set forth in Item 5 of the Schedule hereto per claim (or such greater amount the Lessor reasonably requires from time to time) and such insurance policy to note the Lessor's interest with a company approved by the Lessor which approval shall not be unreasonably or capriciously withheld and on demand to deliver the policy of such insurance to the Lessor and to produce the receipt or certificate of currency for every premium in respect of such insurance;

2.28. Not to vitiate Lessor's Insurance

not at any time to do or permit or suffer to be done any act matter or thing in or on the Demised Premises whereby any insurance in respect of the Demised Premises may be vitiated or rendered void or voidable or where by the rate of premium on any insurance shall be liable to be increased;

2.29. Indemnities

to indemnify the Lessor from and against all and any actions claims demands losses damages costs and expenses for which the Lessor shall or may be or become liable in respect of or arising from:

2.29.1. the negligent use misuse waste or abuse by the Lessee or any servant agent contractor or sub-tenant of the Lessee or any person in or on the Demised Premises by lawful licence of the Lessee or any other person claiming through or under the Lessee of the water electricity lighting and other services and facilities to or in the Demised Premises;

2.29.2. overflow or leakage of water (including rain water) in or from the Demised Premises but having origin within the Demised Premises caused by or contributed to any act or omission on the part of the Lessee or any servant agent contractor or sub-tenant of the Lessee or any person in or on the Demised Premises by lawful licence of the Lessee or any other person claiming through or under the Lessee;

2.29.3. loss damage or injury from any cause whatsoever to property or persons caused or contributed to by the use of the Demised Premises by the Lessee notwithstanding that such use of the Demised Premises may be within the scope of the Permitted Use or by any servant agent contractor or sub-tenant of the Lessee or any person in or on the Demised Premises by lawful licence of the Lessee or any other person claiming through or under the Lessee, and/or

2.29.4. loss damage or injury from any cause whatsoever to property or persons within or without the Demised Premises occasioned or contributed to by any act omission neglect breach or default of the Lessee or any servant agent contractor or sub-tenant of the Lessee or any person in or on the Demised Premises by lawful licence of the Lessee or any other person claiming through or under the Lessee;

2.30. Release

to occupy use and keep the Demised Premises at the risk of the Lessee and the Lessee HEREBY RELEASES to the full extent permitted by law the Lessor and its servants agents contractors from all and any claims demands and damages of every kind resulting from any accident damage or injury occurring therein except where deriving from any wilful or negligent act of the Lessor or any agent of the Lessor and the Lessee EXPRESSLY AGREES that the Lessor shall have no responsibility or liability for any loss or damage to the fixtures fittings and/or personal property of the Lessee;

2.31. Reletting and Sale

to permit the Lessor or the agent of the Lessor at any time or times (except in the event of reletting not more than 3 months prior to the expiration or sooner determination of this Lease) to place "To Let" or "For Sale" notices in conspicuous places outside or inside the Demised Premises and (at the Lessor's discretion) to enter into and upon the Demised Premises at all reasonable times for the purpose of erecting and exhibiting the same and also for the purpose of showing prospective tenants or purchasers over the Demised Premises;

2.32. Strata Corporation

whereas if the Demised Premises is a unit or lot or part of a unit or lot upon a Strata Plan under the Real Property Act 1886 (as amended) the Lessee its servants agents employees and licensees will observe the Articles of Association of the Corporation or the bylaws of the Corporation (as the case may be) from time to time enforced and will duly and punctually pay all monies which may be lawfully demanded from time to time by the Corporation from the Lessor PROVIDED ALWAYS that there shall be no obligation by the Lessee to pay any sum

or sums so lawfully demanded which relate to any structural alteration repair or improvement to the building or buildings in respect of which the Strata Plan relates or any improvements to such buildings or the common areas, or in respect of the purchase of personal property for the use by the Strata Title or Community Corporation or use in connection with the common property;

2.33. Environmental Obligations

2.33.1. ensure that the occupation and use of the Demised Premises complies with all Environmental Laws from time to time and ensure that all authorisations and approvals required under any Environmental Laws are obtained prior to commencing any activity for which such authorisations and approvals are required and are kept in full force and effect and that any breach is promptly rectified and ensure that at all times an adequate program is established, maintained and regularly reviewed setting out all practical and reasonable steps that can be taken and measures and precautions adopted to ensure that all persons and things of any kind on or using the Demised Premises comply with Environmental Laws, and

2.33.2. ensure that if any contaminant is discovered on the Demised Premises (unless that contaminant is safely and lawfully stored) or, without lawful authority, escapes or is released from the Demised Premises into the environment or is released into or upon the Demised Premises;

2.33.2.1. the impact on the Demised Premises and the environment is immediately minimised

and

2.33.2.2. steps are taken as quickly as possible to safely contain the contaminant and to remove the contaminant from the environment or the Demised Premises or reduce the levels of the contaminant to a level required or recommended by the relevant authority as safe and in either case to eliminate or reduce any danger arising from the contaminant and do all things necessary to fully and properly restore the Demised Premises and the environment; and

2.34. Expiration

that at the expiration or sooner determination of this Lease the Lessee shall:

2.34.1. remove all partitions alterations or additions installed or made by the Lessee and make good damage to the Demised Premises caused by such removal and where the term of this Lease shall be determined prior to the expiration of the term the Lessee shall effect such removal and making good of damage within a reasonable time after such determination. If the Lessee shall not have completed such removal and making good on the expiration of the term of this Lease (or in the case of the determination of the term of this Lease within a reasonable time after such determination) then the Lessor may remove and store such partitions alterations or additions as the Lessee shall have failed to remove and the Lessee undertakes to repay on demand all costs and expenses incurred by the Lessor in so doing and the Lessor may alternatively elect not to effect such removal in which case the Lessor shall by notice in writing given to the Lessee notify the Lessee that unless the Lessee shall have effected such removal within fourteen (14) days of the date on which such notice is given such partitions alterations or additions as have not been removed by the Lessee shall be forfeited to the Lessor and where the Lessee fails to comply with such notice such partitions alterations and additions shall at the expiration of such fourteen (14) day period become the absolute property of the Lessor having regard to the condition of the premises upon taking occupation but subject to fair wear and

tear, this Clause does not take effect if notice is given pursuant to Clause 4.17 of the Lease;

2.34.2. yield up in good and substantial repair and condition (fair wear and tear damage by fire storm tempest earthquake Act of God only excepted) and in a state of thorough cleanliness the Demised Premises and all additions thereto and the appurtenances thereto;

2.34.3. furnish to the Lessor the certificate of a competent authority acceptable to the Lessor that all mechanical and air-conditioning equipment in or upon the Demised Premises is in sound working condition having regard to its age and taking into account reasonable wear and tear;

2.34.4. deliver up to the Lessor all keys for the locks in and upon the Demised Premises and all security passes or cards (if any) in the possession of the Lessee, and

2.34.5. remove any signs names advertisements or other notices erected painted displayed or affixed or exhibited upon or to or within the Demised Premises and make good any damage or disfigurement thereby caused.

3. THE LESSOR'S COVENANTS

The Lessor hereby covenants with the Lessee:

3.1. Quiet Possession

that the Lessee paying the rent hereby reserved and fully and punctually observing and performing the covenants obligations and provision in this Lease and on the part of the Lessee to be observed and performed shall and may peaceably possess and enjoy the Demised Premises for the term hereby granted without any interruption or disturbance from the Lessor or any other person or persons lawfully claiming by from or under the Lessor;

3.2. Lessee's Property

that the Lessee may at or prior to the expiration of the Lease take remove and carry away from the Demised Premises all fixtures fittings plant equipment or other articles upon the Demised Premises in the nature of trade or tenant's fixtures brought upon the Demised Premises by the Lessee (other than the Lessors fixtures and fittings) but the Lessee shall in such removal do no damage to the Demised Premises and shall forthwith make good any damage which the Lessee may occasion thereto and this Clause does not apply if the Lease is determined under Clause 4.17;

3.3. Air Conditioning

the Lessor shall maintain replace and repair any air conditioning unit installed by the Lessor upon the Demised Premises provided that the Lessor shall not be so obliged to the extent that the Lessee so covenants under sub-clause 2.11 hereof;

3.4. Common Areas

the Lessor shall permit the Lessee the use of all toilets, stairways and other common areas set aside or re-delineated at the discretion of the Lessor as common areas or re-delineated from time to time contained in the building or buildings of which the Demised Premises form part or such areas on the Land as are not comprised in such building or buildings as are reasonably necessary for the proper use of the Demised Premises and in the event that the Demised Premises is a unit or lot or part of a unit or lot upon a strata plan under the Real Property Act 1886 (as amended) Strata Titles Act 1988 or Community Titles Act 1996 the Lessee its servants agents employees licensees and invitees shall be permitted by the Lessor to enjoy a right in common with the Lessor and other lessees of the building to use the areas set aside as common or common property areas in the strata plan over the Demised Premises, and

3.5. Land Tax

the Lessor shall pay any and all land tax imposed charged or assessed on the Demised Premises in respect of the term or extended terms of this lease.

4. MUTUAL COVENANTS

The Lessor and the Lessee hereby mutually covenant and agree:

4.1. Default

4.1.1. **Essential Terms**

sub-clauses 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.12, 2.13, 2.14, 2.15, 2.18, 2.24, 2.26 and 2.27 are essential terms of this Lease and that the Lessor may at its option treat any breach or default by the Lessee in the due observance or performance by the Lessee of its duties and obligations thereunder as a repudiation by the Lessee of the terms of this Lease;

4.1.2. **Re-entry**

if the rent hereby reserved or any part thereof or any other moneys payable pursuant to the terms of this Lease shall be unpaid for a space of 14 days after any of the days on which the same ought to have been paid in accordance with the covenant for payment of rent herein contained (although no formal or legal demand shall have been made therefore) or if the Lessee commits permits or suffers to occur any breach or default in the due and punctual observance and performance of any of the covenants obligations and provision of this Lease or (if the Lessee being a company) an order is made or resolution is effectively passed for the winding up of the Lessee (except for the purpose of reconstruction or amalgamation with the written consent of the Lessor) or a receiver and/or administrator is appointed to the Lessee or if the Lessee goes into liquidation or makes an assignment for the benefit of or enters into an arrangement or composition with its creditors or stops payment or is unable to pay its debts within the meaning of any relevant law code act or ordinance relating to companies or if the Lessee is placed under administration or a meeting is summoned or other step taken for the purpose of placing the Lessee under administration and appointing an administrator thereof or if the Lessee or any one or more of the Lessees commits an act of bankruptcy pursuant to the laws of the State of South Australia or if the Lessee or any one or more of the Lessees or a guarantor of the Lessee is convicted of an offence punishable with imprisonment other than a road traffic offence or if execution is levied against the Lessee and not discharged within 14 days THEN and in anyone or more of such events the Lessor at any time or times thereafter shall have the right to re-enter into and upon the Demised Premises or any part thereof in the name of the whole and have again repossess and enjoy the same as or in its former estate anything therein contained to the contrary notwithstanding but without prejudice to any right of action or other remedy which the Lessor has or might otherwise have for arrears of rent or breach of covenant or for damages as a result of any such event and thereupon the Lessor shall be freed and discharged from any action suit claim or demand by or obligation to the Lessee under or by virtue of this Lease or otherwise howsoever in relation thereto;

4.1.3. **Waiver**

in respect of the Lessee's obligation to pay rent the acceptance by the Lessor of arrears or of any late payment of rent shall not constitute a waiver of the essentiality of the Lessee's obligation to pay rent in respect of those arrears or of the late payments or in respect of the Lessee's continuing obligation to pay rent during the said term;

4.1.4. **Damages**

the Lessee hereby covenants to compensate the Lessor in respect of any breach of an essential term of this Lease and the Lessor is entitled to recover damages from the Lessee in respect of such breach. The Lessor's entitlement under this clause is in addition to any other right remedy or entitlement to which the Lessor is entitled (including the right to re-enter and determine the estate of the Lessee) and shall not be prejudiced by the exercise of the right of re-entry; and

4.1.5. **Costs and Expenses of Default**

that costs of and incidental to the recovery of rent due and unpaid interest thereon and the Lessor's costs and expenses incurred by remedying or attempting to remedy any breach of the Lessee's covenants therein contained including but without limiting the generality thereof the Lessor's reasonable legal fees on the basis of solicitor and own client reasonable professional charges workmen's wages and the amount paid by the Lessor by way of damages and penalties resulting from such breach whether by law or otherwise shall be deemed to be and it is hereby agreed that they shall be treated as additional rent falling due and payable on the date on which such rent interest costs expenses wages charges damages or penalties become due and owing attaching thereto the Lessor's rights and remedies under this Lease expressed or implied by law or statute for the recovery of rent;

4.2. Repudiation

in the event that the Lessee's conduct (whether by way of action or omission) constitutes a repudiation of this Lease (or of the Lessee's obligations under this Lease) or constitutes a breach of any covenant contained in this Lease,

4.2.1. the Lessee covenants to compensate the Lessor for the loss or damage suffered by reason of the repudiation or breach;

4.2.2. the Lessor shall be entitled to recover damages against the Lessee in respect of repudiation or breach of covenant for the damage suffered by the Lessor during the entire term of this Lease;

4.2.3. the Lessor's entitlement to recover damages shall not be affected or limited by any of the following:

4.2.3.1. if the Lessee shall abandon or vacate the Demised Premises;

4.2.3.2. if the Lessor shall elect to re-enter or to determine the estate of the Lessee;

4.2.3.3. if the Lessor shall accept the Lessee's repudiation; or

4.2.3.4. if the parties' conduct shall constitute a surrender by operation of law;

4.2.4. the Lessor shall be entitled to institute legal proceedings claiming damages against the Lessee in respect of the entire lease term including the periods before and after the Lessee has vacated the Demised Premises and before and after the abandonment termination repudiation acceptance or repudiation or surrender by operation of law referred to in sub-clause 4.2.3 of this clause whether the proceedings are instituted either before or after such conduct;

4.2.5. in the event of the Lessee vacating the Demised Premises whether with or without the Lessor's consent the Lessor shall be obliged to take reasonable steps to mitigate his or its damages and to endeavour to lease the Demised

Premises at a reasonable rent and on reasonable terms. The Lessor's entitlement to damages shall be assessed on the basis that the Lessor should have observed the obligation to mitigate damages contained in this sub-clause. The Lessor's conduct in pursuance of the duty to mitigate damages shall not by itself constitute acceptance of the Lessee's breach or repudiation or a surrender by operation of law, and

4.2.6. the Lessor may enter into and take possession of the Demised Premises or any part thereof in the name of the whole and may eject the Lessee, any sub-tenant, licensee or occupier of or under the Lessee and all other persons thereon without terminating this Lease and the Lessor may then hold and retain possession of the same until each breach of the Lessee's covenants has been remedied but in all other respects the covenants and conditions of this Lease, including the payment of rent, shall continue in full force and effect unless and until this Lease expires or is otherwise terminated;

4.3. Abandoned Chattels

if this Lease is terminated or expires and goods are left on the Demised Premises then the Lessor may when at least two days have passed since the Lessor took possession of the Demised Premises remove and destroy or dispose of those goods if they are perishable food stuffs or if their value is less than a fair estimate of the cost of their removal storage and sale but if the goods are not liable to destruction or disposal as aforementioned the Lessor must store the goods in a safe place and manner for at least 60 days. The Lessor must within 7 days after storing goods or having good stored under this sub-clause give notice of the storage of the goods to (if the Lessee has left a forwarding address) the Lessee, and if another person has to the knowledge of the Lessor an interest in the goods and the persons name and address are known to or reasonably ascertainable by the Lessor then to that person and further the Lessor shall publish a notice of the storage of the goods in a newspaper circulating generally throughout the State. A notice must be in the form prescribed by regulation under the Retail and Commercial Leases Act 1995 from time to time. A person who is entitled to possession of goods stored pursuant to this sub-clause may reclaim the goods by paying to the Lessor the reasonable cost of their removal and storage. If the goods are not reclaimed within the 60 day storage period the Lessor must as soon as practicable after the end of that period have the goods sold by public auction. On the sale of the goods by public auction the Lessor may retain out of the proceeds of sale the reasonable costs of removing storing and selling the goods and any amounts owed to the Lessor under the Lease and further pay the balance if any to the owner or if the identity and address of the owner are not known or reasonably ascertainable by the Lessor to the Commissioner for Consumer Affairs for the credit of the Retail and Commercial Leases Fund established under the Retail and Commercial Leases Act 1995. If the goods are sold by public auction under this sub-clause the purchaser acquires good title to the goods in defeasance of the Lessee's interest in the goods and the interest of others (apart from the Lessee) unless the purchaser has actual notice of the interest before purchasing the goods. If a dispute arises between the Lessor and Lessee about the exercise of powers set out in this sub-clause the Magistrates Court may on application by either party to the dispute make orders resolving the matters in dispute;

4.4. Landlord and Tenant Act

that in the case of a breach of any covenant or condition contained in this Lease then the Notice to the Lessee to be given pursuant to Section 10 of the Landlord and Tenant Act 1936 shall provide that the period of 14 days is the time within which the Lessee is to remedy any such breach or default if it is capable of remedy or to make reasonable compensation in money to the satisfaction of the Lessor in respect thereof;

4.5. Default Interest

that without prejudice to the rights powers and remedies of the Lessor otherwise under this Lease the Lessee will pay to the Lessor interest at the rate charged from time to time by the Lessor's Bank on overdrafts in excess of $100,000.00 increased by 2% on any moneys due

but unpaid after the same fell due and payable by the Lessee to the Lessor on any account whatsoever pursuant to this Lease such interest to be computed from the due date for the payment of the moneys in respect of which the interest is chargeable until payment of such moneys is made in full and shall be recoverable in like manner as rent in arrears;

4.6. Destruction or Damage

that if the Demised Premises are damaged the Lessee shall not be liable to pay rent or any amount payable to the Lessor in respect of outgoings or other charges in respect of the period during which the Demised Premises can not be used under the Lease or is inaccessible due to the said damage. If the Demised Premises are still usable under the Lease but the usability is diminished due to the damage the Lessee's liability for rent and any amount for outgoings in respect to the period during which usability is reduced in proportion to the reduction in usability caused by the damage. In the event of the Lessee and Lessor not agreeing the proportion of reduced rent and an amount for outgoings then a valuer may be appointed at the request of either the Lessee or the Lessor by the person for the time being holding or acting in the office of the President of the Australian Property Institute (SA Division) Inc the cost of which valuation shall be borne in equal shares and which valuer shall be deemed to act as an expert and not as an arbitrator and who shall be instructed to determine the appropriate proportion of reduced rental outgoings and other moneys payable. If the Lessor notifies the Lessee in writing that the Lessor considers that the damage is such as to make its repair impracticable or undesirable the Lessor or the Lessee may terminate the Lease by giving not less than 7 days notice in writing to the other and no compensation is payable in respect of that termination provided however that neither the Lessor nor Lessee shall be released from any of their obligations in respect of the period prior to such termination. If the Lessor fails to repair the damage within a reasonable time after the Lessee requests the Lessor in writing to do so the Lessee may terminate the Lease by giving not less than 7 days notice in writing of termination to the Lessor provided again that such termination shall not in any way release the Lessor or Lessee from their obligations herein in respect to the period prior to such termination PROVIDED ALWAYS that the Lessee shall not be relieved of the obligation to pay rent outgoings or other monies payable under the Lease if the damage results from the wrongful act or negligence of the Lessee or an employee or agent of the Lessee unless the Lessor is insured against loss of rent under an insurance policy and the Lessee contributes to the insurance premium and then only to the extent of recovery of the loss under that policy;

4.7. Holding Over

that in the event of the Lessee holding over after the expiration or sooner determination of this Lease with the consent of the Lessor the Lessee shall become a monthly tenant only of the Lessor which tenancy may be terminated by one month's prior notice in writing expiring at any time at a monthly rental calculated by increasing the monthly proportion of the total annual rental payable immediately prior to the expiration of this Lease by CPI as determined in Clause 4.9 hereof and otherwise on the same terms and conditions (mutatis mutandis) as those herein contained insofar as the same are applicable to a monthly tenant;

4.8. Renewal

4.8.1. that on the written request of the Lessee made not less than 3 nor more than 6 months before the expiration of the said term and provided that there shall not at the time of such request be any existing breach or non-observance of any of the covenants and conditions herein contained and on the Lessee's part to be observed and performed the Lessor will at the expense of the Lessee grant to the Lessee an extension of this Lease of the Demised Premises for the term set forth in Item 6 of the Schedule hereto (the "first renewed term") but on the same terms and conditions as are herein contained save for the exclusion of this clause giving the Lessee a right of renewal;

4.8.2. not applicable

4.8.3. not applicable

Time shall be of the essence in respect of this renewal clause. In the event that the rate of rent to be payable from the commencement of a renewed term as set out herein is a determination of the Current Market Rent then notwithstanding sub-clause 4.9 (or if applicable 4.9A hereof) the Lessee shall be entitled to request a determination of the Current Market Rent within the period that begins 6 months before and ends 2 months before (or where the term of the Lease is 12 months or less begins 3 months before and ends 1 month before) the last day on which the option may be exercised under the Lease but may not make such a request to the Lessor where the Lessor and the Lessee have already agreed as to what the actual amount of that rent shall be. The Lessee must make a request by giving notice in writing of the request to the Lessor. If the Lessee makes such a request the amount of the Current Market Rent is to be determined in accordance with the provisions of sub-clause 4.9 (or 4.9A if applicable) hereof and the period within which the Lessee must exercise the option contained herein to renew is varied so that the last day on which the option may be exercised is 21 days after the determination of rent is made and notified to the Lessee in writing or the last day of the term of the Lease, whichever is the earlier. The parties agree that the amount of rent determined pursuant to this sub-clause 4.8 is the Current Market Rent for the purposes of the exercise of the option even though it may be a determination of the Current Market Rent as at some earlier time. The parties to the Lease are to pay the costs of the determination of the Current Market Rent in equal shares unless however the Lessee decides not to exercise the option to renew the Lease in which case the Lessee shall be liable to pay the whole of the cost of the valuation.

4.9. Rent Review (CPI)

notwithstanding anything herein appearing to the contrary the annual rental hereby reserved shall be reviewed as at the date and in the years specified in Item 2 of the Schedule hereto whereon the annual rental to be paid for the next following Review Period shall (not less than one month before the commencement of the relevant Review Period) be determined by multiplying the annual rental payable during the year immediately preceding such review by a fraction whereof the denominator shall be the All Groups Consumer Price Index Adelaide published by the Australian Bureau of Statistics in respect of the latest concluded quarter immediately preceding, with regard to the First Rental Review hereunder, the commencement date of the Lease and, with regard to subsequent rental reviews hereunder, the commencement date of the current Review Period and the numerator shall be the same Index in respect of the latest concluded quarter immediately preceding the review date PROVIDED that if the same Index is not current on both dates or is calculated from different base years or if a substantial change takes place in the method or basis of calculating the same the fraction to be applied shall be a fraction representing the rise between the two dates in the weighted average for Australia of weekly wage rates to be determined by the Australian Bureau of Statistics and if the said Bureau is unwilling to make a determination to be determined by a valuer appointed at the request of either the Lessee or the Lessor by the person for the time being holding or acting in the office of the President of the Australian Property Institute (SA Division) Inc (the cost of which valuation shall be borne by the Lessor and Lessee equally) acting as an expert and not as an arbitrator having regard to what would have been the increase in the said Index had it continued or had it continued to be determined on the same basis as at the date of the lease as the case requires PROVIDED FURTHER THAT the stipulation relating to the time method and manner of payment of rent hereinbefore set forth shall (mutatis mutandis) apply to the annual rental so agreed or determined and PROVIDED ALWAYS that the rent reviews pursuant to this clause shall be carried out as at and from the date or respective dates (as the case may be) stipulated in Item 2 of the Schedule hereto and rent instalments varied from such date or dates (as the case may be) and any adjustment necessary in respect of any underpayment of any instalment paid after any such date or dates at the rate previously applicable shall be paid by the Lessee to the Lessor forthwith upon the reviewed annual rent being agreed or determined (as the case may be) the Lessee paying the current instalments of rent due in the manner hereinbefore appointed pending determination of the new rent as herein provided;

4.9A Rent Review (Current Market Rent)

notwithstanding anything herein appearing to the contrary but subject to sub-clause 4.8 hereof the annual rental hereby reserved shall be reviewed as at the date and in the years

specified in Item 2A of the Schedule hereto whereon rental to be paid for the next following Review Period shall (not less than one month before the commencement of the relevant Review Period) be determined by a valuer appointed at the request of either the Lessee or the Lessor by the person for the time being holding or acting in the office of the President of the Australian Property Institute (SA Division) Inc (the cost of which valuation shall be borne by the Lessor and Lessee equally) which valuer shall be deemed to act as an expert and not as an arbitrator and who shall be instructed to determine the Current Market Rent for the Demised Premises PROVIDED THAT (except when this Lease is a Retail Shop Lease pursuant to the provisions of the Retail & Commercial Leases Act 1995 during which time this proviso will not apply) the rent so determined will not be less than the rental payable in the immediately preceding year PROVIDED THAT the stipulations relating to the time method and manner of payment of rent hereinbefore set forth shall (mutatis mutandis) apply to the annual rental so agreed or determined and PROVIDED ALWAYS that the rent reviews pursuant to this clause shall be carried out as at and from the date or respective dates (as the case may be) stipulated in Item 2A of the Schedule hereto and rent instalments varied from such date or dates (as the case may be) and any adjustment necessary in respect of any underpayment of any instalment paid by the Lessee to the Lessor forthwith upon the reviewed annual rent being agreed or determined (as the case may be) the Lessee paying the current instalments of rent due in the manner hereinbefore appointed pending determination of the new rent as herein provided. In determining the Current Market Rent of the Demised Premises as aforesaid any such valuer shall:-

4.9A.1 exclude the value of any goodwill created by the Lessee's occupation and the value of the Lessee's fixtures and fittings within the Demised Premises and shall also exclude any deleterious condition of the Demised Premises if such condition results from any breach of any provision of this Lease by the Lessee;

4.9A.2 have regard to all of the terms and conditions of this Lease in particular to any liability on the part of the Lessee to pay its contribution to the rates, taxes (and in particular land tax) and outgoings payable pursuant to this Lease and to the period of time until the next relevant Review Period or the expiry of the term hereby granted (as the case may be);

4.9A.3 have regard to the current market rent of premises which are comparable with the Demised Premises;

4.9A.4 take no account of any inducement, incentive, concession or other benefit (including without limiting the foregoing rent free or rent discounted periods, fit-out costs, removal costs, or paying out or otherwise assuming liability for existing leases) provided furnished or allowed or agreed to be provided furnished or allowed to the Lessee or to any person associated with the Lessee in connection with this Lease or to any person in connection with any lease of premises comparable with the Demised Premises;

4.9A.5 where the Demised Premises comprise more than one floor, have regard to the current market rent on a floor by floor basis without any allowance or discount due to the Demised Premises comprising more than one floor;

4.9A.6 take into account the value of all the Lessor's fixtures, fittings, plant and equipment in the Demised Premises and the value of any fit-out or other tenancy works provided by the Lessor; and

4.9A.7 have regard to any other matters such valuer reasonably considers relevant.

The valuer must give detailed reasons for the determination and must specify the matters (including if relevant incentives and concessions) taken into account in making the determination;

4.9B Rent Review (Fixed %)

notwithstanding anything herein appearing to the contrary the annual rental hereby reserved shall be reviewed as at the date and in the years specified in Item 2B of the Schedule hereto whereon rental to be paid for the next following Review Period shall be the amount determined by adding to the annual rental payable during the year immediately preceding such review a sum equal to the percentage thereof set forth in Item 9 of the Schedule hereto PROVIDED THAT the stipulations relating to the time method and manner of payment of rent hereinbefore set forth shall (mutatis mutandis) apply to the annual rental so agreed or determined AND PROVIDED ALWAYS that the rent reviews pursuant to this clause shall be carried out as and from the date or respective dates (as the case may be) stipulated in Item 2B of the Schedule hereto and rent instalments varied from such date or dates (case the case may be) and any adjustment necessary in respect of any underpayment of any instalment paid after any such date or dates at the rate previously applicable shall be paid by the Lessee to the Lessor forthwith upon the reviewed annual rent being agreed or determined (as the case may be) the Lessee paying the current instalments of rent due in the manner hereinbefore appointed pending determination of the new rent as herein provided;

4.10. Security Deposit

that notwithstanding anything hereinbefore appearing the Lessee shall pay to the Lessor by way of a security deposit for the due performance and observance of the Lessee's duties and obligations hereunder the sum set forth in Item 10 of the Schedule hereto which sum shall be no more than an amount equivalent to four weeks rental hereunder and shall be paid by the person receiving the deposit to the Commissioner of Consumer Affairs pursuant to the provisions of the Retail and Commercial Leases Act 1995. If the rent payable under the Lease increases and at least two years have elapsed since the security bond was first given by the Lessee to the Lessor or was last increased, the Lessor may by written notice to the Lessee require the Lessee to increase the amount of the security bond by a specified additional amount but not so that the total amount of the security bond exceeds four weeks rent under the Lease at the time. A notice requiring an increase in the amount of the security shall fix the date by which the additional amount must be paid to the Lessor and the date so fixed must be at least sixty days from when the notice is given;

4.11. Share Transfers

if the Lessee is a duly incorporated company and if at any time hereafter or in the case where a Lessee takes possession of the Demised Premises pursuant to an assignment at any time after the date on which the Lessor consents to such assignment the majority of the shares therein shall no longer be held both beneficially and according to the share register (except as a result of transfer by inheritance) by the person or persons who hold such majority at the date of execution of this lease then:

4.11.1. the Lessee shall notify the Lessor of such changes in shareholdings, and

4.11.2. whether or not such notice is given the Lessor may at any time after such change in shareholdings by Notice in writing terminate this Lease as at the expiration of the current calendar month.

This clause shall not apply whenever the Lessee is a company the voting shares of which are listed on a recognised Stock Exchange in Australia or if at least 80% of its voting shares is owned by another company the voting shares of which are so listed or where the Lessor has given prior written consent to such changes in shareholding which consent shall not be unreasonably or capriciously withheld;

4.12. Waiver

That no waiver by the Lessor of one breach of or covenant obligation or provision in this Lease contained or implied shall operate as a waiver of another breach of the same or any other such covenant obligation or provision as aforesaid and if the Lessor shall become entitled to determine this Lease under the provisions for re-entry herein contained the receipt

of rent by the Lessor or the doing or omission of any act or thing whatsoever by the Lessor or any agent or servant of the Lessor (which but for this covenant would or might amount to a waiver of the Lessor's rights in respect of any such breach or default) before or after the happening thereof shall not operate as nor be deemed to be a waiver in any way of the Lessor's rights and powers in respect of any such breach or default rule of law or equity to the contrary notwithstanding;

4.13. Notices

that without prejudice to any other means of giving notice any Notice required to be served hereunder shall be sufficiently served on the Lessee if forwarded to the Lessee by registered mail to the last known place of business of the Lessee and shall be sufficiently served on the Lessor if addressed to the Lessor and sent by registered mail to the Lessor at the last known place of business of the Lessor in the State of South Australia and any Notice sent by mail shall be deemed to be given at the time when it ought to be delivered in the due course of post;

4.14. Severance

that any covenant or provision or any part of any covenant or provision herein which is not applicable to the Demised Premises or which is repugnant to the general interpretation thereof or which is invalid unlawful void or unenforceable shall be capable of severance without affecting any other of the obligations of the parties pursuant hereto and any other part of such covenant or provision;

4.15. Entire Agreement

the covenants provisions terms and agreements contained herein expressly or by statutory implication occur and comprise the whole of the agreement between the parties and the parties expressly agree and declare that no further or other covenants agreements provisions or terms whether in respect of the Demised Premises or otherwise shall be deemed to be implied herein or to arise between the parties by way of collateral or other agreement by reason of any promise representation warranty or undertaking given or made by either party to the other on or prior to the execution hereof and the existence of any such implication or collateral or other agreement is hereby negatived;

4.16. Lessor as Lessee's Attorney

that on the Lessor exercising its rights to re-enter and take possession of the Demised Premises or to determine this Lease after necessary compliance with any relevant or statutory provisions as to the exercise of rights of forfeiture (of which the statutory declaration of the Lessor or an officer of the Lessor shall be conclusive evidence for the purpose of the Registrar-General) the Lessee HEREBY IRREVOCABLY APPOINTS the Lessor the attorney of the Lessee in the Lessee's name and as the Lessee's act and deed from time to time if and when such attorney shall think fit for the purpose of giving full effect of the power of re-entry to execute a surrender of this lease and to procure the registration thereof and to record this power of attorney and to procure to be done any act matter or thing which may be requisite or proper for giving full effect thereto according to the Real Property Act 1886 as amended or any law or usage for the time being in force in the State of South Australia AND all and whatsoever such attorney shall lawfully do or purport to do or cause to be done by virtue of the said appointment is hereby ratified and confirmed, and

4.17. Demolition

the Lessor agrees with the Lessee that the Lessor can provide to the Lessee twelve (12) months notice to vacate at any time after the first extension of the Lease commencement for the purpose of redevelopment and demolition;

4.18. Subdivision

4.18.1. In this clause:

"**allotment**" means an allotment, unit or lot created on subdivision.

"**subdivision**" means the division or re-division of land under:

4.18.1.1. Part XIXAB of the Real Property Act 1886, or

4.18.1.2. the Strata Titles Act 1988, or

4.18.1.3. the Community Titles Act 1996.

4.18.2. If the Lessor notifies the Lessee that the Lessor wants to proceed with the subdivision of the land:

4.18.2.1. the Lessee will give any consent that may be required from the Lessee under any Act or instrument for the purposes of the proposed subdivision, and

4.18.2.2. the following documents are, if the Lessor so requires, to be contemporaneously executed:

4.18.2.2.1.1. an instrument of surrender of this lease (in registrable form) as from a time immediately before the subdivision takes effect, and

4.18.2.2.1.2. a new lease (the "substitute lease") for the balance of the term of this lease (and on the same conditions - or those conditions as appropriately modified to allow for the subdivision) for the allotments to be formed by the subdivision out of land to which this lease applies.

4.18.3. All documents necessary to give effect to this clause will be prepared by the Lessor's solicitors and will be prepared, stamped and registered at the Lessor's expense.

4.18.4. The Lessee agrees to indemnify the Lessor for any contributions to a strata corporation or a community corporation in respect of allotments to which the substitute lease applies.

5. NO WARRANTY

The Lessee acknowledges and declares that no promise representation warranty assurance or undertaking has been given by the Lessor in respect of the suitability of the Demised Premises for any purpose to be carried on therein or to the fittings finish facilities and amenities of the Demised Premises otherwise than in this Lease contained.

6. LESSOR'S WORK

Notwithstanding any other provision herein contained in the event that the Lessor is required at any time to carry out work to the Demised Premises (and for which the Lessee is not responsible hereunder) by any competent government or semi-government authority (whether Federal State or Local) having jurisdiction in relation thereto the annual rental otherwise payable by the Lessee hereunder as at the date of completion of such work shall be increased by an amount equivalent to 9% of the amount certified in writing by an architect nominated by the Lessor to be the completed value of such work PROVIDED THAT the stipulations herein contained relating to the time method

and manner of payment of rental shall (mutatis mutandis) apply to the annual rental determined in accordance with the provisions of this clause.

7. **RESUMPTION**

It is hereby mutually agreed and expressly declared between the parties hereto that in the event that the Lessor shall receive Notice of any proposed resumption or acquisition of the Demised Premises or any part thereof by any government (whether Federal State or Local) public statutory or other competent authority the Lessor shall be at liberty at any time thereafter to determine this Lease on giving not less than 90 days' prior notice in writing to the Lessee of its intention so to do.

8. **RESERVATIONS**

The Lessor HEREBY RESERVES to the Lessor and the Lessor's servants and Licensees and to all other persons granted similar rights whether before or after the date of this Memorandum of Lease the free and uninterrupted passage of gas water and electricity through and along the pipes and wires and drains which now are and may at any time hereafter be on or under or passing through the Demised Premises WITH POWER to the Lessor its servants agents and workmen and other persons authorised by the Lessor at all reasonable times to enter into and upon the Demised Premises for the purpose of inspecting or installing repairing and/or cleansing replacing or altering the said pipes wires and drains AND ALSO for the purpose of painting inspecting repairing and/or cleaning the exterior walls and the roof of the Demised Premises and of the building forming part of the Demised Premises as well as for any other purpose PROVIDED THAT in the exercise of any such rights and powers there shall be occasioned to the Lessee as little disturbance and damage as is practicable and that all such inspections and works shall be carried out without undue delay and that the Lessor shall restore and make good any damage to the fixtures and fittings of the Lessee and to the Demised Premises thereby caused.

9. **SERVICES**

Notwithstanding any implication or rule of law to the contrary the Lessor shall not in any circumstances be liable to the Lessee for any loss or damage suffered by the Lessee for any malfunction failure to function or interruption of or to the water gas electricity power telephone air conditioning fire prevention fire safety elevators lifts escalators and transportation services and systems contained in or appurtenant to the Demised Premises or the building forming part of the Demised Premises or for the blockage of any sewers wastes drains gutters downpipes or storm water drains from any cause whatsoever.

10. **NO PARTNERSHIP**

That nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of partnership or of principal and agent or of joint venture between the parties hereto it being understood and agreed that neither the method of computation of rent nor any act of the parties hereto shall be deemed to create any relationship between the parties hereto other than the relationship of Lessor and Lessee upon the terms and conditions only as provided in this Lease.

11. **LESSOR'S CONSENT**

In any case where pursuant to this Lease the doing or execution of any act matter or thing by the Lessee is dependent upon the consent or approval of the Lessor such consent or approval may be given or withheld by the Lessor in its absolute uncontrolled discretion unless otherwise herein provided and the Lessee shall in any event reimburse the Lessor upon demand any costs or fees paid by the Lessor to consultants engaged by the Lessor to examine or advise upon any application made by the Lessee (including any plans specifications or other material submitted therewith) for the consent or approval of the Lessor where any such consent or approval is required pursuant to this Lease and also any other moneys outlaid or expenses incurred by the Lessor in connection therewith.

12. CONSENTS

If any consent approval or permission may be required from any mortgagee or encumbrancee pursuant to such mortgages and encumbrances as are hereinbefore described to this Lease or the term hereof or to any term, covenant or condition hereof then this Lease or that term, covenant or condition as the case may require shall be subject to that consent approval or permission and both the Lessor and the Lessee, at the sole cost and expense of the Lessee, shall do all such acts and things as may reasonably be required to obtain or to facilitate the consent approval or permission so soon as may reasonably be possible PROVIDED THAT if the consent approval or permission is overlooked or is not obtained by reason of any inadvertence by the parties or either of them then neither the Lessor nor the Lessee shall seek to avoid or set aside this Lease or any of the terms, covenants or conditions hereof nor to prevent the same from coming into effect until such time as all reasonable endeavours have been made as aforesaid to obtain that permission approval or consent.

13. CERTIFIED EXCLUSIONARY CLAUSE

Not applicable

14. RETAIL AND COMMERCIAL LEASES ACT 1995

The intention of the parties is that no covenant provision term or implied term of this Lease shall have the effect of or be interpreted or construed as having or attempting to have the effect of directly or indirectly defeating evading excluding restricting modifying or preventing the operation of any of the provisions of the Retail and Commercial Leases Act 1995 (as amended) or any other legislation which by law cannot be excluded restricted or modified and that the Lessor and the Lessee shall continue to be subject to any such provisions which by law cannot be excluded restricted or modified.

15. ACKNOWLEDGMENTS

The Lessee hereby acknowledges that:

15.1. As soon as negotiations were entered into concerning this lease the Lessor or a person on behalf of the Lessor made available to the Lessee a copy of the proposed lease in compliance of Section 11 of the Retail and Commercial Leases Act 1995;

15.2. Prior to entering into this lease a Disclosure Statement was provided to the Lessee in compliance with Section 12 of the Retail and Commercial Leases Act 1995;

15.3. Prior to the Lessee entering into this lease a notice under Section 18(2) and Regulation 7 of the Retail and Commercial Leases Act 1995 was served on and drawn to the attention of the Lessee which notice confirms that the Lessor does not warrant that the Demised Premises will for the duration of this lease be structurally suitable for the type of business which the Lessee intends to conduct at the Demised Premises; and

15.4. Notwithstanding that this lease has not been executed by any other person who has agreed undertaken or offered to do so as Lessee or one of the Lessees whose name appears herein as lessee this lease shall at all times be valid and enforceable against the Lessee by virtue of its or his or her execution hereunder and the liability herein of such Lessee shall continue and may be enforced by the Lessor.

16. SPECIAL CONDITIONS

This Lease shall be subject to the Special Conditions set forth in Item 11 of the Schedule hereto and those Special Conditions terms or covenants insofar as they may be contrary to or in conflict with any other term or condition hereof shall apply in preference to any such contrary or conflicting term or condition.

17. RULES AND REGULATIONS

In addition to the Special Conditions set out herein this Lease shall be subject to the Rules and Regulations set out hereunder:

17.1. The Lessee shall not in any way obstruct or permit the obstruction of the common areas or any part or parts thereof or any appurtenances or conveniences therein.

17.2. The Lessee shall not in any way cover or obstruct any lights skylights windows or other means of illumination of the common areas or the building generally.

17.3. The Lessee will use or permit to be used for the receipt delivery or other movement of any goods wares or merchandise or articles of bulk or quantity only such parts of the premises and the common areas and at such times as the Lessor or its Managing Agent may from time to time direct.

17.4. The Lessee shall not throw or permit to be thrown or to be dropped or to fall any articles or substance whatsoever from or out of the premises or the common areas or any part thereof.

17.5. The Lessee will keep clean and free from dirt and rubbish the premises and such parts of the common areas as immediately adjoin the premises.

17.6. The Lessor will provide keys or cardkeys for locks on doors and other openings of the premises and the Lessee will return to the Lessor on the determination of the Lease all such keys and cardkeys and any copies thereof and shall not permit the same at any time to come into the possession or control of any person other than the Lessee or its servants or agents approved by the Lessor.

17.7. The Lessee shall not use or permit to be used the common areas or any part thereof for any business or commercial purpose or the display or advertisement of any goods or services except with the consent in writing of the Lessor and in accordance with any conditions imposed by the Lessor.

17.8. The Lessee shall and shall procure that its servants agents and visitors shall carry out all reasonable directions of the Lessor or its Managing Agent considered necessary by it or them for the management safety care or cleanliness of the building and the preservation of good order therein.

17.9. No rubbish or waste shall at any time be burned on or inside the building or any part of it.

17.10. All blinds shades awnings window ventilators and other similar fittings and fixtures installed by the Lessee with the consent of the Lessor in or upon the demised premises and visible from outside such demised premises shall conform to the reasonable requirements and standards of the Lessor as to design quality and appearance. No such blinds shades awnings window ventilators or other similar fittings or fixtures shall be affixed or fitted to the exterior of the demised premises. The exterior of the building shall be under the absolute control of the Lessor.

17.11. The Lessee shall not use any method of heating other than that approved by the Lessor and shall not without the Lessor's consent in writing permit any cooking hi the building other than in areas and with equipment approved by the Lessor.

17.12. The Lessee will not use or permit to be used any device whereby any electrical point is use for more than one conduit of electricity to any electrically operated apparatus

17.13. The Lessee shall not permit any of its employees or invitees to interfere with the air-conditioning or ventilation systems or any other services in the building.

17.14. Smoking shall be prohibited in the lifts foyers stairwells public areas and Common Area of the building and the Land or any part of them.

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THE SCHEDULE

ITEM 1 (Clauses 1.1 and 2.6) PERMITTED USE:	OFFICE
ITEM 2 (Clauses 1.1 and 4.9) – (CPI) REVIEW PERIOD AND RENTAL REVIEW DATE AND YEARS:	PERIOD: Annual DATE: 01 February YEARS: In each year of the term of the Lease except as set out in Item 2A
ITEM 2A (Clauses 1.1 and 4.9A) – (Current Market Rent) REVIEW PERIOD AND RENTAL REVIEW DATE AND YEARS:	PERIOD: Not Applicable DATE: 01 February YEARS: 2020
ITEM 2B (Clauses 1.1 and 4.9B) – (Fixed %) REVIEW PERIOD AND RENTAL REVIEW DATE AND YEARS:	PERIOD: Not Applicable DATE: Not Applicable YEARS: Not Applicable
ITEM 3 (Clause 2.3.2) LESSEE'S PROPORTION OF OUTGOINGS:	ONE HUNDRED PER CENT (100%) BUT IF THE PREMISES ARE NOT SEPARATELY ASSESSED THE PROPORTION WILL BE ON A PRO RATA AREA BASIS
ITEM 4 (Clause 2.10) PAINTING YEARS:	AT THE END OF THE TERM OF THE LEASE OR ANY EARLIER DETERMINATION
ITEM 5 (Clauses 2.27 & 2.28) PUBLIC LIABILITY INSURANCE:	TWENTY MILLION DOLLARS ($20,000,000.00)
ITEM 6 (Clause 4.8.1) FIRST RENEWED TERM:	Five (5) Years
ITEM 7 (Clause 4.8.2) SECOND RENEWED TERM:	Not Applicable
ITEM 8 (Clause 4.8.3) THIRD RENEWED TERM:	Not Applicable

ITEM 9
(Clause 4.9)
FIXED INCREASE OF RENTAL: Not Applicable

ITEM 10
(Clause 4.10)
SECURITY DEPOSIT: Not Applicable

ITEM 11
(Clause 16)
SPECIAL CONDITIONS:

1. Outgoings

The Outgoings payable pursuant to Clause 2.3 hereof are to be paid from 01 December 2015.

2. Rent Prepayment

The Lessee will be the amount of Twenty One Thousand and Thirty Three Dollars and Thirty Three Cents ($21,033.33) prior to the Commencement Date of this Lease which said amount is to be the last Two (2) months payment of rent prior to the expiration of the term of the rent. The rent payable will commence on 01 February 2016. This amount does not include any increase of rent during the term of the Lease and any difference will be payable Two (2) months prior to the end of the term of the Lease.

3. Lessor Works

The Lessor agrees to undertake the following works at the Lessor's expense in all things:

3.1. Upgrade exterior of building;

3.2. Upgrade / change landscaping at Hutt Street frontage;

3.3. Redecorate common areas in neutral colours including tiling, entry, foyer stairs, bannisters and metal beams;

3.4. New floor coverings throughout the premises and repaint in white / neutral colour;

3.5. Air-conditioning to be fully operational and effective for the office space on the first and mezzanine levels; and

3.6. Upgrade of wet areas on the first floor.

RETAIL AND COMMERCIAL LEASES ACT 1195: SECTION 12
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT

(TO BE SIGNED BY LESSEE)

Name of Lessor: BUIK HOLDINGS PTY LTD ACN 007 960 705

Address of Premises: LEVEL 1 AND MEZZANINE 120 HUTT STREET ADELAIDE SA 5000

Date of provision of Disclosure Statement to Lessee: 29 OCTOBER 2015

Name of Lessee: URBAN PROJECTS AUSTRALIA PTY LTD ABN 26 158 633 544

Address of Lessee: 278 FLINDERS STREET ADELAIDE SA 5000

THE LESSEE HEREBY ACKNOWLEDGES RECEIPT OF THE DISCLOSURE STATEMENT RELEVANT TO THE ABOVEMENTIONED PREMISES PRIOR TO ENTERING INTO THIS LEASE.

Signed: .....

Date: 30 / 11 / 2015

Note to Lessee: The Retail and Commercial Leases Act 1995 requires that a Disclosure Statement be given to a Lessee before he or she signs a retail shop lease or any other form of binding document. You should ensure that you read the statement carefully, and understand its contents, before you sign a lease or other document.

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CAR PARKING AGREEMENT made the 17 day of June 2016

BETWEEN:

LOUISVILLE PTY LTD of PO Box 7052 Hutt Street Adelaide SA 5000 ("the Licensor");

AND:

URBAN PROJECTS AUSTRALIA PTY LTD of 278 Flinders Street Adelaide SA 5000 ("the Lessee");

NOW THIS DEED WITNESSETH as follows:

1. In consideration of the prompt and due observance and performance by the Lessee of the terms and conditions herein appearing the Licensor **HEREBY GRANTS** to the Lessee and any employee of the Lessee for the Term of this Lease the sole right and privilege to park Ten (10) motor vehicles on the land being Certificate of Title Volume 5427 Folio 991 situated in Albert Lane Adelaide SA 5000 (which car parking spaces are hereafter called the **Parking Spaces**) and for such purpose only the Licensor hereby grants leave and licence to the Lessee and its duly authorised employees to enter upon and use the Parking Spaces in the manner and subject to the terms and conditions hereinafter contained in this clause.

2. The Licensor hereby grants to the Lessee full licence and authority during the continuance of this Lease to park and leave motor vehicles in the Parking Spaces together with all necessary rights (in common with all other persons authorised by the Lessor) of ingress to and egress from the Land for the said motor vehicles and for the drivers thereof subject to the several covenants terms and conditions contained in this clause.

3. The Annual Rental for each car park space will be from the Commencement Date of the Lease will be $2,400.00 plus GST and shall be payable monthly. The rent for each car park space shall be reviewed annually on 01 February in each year of the term of the Lease including any extension thereof and shall be reviewed in the same manner as the rent reviews as set out in the Lease.

4. The licence hereby created shall determine upon the expiration or prior determination for any reason whatsoever of the Term of this Lease.

5. The Lessee shall:

   5.1. observe and perform all the covenants terms conditions agreements rules regulations and provisos on the Lessee's part as lessee to be observed and performed under and by virtue of this Lease;

   5.2. not cause or permit any obstruction whatsoever to the free ingress to or egress from the Land; and

   5.3. ensure the said motor vehicles shall be driven into and out of the Parking Spaces by the entrances and exits respectively provided or prescribed from time to time by the Lessor and are parked only in the Parking Spaces unless the Lessor shall otherwise direct.

6. That the rights hereby conferred by this clause shall rest in contract only and shall not create in or confer upon the Lessee any tenancy or any estate or interest in or over the Land or the Parking Spaces and that the rights of the Lessee under this clause shall be those of a licensee only and do not comprise or include any further or other rights.

IN WITNESS whereof the parties hereto have set their hands and seals the day and year first hereinbefore mentioned.

EXECUTED by the **LICENSOR:**

EXECUTED by **LOUISVILLE PTY LTD**
in accordance with the Corporations Act by:

.....

~~PETER ANDREW~~ BUIK
SOLE DIRECTOR / SECRETARY

and if only one person has signed, that person states that he/she has signed this document as sole director and sole company secretary of the company

(*Note: Please affix Common Seal if required by the Company's Constitution)

EXECUTED by the **LESSEE**:

EXECUTED by **URBAN PROJECTS AUSTRALIA PTY LTD ABN 26 158 633 544**
in accordance with Section 127 the Corporations Act by:

.....
DIRECTOR SIGN

.....
SOLE DIRECTOR / SECRETARY SIGN

.....
DIRECTOR PRINT NAME

.....
DIRECTOR / SECRETARY PRINT NAME

and if only one person has signed, that person states that he/she has signed this document as sole director and sole company secretary of the company.

(*Note: please affix common seal if required by the Company's Constitution)

FORM B1
Attach to inside left hand corner

To be completed by lodging party **ANNEXURE to LEASE** dated Over Certificate of Title Volume 5427 Folio 991	**NUMBER** Office use only

ANNEXURE "A"

LESSOR:

EXECUTED by **BUIK HOLDINGS PTY LTD ACN 007 960 705**
in accordance with the Corporations Act by:

.....
PETER ANDREW BUIK
SOLE DIRECTOR / SECRETARY

and if only one person has signed, that person states that he/she has signed this document as sole director and sole company secretary of the company.

(*Note: please affix common seal if required by the Company's Constitution)

IMPORTANT NOTICE
THE LESSOR DOES NOT WARRANT THAT THE PREMISES YOU ARE ABOUT TO LEASE WILL, FOR THE DURATION OF YOUR LEASE, BE STRUCTURALLY SUITABLE FOR THE TYPE OF BUSINESS THAT YOU INTEND TO CARRY ON

LESSEE:

EXECUTED by **URBAN PROJECTS AUSTRALIA PTY LTD ABN 26 158 633 544**
in accordance with Section 127 the Corporations Act by:

.....	.....
DIRECTOR SIGN	DIRECTOR / SECRETARY SIGN
.....	.....
DIRECTOR PRINT NAME	DIRECTOR / SECRETARY PRINT NAME

and if only one person has signed, that person states that he/she has signed this document as sole director and sole company secretary of the company.

(*Note: please affix common seal if required by the Company's Constitution)

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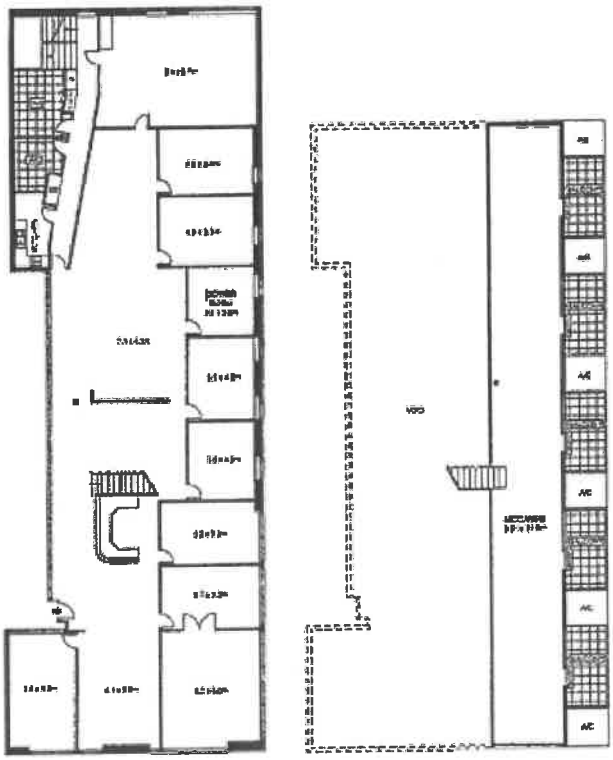
PLAN



LEVEL 1 AND MEZZANINE

© LAWSOFT PTY LTD (June 2009)

CONSENTS OF MORTGAGEES AND SECTION 32 DEVELOPMENT ACT 1993 CERTIFICATION

THIS LEASE DOES NOT CONTRAVENE SECTION 32 OF THE DEVELOPMENT ACT 1993.

DATED 17.6.16

REFER ANNEXURE/S "A" & "B"

* NB: A penalty of up to $2000 or 6 months imprisonment applies for improper witnessing.

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LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF LEASE

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

Prefix
L
Series No.

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

_____
Solicitor / Registered Conveyancer / Lessee

AGENT CODE

Lodged by:
GROPE HAMILTON LAWYERS GRHA266

Correction to:
GROPE HAMILTON LAWYERS GRHA266
JB 316593

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1.....
2.....
3.....
4.....

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1.....
2.....
3.....
4.....

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

CORRECTION	PASSED
REGISTERED REGISTRAR-GENERAL	

© LAWSOFT PTY LTD (June 2009)

McGEES PROPERTY

Adelaide
Level 10, 60 Waymouth Street
Adelaide SA 5000

GPO Box 1646
Adelaide SA 5001

T 08 8414 7800
F 08 8231 1143

adelaide@adl.mcgees.com.au
www.mcgees.com.au

Agreement to Lease

Property:	Ground Floor, 120 Hutt Street, Adelaide, South Australia
Prepared by:	McGees Property ("Agent")
Date:	19 February 2019
Lessor:	Buik Holdings Pty Ltd
Lessee:	Ahrens Group Pty Ltd

THE PARTIES

Lessor:	Name:	Buik Holdings Pty Ltd
	Address:	PO Box 7052 Hutt Street, Adelaide SA 5000
Lessee:	Name:	Ahrens Group Pty Ltd
	ABN:	76 114 260 230
	Address:	Wilhelm Road, Kingsford, South Australia 5118
	Contact:	Adam Madrussani
Agent:	McGees (SA) Pty Ltd trading as McGees Property. RLA 1722	
	Address:	Level 10, 60 Waymouth Street, Adelaide, S.A. 5000
	Phone:	8414 7800
	Fax:	8231 1143
	Email:	jjuers@adl.mcgees.com.au

The Lessee HEREBY OFFERS to lease from the Lessor the Premises (defined below) on the following terms and conditions.

Premises:	Ground Floor, 120 Hutt Street, Adelaide, South Australia, being a portion of the land described in Certificates of Title Volume 5214 Folio 459 and Volume 5427 Folio 997.
Lettable Area:	225 square metres approximately plus nine (9) car parks.
Permitted Use:	The permitted use shall be office. It is the Lessee's responsibility to obtain prior to the lease commencement (and maintain for the duration of the lease) all necessary consents, approvals and licenses from the Local Council and other regulatory authorities in respect to the permitted use of the premises. The Lessee hereby indemnifies the Lessor in respect of any claim loss or damage suffered by the Lessor due to the Lessee's failure to observe and satisfy this obligation.
Lease Term:	Two (2) years

Right of Renewal: Three (3) years.

Rental: The base office rental will be at an initial rate of $60,750 per annum (plus GST) payable monthly in advance at a rate of $5,062.50 per calendar month (plus GST).

Carpark Rental: Base carpark rental will be at an initial rate of $2,760.00 per annum plus GST ($230 per month plus GST) per carpark, payable monthly in advance.

The monthly rate for the nine (9) car parks will be $2,070.00 plus GST.

Rent Review: The office and carpark rental will be reviewed annually throughout the lease term and right of renewal term to increases in the Consumer Price Index (All Groups – Adelaide).

Outgoings: The Lessee shall be responsible for the payment or reimbursement of all building outgoings detailed in the attached Disclosure Statement. Where this tenancy only represents a portion of the property, the Lessee's proportion of building outgoings will be assessed on a pro-rata floor area basis.

Lease Commencement: The earlier date of 1st March 2019 or upon the completion of lessor works.

Rental Commencement: Lease commencement.

Outgoings Commencement: Lease commencement.

and otherwise on terms acceptable to the parties

Lease Document: A formal memorandum of lease in the form of the attached draft lease and amended to reflect the agreed terms and conditions of this Agreement ("the lease"), will be prepared by the Lessor's solicitors upon acceptance of this Agreement by the Lessor. The Lessee hereby agrees to execute the lease within 14 days of its submission to the Lessee. Failure to do so shall be a default under this Agreement but shall not in any way prejudice the binding nature of this Agreement. Costs incidental to the preparation of the lease up to a maximum of $1,000.00 and disbursements for mortgagee consent and production of Title costs shall be borne equally by the Lessee and the Lessor.

All costs involved in registering the lease including preparation of a Filed Plan (if required) are to be borne by the Lessee.

Please Advise
(Please circle one option): The Lessee **does/does not** require the lease to be registered.

Registration of Lease & Costs

Where this Agreement is a retail shop lease as defined below the Lessee shall pay half the Lessor' reasonable legal and other expenses incurred in connection with the preparation, stamping and registration of the Lease plus GST at 10% (including mortgage consent) pursuant to Section 14 of the Retail and Commercial Leases Act. (Lessee's maximum cost $1,000 plus GST).

The Lessee shall pay all stamp duty payable on the lease. Where this Agreement is not a retail shop lease all of the aforesaid costs shall be borne by the Lessee.

All costs associated with the registration of the Lease including the preparation of a GRO Plan (if required), production of Title fees, and any other costs for associated documents (including any Guarantee or car parking agreement) plus GST at 10% are to be borne by the Lessee.

Bank Guarantee:

A bank guarantee equivalent to three (3) months rental (office, car parks and outgoings) plus GST in favour of the Lessor will be provided to the Lessor or the Agent prior to the Lease Commencement date. Such bank guarantee to the value of **$30,253.71 including GST** shall be irrevocable and contain no expiry date. Failure to comply will constitute a breach of an essential term of the Agreement and without affecting or other remedy will entitle the Lessor to terminate this Agreement. The Bank Guarantee must be provided prior to handover of tenancy to Lessee.

Utility Costs:

The Lessee will be responsible for all utility and service costs including charges in relation to energy consumption including air conditioning running costs. The electricity is separately metered on the ground floor. The costs on the ground floor will be shared based upon area occupied. Billing will be monthly.

Tenancy Works:

The Lessee shall provide details of its proposed tenancy fitout to the Lessor or the Agent for approval prior to commencing such fit out. Any necessary approval from the Local Council or any other regulatory body to the tenancy fit out will be the Lessee's sole responsibility and expense.

Telephones:

Lessee's responsibility and cost.

Cleaning and Maintenance:

Lessee's responsibility and cost.

Signage:

All signage is to be at the Lessee's expense and must have the prior approval in writing of the Lessor and if appropriate the Local Council.

Space to be made available on the front façade of the building for signage. Cost of signage at the Lessee's expense.

Insurance:

The Lessee is responsible for plate glass insurance, contents insurance and public liability insurance to a minimum of $20 Million per claim.

Painting:

The Lessee shall paint all interior painted surfaces of the Premises after five (5) years.

Reinstatement:

The Lessee shall make good the Premises prior to the expiration or as soon as practicable after the earlier determination of this Agreement having regard to the condition of the Premises upon taking occupation but subject to fair wear and tear. Any presently existing fit out shall remain the property of the Lessor.

First Month's Rent & Default

Upon execution of this Agreement by the Lessee it shall pay into McGees (SA) Pty Ltd Trust Account the sum of Nine Thousand Five Hundred and Seventy Eight Dollars and Fifty Seven cents ($9,578.57) including GST which sum shall be credited to the Lessee's payment of the first month's rent.

Total amount payable into McGees (SA) Pty Ltd Trust Account $9,578.57 including GST:

***Bank*:**	Macquarie Bank Limited
***BSB*:**	185-300
***Account No*:**	3038 16169
***Account Name*:**	McGees (SA) Pty Ltd ATFT McGees SA Unit Trust Sales Trust Account

Important Notes:

- *Please use property street address as payment reference to assist us to allocate funds*
- *Please advise our office via email at reception@adl.mcgees.com.au immediately upon transfer of funds*

If the Lessee breaches any of the terms of this Agreement (including, without limiting the generality of the foregoing, its obligations hereunder to execute a formal lease document) then without prejudice to any other rights which the Lessor may have against the Lessee for breach of this Agreement the aforesaid sum shall be forfeited to the Lessor and the Lessee will pay to the Lessor any expenses incurred by the Lessor (including legal costs and disbursements) arising out of this Agreement or the breach of it by the Lessee.

If the Lessor fails to execute this Agreement the aforesaid sum shall be returned to the Lessee in full. If the Lessor executes this Agreement, the Lessor's said agent may apply the aforesaid sum in payment of any moneys due to the Lessor to its said agent including the fee due to the said agent on the Lessor's execution of this Agreement.

Agent's Fee:

In consideration of the Agent procuring the Lessee to execute this Agreement, the Lessor hereby agrees to pay the Agent a fee in accordance with the scale of fees agreed in writing and shall be payable on or before the commencement date of the lease specified herein. The Agent is hereby authorised by the Lessor to apply such part as is necessary of the Deposit, to payment of such fee.

Retail Shop Lease:

1. This Agreement is subject in all respects to the provisions of the Act (if applicable).

2. The Lessee hereby acknowledges that:

   (a) as soon as negotiations were entered into concerning this Agreement the Lessor or a person on behalf of the Lessor made available to the Lessee a copy of the proposed draft lease in compliance with Section 11 of the Act;

   (b) prior to entering into this Agreement a Disclosure Statement was provided to the Lessee in compliance with Section 12 of the Act;

   (c) prior to the Lessee entering into this Agreement a notice under Section 18(2) and Regulation 7 of the Act was served on and drawn to the attention of the Lessee which notice confirms that the Lessor does not warrant that the leased premises will for the duration of this lease be structurally suitable for the type of business which the Lessee intends to conduct at the premises.

Binding Agreement:

If this offer to lease of the Lessee is formally accepted by the Lessor, a legally binding arrangement will have been completed. The obligations of the Lessee are not conditional or in any way dependent upon the preparation and execution of the formal memorandum of lease and are not affected by any delay or extension of time in the preparation and execution of such formal memorandum of lease.

Offer by Lessee:

The Lessor and the Lessee agreed that the submission by the Lessee to either the Lessor or McGees Property of a copy of this Agreement, executed by or on behalf of the Lessee but not the Lessor, shall be deemed to constitute an offer by the Lessee to the Lessor to lease the premises.

Default:

Without limiting the Lessor's rights at law or in equity or otherwise arising against the Lessee, in the event of a breach of the obligations of the Lessee pursuant to the terms of this offer to lease following acceptance by the Lessor, the Lessee hereby agrees that in the event of such a breach:

a) any legal costs and disbursements reasonably incurred by the Lessor ~~or~~ arising out of ~~its~~ breach by the Lessee, shall be payable by the Lessee;

b) ~~all costs of and incidental to procuring another tenant to lease the Premises, including any loss of rent, shall be payable by the Lessee; and~~

c) the Lessee shall be required to do all acts, deeds, matters and things as may be required to give effect to the above provisions.

Notwithstanding the above and without affecting any provision of the lease, the Lessor may terminate this Agreement and hence the Lessee's tenancy and re-enter the Premises if the Lessee remains in arrears of rental 7 days after the Lessee has been notified in writing of such arrears of rental.

GST:

Unless stated to the contrary, all amounts expressed in this Agreement are expressed exclusive of any goods and services tax ("GST"). Any amount payable under this Agreement which attracts GST is deemed to be increased by the then amount of the GST and the party due to make such payment shall pay such increase at the time the said amount is due.

Special Conditions:

1) The Lessor agrees to undertake the following works at the Lessor's expense in all things.

   a) New floor coverings throughout the premises and a repaint in white/neutral colour

   b) Ensure air conditioning is operating efficiently.

   c) Replace all ceiling tiles.

   d) Replace all ceiling light fittings with LED lights

   e) Remove nominated walls

2) The Lessor agrees with the Lessee to provide an option to lease the ground floor rear tenancy on terms to be agreed at the time.

EXECUTION

This offer to lease by the Lessee, if accepted by the Lessor, shall constitute a legally binding agreement, which agreement is not conditional upon the execution of any further document (including the lease). **Our EFT deposit payment confirmation or cheque for $9,578.57 being the first month's rent including GST in advance is attached.**

SIGNED: _____ STEFAN AHRENS

For and on behalf of Ahrens Group Pty Ltd Print Name

DATED: 20/2/19 2019

The Lessor hereby accepts the Lessee's offer to lease the abovementioned Premises.

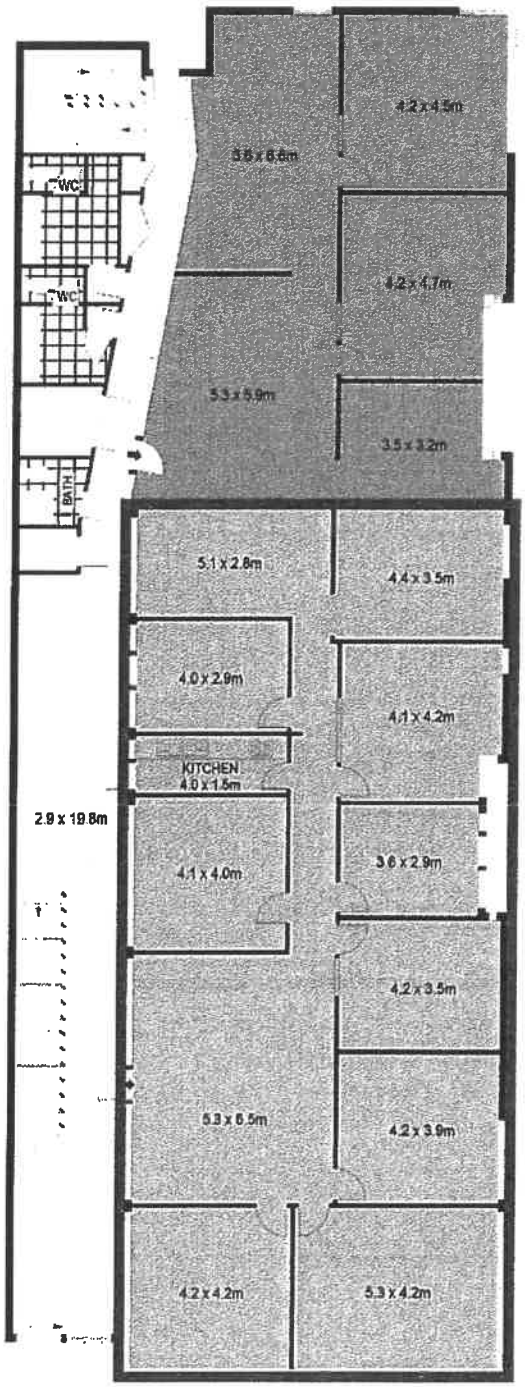
SIGNED: _____ Peter Andrew Buik

For and on behalf of Buik Holdings Print Name

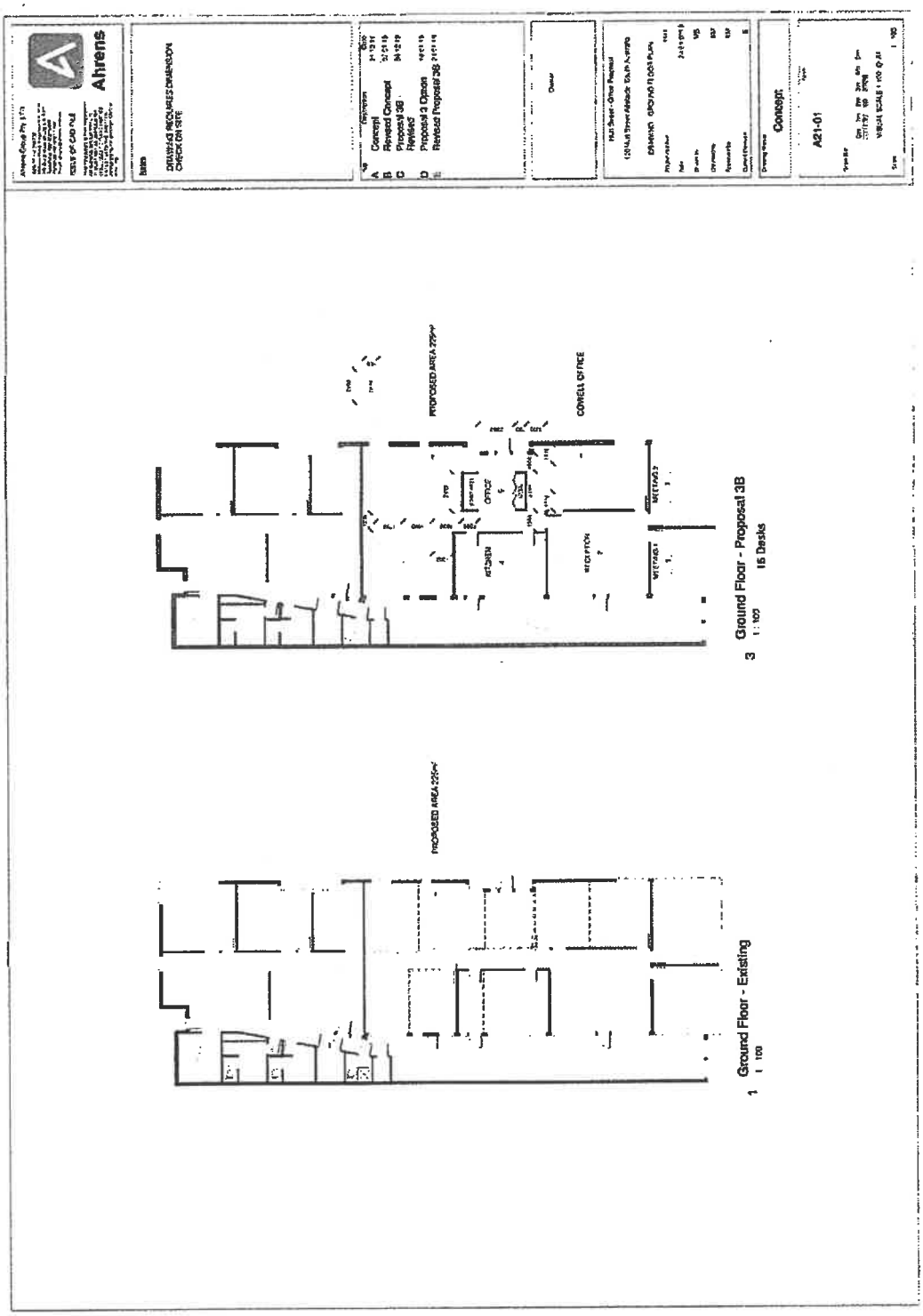
DATED: 21st FEBRUARY 2019

Enclosures: Plan of Current Premises
Plan of Proposed Changes
Disclosure Statement
Draft Lease & Clauses Amendment, Negotiations/Alterations

PLAN OF CURRENT PREMISES



PLAN OF PROPOSED CHANGES



PLEASE PROVIDE THE FOLLOWING INFORMATION:

Registered Name of Business:		
Postal Address:		
ACN Number:		
ABN Number:		
Contact Name:		
Drivers Licence Number:		
Contact Phone Number:	Business:	Mobile:
Email Address:		
Personal Address:		
Lessee Name: (The name the Lease will be in)		
Nature of Business:		
Trading Experience:		
Full Name and Address of Director(s):	Name: Address:	
Full Name and Address of Director(s):	Name: Address:	

~~*If Lease is in a company name all Directors & Secretaries will be required to give Personal Guarantees*~~

REFERENCES:

(a) Trade

Company Contact	Address	Telephone

(b) Bank

Company Contact	Address	Telephone

(c) Landlord

Company Contact	Address	Telephone

Form R7
Warning Notice

Financial and Investment Advice
Land and Business (Sale and Conveyancing) Act 1994 section 24B
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice -immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words **"I am legally required to give you this warning"**; or
- in the case of written advice -at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

McGEES PROPERTY

Adelaide
Level 10, 60 Waymouth Street
Adelaide SA 5000

GPO Box 1646
Adelaide SA 5001

T 08 8414 7800
F 08 8231 1143

adelaide@adl.mcgees.com.au
www.mcgees.com.au

Disclosure Statement

Property:	Ground Floor, 120 Hutt Street, Adelaide, South Australia
Prepared by:	McGees Property ("Agent")
Date:	19 February 2019
Lessor:	Buik Holdings Pty Ltd
Lessee:	Ahrens Group Pty Ltd

FORM 1 - DISCLOSURE STATEMENT UNDER SECTION 12 OF RETAIL AND COMMERCIAL LEASES ACT 1995

INFORMATION FOR LESSEES

Please read the following information carefully.

What is a lease?

A lease is a very important document. It is a legally binding contract between the lessor (landlord) and the lessee (tenant). It sets out the rights and obligations of the lessor and the lessee.

A document that binds the lessee to enter into a lease or to take a shop on lease for a renewed term should be treated as if it were the lease.

What should I look for in a lease?

The main features to consider are -

- the term of the lease;
- whether there is an option to renew or extend the lease (and the method of exercising any such option);
- the rent and the basis for rent reviews;
- the amounts that the lessee will have to pay in addition to rent, e.g. fit out costs, maintenance and repair costs and shared operating expenses;
- the consequences of breaching a term of the lease.

Make sure you read the whole document and understand the obligations it will place on you, especially the extra charges in addition to rent that you will have to pay.

If the lease is a sublease, you should seek information about the lessor's rights and obligations under the head lease that are relevant to the lease of the shop.

What information is the lessor required to give me?

The lessor must give you a copy of the proposed lease and this disclosure statement. The disclosure statement must contain the matters set out in section 12 of the Retail and Commercial Leases Act 1995.

What should I do before signing a lease or other binding document?

Do not sign until you understand exactly what your obligations under the lease will be.

Before signing a lease or other binding document, you should obtain independent legal and financial advice.

- You should discuss the lease (or any agreement for a lease) and the disclosure statement with your own lawyer or leasing adviser.
- You should seek advice about the financial commitments under the lease from your own accountant or recognised financial or business adviser.
- You should also seek advice from an association representing the interests of lessees.

Before signing a lease or other binding document, oral representations made by the lessor or the lessor's agent on which you have relied should be reduced to writing and signed by or on behalf of the lessor.

Before signing a lease or other binding document, the lessee should sign an acknowledgment of receipt of the disclosure statement.

1. Details of shop

Address: Ground Floor, 120 Hutt Street, Adelaide, South Australia

Lettable area: 225 square metres approximately

The shop may only be used for: Office

2. Term of lease

- Two (2) years

3. Renewal or extension of lease

☐ There is no right to renew or extend the term of the lease.

☑ The lease gives a right to renew or extend the term of the lease as follows:

- Three (3) years.

4. Access to shop

Hours during which the lessee will have access to the shop outside trading hours:

- Unrestricted

Date on which the shop will be available for occupation:

- 1 March 2019

5. Monetary obligations

The lessee's obligations to pay rent, to pay or reimburse outgoings, to make or reimburse capital expenditure and any other monetary obligations imposed on the lessee are set out in Appendix A.

6. Retail shopping centre details

☐ The shop is in a retail shopping centre within the meaning of the *Retail and Commercial Leases Act 1995* (see Appendix B for details).

☑ The shop is not in a retail shopping centre within the meaning of the *Retail and Commercial Leases Act 1995*.

7. Consequences of breach

The legal consequences of early termination of the lease by the lessee as set out in the lease are as follows:

1. The lessee is liable for any arrears and all rent for the entire lease term. This liability will be reduced if the lessor leases the shop to another tenant before the end of that term. The lessor must use reasonable endeavours to secure another tenant.

2. The lessee is liable for all other losses suffered by the lessor and all costs (including legal costs) incurred by the lessor resulting from the early termination.

3. Items of property which the lessee has affixed to the shop may once so affixed irretrievably become the property of the lessor.

4. The Lessee would be liable for rent for the term of the lease, damages and costs

The above is not a complete list of the consequences of early termination. Please refer to the lease and seek independent legal advice.

The legal consequences of other breaches as set out in the lease are as follows:

1. If the lessee does not remedy the breach within a certain time, the lessor can terminate the lease.

2. The lessor may choose to rectify any breach by the lessee and recover the costs of so doing from the lessee.

3. If the lessor decides to terminate the lease because of the breach, the lessee may be liable for all rent for the entire lease term. This liability will be reduced if the lessor secures another tenant. The lessor must use reasonable endeavours to secure another tenant.

4. The lessee may be liable for all other losses suffered by the lessor and all costs (including legal costs) incurred by the lessor resulting from the breach.

5. If the lessee has not paid rent, the lessor may change the locks and sell the lessee's property to cover any arrears of rental plus the costs of such process (including legal costs).

6. The lessor may choose not to terminate the lease but instead to sue the lessee for the lessor's loss. In this case the lessee must continue complying with the terms of the lease.

7. Any amount outstanding under the lease will accrue interest at a specified rate from the due date until full payment.

8. Items of property which the lessee has affixed to the shop may once so affixed irretrievably become the property of the lessor.

9. The Lessee would be liable for damages for breaches and costs.

The above is not a complete list of the consequences of breach. Please refer to the lease and seek independent legal advice.

8. Warnings

Oral representations made by the lessor or the lessor's agent on which the lessee has relied should be reduced to writing and signed by or on behalf of the lessor before the lessee enters into the lease.

The lessee should obtain independent legal and financial advice before entering into the lease.

LESSOR'S DETAILS AND SIGNATURE

Name: Buik Holdings ~~Pty~~ Ltd

Address: PO Box 7052, Hutt Street, Adelaide SA 5000

..... Peter Andrew Buik

Signed for and on behalf of Lessor Print Name

Date: 21st February 2019

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT

The lessee acknowledges receipt of this disclosure statement including:

[Tick 1 or more boxes as applicable.]

- ☑ Appendix A - Monetary obligations under lease
- ☐ Appendix B - Retail shopping centre details
- ☐ Attachment - Shop fitting or refitting obligations
- ☐ Attachment - Fixtures, plant or equipment obligations
- ☐ Attachment - Sinking fund obligations

IMPORTANT NOTICE TO LESSEE BEFORE SIGNING LEASE

Exclusion of warranty of fitness for purpose

The lessor does not warrant that the shop will be structurally suitable for the lessee's particular business.

.....

Signed for and on behalf of lessee (acknowledging above)

STEFAN AHRENS

Print Name

Date: 20/2/19

LESSEE'S DETAILS AND SIGNATURE

Name: Ahrens Group Pty Ltd

Address: Wilhelm Road, Kingsford, South Australia 5118

.....

Signed for and on behalf of Lessee (acknowledging receipt of Disclosure Statement)

STEFAN AHRENS

Print Name

Date: 20/2/19

APPENDIX A - MONETARY OBLIGATIONS UNDER LEASE

PART 1 - RENT

1. Base rent

The base rent payable for the shop is or is calculated as follows:

Sixty Thousand Seven Hundred and Fifty Dollars ($60,750.00) per annum (plus GST), payable in equal calendar monthly instalments in advance

2. Basis on which base rent may be changed

The base rent may be changed on the following basis:

- CPI annually throughout the lease term

3. Other rent

Other rent payable for the shop is or is calculated as follows:

- Carpark rental based upon $2,530 plus GST per car park payable monthly.

PART 2 - CAPITAL EXPENDITURE

4. Permissible obligations (section 13 of *Retail and Commercial Leases Act 1995*)

The lessee will be liable for capital expenditure as follows:

[Tick 1 or more boxes as applicable]

☑ to pay or reimburse the cost of making good damage to the premises arising when the lessee is in possession or entitled to possession of the premises.

☐ to fit or refit the shop as set out in the attachment marked "Shop fitting or refitting obligations".
[The attachment must include sufficient details to enable the lessee to obtain an estimate of the likely cost of complying with the obligation]

☐ to provide fixtures, plant or equipment as set out in the attachment marked "Fixtures, plant or equipment obligations".
[The attachment must include sufficient details to enable the lessee to obtain an estimate of the likely cost of complying with the obligation]

☐ to contribute to a sinking fund to cover major items of repair or maintenance as set out in the attachment marked "Sinking fund obligations".
[The attachment must include reasonable details of the lessee's obligations]

PART 3 - OUTGOINGS

5. Categories and estimate of annual liability

The lessee will be liable to pay or reimburse outgoings as follows:

Category of outgoings	Estimate of lessee's annual liability	
local government rates and charges	$27,000	per year
water and sewerage rates and charges (including the Save the River Murray Levy)	$11,000	per year
air conditioning maintenance and repairs	$6,000	per year
fire protection maintenance and repairs	$1,300	per year
insurance	$12,000	per year
gardening	$500	per year
Cleaning • Common area • Windows • Sanitary	$1,420	per year
maintenance and repairs	$4,310	per year
audit fees	$ -	per year
management fee	$7,620	per year
other *[specify]* Emergency Services Levy	$4,800	per year
TOTAL:	**$75,950**	**per year**

[Tick 1 box]

☐ The lessee is liable for the full amount of the outgoings.

☑ The lessee is liable for a proportion of the outgoings calculated according to the following formula:

- On the basis of leased area as a percentage of the entire building area, being 24.89%,

6. Margin of profit

☑ The amount the lessee is required to pay towards outgoings does not include a margin of profit for the lessor.

☐ The amount the lessee is required to pay towards outgoings includes a margin of profit for the lessor as follows:

PART 4 - OTHER MONETARY OBLIGATIONS

7. Other

[Tick 1 box.]

☐ The lessee will not be liable for any other kinds of monetary obligations.

☑ The lessee will also be liable for the following kinds of monetary obligations:

[Provide details of other kinds of monetary obligations and, if possible, an estimate of the annual cost of complying with those obligations]

Including but not limited to:

1. The cost of electricity charges consumed in the shop, whether purchased from the lessor or a licensed retailer.
2. A share of the electricity network costs currently charged by SA Power Networks to the lessor in respect of the infrastructure required (ie poles and wires) to enable the supply of electricity to the property. This charge will be based on the lessee's consumption of electricity.
3. Where the lessee elects to purchase electricity from a licensed retailer (instead of the lessor), all costs associated with the establishment or provision of an independent supply of electricity to the shop (including but not limited to the purchase and installation of new meters).
4. The cost of other services related to the supply of electricity (eg special meter readings, ancillary charges and market charges).
5. The cost of water, gas, telephone and other services consumed in the shop.
6. The cost of the lessee's insurances.
7. One half of lease preparation (Lessee liable up to $1,000.00) and mortgagee consent costs and all registration costs.
8. GST on rent, outgoings and other payments due under the lease.

Form L1

MEMORANDUM OF LEASE

CERTIFICATES OF TITLE BEING LEASED

of the land comprised in Certificate of Title Register Book Volume ## Folio ## (hereinafter referred to as the "Demised Premises")

ESTATE AND INTEREST	**ENCUMBRANCES**
In Fee Simple	Nil

LESSOR (Full name and address)

in the State of ## (hereinafter referred to as the "Lessor")

GROPE HAMILTON LAWYERS
INDEPENDENT TENANCY
1 RACLA.AGE

DRAFT

LESSEE (Full name, address and mode of holding)

in the State of ## (hereinafter referred to as the "Lessee")

IMPORTANT

Some of the terms and conditions herein will be superceded by terms and conditions specifically agreed between parties

TERM OF LEASE

COMMENCING ON THE .....

EXPIRING ON THE .....

TOGETHER WITH A RIGHT OF RENEWAL CONTAINED IN CLAUSE 4.8 HEREOF

		is caused by an act or omission of, or negligence on the part of, the Lessor."			
24.	General – Lessor Works	Insert provisions re Lessor Works	The draft lease is silent on the Lessor Works to be carried out.	There is n oi pint including in the lease as this won't commence until the works are complete. The Agreement to lease is binding on the lessor.	Noted and agreed on the basis that the works will be completed prior to us taking possession of the property. OK
25.	General – Car Park	Insert description of and provisions re the car parks	The draft lease is silent in respect of the car parks.	This will be addressed in the lease	Noted.

					Lessor in respect of any breach in addition to this.
17.	Clause 4.2 – Repudiation	• Delete clause 4.2.1 • Delete clause 4.2.4	• Similarly to item 15 above, we agree that we will be liable for breach of the Lease in the event we repudiate but do not agree to covenant to compensate the Lessor. The lessor can make a claim for damages for breach of contract in the event that we repudiate the lease. • The Lessor can make a claim for damages for the loss it suffers. Please either delete this clause or provide an explanation as to what this clause is seeking to achieve.	Need to refer the lessor solicitor	Noted.
18.	Clause 4.7 – Holding Over	Replace the words "*calculated by increasing the monthly proportion of the total annual rental payable immediately prior to the expiration of this Lease by 10%*" with "*that is equal to the monthly rental payable immediately prior to the expiration of this Lease*"	A 10% increase in rent is not agreed. It is customary for a lease to continue on the same terms during a holding over period. The Lessor may require the Lessee to enter into a new lease following expiration of the term rather than allow the Lessee to continue on a month-to-month arrangement, at which point the rent payable will be renegotiated.	Fine	Noted.
19.	Clause 4.8 – Renewal	Replace the words "*that on the written request of the Lessee made not less than 6 nor more than 9 (or if the term of the lease is 2 years or less then not less than 3 nor more than 6)*" with the words "*that on the written request of the Lessee made not less than 2 nor more than 6*"	We require the notice period to be not less than 3 and not more than 6 during both the initial term and the option term.	OK	Noted
20.	Clause 4.10 – Security Deposit	Delete this clause and insert a bank guarantee clause per Agreement to Lease	We will provide a bank guarantee per the terms of the Agreement to Lease	OK	Noted
21.	Clause 4.18 – Subdivision	Delete clause 4.18.4	We do not agree to be responsible for any strata or community corporation contributions which become payable as a result of the Lessor electing to subdivide.	OK	Noted
22.	Clause 6 – Lessor's Work	Delete clause 6	We do not agree to an arbitrary rental increase for any work required to be carried out by the Lessor	OK	Noted
23.	Clause 9 – Services	Add to the end of clause 9 the following words: ", *except to the extent that such malfunction, failure to function, interruption or blockage*	It is reasonable that the Lessor is liable where the damage is a result of the Lessor's conduct.	OK	Noted

12.	Clause 2.29 – Indemnities	• Amend the heading of clause 2.29 to "*Liability of Lessee*" • Replace the words "*to indemnify the Lessor from and against all and any*" with the words "*to be liable to the Landlord for any*"	We agree that we are liable for these things but do not agree to being liable on an indemnity basis.	OK	Noted
13.	Clause 2.30 – Release	Add the words "*or omission*" after the words "*negligent act*" in line 5	An omission on the part of the Lessor should also be excluded	OK	Noted
14.	Clause 2.33- Environmental Obligations	Define "Environmental Laws"	This term is not defined in the Lease	Lessors Solicitor to make the necessary inclusions in the lease	Noted
15.	Clause 2.34 – Expiration	• In clause 2.34.2 replace the words "*and in a state of thorough cleanliness*" with the words "*and in a state of cleanliness that is equivalent to the state of cleanliness of the Demised Premises at the time the Lessee was provided with possession*" • Replace clause 2.34.3 with the following: "*use reasonable endeavours to ensure that all mechanical and air-conditioning equipment in or upon the Demised Premises is in sound working condition having regard to its age and taking into account reasonable wear and tear;*"	It is reasonable that the Premises is returned to the Lessor in a state of cleanliness that is equivalent to the state of cleanliness the Premises was in at the commencement of the Lease. We acknowledge that it is our responsibility to hand back air-conditioning and mechanical equipment in sound and working condition but is not practical for us to obtain a certificate evidencing this.	OK	Noted
16.	Clause 4.1.4 – Damages	Delete clause 4.1.4	We agree that we will be liable for any breach under the Lease but do not agree to covenant to compensate the Lessor in this regard. The Lessor can make a claim for damages in the event of a breach.	Lessors Solicitor to make the necessary rewording to satisfy your concern.	We require this clause to be deleted rather than reworded. This is a standard lease clause and the lessor wont have it deleted. What are you going to be doing in here that might give rise to this clause being an issue? The Lessor will have the ability to make a claim for damages in the event we breach the lease and it is not necessary to state this, this is a right the Lessor has at law. We do not agree to "compensate" the

10

					charges penalties and expenses arising from the non-performance or non-observance of any such duties and obligations or the non-compliance with any such requirements aforesaid"
10.	Clauses 2.26 and 2.27	Delete the words "*in the joint names of the Lessor and the Lessee for their respective rights and interests*"	Our insurance policies will note the Lessor as an interested party but the insurance will not be in the joint names of the parties		
11.	Clause 2.27 – Fire and General and Public Liability Insurance	Delete paragraph 1 of clause 2.27	This paragraph largely repeats the insurance requirements contained in clause 2.26.3 and imposes an obligation to include consequential loss provisions which we do not agree to.	The demised premises is for an office use and as such this is covered under the lessor insurance. The clause will be limited to the use as an office. The lessor insures the building and you contribute to the cost. The clause will be limited to the use as an office..	Noted. We press our request for deletion. This is a standard lease clause and the lessor wont have it deleted. What are you going to be doing in here that might give rise to this clause being an issue? Per our comment in column 4, our issue with this clause is that it largely repeats the requirements set out in clause 2.26.3 and that it imposes a requirement for consequential loss provisions covering loss of rent for 9 months which we do not agree to provide. Rather than delete the whole of the first paragraph, by way of a compromise we propose that only the words "*and including consequential loss provisions covering loss of rent for 9 months*" are deleted. In respect of the insurance requirements under this lease generally, per our comment at new item 10 above, we note that our insurance policy will note the Lessor as an interested party but the policy will not be in the joint names of the parties.

8.	Clause 2.14 – Statutory Requirements	Delete the words "*and to keep the Lessor indemnified in respect of all such matters as are in this clause set forth*"	We agree that we are required to comply with all statutory requirements but do not agree to being liable under this clause on an indemnity basis.	The demised premises is for an office use and as such this is covered under the lessor insurance. The clause will be limited to the use as an office. The lessor insures the building and you contribute to the cost. The clause will be limited to the use as an office.	Noted. We press our request for deletion. This is a standard lease clause and the lessor wont have it deleted. What are you going to be doing in here that might give rise to this clause being an issue? Per our comment in column 4, we agree that we are required to comply with all statutory requirements and that we will be liable in the event we fail to do so but we do not agree to be liable on an indemnity basis. If we breach this clause the Lessor may pursue a claim for damages. Our request for amendment does not relieve us of liability under this clause and we press our request for deletion of the words "*and to keep the Lessor indemnified in respect of all such matters as are in this clause set forth*"
9.	Clause 2.15 – Health and Safety Requirements	Delete the words "*and to indemnify the Lessor from and against all actions proceedings claims demands charges penalties and expenses arising from the non-performance or non-observance of any such duties and obligations or the non-compliance with any such requirements aforesaid*"	We agree that we are required to comply with all health and safety requirements but do not agree to being liable under this clause on an indemnity basis.	The demised premises is for an office use and as such this is covered under the lessor insurance. The clause will be limited to the use as an office. The lessor insures the building and you contribute to the cost. The clause will be limited to the use as an office..	Noted. We press our request for deletion. This is a standard lease clause and the lessor wont have it deleted. What are you going to be doing in here that might give rise to this clause being an issue? Per our comment in column 4, we agree that we are required to comply with all health and safety requirements and that we will be liable if we fail to do so but we do not agree to be liable on an indemnity basis. If we breach this clause the Lessor may pursue a claim for damages. Our request for amendment does not relieve us of liability under this clause and we press our request for deletion of the words "*and to indemnify the Lessor from and against all actions proceedings claims demands*

Table for Negotiation of Lease Clauses – Ground Floor, 120 Hutt Street, Adelaide

Draft Lease:

Item	Clause	Proposed Change to Clause	Ahrens comment	Lessor Response	Ahrens comment 14.02.19
1.	Clause 1.1 Definitions – definition of Demised Premises	Replace this definition with the following: "*Ground Floor, 120 Hutt Street, Adelaide, South Australia, being a portion of the land described in Certificates of Title Volume 5214 Folio 459 and Volume 5427 Folio 997*"	The Premises should be specifically described	The space will be defined in the lease. There may be a need for a new or amended GRO plan plus the carpark	Please confirm what plan you are referring to in respect of the carpark. There is no formal carpark plan in registerable form however the owners will allocate specific carparks that are numbered. Noted
2.	Clause 1.1 Definitions – definition of Land	Replace this definition with the following: "*the whole of the land described in Certificates of Title Volume 5214 Folio 459 and Volume 5427 Folio 997.*"	The Land should be specifically described.	This will may need a GRO plan	Noted.
3.	Clause 2.2 – Rates, Taxes and Utilities	Delete from clause 2.2.4 the words "*and to Part VB of the Trade Practices Act 1974*"	This piece of legislation has been renamed the *Competition and Consumer Act* 2010 and there is no Part VB. Please clarify which section of the *Competition and Consumer Act 2010* this clause seeks to refer to.	OK	Noted
4.	Clause 2.3 – Outgoings	Delete clause 2.3.3 and refer instead to the outgoings set out in the Disclosure Document	The outgoings for which the Lessee is liable should be limited to those outgoings set out in the Disclosure Document.	OK	Noted
5.	Clause 2.4 – Costs	Amend to reflect the position agreed and set out in the Agreement to Lease	This clause requires amendment to reflect the agreed position	NO	The Lease must reflect the agreed position. We press our request for amendment. This will reflect the shared costs above Noted
6.	Clause 2.9 – Maintenance of Driveways and other Areas	Delete clause 2.9	There are no outdoor areas forming part of the demised premises as the Lease is over only 1 floor of the building. Our obligations in respect of the car parking area should be set out separately.	OK	Noted
7.	Clause 2.10 – Painting	Delete clause 2.10	We do not agree to repaint the Premises, particularly given the short term of the Lease.	OK	Noted, subject to our comment above

McGEES PROPERTY

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www.mcgees.com.au

Draft Lease & Clauses Amendment, Negotiations / Alterations

Ref: 19266|BNW

27 May 2022

Mr Matthew King
URPS
Suite 12, 154 Fullarton Road
ROSE PARK SA 5067

Dear Matt,

MIXED-USE DEVELOPMENT
5 ALBERT LANE, ADELAIDE

I refer to the development application (Application ID: 21037088) for 5 Albert Lane, Adelaide. Specifically, as requested, I have reviewed the representations received during the public notification period.

Subsequent to the receipt of the representations (and ongoing discussions with the City of Adelaide), the proposal plans have been updated. This letter includes discussion in respect to the updated plans where amendments have been made which address matters raised by the representors. The updated plans are Drawings PL01.A to PL19.A prepared by Proske Architects (dated 23 May 2022). Of particular note, the updated proposal has resulted in the loss of two parking spaces that were to be assigned to the commercial uses (which would also result in a slight reduction in traffic movements associated with the overall proposal) and additional setback of the building from Albert Lane.

In respect to the representations received, I have focussed my response on the assessment provided by Ms Melissa Mellen of MFY Consultants (traffic engineering consultants) as the most relevant and qualified representation in respect to my area of expertise. Key comments provided by Ms Mellen are identified below in italics, followed by my response.

> *"It can be seen on the above image that there is a solid wall obstructing vision for exiting drivers to an eastbound pedestrian on the footpath."* and
>
> *"In addition to the above restriction, the existing wall adjacent the right-angle corner within Albert Lane restricts sight distance, as illustrated in Figure 2."*

These are existing constraints associated with Albert Lane. I have reviewed available crash data which identifies that there have been no reported pedestrian crashes at Albert Lane's intersection with Angas Street nor any reported crashes at the 90 degree bend. Notably, both of these locations have been treated with convex mirrors to assist with vision between road users (this was not acknowledged by Ms Mellen). In addition, considering the extremely low level of traffic generation associated with the site (noting the reduction in the number of commercial spaces previously proposed), the difference in conflict risk is negligible.

"Deliveries to a number of commercial tenancies, including the IGA supermarket, occur via Albert Lane. Such deliveries occur primarily in vans or small trucks, albeit there is a demand for larger delivery vehicles and refuse vehicles."

The storing of commercial vehicles within Albert Lane for deliveries is contrary to the Australian Road Rules and is illegal (notably the storing of delivery vehicles in the lane not only restricts movements along it, but prevents access to adjacent existing garages). This should be reviewed by Council regardless of the subject application. Nevertheless, given the extremely low traffic generation associated with the proposal, it is considered there would effectively be no change in the impacts associated with this activity. Furthermore, the additional trips would be associated with residents who would become familiar with conditions in Albert Lane.

"While there are occasions where access is restricted (such as during deliveries) and drivers are then required to execute reversing manoeuvres to facilitate two-way access along Albert Lane, it is anticipated that the traffic movements generally function due to the tidal flow observed (that is the majority of movements are entering during the morning peak period and exiting during the afternoon peak hour)."

Ms Mellen acknowledges the laneway and the associated existing traffic movements functions despite the various constraints raised. Noting the very low number of movements generated by the proposed development (and also considering the reduction in the number of commercial parking spaces retained), the movements will still remain tidal (i.e. the majority of movements will still be entering during the morning peak hour and exiting during the afternoon peak hour). I am of the opinion that conditions in Albert Lane will reflect the status quo (i.e. it would continue to *function*).

"Austroads Guide to Road Design Part 3 Geometric Design provides advice in respect to the width of roads. In relation to Urban Roads, however, it concentrates on arterial road design criteria rather than residential streets which does not provide guidance for the design criteria for Albert Lane. AGRD03 does provide the following guidance for rural single width carriageways: On many roads in Australia, traffic volumes are less than 150 vehicles per day. Some

of these are arterial roads passing through sparsely settled flat country where the terrain leads to a high operating speed. Where traffic volumes are less than 150 vehicles per day and, particularly, where terrain is open, single lane carriageways may be used. The traffic lane width adopted on such roads should be at least 3.7 m."

Ms Mellen has compared Albert Lane (an inner City, slow speed laneway) to high speed, rural roads to draw conclusions in respect to appropriate daily volumes and lane widths. Such a comparison is spurious. The potential likelihood/extent of significant trauma or injury resulting from a vehicle conflict (a crash) on a high speed (80 km to 110 km/h) road would be much higher than that associated with conditions in Albert Lane.

"...the Cirqa analysis has relied on the rates recommended for a high-density dwelling development in the RMS "Guide to Traffic Generating Developments". These recommendations were based on data collected at existing residential flat buildings in Sydney which all exceeded six stories. It is therefore unlikely that the proposed development will generate traffic volumes at such a low rate."

Ms Mellen's assertions that CIRQA adopted residential flat building rates in Sydney are simply incorrect and misleading. The rates from the RMS/RTA Guide applied by CIRQA related to regional locations, not the Sydney locations (the Sydney rates identified by the RMS update are 0.19 am and 0.15 pm trips per dwelling compared to the rates of 0.53 am and 0.32 pm trips per dwelling which were adopted for CIRQA's assessment – over double the Sydney based rates).

In addition, I consider the Regional rates adopted by CIRQA to be conservative and, in reality, it is actually likely that the generation rate of the proposed apartments would be closer to those identified by the Sydney rates given the inner city location of the subject site. Notably, the site is well serviced by a large number of high frequency bus services on Hutt Street, cycling facilities on Hutt Street and surrounding streets and Park Lands, and various retail offerings in close proximity (including a supermarket opposite the site). The reliance on private motor vehicles, and associated traffic generation rates, will be very low for the proposed dwellings.

Furthermore, in comparison to the above, CIRQA has undertaken recent surveys of traffic movements at the Hurtle & Co. Stage 3 development (high density apartment building) which have identified a peak traffic generation rate of 0.11 peak hour trips per dwelling (which occurred in the pm peak hour, with a lower rate in the am peak). Such an inner Adelaide rate (in a similar location to the subject site) indicates that not only were the original rates adopted by CIRQA highly conservative, but the Sydney rates that Ms Mellen has suggested are high and would be unlikely to be realised.

Notably, if the Hurtle & Co. Stage 3 rates were adopted, the proposed apartments would generate 0.55 trips in a peak hour (or one trip rounded up). With the loss of two

parking spaces previously assigned to commercial uses, there would be no net change in the number of movements distributed to Albert Lane.

"Notwithstanding the above, even if the site was to generate at a rate consistent with a typical urban detached dwelling (eight trips per day), it would still only generate approximately 40 trips per day or four trips during the morning and afternoon peak hours. Such a volume is low."

While Ms Mellen has noted her forecast volumes above are still low, her adoption of overly conservative rates simply appears to be an attempt to exaggerate impacts associated with the proposal. It is well established that inner-city, high-density dwellings generate much lower volumes than typical urban detached dwellings as demonstrated above. To apply rates for urban detached dwellings to the subject proposal is nonsensical.

"What is relevant though, is that these trips will be opposing the tidal movements in Albert Lane."

As above, there will be very few additional movements (if any) distributed to Albert Lane as a result of the proposal. While it is noted that the very low number of residential trips would oppose the primary existing flows in Albert Lane, Ms Mellen has given no acknowledgement to the ability for drivers to utilise the northern section of Albert Lane to connect to Hutt Street which mitigates these impacts. For instance, in the am period with office related traffic primarily entering from Angas Street, the residents may choose to exit via Hutt Street (which, from my observations, accommodates a lower number of ingress movements at these times). Furthermore, residents would be familiar with conditions in Albert Lane and could tailor their travel behaviour accordingly (i.e. route selection or timing of movements).

"The operation of Albert Lane has, in my view, reached capacity in respect to the number of vehicles that can be safely accommodated. There are existing functionality and safety issues, including loading access requirements and sight distance constraints, that will be further compromised by increased traffic volumes (even if they are minor in nature), particularly when the increased volumes will oppose the tidal traffic flow in the lane. This will increase instances where opposing vehicle are entering and exiting the lane and therefore increase the number of undesirable reversing movements along the lane and at the intersections."

Within the most recent data set of crash statistics provided by the Department for Infrastructure and Transport, no reported crashes have been identified in Albert Lane. Despite Ms Mellen suggesting that Albert Lane has already reached capacity, the volumes do not appear to have resulted in notable safety impacts. As above, the

change in traffic volumes associated with the proposal will be negligible and the status quo would be retained in respect to traffic conditions and safety in and adjacent Albert Lane.

The above responses and updates to the plans respond to the key matters raised by Ms Mellen. In addition, I note one additional traffic related matter raised by a representor that was not raised in Ms Mellen's letter, as follows:

> *"Residents to the north of the proposed building have been completely overlooked in the URPS paper, and they have great concern about viable access to their garages. The turning point at the north west point of the proposed building is too abrupt for a single turn by refuse vehicles… and the angle of entry to the residents' garages in non-viable."*

As has been discussed with Council, the existing carriageway extends on to the subject site in its north-western corner. There are no rights-of-way nor easements providing legal access for Council's waste collection vehicles across this land (nor other movements other than those associated with the site itself).

Nevertheless, the recent amendments to the proposal include greater set-back of the north-western corner of the building. This will result in the building line being setback 1.0 m from the existing kerb line around the adjacent corner within Albert Lane. As above, the kerb line is located within the site itself (i.e. the setback around the corner from the actual property boundary is even more). This will address the above comments of the representor regarding the vehicle movements adjacent the site's north-western corner.

In respect to the opposite garages located north of the site, again there is no right-of-way or easement over the subject site to provide access via the subject site to them. Furthermore, there will be greater setback of the proposed building to the adjacent carriageway (manoeuvring apron for the opposite garages) than the existing parking spaces and boom gate. The proposal would represent an improvement on accessibility for these garages compared to the existing situation (albeit noting there is no legal requirement to achieve this).

In summary, the proposal will result in little, if any, increase in traffic movements in Albert Lane (as has been confirmed with survey data from a similar, nearby inner Adelaide residential apartment site). Accordingly, the traffic conditions in Albert Lane (including those associated with vehicular, pedestrian and cyclist movements) will effectively retain the status quo. I also note that, subsequent to the receipt of the representations, amendments have been made to the proposal which increase building setbacks (particularly around the north-western corner) and also reduce the number of commercial parking spaces within the site (reducing volumes compared to the original assessment).

I trust the above sufficiently responds to the comments raised by the representors, however, please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,

BEN WILSON
Director | CIRQA Pty Ltd

Ref: 19266|BNW

27 May 2022

Mr Matthew King
URPS
Suite 12, 154 Fullarton Road
ROSE PARK SA 5067

Dear Matt,

MIXED-USE DEVELOPMENT
5 ALBERT LANE, ADELAIDE

I refer to the development application (Application ID: 21037088) for 5 Albert Lane, Adelaide. Specifically, this letter provides additional information in response to traffic and parking matters raised in its Request for Information (dated 28 February 2022).

Subsequent to the receipt of Council's RFI, I have met with the representatives of the City of Adelaide to discuss the various queries and I also note the proposal plans have been updated. This letter includes discussion in respect to the updated plans where amendments have been made in response to Council's queries. The updated plans are Drawings PL01.A to PL19.A prepared by Proske Architects (dated 23 May 2022). Of particular note, the updated proposal has resulted in the loss of two parking spaces that were to be assigned to the commercial uses (which would also result in a slight reduction in traffic movements associated with the overall proposal).

The key RFI queries (relevant to my expertise) are quoted in italics below followed by my response.

> *"It has not been demonstrated that Council waste collection vehicle is able to access the road network adjacent the site for waste collection purposes and the location for temporary bin storage that does not obstruct vehicle or pedestrian movements has not been identified."*

The lodged proposal did not include any building works within public road way (i.e. in Albert Lane). Given there would be no change in provisions within the public realm, it is not the responsibility of the applicant to demonstrate accessibility of the adjacent road network (this is a responsibility of Council regardless of the application).

Nevertheless, I note that the existing carriageway extends on to the subject site in its north-western corner. There are no rights-of-way nor easements providing legal access for Council's waste collection vehicles across this land (nor other movements other than those associated with the site itself). I also note that there are no provisions within the Planning and Design Code that a development site accommodate public vehicle movements associated with an adjacent roadway (other than where the Road Widening Overlay applies – which is not relevant for the subject site). Importantly, given there is no building work proposed within the public road reserve, the status quo in respect to legal access requirements for Council's waste collection vehicle is retained. I also note that observations of movements by the waste collection vehicle in Albert Lane has identified that these vehicles do not utilise the 'corner' to turnaround but utilise reversing movements for access (the proposal would not impact such arrangements).

Nevertheless, the recent amendments to the proposal include greater set-back of the north-western corner of the building. This will result in the building line being setback 1.0 m from the existing kerb line around the adjacent corner within Albert Lane. As above, the kerb line is located within the site itself (i.e. the setback around the corner from the actual property boundary is even more). I consider that the provision of this additional 1.0 m clearance from the kerb line is a significant offering from the applicant (particularly given no rights-of-way or easements apply).

In addition, as requested during our meeting with Council representatives, I have reviewed turn paths for commercial vehicles utilising this 'corner'. The largest vehicle for which turn paths can work within the constraints of Albert Lane (albeit also using the corner of the subject site) is an 8.8 m long Medium Rigid Vehicle. Figure 1 below illustrates the associated turn path for the existing situation.

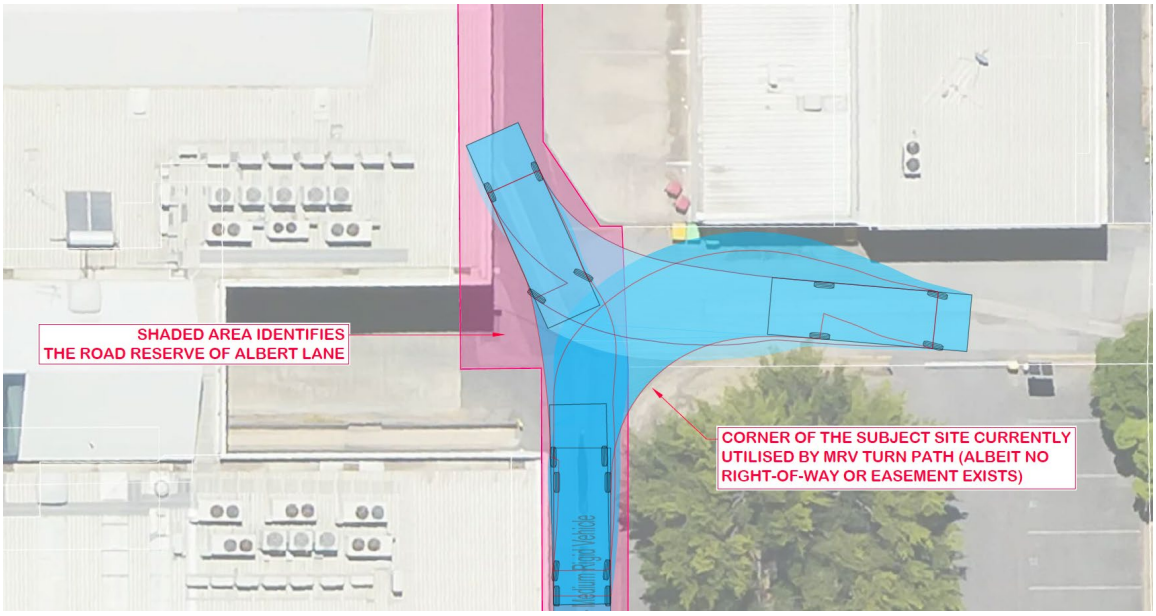

Figure 1 - Medium Rigid Vehicle turn path for existing situation

The same turn path has been overlaid on top of the updated development proposal (as illustrated in Figure 2). This confirms that the proposal effectively retains the status quo in respect to the accommodation of vehicle turn paths adjacent the north-western corner of the site.

Figure 2 - Medium rigid vehicle turn path with proposed building shown

"A 4.5m x 4.5m splay corner is required at the north-western corner of the site as per Planning and Design Code General Development Policy Transport, Access and Parking, DTS/DPF10.1 provide sightlines and manoeuvring areas for the safety of vehicles and pedestrians."

The 4.5 m x 4.5 m noted in the Planning and Design Code is a 'Deemed-to-Satisfy' criteria. It is not a requirement. While the proposal may not meet the DTS criteria, the primary assessment is against the relevant Performance Outcome. Furthermore, I do not believe that PO 10.1 (or the associated DTS/DPF) apply in this situation as the northern section of 'Albert Lane' does not appear to be a public road (it is Lot 755, 25 Pirie Street) and therefore the area adjacent the north-western corner of the site is not an 'intersection' or 'public road junction' (rather it is an access point).

Nevertheless, during discussions with Council's staff it was acknowledged that the full 4.5 x 4.5 m would be an excessive requirement for the subject site (noting that such a cut-back is identified regardless of the nature of an intersection and the associated roads – i.e. it applies equally to arterial roads intersections as it does for the lowest order intersections of laneways). As noted above, the north-western corner of the building has been amended to provide increased setback from the corner. This will provide additional sight distance provisions between drivers travelling around the corner and other road users in Albert Lane. Notably, this includes

pedestrians (the cutback will well exceed the pedestrian sight line requirements of the Australian Standards).

"Swept paths demonstrating that vehicles are able to access the site via the road network adjacent the site, including appropriate passing opportunities particularly at the vehicular access."

Albert Lane has a restricted width that prevents two-way passing along the majority of its length. This includes the section of the subject site where the existing parking spaces immediately abut Albert Lane. This is an existing constraint, however, the lane appears to operate without notable issue (i.e. there is no recent crash history within Albert Lane and site observations confirm that movements, both vehicular and pedestrian, are adequately accommodated). Given the very low additional volumes associated with proposal development, the status quo in respect to operation of the lane would be retained. However, I do note that the proposal includes setback of the building from the lane above that associated with the current parking space arrangement, which is a positive outcome.

In respect to movements into and out of the site, the proposed access point is classed as a low volume (Category 1) access driveway by the relevant Australian Standard (AS/NZS 2890.1:2004). Notably, the Australian Standard indicates that 30 or more movements in a peak hour requires two-way passing with a minimum width of 5.5 m. The subject proposal (including the retained commercial parking spaces) would generate peak hour movements below this limit. Furthermore, the access width will be over 6.1 m which exceeds the requirement of the Standard.

The likelihood of a driver seeking to exit the site whilst another driver is entering the site will be infrequent. In the rare event that this occurs, the exiting driver could reverse to allow the inbound vehicle to be driven into the site (the likelihood of another exiting vehicle being queued behind would be even lower). Such arrangements are similar (albeit better due to lower volumes and greater dimensional provisions) than those associated with the two-way flow in, and restricted width, of Albert Lane. Additionally, the movements would be undertaken at slow speeds with minimal conflict risk.

"Address the reason for altering the proposed vehicle access to the site from the existing location and demonstrate that the new access point does not obstruct access to the adjacent site to the south and is suitably designed to address potential conflict between vehicles accessing each site."

The access point is proposed to be relocated to allow appropriate access to the ramping arrangements within the site (the access to the northern ramp would not be

achievable if the access was retained in its current place and this would have significantly impacted the development proposal).

In respect to the adjacent property to the south, all proposed building work is located within the subject site itself with no works proposed within the access area of the adjacent site to the south. Furthermore, as defined on the proposal plans, no fencing is proposed in the section of the site adjacent where the neighbouring property's driveway approaches Albert Lane. Accordingly, the proposed maintains accessibility for the neighbour to the south. In respect to potential conflict between vehicles accessing each site, this would be negligible. The number of movements associated with the site as well as the neighbouring property are very low and movements would be undertaken at slow speeds (given the nature of Albert Lane). The building line and fence line at this boundary have been set back which allows additional sight distance provisions between the two access points.

"Address headroom clearances of the building from the roadway, particularly where building is cantilevered to address potential for vehicles, e.g. Council garbage truck, to hit the building."

The previous proposal nor the current proposal did not include any cantilevered building elements over the public road reserve (nor the adjacent land north of the site). Nevertheless, as noted above, the proposal has increased the setback of the building in the north-western corner and also achieved additional vertical clearance in this area (of over 5.0 m).

"Clarify sightlines to both vehicles and pedestrians at the vehicular access."

The building line (and fencing) adjacent the site access have been setback to allow sight distance between drivers exiting the site and users of the lane (other drivers, pedestrians and cyclists). Notably, the provisions for the subject access are greater than that associated with other access points in Albert Lane other than the site's existing arrangements which do not include building structure (restricted sight distances are a common feature of lanes that contribute to the lower speeds at which drivers travel along them). Nevertheless, if desired by Council, additional convex mirrors could also be installed to provide further vision for drivers/road users at or adjacent the access point.

"Clarify how the ramp waiting bays will operate given there are a number of parking spaces forward of the waiting bay."

Traffic control systems can include detectors within the spaces that are forward of the waiting bays/holding lines. The detectors allow the signals to be triggered when a driver exits one of these spaces. Similarly, supplementary signal lanterns can be installed to advise drivers seeking to access these spaces to 'hold' in the event the adjacent ramps are being utilised by other drivers. Such arrangements have been utilised successfully elsewhere within the City of Adelaide.

"Residential parking shall be separate and secure from the non-residential components of the development. Clarification required."

There is no requirement for such arrangements within the Planning and Design Code. The proposed arrangements are considered acceptable.

"The bicycle store should be relocated to the ground floor level and visitor parking provided separately to the residential component."

There is no requirement identified in the Planning and Design Code for the visitor bicycle parking to be separated from the resident provision (signage could be used to designate the intended user for each space). The updated plans include the provision of vertical rails within the at-grade level of the car park.

"Address visitor parking to the site and including parking space for persons with a disability."

There is no requirement for visitor parking (nor parking for persons with disabilities on site). Visitors will be required to park on the adjacent road network and walk to/from the site. Notably, the level of visitor access would be very low and typically occur outside of the periods associated with commuter access within Albert Lane. The associated pedestrian movements could easily and safely be accommodated (noting the slow speed environment within Albert Lane).

"Provision of a car wash bay should be considered to provide residents with an appropriate location of wash cars and prevent contamination of the drainage system and downstream water ways resulting from car washing. Given the scale of the development, this could be provided within a visitor parking space."

There is no requirement for car wash bays within the Planning and Design Code. Such a requirement is onerous, particularly given the small number of apartments proposed.

"Access to Space 101 is limited. Please review and address, e.g. small car and/or rear to kerb only."

The originally proposed Space 101 had additional manoeuvrability provided as a result of being located adjacent the ramp. Nevertheless, this space has been shifted further from the northern wall as a result of the recent updates and additional manoeuvrability has been achieved.

I trust the above supplementary information is sufficient to address the comments provided by Council. However, please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,

BEN WILSON
Director | CIRQA Pty Ltd

MIXED-USE DEVELOPMENT
5 ALBERT LANE, ADELAIDE

TRAFFIC AND PARKING REPORT

CIRQA™

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DOCUMENT CONTROL

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Client:	Hutt Street Property Unit Trust
Client contact:	Sam Nicholls

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Draft	11 Sep 20	For review	JJB	BNW
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V1.2	12 Nov 21	Updated proposal	JJB	BNW

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1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for a proposed mixed-use development at 5 Albert Lane, Adelaide. Specifically, CIRQA has been engaged to provide advice in respect to traffic and parking aspects of the proposal.

This report provides a review of the subject site, the proposed development, its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans prepared by Proske Architects (drawing no. 19.048_PL04 to PL07, dated 2 November 2021).

2. BACKGROUND

2.1 SUBJECT SITE

The subject site is located at 5 Albert Lane, Adelaide. The site is bound by residential properties to the south and east, Albert Lane to the west and a private lane (owned by the Adelaide City Council) to the north. The Planning and Design Code identifies that the site is located within a City Living Zone (Policy 31 – South East Policy).

The subject site is currently occupied by a 31-space at-grade car park (which is associated with separate commercial tenancies on Hutt Street). Access to the site is provided via Albert Lane.

2.2 ADJACENT ROAD NETWORK

Albert Lane is a laneway under the care and control of the City of Adelaide. The road is designated for two-way flow albeit generally comprises a single width carriageway. The lane services the rear of commercial properties fronting Hutt Street and Wakefield Road. Additionally, a private lane connects to Albert Lane (adjacent the subject site). The private lane provides rear access to additional properties fronting Wakefield Road and Angas Court/James Street (albeit most properties only have pedestrian access with vehicular access provided via the other frontage roads). Albert Lane is accessible from both Hutt Street and Angas Street. All turning movements are permitted at the Angas Street access, while movements at Hutt Street are restricted to left-in/left-out by a raised median.

Hutt Street is a local street under the care and control of the City of Adelaide and is subject to a 50 km/h speed limit. Adjacent the access to/from Albert Lane, Hutt Street comprises two traffic lanes and dedicated bicycle lane in each direction, separated by a raised paved median. Ticketed angled parking is provided on both sides of Hutt Street, albeit restricted to 1-hour parking from 8:00 am to 6:00 pm

Monday to Friday and 8:00 am to 12 noon on Saturday. Sealed footpaths are provided on both sides of Hutt Street.

Angas Street is a local street under the care and control of the City of Adelaide. Angas Street comprises a single traffic lane in each direction with 2P parallel parking from 8:00 am to 6:00 pm Monday to Friday and 8:00 am to 12 noon on Saturday on the northern side of the road. A loading zone and 1P parallel parking spaces (from 8:00 am to 6:00 pm Monday to Friday and 8:00 am to 12 noon on Saturday) are located on the southern side of the road, opposite the Albert Lane access. Sealed footpaths are provided on both sides of the road. A 50 km/h speed limit applies on Angas Street.

Figure 1 illustrates the location of the subject site and the adjacent road network.

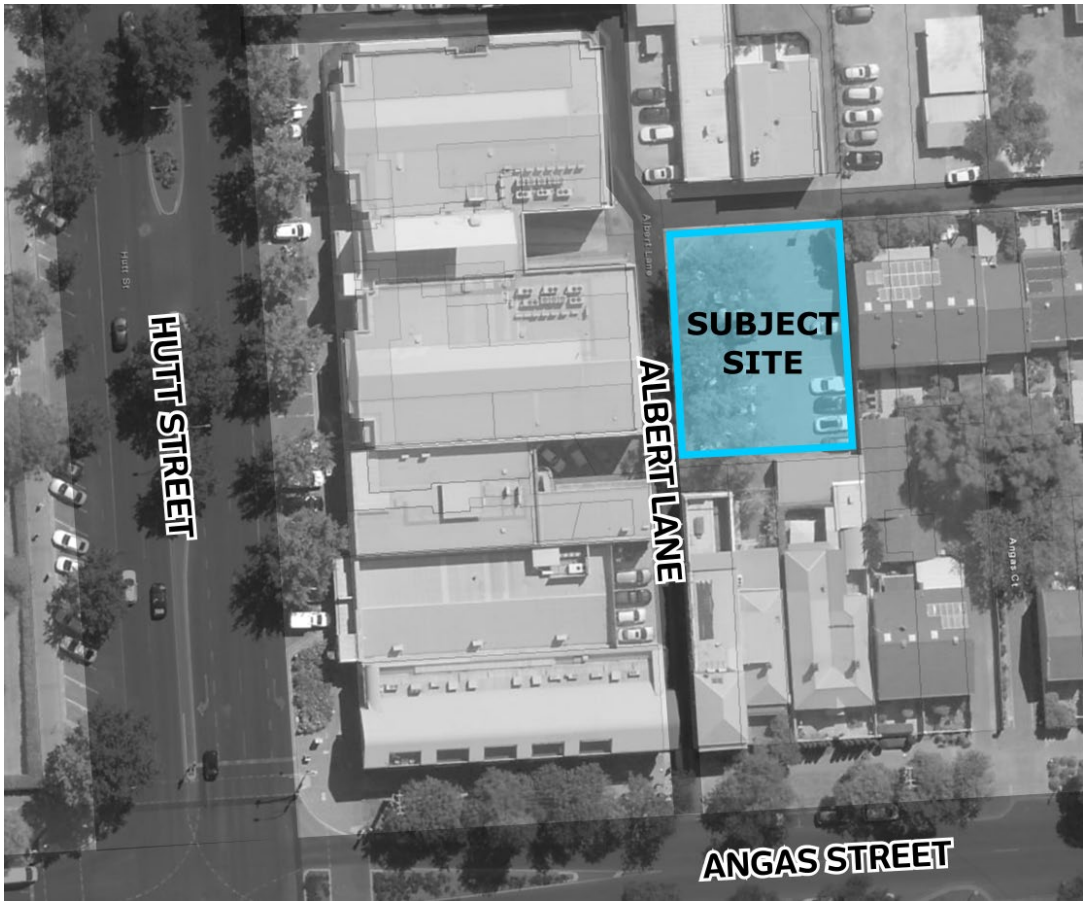


Figure 1 – Location of the subject site and the adjacent road network

2.3 ACTIVE AND SUSTAINABLE TRANSPORT

The site is well serviced by walking and cycling facilities. Sealed footpaths are provided on both sides on Angas Street and Hutt Street. Adjacent the site, cyclists are able to ride on-street within the fulltime bicycle lanes on Hutt Street or under a standard shared arrangement on Angas Street. Alternatively, cyclists

are able to share the footpaths with pedestrians. It is noted that many of the streets surrounding the subject site (including Hutt Street and Angas Street) form part of the BikeDirect network. Multiple 'off road sealed paths' (as classified in the BikeDirect network) are also located in the nearby parklands to the east of the site.

Public transport services operate frequently in close proximity to the subject site. Bus stops in both directions are located on Hutt Street (approximately 150 m) and Wakefield Street (approximately 250 m). These stops are serviced by the following bus routes:

- 98A – City and North Adelaide Anti-Clockwise Loop
- 98C – City and North Adelaide Clockwise Loop
- 99A – City Anti-Clockwise Loop
- 99C – City Clockwise Loop
- 147 – Beaumont to City
- 150 – Osborne to City
- 150B – City to Largs Bay
- 150P – City to Port Adelaide Interchange
- 155 – West Lakes Interchange to City
- 157, 157X – Largs Bay to City
- 170 – Urrbrae to City
- 171 – Mitcham Square to City
- 171A – City to Highgate
- 172 – Kingswood to City
- 173 – Blackwood Interchange to City
- 174 – Paradise Interchange to City
- 178, 178X – Paradise Interchange to City
- 178M – City to Athelstone
- 178S – City to Newton
- 637 – Kingswood to City (School Service)
- 820 – Burnside to city
- 821 – Carey Gully to City
- 822 – Stirling to City

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposed development comprises the demolition of the existing parking area and the construction of a multi-storey residential building and parking area. The building will comprise five two-bedroom apartments.

3.2 ACCESS AND PARKING DESIGN

The site will be serviced by a 41-space parking area. Ten spaces will be assigned to the apartments and the remainder of spaces will be retained under the existing arrangements servicing separate commercial uses). A further eight bicycle parking spaces are also proposed.

The parking area will generally comply with the requirements of Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking* (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities* (AS/NZS 2890.6:2009) in that:

- regular parking spaces will be 2.4 m wide and 5.4 m long;
- the parking aisles will be at least 5.8 m wide (with additional clearance where required adjacent obstructions);
- columns and walls will be located clear of the car clearance envelope;
- 0.3 m clearance will be provided to all objects greater than 0.15 m in height;
- a 1 m aisle extension will be provided beyond the last parking space in a blind aisle;
- pedestrian sightlines will be provided at the site's property boundary; and
- ramps will have a maximum gradient of 1 in 4 with transitions of 1 in 8 for at least 2 m at each end.

Vehicle access to the sites secured parking area will be provided via a 6.3 m wide two-way crossover on Albert Lane. All vehicles will be able to enter and exit the site in a forward direction.

The on-site parking spaces will be provided over three levels (basement, ground floor and first floor). The ground floor parking area accommodates two-way movements, however access to the basement and first floor levels is proposed to occur via a single width ramp. The Australian Standards AS2890.1-2004 states that, "*As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway, i.e a minimum width of 5.5 m.*" Conservatively assuming that one movement will be associated with each parking space during the peak hour, the basement and first floor

parking spaces would each generate up to 16 movements during the am and pm peak hours. As there will be less than 30 movements on each ramp during the peak hours, the single width ramps will adequately service the access requirements of the proposed parking area. Due to sight distance limitations on the access ramps, it is proposed that two-way traffic will be managed using signals. For example, when a car is using the ramp to access the first level, a car seeking to exit the first level (travelling in the opposite direction) will be held at a stop line until the ramp is clear to use. Figure 2 illustrates an indicative turn path for the above arrangements.

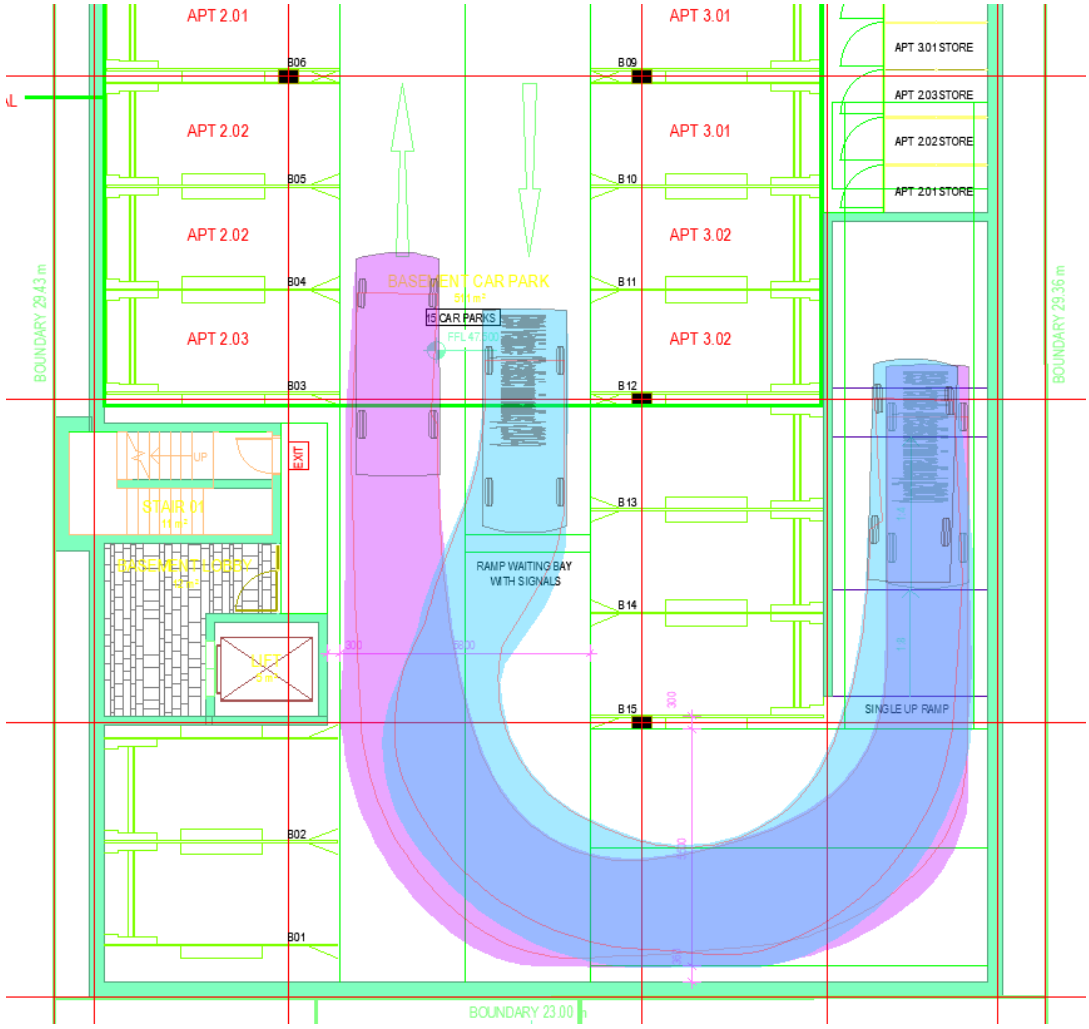


Figure 2 – Vehicle turn path for the single lane/two-way ramp arrangement

3.3 REFUSE COLLECTION

Refuse collection is proposed to occur on-street via Council's standard waste collection service. As such, there is no requirement for commercial vehicles to enter the subject site.

4. PARKING ASSESSMENT

4.1 CAR PARKING

The Planning and Design Code identifies the subject site is located within a City Living Zone. As such, the Code identifies a minimum parking rate of one parking space per two-bedroom dwelling in a residential flat building (or multi-storey building). No maximum provision rate is identified for such development in the City Living Zone. Based upon the above rate, the development would require at least five parking spaces to meet the requirements of the Code. It is proposed that each dwelling will be provided with two on-site parking spaces, therefore satisfying the requirements of the Code. The remaining 31 parking spaces are proposed to replace the 31 existing parking spaces that serviced the nearby commercial uses.

4.2 BICYCLE PARKING

The Planning and Design Code identifies the following bicycle parking provision for low, medium and high scale residential development:

- one bicycle parking space for every dwelling/apartment with a total floor area less than 150 square metres;
- two bicycle parking spaces for every dwelling/apartment with a total floor area greater than 150 square metres; PLUS
- one visitor bicycle parking space for every 10 dwellings.

On the basis of these rates, the proposal has a requirement for eight bicycle parking spaces. The proposal includes eight bicycle parking spaces within the basement parking area. This provision satisfies the Planning and Design Code's bicycle parking requirement.

5. TRAFFIC IMPACT ASSESSMENT

The RTA's "*Guide to Traffic Generating Developments*" (the RTA Guide), and its subsequent updates, are documents commonly used by traffic engineers to determine the forecast traffic generation of a variety of land uses. For high density dwellings, the Guide identifies trip generation rate of 0.53 am and 0.32 pm peak hour trips per dwelling. The residential component of the proposal is therefore forecast to generate in the order of 3 am and 2 pm peak hour trips. Such an increase is movements is minimal.

It is noted that the proposal will also accommodate staff parking associated with the nearby commercial building. As the proposal will replace the existing 31 parking spaces, the development will result in two to three additional peak hour movements (generated by the residential component of the development). Such

a low number of movements will have minimal impact on the operation of Albert Lane or the surrounding road network.

6. SUMMARY

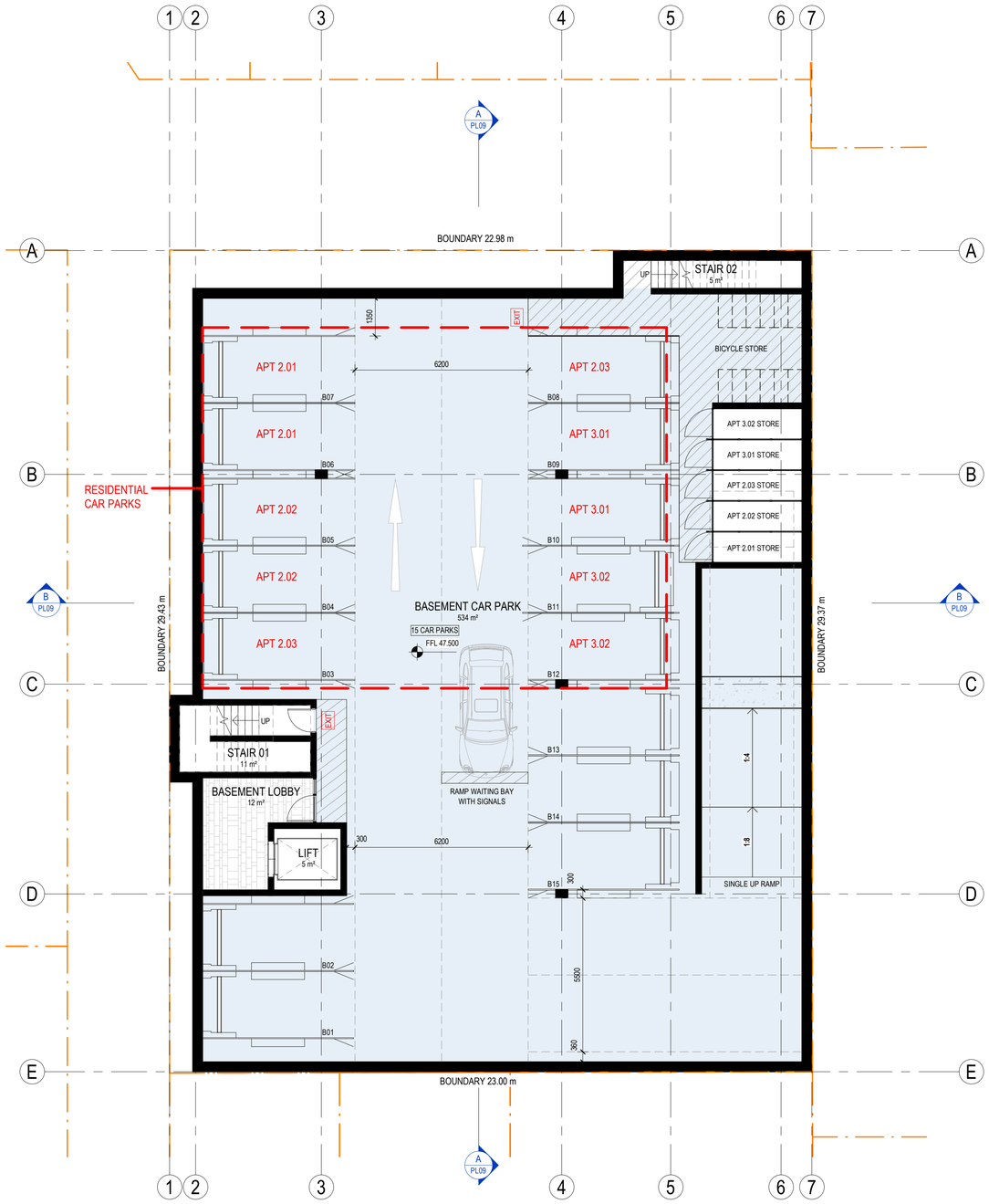
The proposed development comprises the construction of a multi-storey residential building and parking area. Vehicle access to the site's at-grade car park will be provided via a two-way access on Albert Lane. A total of 41 car parking spaces will be provided on-site.

Based on the Planning and Design Code, the proposal would require a minimum of five residential parking spaces. It is proposed that each of the five dwellings will be designated two parking spaces, therefore satisfying (exceeding) the requirements of the Planning and Design Code. It is noted that the remaining 31 on-site parking spaces will replace the existing on-site parking spaces, servicing staff of the nearby commercial building.

It has been forecast that the proposed development could generate two to three additional peak hour trips. Such traffic generation numbers are very low and will be readily accommodated by the surrounding road network.

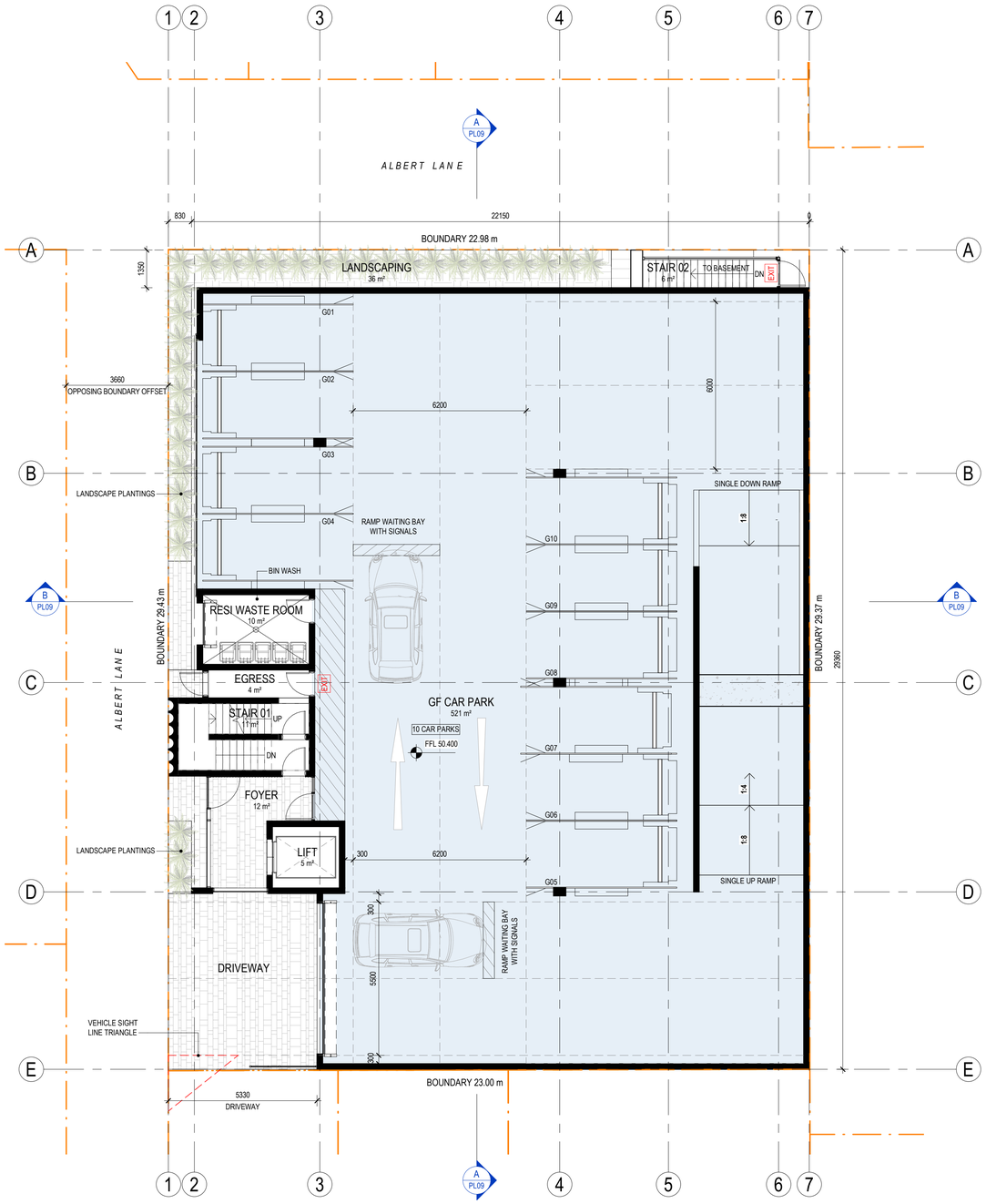
APPENDIX A

PROSKE ARCHITECTS' PLANS



BASEMENT FLOOR PLAN

SCALE 1 : 100



GROUND FLOOR PLAN

SCALE 1 : 100

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FOR APPROVAL

-	FOR APPROVAL	02.11.2021

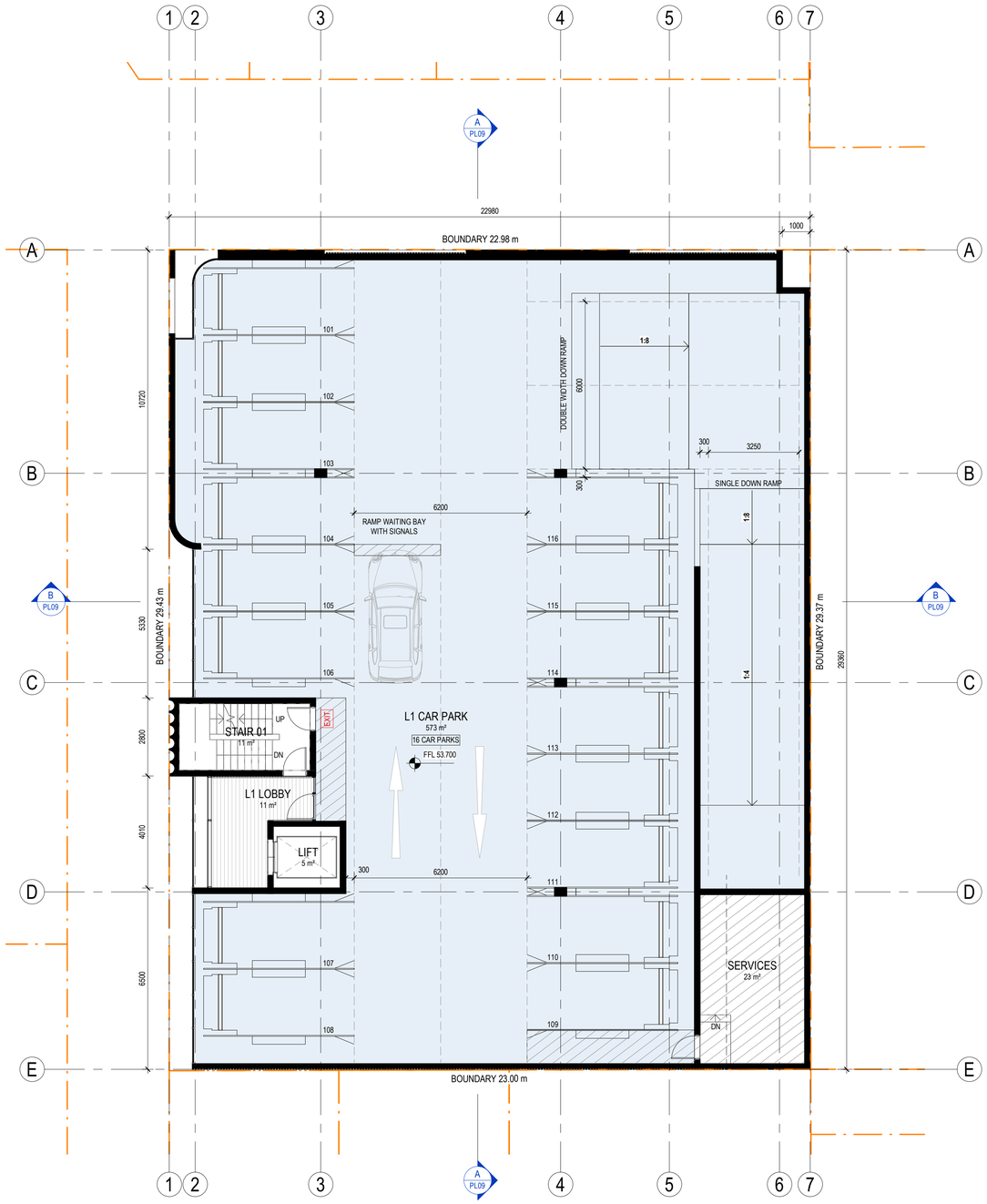
Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Proposed Floor Plans 01

Project No.
19.048

Drawing No.
PL05.-



L1 FLOOR PLAN

SCALE 1 : 100

L2 FLOOR PLAN

SCALE 1 : 100

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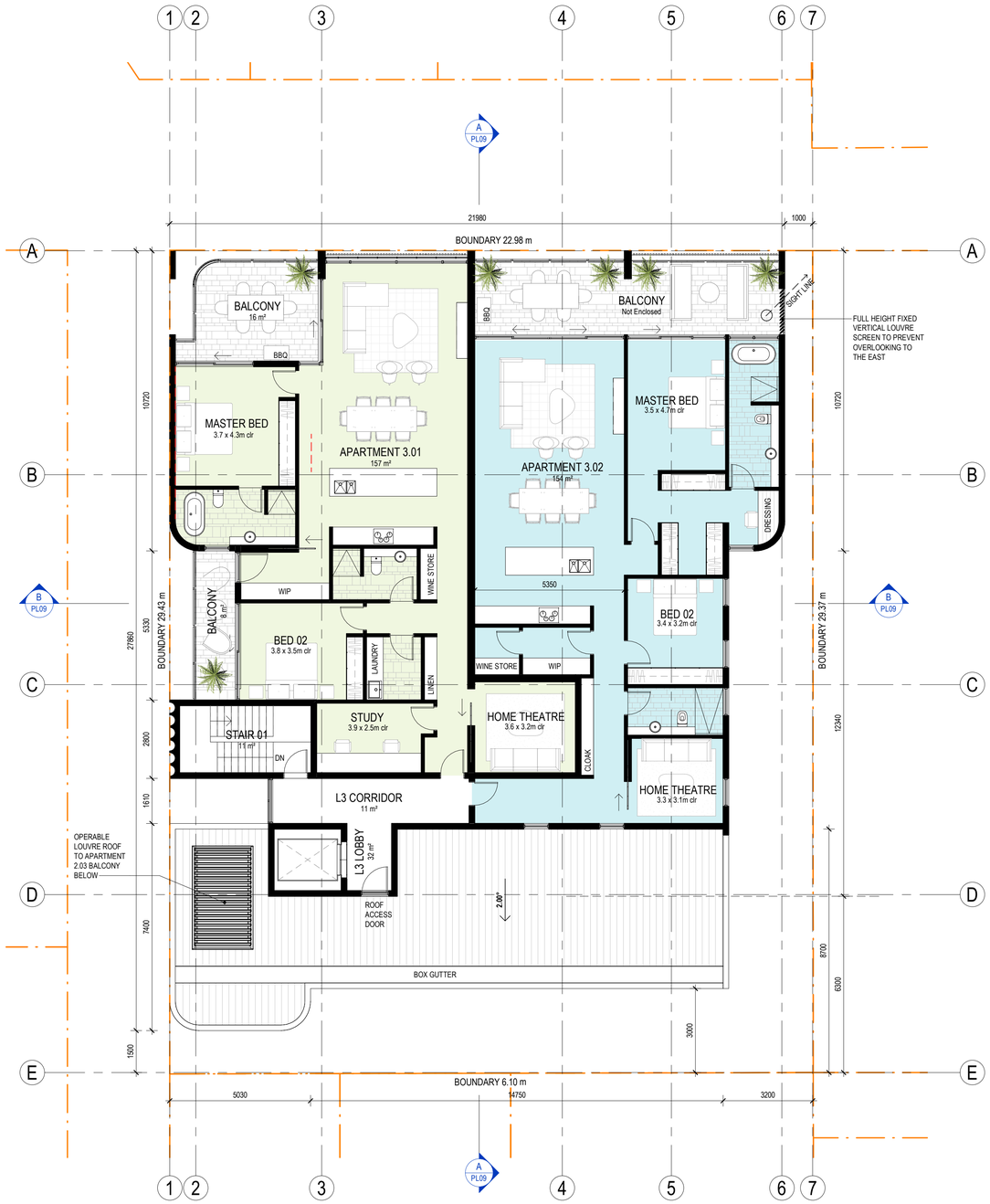
Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Proposed Floor Plans 02

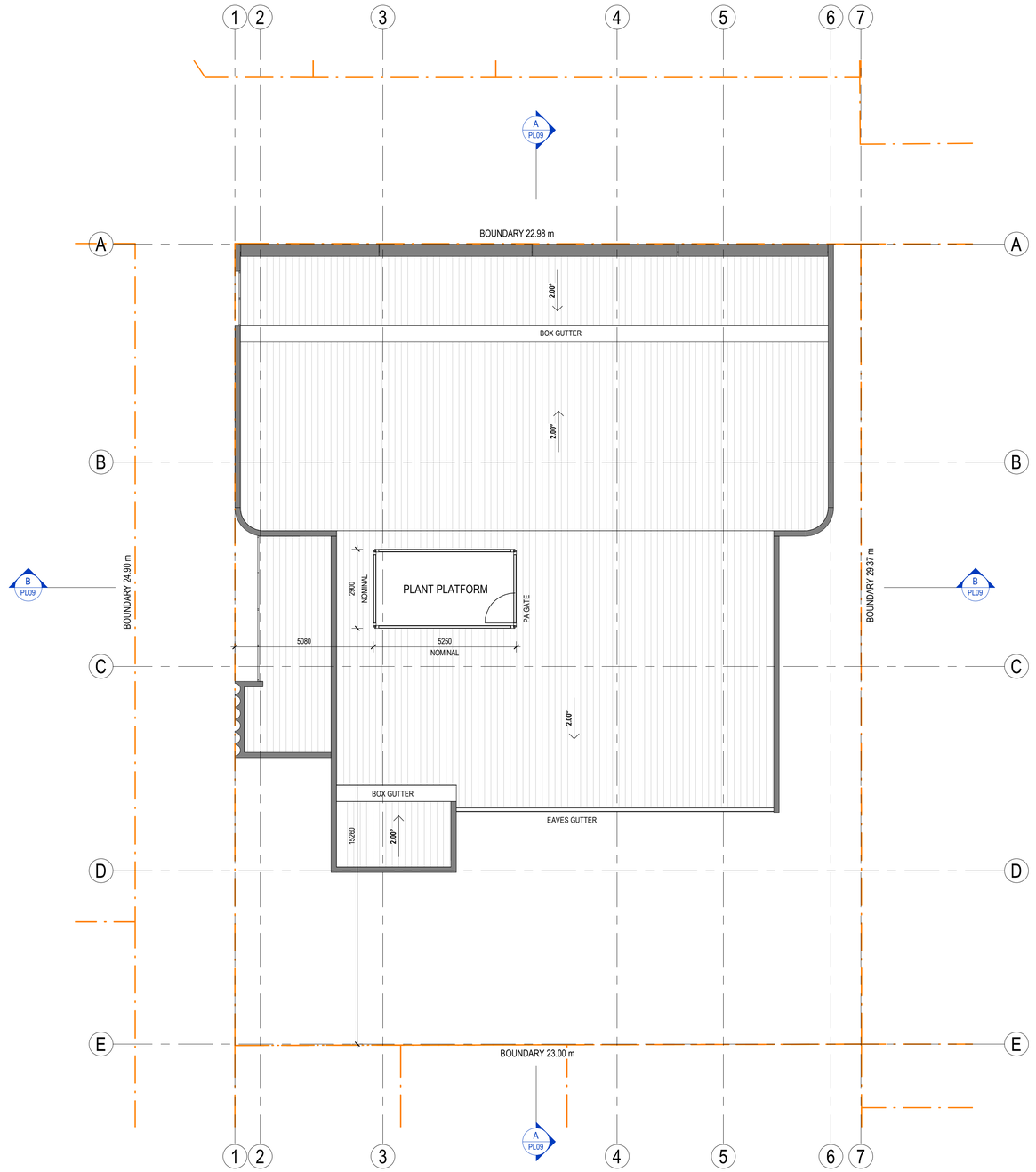
Project No.
19.048

Drawing No.
PL06.-



L3 FLOOR PLAN

SCALE 1 : 100



ROOF PLAN

SCALE 1 : 100

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-	FOR APPROVAL	02.11.2021

Project
5 ALBERT LANE APARTMENTS

Project Address
5 ALBERT LANE ADELAIDE

Drawing Title
Proposed Floor Plans 03

Project No.
19.048

Drawing No.
PL07.-

RESIDENTIAL DEVELOPMENT
5 ALBERT LANE, ADELAIDE

WASTE MANAGEMENT PLAN

CIRQA™

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DOCUMENT CONTROL

Report title:	Albert Lane, Adelaide – Residential Apartments Waste Management Plan
Project number:	19266
Client:	Buik Holdings
Client contact:	Sam Nicholls

Version	Date	Details/status	Prepared by	Approved by
V1	25 May 22	For submission	BNW	BNW

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1. INTRODUCTION

CIRQA has been engaged to prepare a Waste Management Plan for the proposed residential development at 5 Albert Lane, Adelaide. This plan details the proposed management of waste for the development. The preparation of the statement has included consideration of the requirements and recommendations of Zero Waste's "*South Australian Better Practice Guide*" (2014).

2. PROPOSED DEVELOPMENT

The proposed development comprises the demolition of the existing parking area on the subject site and the construction of a multi-storey residential building and parking area. The building will comprise five two-bedroom apartments. This assessment relates to the generation and collection of waste associated with the apartments (as the additional parking areas would be associated with negligible waste generation).

3. WASTE GENERATION ASSESSMENT

Discussions have been held with the City of Adelaide's waste management personnel, who have requested the following assessment be based on the rates identified in the Zero Waste SA guideline, as follows:

- high-density apartment dwellings
  - general waste – 30 L per bedroom per week;
  - co-mingled recycling – 25 L per bedroom per week; and
  - green organics (including food waste) – 10 L per bedroom per week.

Table 1 summarises the waste generation assessment based on the above rates.

Table 1 – Weekly waste generation for the proposed uses

Land Use	Qty	Gen. Waste	Recycling	Organics*
Two-Bedroom Apartments	5	300 L/week	250 L/week	100 L/week

* *including food waste*

4. WASTE MANAGEMENT SYSTEM

4.1 BIN STORAGE AND TRANSER PROVISIONS

The development will include an at-grade bin storage area on the ground floor with direct access to/from Albert Lane. The storage area will accommodate

separate general, recycling and organics bins for the residential uses. Signage shall be provided to clearly designate each bin by waste stream.

The bin storage area should be ventilated in accordance with the requirements of the Australian/New Zealand Standard, *The Use of Ventilation and Air Conditioning in Buildings*" (AS 1668).

Based on the above waste generation assessment, Table 2 identifies the recommended number of bins and services for each waste stream and land use. It is proposed to provide each apartment with an individual general waste (red) bin and share the recycling (yellow) and organics (green) bins.

Table 2 – Number of bins and service rate for each waste stream

Residential Waste	Bin Size	# of bins	Capacity	Service Rate
General Waste	140 L	5	700 L	once per week
Co-Mingled Recycling	240 L	3	360 L	once per fortnight
Green Organics	240 L	1	120 L	once per fortnight

Figure 1 illustrates that the bin storage room will be able to accommodate the above number of bins (and also identifies the primary waste transfer paths).

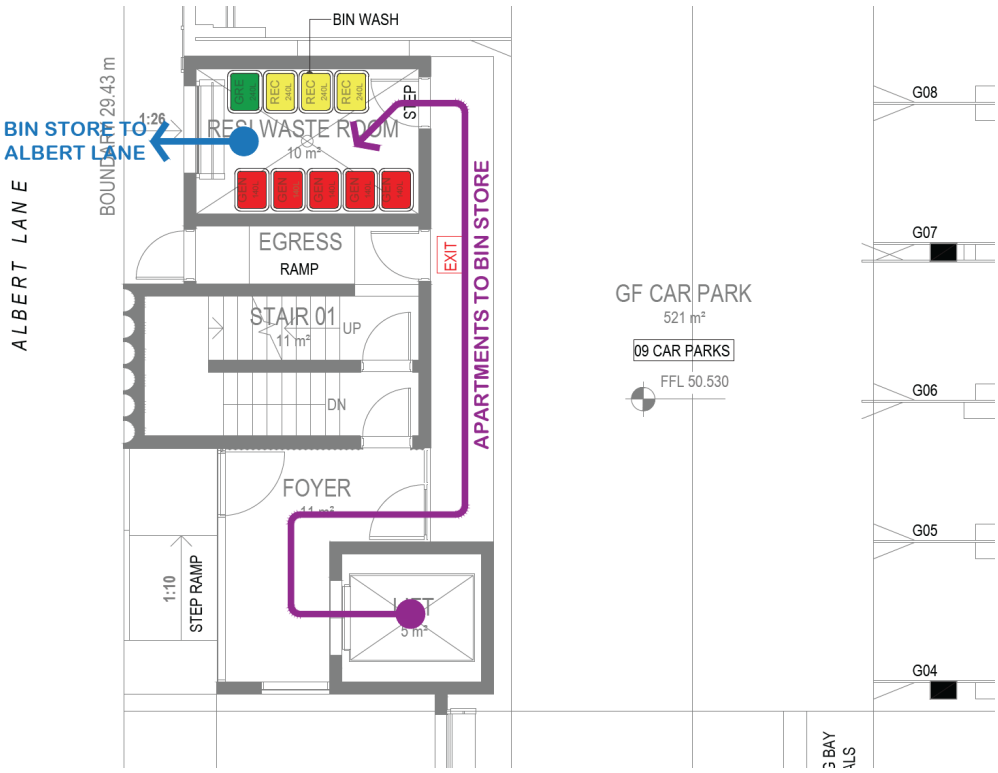

Figure 1 – Bin storage arrangement and waste transfer paths

Waste associated with the apartments will be transported to each bin area by residents. Bins will then be presented on Albert Lane for collection by Council's contractor.

4.2 OTHER WASTE

In addition to the three primary waste streams, it is noted that, at times, there would be need for hard waste collection for the residents. Council provides an 'at-call' service (free twice a year and at-cost for additional collections) for residents. Hard waste is typically presented within the verge adjacent a site, however, there is no verge present in Albert Lane. Hard waste could either be presented within the clear area to be provided between the lane and the building or, alternatively, placed on the verge on Angas Street. Residents could discuss this further with Council when requested hard waste collections (albeit this would be infrequent).

4.3 MANAGEMENT RESPONSIBILITIES

To ensure the waste system is appropriately managed and maintained, the following responsibilities are identified for relevant parties:

- local disposal of waste (to bin store) – residents;
- hard waste collection – residents (at-call Council service);
- storage and collection of other waste types – residents as required;
- collection of residential waste (general, recycling and organics) – Council's waste collection contractor (or private waste collection contractor);
- management and maintenance of bin store (including hygiene, vermin control etc.) – building management/maintenance; and
- education and training of residents (including induction) – building management/maintenance.

In addition to the above responsibilities, the following specific tasks should be undertaken by building management/maintenance staff:

- ensure that the waste areas are secured to avoid theft and/or inappropriate use of the waste provisions;
- ensure that the waste area and transfer pathways are inspected and cleaned routinely to ensure these areas are kept hygienic and clear of loose waste;
- ensure that bins are routinely cleaned (this could be arranged through a private bin cleaning service who utilise specialist vehicles for the washing and disinfection of bulk bins);

- ensure that bins are labelled/signed appropriately to identify the relevant waste type as well as the site's property address;
- ensure that residents are inducted and educated in respect to the appropriate management and disposal of waste within the site; and
- ensure that residents adhere to the waste management arrangements and manage undesirable behaviour as and if required.

Preliminary Site Investigation (PSI)

5 Albert Lane, Adelaide, South Australia

20223967.001A

15 January 2022

KLEINFELDER
Bright People. Right Solutions.

Level 1, 60 Hindmarsh Square,
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Preliminary Site Investigation (PSI)

5 Albert Lane, Adelaide, South Australia

Project Number: 20223967.001A

Document Number: ADL22R135276

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Joshua Edwards	Greg Lutton	Elaine Spence CEnvP

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Appendix B: Certificates Of Title
Appendix C: SA EPA Section 7 Search
Appendix D: Dangerous Goods Database Search
Appendix E: Site Inspection Photographs
Appendix F: Site Contamination Declaration Form

ABBREVIATIONS

Abbreviation	Definition
ACM	Asbestos Containing Material
ASR	Aquifer Storage and Recovery
ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure
AWQG	Australian and New Zealand Guidelines for Fresh and Marine Water Quality
Buik Holdings	Buik Holdings Pty Ltd
CBD	Central Business District
CSM	Conceptual Site Model
CT	Certificate of Title
DEW	Department for Environment and Water
EPA	Environment Protection Authority
FOI Act	Freedom Of Information Act
Kleinfelder	Kleinfelder Australia Pty Ltd
km	Kilometre
L/s	Litres per Second
m^2	Square Metres
mAHD	Metres Australian Height Datum
mbgl	Metres Below Ground Level
mg/L	Milligrams per Litre
PAH	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activities
PCOC	Potential Contaminants of Concern
PDI Act	Planning Development and Infrastructure Act 2016
PSI	Preliminary Site Inspection
SA	South Australia
TDS	Total Dissolved Solids
WQEPP	Environment Protection (Water Quality) Policy

1 INTRODUCTION

Kleinfelder Australia Pty Ltd (Kleinfelder) was contracted by Buik Holdings Pty Ltd (Buik Holdings) to conduct an environmental assessment at 5 Albert Lane, Adelaide South Australia (SA), 5000 (the 'site'). The site location is shown on **Figure 1**.

The site is owned by Buik Holdings and is currently used as a carpark.

Buik Holdings intends to develop the site and requires an environmental assessment, in the form of a preliminary site investigation (PSI), to be undertaken. The PSI is to inform a planning application, including the completion of the site declaration form in accordance with Practice Direction 14, under the Planning, Development and Infrastructure Act 2016 (PDI Act).

This report presents the findings of the PSI which comprised of a site visit and desktop study of publicly available information. No intrusive soil or groundwater investigations were conducted.

1.1 OBJECTIVES

The objectives of the environmental assessment were to:

- Assess, to the extent practicable, the historical use of the site and surrounding area, and ascertain if any potentially contaminating activities (PCA) have been undertaken at the site and / or surrounding area.
- Assess the potential risk to on-site and off-site human health / environmental receptors as a result of PCAs conducted at the site and / or surrounding area.
- Document the findings of the environmental assessment in a PSI report.

1.2 SCOPE OF WORKS

The PSI was conducted in general accordance with Schedule B2 of the National Environment (Assessment of Site Contamination) Protection Measure, 1999 (ASC NEPM), as amended in 2013, and comprised:

- A desktop review of historical and current publicly available information pertinent to the site and surrounding area, including:
  - Geological and hydrogeological maps and data.
  - Certificates of Title.
  - Historical aerial imagery.
  - Historical business directories.
  - Environment Protection Authority (EPA) Public Register.
  - Previous site investigation reports.
- A site inspection to confirm the current site configuration and identify potentially contaminating activities based on site observations.
- Preparation of this PSI report to document the findings of the desktop review and site inspection, present potential PCAs and develop a preliminary conceptual site model (CSM).

2 SITE DESCRIPTION

2.1 SITE DETAILS

The site identification details are presented in **Table 2.1**.

Table 2.1: Site Details

Item	Detail
Site Address	5 Albert Lane, Adelaide, SA 5000
Certificate of Title (CT)	Volume 5427 Folio 991
Site Owner	Buik Holdings Pty Ltd
Site Area	675 square metres (m^2)
Current Land Use	Car park
Local Government Authority	Adelaide City Council
Current Zoning	City living – medium to high intensity
Future Land Use	City living – medium to high intensity, Residential development

A summary of the surrounding land use and zoning is presented in **Table 2.2**.

Table 2.2: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Residential and commercial/retail	City capital, city living
East	Residential	City living
South	Residential	City capital, city living
West	Retail and commercial	City capital

3 ENVIRONMENTAL SETTINGS

3.1 SOIL AND GEOLOGY

The Department for Energy and Mining surface geology 1:100,000 'Adelaide' Geological Survey of South Australia map indicates that the site is underlain by undifferentiated Pleistocene sediments.

Undifferentiated Pleistocene sediments beneath the site and surrounding area are typically comprised of Keswick Clay; clay, smectite-rich, grey green, with red or yellow mottling and rare sand lenses.

3.2 ACID SULPHATE SOIL

The Atlas of Australian Acid Sulphate Soils indicates that there is an extremely low (1 – 5 %) probability of acid sulphate soils occurring within a 1 kilometre (km) radius of the site.

3.3 TOPOGRAPHY

The site is relatively level with an elevation of approximately 60 metres Australian height datum (mAHD). A gentle slope toward the northern boundary of the site was observed during the site inspection conducted on 2 December 2021.

The regional topography is also relatively level, and slopes toward the Gulf St Vincent located to the west of the site.

3.4 HYDROLOGY

It is anticipated that surface water on site would follow the local topography and drain from the hardstand across the site in a northerly direction towards Albert Lane. Surface water collected along Albert Lane is discharged into stormwater drains connected to the Adelaide City Council stormwater network.

The nearest significant surface water feature is the River Torrens located 1.7 km north-west of the site.

3.5 HYDROGEOLOGY

The First Quaternary Aquifer (Q1) is well distributed over the Adelaide Metropolitan Area and is located at depths between 3 – 15 metres below ground level (mbgl).

Perched aquifers are known to occur in the grey fluviatile silts, sands and sediments of the modern drainage channels, such as, the River Torrens.

Groundwater within the Q1 aquifer is typically of low salinity (1,000 milligrams per litre (mg/L) - 2,500 mg/L) due to direct recharge mechanisms from surface drainage and from lateral inflow from fractured rock aquifers within the Mount Lofty Ranges to the east (Martin and Hodgkin, 2005). Up to five quaternary aquifers are present below the Golden Grove Embayment in the vicinity of the site and are described by Gerges (1996) as follows:

- First Quaternary Aquifer (Q1) is well distributed over the Adelaide Metropolitan Area and is located at depths between 3 – 15 mbgl.
- Second Quaternary Aquifer (Q2) lies between 16 – 30 mbgl.
- Third Quaternary Aquifer (Q3) is approximately 30 – 45 mbgl.
- Fourth Quaternary Aquifer (Q4) is located between 45 – 60 mbgl.
- Fifth Quaternary Aquifer (Q5) is approximately 65 – 80 mbgl.

3.5.1 Local Hydrogeology

The Department for Environment and Water (DEW) WaterConnect database was used to conduct a search for registered bores located within a 2 km radius of the site. There are 1,241 registered bores located within a 2 km radius of the site, with the results of the search summarised in **Table 3.1**.

Table 3.1: Summary of Registered Groundwater Well Usage within a 2km radius of Site

Use Hydrogeology	Number of Registered Bores
Domestic/general use	56
Environmental	12
Investigation	356
Managed Aquifer Recharge (including aquifer storage and recovery [ASR])	2
Monitoring	64
Observation	54
Drainage	95
Exploration	3
Irrigation	4
Recreational	5
Stock	2
Town Water Supply (Public / Municipal)	4
Unknown	582

The depth to groundwater and groundwater parameter data of the 1,241 registered bores within a 2 km radius of the site, is summarised in **Table 3.2**.

Table 3.2: Summary of Groundwater Well Information

Detail	Min.	Max.
Standing Water Level (mbgl)	1.22	31.09
Total Dissolved Solids (mg/L)	171	10,839
pH	5.8	12
Yield (litres per second [L/s])	0.1	15

The search indicated that groundwater extraction for domestic, irrigation, recreational and town water supply purposes may occur in the vicinity of the site. Standing water level data indicates variation in groundwater levels and suggests that the bores have been installed in different aquifers. The results of the search are presented in the Lotsearch Report (**Appendix A**).

4 GROUNDWATER ENVIRONMENTAL VALUES

Information relating to the protection of and management of water quality for South Australia can be obtained from:

- Government of Australia, 2018, Australian and New Zealand Guidelines for Fresh and Marine Water Quality (AWQG); and
- Government of South Australia, Environment Protection (Water Quality) Policy 2015 (WQEPP).

The WQEPP references the AWQG as the overarching document relating to the protection and management of water quality in South Australia. In addition, the SA EPA (2019) *Guidelines for the assessment and remediation of site contamination* provides processes to determine whether there is actual or potential harm to water that is not trivial, through consideration of environmental values. The four-step process to determine the environmental values of groundwater at the site is presented in **Figure 4.1**.

Figure 4.1: Process to determine environmental values (GAR, 2019)

Kleinfelder has followed this four-step process and the findings are presented in the following section:

Step 1: Determination of protected environmental values of groundwater using the WQEPP.

The total dissolved solids (TDS) data presented in **Table 3.2** indicates that groundwater may be used for the following purposes within a 2 km radius of the site:

- Drinking water for human and livestock consumption.
- Irrigation and general water usage.
- Recreation and aesthetics.

Step 2: Application of a buffer distance for the protection of surface waters.

The River Torrens is located approximately 1.7 km to the north west of the site.

Step 3: Review of available groundwater data using WaterConnect (groundwater data).

The DEW WaterConnect database was used to conduct a search for registered bores located within a 2 km radius of the site.

There are a total of 1,241 registered bores located within a 2 km radius of the site, with the results of the search summarised in **Table 3.1** and **Table 3.2**.

The search indicated that groundwater extraction for use of domestic, irrigation, recreational and town water supply purposes may occur in the vicinity of the site.

Groundwater wells in the vicinity of the site have TDS concentrations ranging from 171 mg/L – 10,839 mg/L. The following is detailed in Clause 3, Schedule 1 of the WQEPP:

- Underground water with a background TDS level of ≥ 3,000 mg/L but < 13,000 mg/L can be used for, primary industries – livestock drinking aquaculture and human consumption of aquatic foods
- Underground waters with a background TDS level of ≥ 1,200 mg/L but < 3,000 mg/L can be used for the abovementioned and Primary industries – irrigation and general water use
- Underground waters with a background TDS level of < 1,200 mg/L can be used for the abovementioned and drinking water for human consumption.

The TDS data indicates that groundwater within a 2 km radius of the site may be suitable for drinking water for human and livestock consumption, irrigation purposes and general water use.

Step 4: Actual or potential harm to groundwater that is not trivial – application of EPA-recognised criteria.

Based on the urban context of the surrounding area, as well as the registered use of the bores located within a 2 km radius of the site, it is considered possible that groundwater is extracted for potable use, recreational purposes (e.g. swimming pools and water sprinklers) and irrigation of gardens.

A summary of the environmental values considered for the area, including those considered to be realistic, are presented in **Table 4.1**.

Table 4.1: Summary of Environmental Values

Potential Environmental values	Within WQEPP 2015 criteria	Considered Environmental Value	Realistic Use	Justification
Aquatic ecosystems (Freshwater)	Yes	Yes	Unlikely	The River Torrens is located approximately 1.7 km to the north west of the site.
Aquatic ecosystems (Marine)	No	No	No	No marine water bodies are located within 2 km of the site
Drinking water for human consumption	yes	yes	Possible	Based on the registered use and TDS concentrations in bores located within 2 km radius of the site, groundwater may be extracted for potable use including town water supply. However, given the typical low yield of the upper Quaternary aquifers and access to reticulated water supply. Given this use of groundwater for drinking water for human consumption cannot be ruled out.
Recreation and aesthetics	Yes	Yes	Yes	Based on register use and TDS concentrations in bores located within 2 km radius of the site, there is the potential that groundwater extracted from domestic bores may be used for recreation purposes (swimming pools, etc.).
Primary industries – irrigation and general water uses	Yes	Yes	Yes	Bores within the 2km radius of the site are registered for irrigation and town water supply/MAR purposes. It is considered that groundwater is extracted for irrigation of gardens.
Primary industries – livestock drinking water	Yes	Yes	No	It is considered unlikely that groundwater is extracted for stock watering given the urban context of the site and surrounding area.

Potential Environmental values	Within WQEPP 2015 criteria	Considered Environmental Value	Realistic Use	Justification
Primary industries – Aquaculture and human consumption of aquatic foods	Yes	Yes	No	There are no registered bores for aquaculture and human consumption located within the 2 km radius of the site. Additionally, given the urban context of the site and surround area it is considered unlikely that groundwater is extracted for aquaculture and human consumption.

5 SITE HISTORY

5.1 HISTORY OF OWNERSHIP

A review of the current and historic Certificates of Title (CT) was undertaken to assess the historical ownership of the site. A chronological summary of the site's CTs and owner details is presented in **Table 5.1**. The CTs are provided in **Appendix B**.

Table 5.1 Certificate of Title Tree (CT5427/991)

CT (Volume / Folio)	Owner	Owner Occupation	Date of Issue
306/47	Gustav Kindermann	Confectioner	23/04/1879
	Charles Henry Bliss	Painter	09/05/1899
	Bridget Murphy		16/02/1909
	Charles Thomas Bignell Emil Laura Cameron Bignell	Caretaker	17/02/1914
	Emily Laura Cameron Bignell (and her deceased Estate)		09/09/1926
	Charles Thomas Bignell (the Estate of Emily Laura Cameron Bignell)	Caretaker	20/10/1944
	Charles Thomas Bignell		15/08/1946
	Colin Charles Cameron	Master Butcher	03/04/1947
	Alfio Grasso		07/12/1949
2178/48	Salvatore D'Amico	Cabinet Maker	08/11/1951
	Alfred Edgar Clifford Grivell	Merchant	22/09/1959
4028/993	Rex Dean Grivell	Property Owner	23/09/1980
	Trikorp O'Connor Pty Ltd		23/10/1985
	Poseidon Ltd		19/12/1986
4357/703	F.E Stevens Pty Ltd		19/01/1990
	Bulk Holdings Pty Ltd		07/06/1990
4527/991	#Louisvill Pty Ltd		30/06/2009

5.2 HISTORICAL AERIAL PHOTOGRAPH REVIEW

A series of aerial photographs were reviewed to assess possible changes in the land use of the site and surrounding areas. A summary of observations is provided in **Table 5.2**. The aerial photographs are presented in the Lotsearch Report (**Appendix A**).

Table 5.2: Historical Aerial Photograph Review

Year	Site Description
1935	Image ▪ low resolution black and white photograph The site ▪ appears to have vegetation across the site Surrounding land ▪ North – residential housing with limited vegetation, followed by Angas Street ▪ East – residential housing with limited vegetation ▪ South – residential housing, followed by Carrington Street ▪ West – residential housing, followed by Hutt Street
1949	Image ▪ low resolution black and white photograph The site ▪ No significant changes Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – increased vegetation along Carrington Street ▪ West – residential housing, followed by Hutt Street
1959	Image ▪ Medium resolution black and white photograph The site ▪ Vegetation in the southern portion of the site ▪ Structures along the northern boundary of the site, may not be within the site boundary Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – no significant changes ▪ West – no significant changes

Year	Site Description
1969	Image ▪ High resolution black and white photograph The site ▪ Vegetation is cleared, hardstand is present across the site Surrounding land ▪ North – section of building cleared and parking lot present ▪ East – no significant changes ▪ South – no significant changes ▪ West – section of buildings cleared and parking lot present
1979	Image ▪ Medium quality colour photograph The site ▪ No significant changes Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – no significant changes ▪ West – no significant changes
1989	Image ▪ Low quality colour photograph The site ▪ No significant changes Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – no significant changes ▪ West – car park replaced with high rise buildings adjacent to site
1999	Image ▪ Medium quality colour photograph The site ▪ Vegetation along the western boundary of the site, no other significant changes Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – no significant changes ▪ West – no significant changes

Year	Site Description
2006	Image ▪ High resolution colour photograph The site ▪ No significant changes Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – no significant changes ▪ West – no significant changes
2011	Image ▪ High resolution colour photograph The site ▪ No significant changes Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – no significant changes ▪ West – no significant changes
2016	Image ▪ High resolution colour photograph The site ▪ No significant changes Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – no significant changes ▪ West – no significant changes
2021	Image ▪ High resolution colour photograph The site ▪ No significant changes Surrounding land ▪ North – no significant changes ▪ East – no significant changes ▪ South – no significant changes ▪ West – no significant changes

5.3 State Library of South Australia (Sands and McDougall Directory)

A search of property details as listed in the Sands and McDougall directory ('the directory') (available online via the state library) was provided by Lotsearch. These records list occupancy information for street addresses between the years 1910 to 1991.

The directory has no records for the site.

A review of the directory indicates that various PCAs have been conducted on allotments in the vicinity of the site, including:

- Computer manufacturers and or distributors,
- Painter decorators and glaziers; and
- Motor engineers, garages, and service stations.

5.4 EPA Public Register Review

A search of the EPA Public Register was conducted to identify if the site or surrounding sites (within a 1 km radius of the site) are listed with the SA EPA. The results of the search are summarised in **Table 5.3**. The search results are presented in the Lotsearch Report (**Appendix A**).

Table 5.3: EPA Public Register Review

Site	Notification	Distance from site	Site use
Corner Wakefield Street and East Terrace ADELAIDE SA 5000	109 Notification	North East 150 m	Fill or soil importation
A50, FP 24422, Hundred of Adelaide 263-265 Angas Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Termination	South West 205 m	Not recorded
A50, FP 24422, Hundred of Adelaide 263-265 Angas Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 205 m	Not recorded
0 East Terrace ADELAIDE SA 5000	S83 Notification	East 234 m	Not recorded
East Parklands Cnr Gilles Street & East Terrace ADELAIDE SA 5000	S83A Notification	East 234 m	Not recorded
Section 6016 Fullarton Road ADELAIDE SA 5000	Audit Termination	East 234 m	Not recorded
Section 6016 Fullarton Road ADELAIDE SA 5000	Audit Notification	East 234 m	Fill or soil importation
Various allotments bounded by Carrington, Marion and Tomsey Streets ADELAIDE SA 5000	SAHC	South East 238 m	Not recorded
229 Wakefield Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	West 246 m	Not recorded
229 Wakefield Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	West 246 m	Not recorded
241-249 Angas Street ADELAIDE SA 5000	SAHC	South West 254 m	Not recorded

Site	Notification	Distance from site	Site use
227-247 Flinders Street ADELAIDE SA 5000	109 Notification	North West 304 m	Motor vehicle repair or maintenance; Service stations
215-237 Halifax Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 434 m	Not recorded
215-237 Halifax Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 434 m	Not recorded
215-237 Halifax Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 434 m	Not recorded
52-60 East Terrace ADELAIDE BC SA 5000	S83A Notification	North West 440 m	Electrical substations
232-240 Hutt Street & 326 Gilles Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South 462 m	Not recorded
232-240 Hutt Street & 326 Gilles Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South 462 m	Not recorded
228-236 Hutt Street ADELAIDE SA 5000	109 Notification	South 462 m	Not recorded
11 Cairns Street ADELAIDE SA 5000	SAHC	South 474 m	Not recorded
166 Wakefield Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	West 482 m	Not recorded
166 Wakefield Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Termination	West 482 m	Not recorded
Cypress Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	West 508 m	Not recorded
Cypress Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	West 508 m	Not recorded
Pirie Street & Moger Lane ADELAIDE SA 5000	SAHC	North West 517 m	Not recorded
Lot 117 Rundle Road ADELAIDE SA 5000	109 Notification	North 579 m	Landfill sites
Various properties Garden East Precinct Charlick Circuit ADELAIDE SA 5000	109 Notification	North West 597 m	Not recorded
Various properties - Garden East Precinct Charlick Circuit ADELAIDE SA 5000	SAHC	North West 597 m	Not recorded
ETSA Utilities Underground Powerline - Whitemore Sq to Magill ADELAIDE SA 5000	S83 Notification	South East 661 m	Electrical transformer or capacitor works
Fullarton Road ADELAIDE SA 5000	Audit Termination	South East 663 m	Not recorded
Fullarton Road ADELAIDE SA 5000	Audit Notification	South East 663 m	Not recorded
97 Wakefield Street ADELAIDE SA 5000	S83A Notification	West 663 m	Fire stations; Fire training areas

Site	Notification	Distance from site	Site use
422 Pulteney Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 719 m	Not recorded
422 Pulteney Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 719 m	Not recorded
Victoria Park Grandstand Precinct & Northern Playing Field South West Corner of Fullarton & Wakefield Road ADELAIDE SA 5000	Audit Notification	East 741 m	Not recorded
Victoria Park Grandstand Precinct & Northern Playing Field South West Corner of Fullarton & Wakefield Road ADELAIDE SA 5000	Audit Termination	East 741 m	Not recorded
87-93 Angas Street ADELAIDE SA 5000	Audit Notification	West 782 m	Dry cleaning; Fill or soil importation; Motor vehicle repair or maintenance; Plastics manufacture works
87-93 Angas Street ADELAIDE SA 5000	S83A Notification	West 782 m	Dry cleaning; Fill or soil importation; Motor vehicle repair or maintenance; Plastics manufacture works
87-93 Angas Street ADELAIDE SA 5000	S83A Notification	West 782 m	Dry cleaning; Fill or soil importation; Motor vehicle repair or maintenance
Carrington & Queen Streets ADELAIDE SA 5000	SAHC	West 790 m	Not recorded
Lot 119 Fullarton Road ADELAIDE SA 5000	109 Notification	South East 790 m	Fill or soil importation
9-19 Vaughan Place ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	North West 813 m	Not recorded
9-19 Vaughan Place ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	North West 813 m	Not recorded
445-449A Pulteney Street ADELAIDE SA 5000	Audit Notification	South West 827 m	Not recorded
445-449A Pulteney Street ADELAIDE SA 5000	Audit Report	South West 827 m	Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance
12 Dequetteville Terrace KENT TOWN SA 5067	S83A Notification	North 830 m	Not recorded
12 Dequetteville Terrace KENT TOWN SA 5067	S83A Notification	North 830 m	Service stations
151-153 Gilles Street ADELAIDE SA 5000	S83A Notification	South West 835 m	Motor vehicle repair or maintenance
281-286 North Terrace ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	North West 851 m	Not recorded

Site	Notification	Distance from site	Site use
281-286 North Terrace ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	North West 851 m	Not recorded
172-190 Gawler Place ADELAIDE SA 5000	S83A Notification	West 853 m	Transport depots or loading sites
172-190 Gawler Place ADELAIDE SA 5000	S83A Notification	West 853 m	Transport depots or loading sites
A116, DP 57613, Hundred of Adelaide 15-19 Colby Place ADELAIDE SA 5000	Pre 1 July 2009 Audit Termination	South West 856 m	Not recorded
A116, DP 57613, Hundred of Adelaide 15-19 Colby Place ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 856 m	Not recorded
53 Wakefield Street ADELAIDE SA 5000	109 Notification	West 862 m	Fill or soil importation
26-28 St Helena Place ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 873 m	Not recorded
26-28 St Helena Place ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 873 m	Not recorded
274 North Terrace ADELAIDE SA 5000	S83A Notification	North West 880 m	Listed Substances (storage)
274 North Terrace ADELAIDE SA 5000	S83A Notification	North West 880 m	Listed Substances (storage)
274 North Terrace ADELAIDE SA 5000	S83A Notification	North West 880 m	Listed Substances (storage); Motor vehicle repair or maintenance
Gilles Street Roadway (in vicinity of Dumfries Place and Hallett Street ADELAIDE SA 5000	S83 Notification	South West 889 m	Electrical transformer or capacitor works
124 Gilles Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 893 m	Not recorded
124 Gilles Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 893 m	Not recorded
Area bounded by Seymour & Penney Places and Carrington & Moore Streets ADELAIDE SA 5000	SAHC	West 903 m	Liquid organic chemical substances-storage
47-49 Wakefield Street ADELAIDE SA 5000	109 Notification	West 918 m	Listed Substances (storage); Motor vehicle repair or maintenance
34 Angas Street ADELAIDE SA 5000	S83A Notification	West 932 m	Not recorded
34 Angas Street ADELAIDE SA 5000	S83A Notification	West 932 m	Fill or soil importation

Site	Notification	Distance from site	Site use
34 Angas Street ADELAIDE SA 5000	Audit Notification	West 932 m	Fill or soil importation; Listed Substances (storage); Metal processing, smelting, refining or metallurgical works; Motor vehicle manufacture
34 Angas Street ADELAIDE SA 5000	Audit Report	West 932 m	Not recorded
ACC Depot Halifax Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 938 m	Not recorded
ACC Depot Halifax Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 938 m	Not recorded
Halifax, Gilles, Symonds, Hallett Streets ADELAIDE SA 5000	SAHC	South West 938 m	Not recorded
ACC Depot Halifax Street ADELAIDE SA 5000	109 Notification	South West 938 m	Not recorded
Halifax Street and adjacent allotments ADELAIDE SA 5000	S83A Notification	South West 938 m	Works depots
Lot 6020 South Terrace ADELAIDE SA 5000	109 Notification	South West 940 m	Fill or soil importation
Near Fullarton Road (Opposite Grant Ave) ADELAIDE SA 5000	S83 Notification	East 960 m	Electricity generation or power plants
21 & 21A Hallett Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 966 m	Not recorded
21 & 21A Hallett Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 966 m	Not recorded
21 & 21A Hallett Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 966 m	Not recorded
21, 21a, 23 & 25 Hallett Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 966 m	Not recorded
21, 21a, 23 & 25 Hallett Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 966 m	Not recorded
23 & 25 Hallett Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Notification	South West 971 m	Not recorded
23 & 25 Hallett Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 971 m	Not recorded
23 & 25 Hallett Street ADELAIDE SA 5000	Pre 1 July 2009 Audit Report	South West 971 m	Not recorded
95 - 97 Gilles Street ADELAIDE SA 5000	109 Notification	South West 976 m	Fill or soil importation
95-97 Gilles Street ADELAIDE SA 5000	Audit Notification	South West 976 m	Fill or soil importation
95-97 Gilles Street ADELAIDE SA 5000	Audit Report	South West 976 m	Fill or soil importation
95-97 Gilles Street ADELAIDE SA 5000	S83A Notification	South West 976 m	Fill or soil importation

5.5 Environment Protection Authority Search

Kleinfelder requested an EPA database search for information relating to the allotment in accordance with *Section 7 of the Land and Business (Sale and Conveyancing) Act 1994.* The EPA advised in written form on 21 December 2021 that:

- The EPA does not hold any particulars of mortgages, charges and prescribed encumbrances affecting the land under the Environment Protection Act 1993;
- The EPA does not hold any particulars relating to environmental protection including; environmental assessments or pollution and site contamination at the site; and
- The EPA does not hold any particulars relating to the operation of a waste depot or produce prescribed or listed waste at the site.

The information provided by the EPA includes a disclaimer that matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the information provided.

A copy of the written responses issued by the EPA from the Section 7 search is presented in **Appendix C**.

5.6 SafeWork SA Dangerous Substances Register

SafeWork SA provided a Dangerous Substances Licence Search for the site under the Freedom of Information Act 1991 (FOI Act). The results of this search indicate that "*no results were recorded for licensable quantities of dangerous substances regulated by SafeWork SA as prescribed by the Dangerous Substances (General) Regulations 2017*", specifically Regulations 11, 22 and 39. A determination letter provided by the Department of Treasury and Finance under the FOI Act is provided in **Appendix D**.

5.7 Site History Overview

The site history review indicated that the site is located within the east of Adelaide's central business district (CBD) in an area historically and currently used for commercial and residential purposes. From the historical aerial photograph review, areas around and adjacent to the site consist of medium to high intensity residential and commercial buildings. The site and surround areas underwent development with changes observed up to 1989. Development of surrounding land included a parcel of land immediately to the site's west that was developed from housing/buildings in 1959 to parking in 1969 then to high rise buildings in 1989. The site has had very limited vegetation and has been sealed (hardstand) since 1969. No significant changes to the site have been observed since 1969, with the site being used as a car park during that period.

6 SITE INSPECTION

A Kleinfelder Environmental Scientist, Joshua Edwards, conducted a site inspection on 2 December 2021. The site was observed to be used periodically for parking of staff and visitors to the surrounding businesses.

A photographic log showing site features observed during the site inspection is presented in **Appendix E**.

The site comprised the following:

- An area of bitumen hardstand approximately 650 m^2, with indications of localised repairs.
- A thin garden bed along the western boundary containing several trees; and
- An automated boom gate at the entry/exit point to the north.

The location of site features noted during the site inspection are shown on **Figure 2**.

Additional Information

- Surface staining of the bitumen was observed in a small area along the eastern boundary of the site, located over a marked car park space (see photographs 9 and 10, **Appendix E**).

7 PRELIMINARY CONCEPTUAL SITE MODEL

The development of a Preliminary Conceptual Site Model (CSM) is an essential part of all site assessments and presents information regarding contamination sources, receptors and the exposure pathways between those sources and receptors. This section provides information on potential sources identified at and within the vicinity of the site, contamination migration and exposure pathways, and potential receptors at the site that may be affected should a complete pathway exist.

7.1 SOURCES

7.1.1 On-site sources of potential contamination

Based on the site history information reviewed and presented in this report, the following on-site PCAs, as defined by the Environment Protection Regulations 2009, may have been performed at the site:

- **Importation of potentially contaminated fill**: Based on the limited information available on the source of the material used to cover the site as hardstand importation of potentially contaminated fill may have occurred to level the site when it was developed based on the local topography and surrounding infrastructure.

A detailed summary of these PCAs and their potential significance can be found in **Table 7.1** below.

Table 7.1: Potentially Contaminating Activities – On-site

Description of Activity	Potential Contaminates of Concern (PCOC)	Potential Affected Media	Potential Location	Contaminant Mobility, Persistence and Toxicity	Likelihood of Significant Contamination
Importation of potentially contaminated fill	Varied but can include polycyclic aromatic hydrocarbons (PAH), metals and asbestos	Soil	Site wide	**Hydrocarbons** Mobility = moderate to high, Persistence = moderate, Toxicity = moderate to high **Heavy metals** Mobility = low, Persistence = high, Toxicity = moderate (high in some cases) **Asbestos** Mobility = moderate to high, Persistence = high, Toxicity = high	**Low Significance:** Areas of the site may have been filled with material of unknown origin during development of the site.

7.1.2 Off-site sources of potential contamination

The following off-site PCAs, as defined by the Environment Protection Regulations 2009, may have been performed in the vicinity the site, based on the site history information reviewed in this report:

- **Demolition of buildings and / or structures:** Several buildings constructed on adjacent parcels of land to the west of the site between 1949 – 1959 and 1979 – 1989 were demolished and redeveloped. Buildings demolished may contain asbestos containing material (ACM); and

- **Importation of potentially contaminated fill**: Importation of potentially contaminated fill may have occurred to level the site when it was developed based on type of construction occurring, the local topography and surrounding infrastructure.

A detailed summary of these activities and their significance can be found in Error! Reference source not found. below.

Table 7.2: Potentially Contaminating Activities – Off-site

Description of Activity	Potential Contaminants of Concern (PCOC)	Potential Affected Media	Potential Location	Contaminant Mobility, Persistence and Toxicity	Likelihood of Significant Contamination
Demolition of buildings and / or structures	Asbestos	Soil	Area near the former (original) site building in the north western portion.	**Asbestos** Mobility = moderate to high, Persistence = high, Toxicity = high	**Low-Moderate Significance:** Several buildings adjacent to the site may have contained ACM based on them being constructed prior to 1935. No information is available on the methods used to demolish the buildings or if ACM was noted during the demolition.
Importation of potentially contaminated fill	Varied but can include PAHs, metals and asbestos	Soil	Site wide	**Hydrocarbons** Mobility = moderate to high, Persistence = moderate, Toxicity = moderate to high **Heavy metals** Mobility = low, Persistence = high, Toxicity = moderate (high in some cases) **Asbestos** Mobility = moderate to high, Persistence = high, Toxicity = high	**Low Significance:** Areas of development adjacent to the site may have been filled with material of unknown origin.

7.2 PATHWAYS

The identified pathways for potential contaminants to reach receptors associated with the site include:

- Dermal contact and / or incidental ingestion of contaminated soil or groundwater.
- Inhalation of mobilised asbestos fibres.
- Extraction and use of potential contaminated groundwater for recreational purposes or irrigation of gardens.

7.3 RECEPTORS

For the site, the key populations or receptors of interest are considered to include:

- Future occupants of the site.
- Intrusive maintenance and / or construction workers undertaking works at the site.
- Intrusive maintenance and / or construction workers undertaking works in the vicinity of the site.
- Occupiers of residential buildings and staff of commercial properties located in the vicinity of the site.
- Off-site users of groundwater for recreational and irrigation purposes.

7.4 COMPARISON AGAINST PRACTICE DIRECTION 14

The State Planning Commission issues practice directions to specify procedural requirements or steps under the PDI Act. Practice Direction 14 (PD14) is one such procedural requirement which relates to the assessment of potential site contamination, particularly when land use may change to a more sensitive use through development.

As the site is to be developed for residential purposes, identification and comparison of the land use sensitivity hierarchy and classification of activates, conducted on the site or adjacent land, is required under PD14.

Section 52(1) of the PDI Act outlines a list of activities; Class 1, Class 2 and Class 3, as defined in Schedule 1 of the Act. The land use sensitivity hierarchy is presented below in **Table 7.3** and sets out the sensitivity of land uses, with 1 the most sensitive to 7 the least sensitive.

Table 7.3 Land Use Sensitivity Hierarchy (from Section 52[1] of the PDI Act)

Item	Land Use	Description and Examples
1	Residential class 1 Educational premises class 1	Domestic residential Pre-school or primary school premises
2	Residential class 2	Commercial aged care or other residential care facility
3	Open space/recreation area	Parks, playgrounds, playing ovals and other recreational areas in the open
4	Educational premises class 2 Hospitals Tourist accommodation Community centre	Secondary school premises, university, or other tertiary educational premises Hospitals and hospices where persons with vulnerable physiology typically reside Hotels, motels, and other forms of tourist accommodation Land use for social, recreational, or educational purposes for local community, but not including school premises or university or other tertiary educational premises or indoor recreation centres
5	Commercial class 1	Shops, offices, consulting rooms and the like
6	Primary production Commercial class 2	Agriculture, including horticulture and intensive animal keeping Petrol stations, dry cleaners, warehouses, and other commercial uses (other than Commercial class 1)
7	Industrial	Light service, general or special industry

The site is proposed to be developed for '*residential (domestic)'* purposes, the most sensitive land use type (item 1 in **Table 7.3**).

Activities identified as having been conducted on the site and adjacent land were reviewed against the Class 1, Class 2, and Class 3 activities set out in Section 52(1) of the PDI Act. The following was determined from the site history review:

- Class 1 activities were not identified as having been conducted on the site or on adjacent land,
- Class 2 activities were not identified as having been conducted on the site: and
- Class 3 activities were not identified as having been conducted on the site.

It is noted that although import of fill material has been identified as potentially occurring at the site or adjacent land, this is not considered a potentially contaminating activity for the purposes of PD14. As such, site contamination, for the purpose of planning consent, is considered unlikely to exist. However, importation of fill material remains a potentially contaminating activity under the Environmental Protection Regulations 2009.

8 SUMMARY AND CONCLUSIONS

8.1 SUMMARY

The site history review indicated that the site is located within the east of Adelaide's CBD in an area historically and currently used for commercial and residential purposes. From historical aerial photograph reviews, areas around and adjacent to the site consist of medium to high intensity residential and commercial buildings. The surrounding areas have undergone development with changes observed up to 1989. Development of surrounding land included development from housing/structures in 1959 to sealed parking in 1969, and to medium intensity commercial and residential buildings in 1989. The site has been sealed as hardstand since 1969. No significant changes of the site have been observed since 1969. Currently the site is used as a car park.

The PSI has identified the following PCAs that have the potential to cause contamination at the site:

- **Importation of potentially contaminated fill**: Based on the limited information available on the source of the material used to cover the site as hardstand importation of potentially contaminated fill may have occurred to level the site when it was developed based on the local topography and surrounding infrastructure.
- **Demolition of buildings and / or structures**: Several buildings constructed on adjacent parcels of land to the west of the site between 1949 – 1959 and 1979 – 1989 were demolished and redeveloped. Buildings demolished may contain ACM.

Comparison of PSI results against Practice Direction 14 indicate the following:

- **Land use sensitivity hierarchy**: The sites potential future land use sensitivity was determined using **Table 7.3** and the sites future land use is considered the most sensitive *residential class 1 – domestic residential*.
- **Classification of activities**: Comparison of the classification of activities conducted at the site and surrounding land were assessed with the following determined based on the information available:
    - Class 1 activities were not identified as having been conducted on the site or on adjacent land,
    - Class 2 activities were not identified as having been conducted on the site: and
    - Class 3 activities were not identified as having been conducted on the site.

8.2 CONCLUSIONS

Buik Holdings engaged Kleinfelder to conduct an PSI as part of an environmental assessment at 5 Albert Lane, Adelaide, South Australia to obtain information for the development of the site under the PDI Act, including the completion of a declaration form for development of the site in accordance with Practice Direction 14. Kleinfelder has performed a PSI that included:

- Obtaining and reviewing information pertaining to the past use of the property and publicly available information about PCA's at and within the vicinity of the site
- Performing a site inspection to confirm the current layout of the site and assess for potential visual indication of site contamination of PCA's.
- Documenting the findings of the above in this PSI report.

Two PCAs have been identified to have occurred at and within the vicinity of the site; importation of fill and demolition of buildings and/or structures. However, these are not listed as Class 1, 2 or 3 activities under Practice Direction 14. Consequently, site contamination is considered unlikely to exist for the purposes of obtaining planning consent. A completed Practice Direction 14 Site Contamination Declaration Form is attached as **Appendix F**.

9 REFERENCES

Australian and New Zealand Guidelines for Fresh and Marine Water Quality (AWQG), 2018.

Gerges, N.Z., 1996. Overview of the Adelaide Metropolitan Area, South Australian Department of Mines and Energy; Report Book 1997/003.

Government of South Australia, 2015. Environment Protection (Water Quality) Policy (WQEPP) 2015.

Martin, R., and T. Hodgkin, 2005. State and condition of the Adelaide Plains sub-aquifers. South Australia Department of Water Land and Biodiversity Conservation. DWLBC Report, 2005/32.

National Environment Protection Council (NEPC), 2013. National Environment Protection (Assessment of Site Contamination) Amendment Measure (ASC NEPM). Schedules B1 to B9.

South Australian Environment Protection Agency, 2019. Guidelines for Assessment and Remediation of Site Contamination (GAR), November 2019.

10 LIMITATIONS

This report has been prepared by Kleinfelder Australia Pty Ltd (Kleinfelder) and may be used only by Buik Holdings and its designated representatives or relevant statutory authorities and only for the purposes stated for this specific engagement within a reasonable time from its issuance, but in no event later than two (2) years from the date of the report.

This work was performed in a manner consistent with that level of care and skill ordinarily exercised by other members of Kleinfelder's profession practicing in the same locality, under similar conditions and at the date the services are provided. Our conclusions, opinions, and recommendations are based on a limited number of observations and data. It is possible that conditions could vary between or beyond the data evaluated. Kleinfelder makes no other representation, guarantee, or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

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The findings and conclusions contained within this report are relevant to the conditions of the site and the state of legislation currently enacted in the relevant jurisdiction in which the site is located as at the date of this report.

Additionally, the findings and conclusions contained within this report are made following a review of certain information, reports, correspondence and data noted by methods described in this report including information supplied by the client or its assigns. Kleinfelder has designed and managed the program for this report in good faith and in a manner that seeks to confirm the information provided and test its accuracy and completeness. However, Kleinfelder does not provide guarantees or assurances regarding the accuracy, completeness and validity of information and data obtained from these sources and accepts no responsibility for errors or omissions arising from relying on data or conclusions obtained from these sources.

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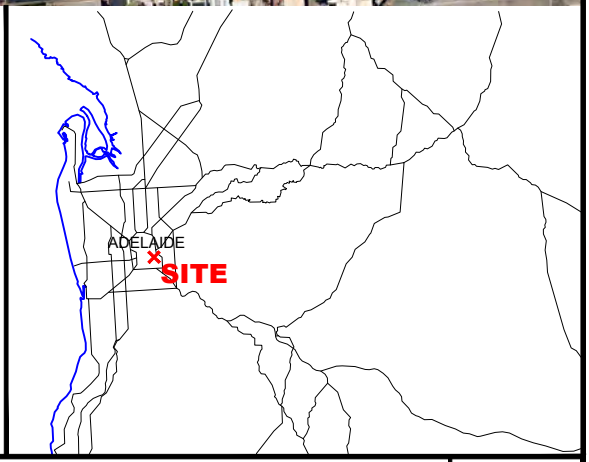
FIGURES

PLOTTED: 17-Dec-2021, 11:25AM, Iziemelis

SOURCE: NEARMAP.COM, DATED 31.10.21



0 20 40 60 80 100
SCALE 1:2000 (A4) METRES

N

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PROJECT:	20223967.001A
DATE DRAWN:	17.12.21
DRAWN BY:	LZ
CHECKED BY:	JE
FILE NAME:	20223967.001A.dwg

SITE LOCATION PLAN

5 ALBERT LANE
ADELAIDE, SOUTH AUSTRALIA

FIGURE
1

CAD FILE: W:\6. Projects\20223967.001A_Buik_Commercial Constructions Interiors_Albert St PSI\5.0 Reporting\Figures LAYOUT: 1
MELBOURNE, AU

LEGEND

O/E — OVERHEAD ELECTRICITY

NOTE: ALL LOCATIONS ARE APPROXIMATE.
DIMENSIONS IN METRES (m).

N

0 2 4 6 8 10
SCALE 1:200 (A3) METRES

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FILE NAME:	20223967.001A.dwg

SITE PLAN

5 ALBERT LANE
ADELAIDE, SOUTH AUSTRALIA

FIGURE
2

PLOTTED: 17-Dec-2021, 11:25AM, Iziemelis
LAYOUT: 2
CAD FILE: W:\6. Projects\20223967.001A_Buik_Commercial Constructions Interiors_Albert St PS\5.0 Reporting\Figures
MELBOURNE, AU

APPENDIX A LOTSEARCH REPORT

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 06 Dec 2021 14:26:47

Reference: LS027296 EP

Address: 5 Albert Lane, Adelaide, SA 5000

Disclaimer:
The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.
You should obtain independent advice before you make any decision based on the information within the report.
The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

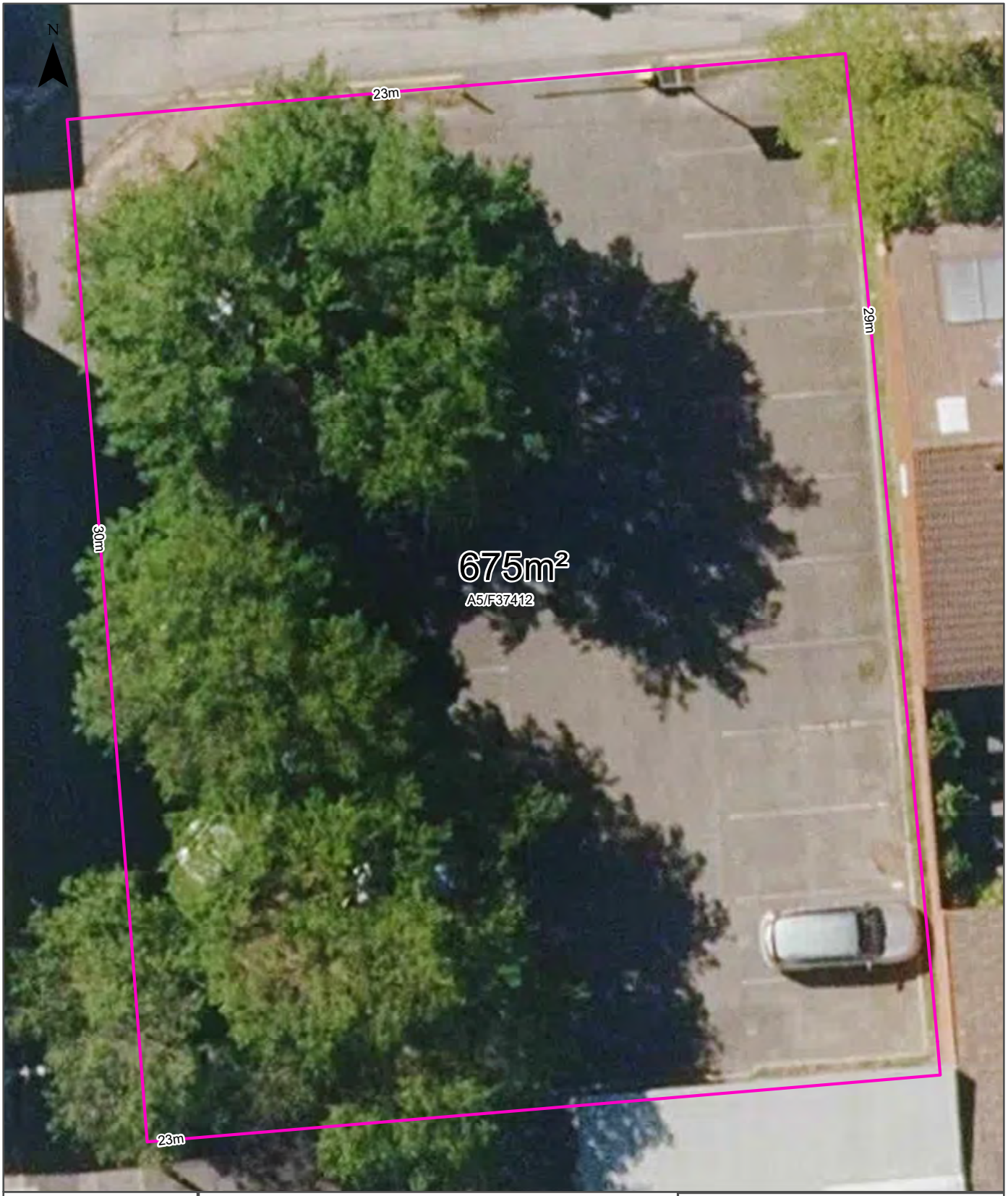
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	PSMA Australia Limited	01/08/2021	01/08/2021	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	25/10/2021	25/10/2021	Monthly	1000m	0	0	88
EPA Environmental Protection Orders	EPA South Australia	21/10/2021	21/10/2021	Monthly	1000m	0	0	1
EPA Environmental Authorisations	EPA South Australia	21/10/2021	21/10/2021	Monthly	1000m	0	0	24
EPA Assessment Areas	EPA South Australia	29/09/2021	29/09/2021	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	EPA South Australia	01/10/2021	26/08/2021	Monthly	1000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	29/10/2021	29/10/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	29/10/2021	29/10/2021	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	08/10/2021	08/10/2021	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/08/2021	19/08/2021	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/05/2021	07/03/2017	Annually	1000m	0	0	0
EPA Collection Depots	EPA South Australia	06/09/2021	06/09/2021	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	15/03/2012	Annually	1000m	0	0	2
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	50m	0	-	75
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	50m	-	-	2
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	250m	0	0	12
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	250m	-	4	5
Mines and Mineral Deposits	Department for Energy and Mining	29/07/2021	29/07/2021	Quarterly	1000m	0	0	0
Groundwater Aquifers	Department for Environment and Water	29/03/2021	01/01/2008	Annually	1000m	1	1	1
Drillholes	Department for Environment and Water	28/10/2021	06/10/2021	Quarterly	2000m	0	0	1241
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	1	1	3
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000m	1	1	1
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000m	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	1
Acid Sulfate Soil Potential	Department for Environment and Water	30/03/2021	03/06/2016	Annually	1000m	1	1	1
Soil Salinity - Watertable Induced	Department for Environment and Water	19/03/2021	01/07/2009	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	Department for Environment and Water	19/03/2021	01/07/2009	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	19/03/2021	01/07/2009	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Planning and Design Code - Zones	Attorney-General's Department	15/11/2021	01/07/2021	Monthly	1000m	1	2	23
Planning and Design Code - Subzones	Attorney-General's Department	15/11/2021	19/03/2021	Monthly	1000m	1	2	16
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	15/11/2021	23/10/2021	Annually	1000m	1	7	11
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	500m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	500m	0	1	2
State Heritage Areas	Department for Environment and Water	30/03/2021	10/11/2004	Annually	500m	0	0	0
SA Heritage Places	Department for Environment and Water	29/07/2021	13/01/2021	Quarterly	500m	0	13	282
Aboriginal Land	Department for Energy and Mining	30/03/2021	08/04/2018	Annually	500m	0	0	0
Planning and Design Code - Overlays - Bushfire	Attorney-General's Department	06/09/2021	02/09/2021	Monthly	1000m	0	0	0
Bushfires and Prescribed Burns History	Department for Environment and Water	29/03/2021	03/02/2021	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	Attorney-General's Department	06/09/2021	02/09/2021	Monthly	1000m	1	1	3
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	0	0	1
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	0	0	1
Ramsar Wetland Areas	Department for Environment and Water	01/03/2021	18/02/2020	Annually	1000m	0	0	0

Site Diagram

5 Albert Lane, Adelaide, SA 5000



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 675m²

Total Perimeter: 105m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale:

0 — 4.25 Meters — 8.5

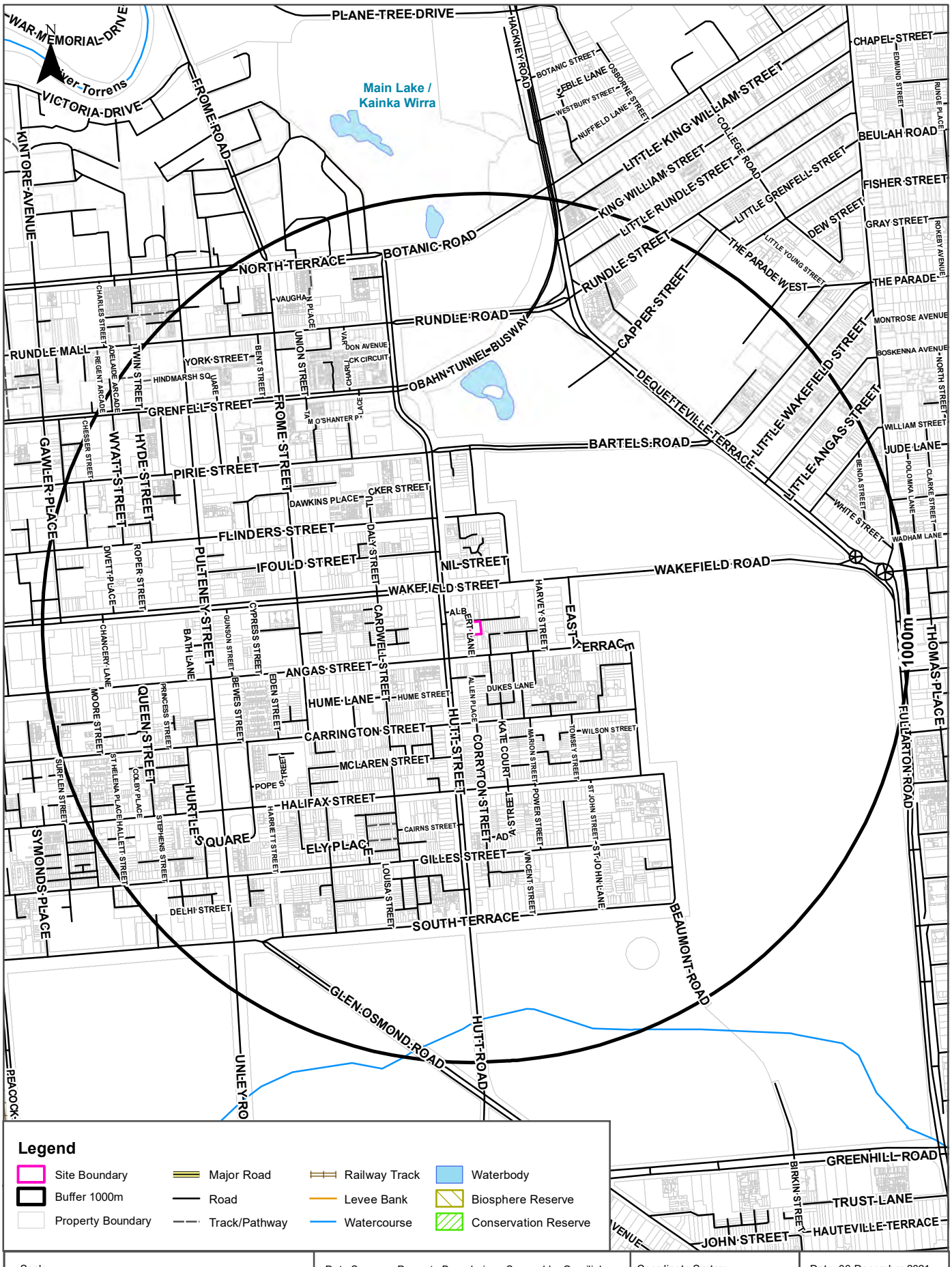
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54

Date: 06 December 2021

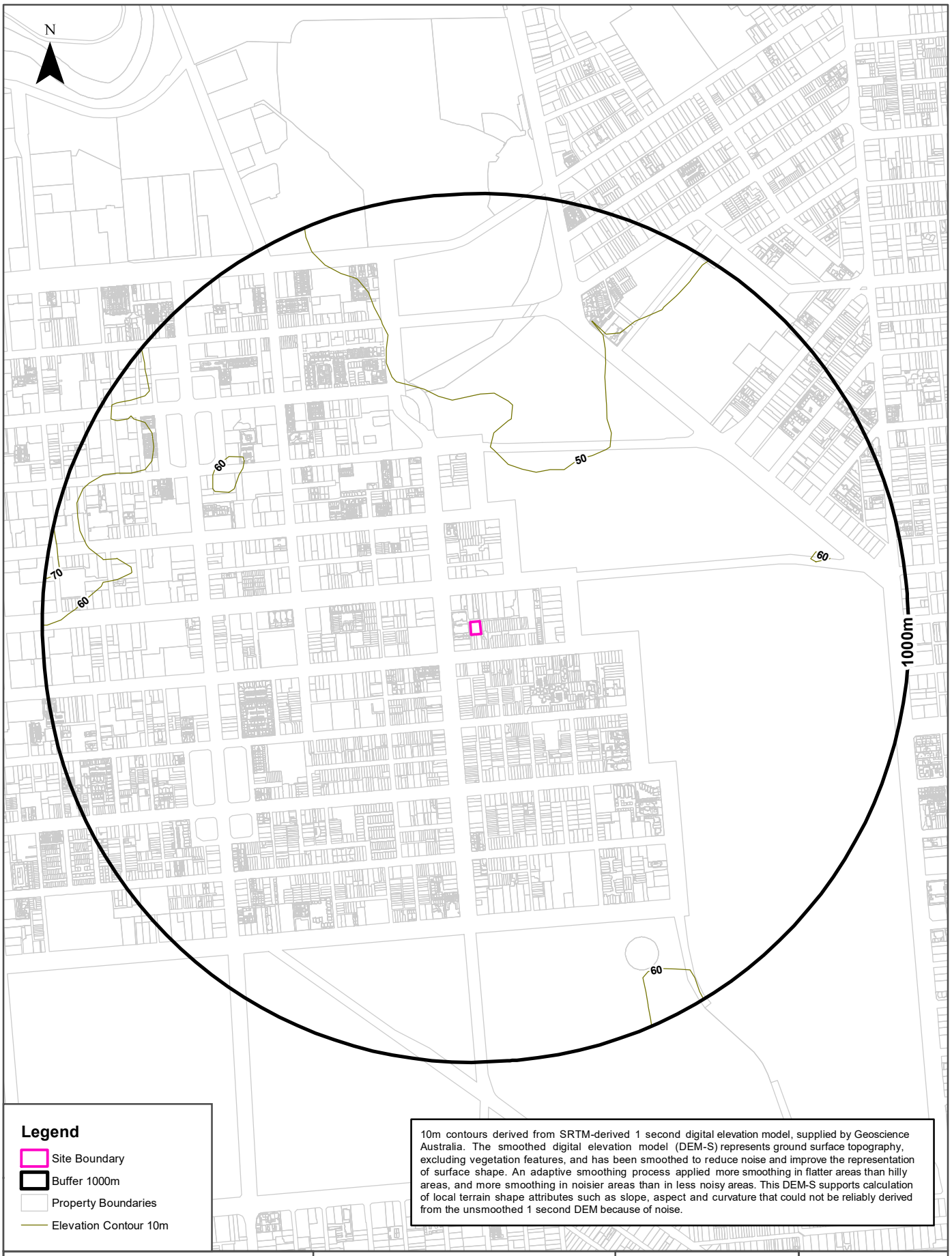
Topographic Features

5 Albert Lane, Adelaide, SA 5000



Elevation Contours

5 Albert Lane, Adelaide, SA 5000



Legend

- Site Boundary
- Buffer 1000m
- Property Boundaries
- Elevation Contour 10m

10m contours derived from SRTM-derived 1 second digital elevation model, supplied by Geoscience Australia. The smoothed digital elevation model (DEM-S) represents ground surface topography, excluding vegetation features, and has been smoothed to reduce noise and improve the representation of surface shape. An adaptive smoothing process applied more smoothing in flatter areas than hilly areas, and more smoothing in noisier areas than in less noisy areas. This DEM-S supports calculation of local terrain shape attributes such as slope, aspect and curvature that could not be reliably derived from the unsmoothed 1 second DEM because of noise.

Scale:
0 100 200 400 600
Meters

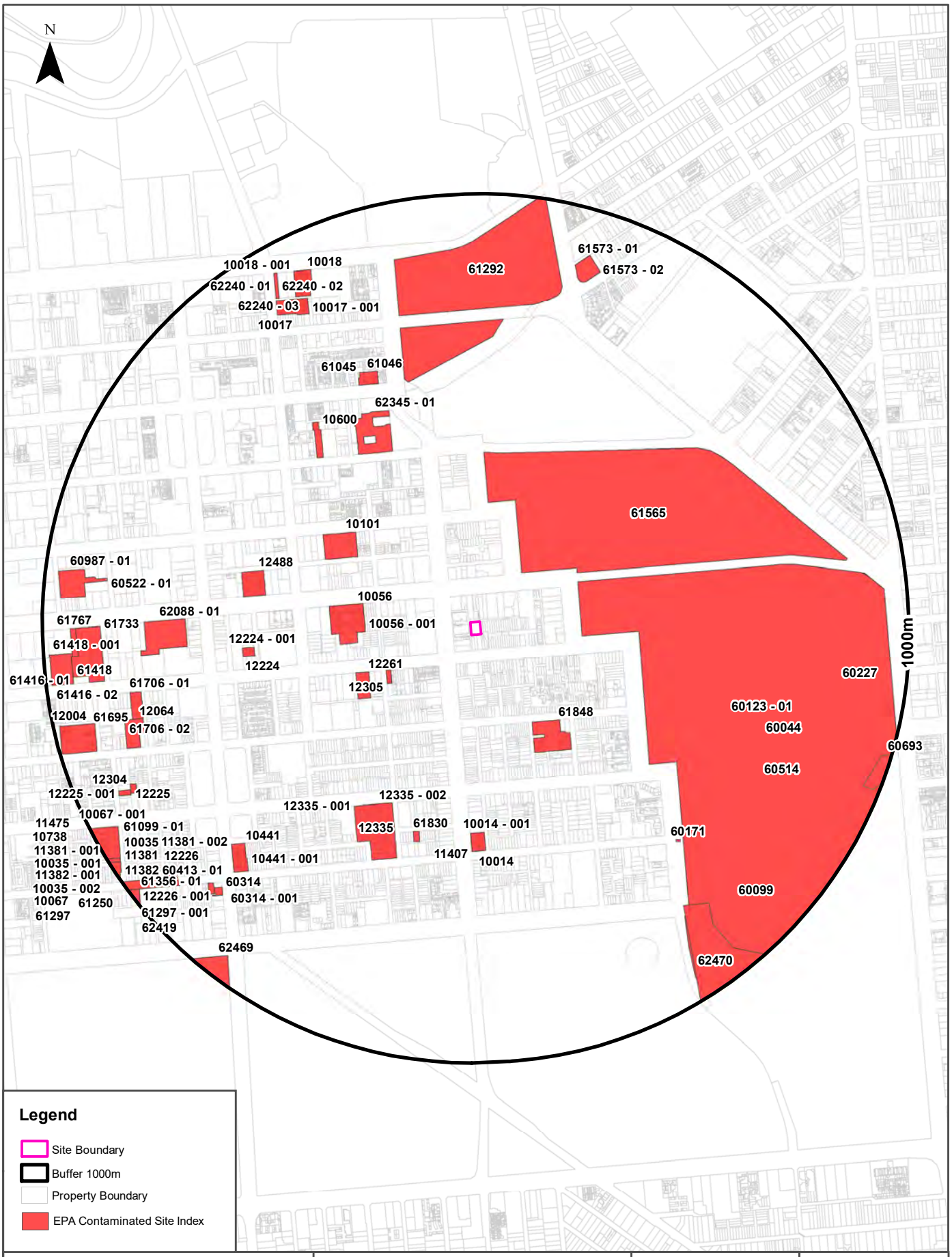
Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
www.psma.com.au/psma-data-copyright-and-disclaimer

Coordinate System:
GDA 1994 MGA Zone 54

Date: 06 December 2021

EPA Site Contamination Index

5 Albert Lane, Adelaide, SA 5000



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- EPA Contaminated Site Index

Scale:	Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited www.psma.com.au/psma-data-copyright-and-disclaimer	Coordinate System: GDA 1994 MGA Zone 54	Date: 07 December 2021

0 100 200 Meters 400 600

EPA Contaminated Land

5 Albert Lane, Adelaide, SA 5000

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
61565	109 Notification	Corner Wakefield Street and East Terrace ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	150m	North East
12305	Pre 1 July 2009 Audit Termination	A50, FP 24422, Hundred of Adelaide 263-265 Angas Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	205m	South West
12305	Pre 1 July 2009 Audit Notification	A50, FP 24422, Hundred of Adelaide 263-265 Angas Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	205m	South West
60044	S83 Notification	0 East Terrace ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	234m	East
60123 - 01	S83A Notification	East Parklands Cnr Gilles Street & East Terrace ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	234m	East
60514	Audit Termination	Section 6016 Fullarton Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	234m	East
60514	Audit Notification	Section 6016 Fullarton Road ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	234m	East
61848	SAHC	Various allotments bounded by Carrington, Marion and Tomsey Streets ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	238m	South East
10056	Pre 1 July 2009 Audit Notification	229 Wakefield Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	246m	West
10056 - 001	Pre 1 July 2009 Audit Report	229 Wakefield Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	246m	West
12261	SAHC	241-249 Angas Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	254m	South West
10101	109 Notification	227-247 Flinders Street ADELAIDE SA 5000	Motor vehicle repair or maintenance; Service stations	Current EPA List	Premise Match	304m	North West
12335	Pre 1 July 2009 Audit Notification	215-237 Halifax Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	434m	South West
12335 - 001	Pre 1 July 2009 Audit Report	215-237 Halifax Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	434m	South West
12335 - 002	Pre 1 July 2009 Audit Report	215-237 Halifax Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	434m	South West
62345 - 01	S83A Notification	52-60 East Terrace ADELAIDE BC SA 5000	Electrical substations	Current EPA List	Premise Match	440m	North West
10014	Pre 1 July 2009 Audit Notification	232-240 Hutt Street & 326 Gilles Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	462m	South
10014 - 001	Pre 1 July 2009 Audit Report	232-240 Hutt Street & 326 Gilles Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	462m	South
11407	109 Notification	228-236 Hutt Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	462m	South
61830	SAHC	11 Cairns Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	474m	South
12488	Pre 1 July 2009 Audit Notification	166 Wakefield Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	482m	West
12488	Pre 1 July 2009 Audit Termination	166 Wakefield Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	482m	West
12224	Pre 1 July 2009 Audit Notification	Cypress Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	508m	West
12224 - 001	Pre 1 July 2009 Audit Report	Cypress Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	508m	West
10600	SAHC	Pirie Street & Moger Lane ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	517m	North West
61292	109 Notification	Lot 117 Rundle Road ADELAIDE SA 5000	Landfill sites	Current EPA List	Premise Match	579m	North
61045	109 Notification	Various properties Garden East Precinct Charlick Circuit ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	597m	North West

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
61046	SAHC	Various properties - Garden East Precinct Charlick Circuit ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	597m	North West
60171	S83 Notification	ETSA Utilities Underground Powerline - Whitemore Sq to Magill ADELAIDE SA 5000	Electrical transformer or capacitor works	Current EPA List	Premise Match	661m	South East
60099	Audit Termination	Fullarton Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	663m	South East
60099	Audit Notification	Fullarton Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	663m	South East
62088 - 01	S83A Notification	97 Wakefield Street ADELAIDE SA 5000	Fire stations; Fire training areas	Current EPA List	Premise Match	663m	West
10441	Pre 1 July 2009 Audit Notification	422 Pulteney Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	719m	South West
10441 - 001	Pre 1 July 2009 Audit Report	422 Pulteney Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	719m	South West
60227	Audit Notification	Victoria Park Grandstand Precinct & Northern Playing Field South West Corner of Fullarton & Wakefield Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	741m	East
60227	Audit Termination	Victoria Park Grandstand Precinct & Northern Playing Field South West Corner of Fullarton & Wakefield Road ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	741m	East
61695	Audit Notification	87-93 Angas Street ADELAIDE SA 5000	Dry cleaning; Fill or soil importation; Motor vehicle repair or maintenance; Plastics manufacture works	Current EPA List	Premise Match	782m	West
61706 - 01	S83A Notification	87-93 Angas Street ADELAIDE SA 5000	Dry cleaning; Fill or soil importation; Motor vehicle repair or maintenance; Plastics manufacture works	Current EPA List	Premise Match	782m	West
61706 - 02	S83A Notification	87-93 Angas Street ADELAIDE SA 5000	Dry cleaning; Fill or soil importation; Motor vehicle repair or maintenance	Current EPA List	Premise Match	782m	West
12064	SAHC	Carrington & Queen Streets ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	790m	West
62470	109 Notification	Lot 119 Fullarton Road ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	790m	South East
10017	Pre 1 July 2009 Audit Notification	9-19 Vaughan Place ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	813m	North West
10017 - 001	Pre 1 July 2009 Audit Report	9-19 Vaughan Place ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	813m	North West
60314	Audit Notification	445-449A Pulteney Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	827m	South West
60314 - 001	Audit Report	445-449A Pulteney Street ADELAIDE SA 5000	Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance	Current EPA List	Premise Match	827m	South West
61573 - 01	S83A Notification	12 Dequetteville Terrace KENT TOWN SA 5067	Not recorded	Current EPA List	Premise Match	830m	North
61573 - 02	S83A Notification	12 Dequetteville Terrace KENT TOWN SA 5067	Service stations	Current EPA List	Premise Match	830m	North
60413 - 01	S83A Notification	151-153 Gilles Street ADELAIDE SA 5000	Motor vehicle repair or maintenance	Current EPA List	Premise Match	835m	South West
10018	Pre 1 July 2009 Audit Notification	281-286 North Terrace ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	851m	North West
10018 - 001	Pre 1 July 2009 Audit Report	281-286 North Terrace ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	851m	North West
60522 - 01	S83A Notification	172-190 Gawler Place ADELAIDE SA 5000	Transport depots or loading sites	Current EPA List	Premise Match	853m	West
60987 - 01	S83A Notification	172-190 Gawler Place ADELAIDE SA 5000	Transport depots or loading sites	Current EPA List	Premise Match	853m	West
12304	Pre 1 July 2009 Audit Termination	A116, DP 57613, Hundred of Adelaide 15-19 Colby Place ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	856m	South West
12304	Pre 1 July 2009 Audit Notification	A116, DP 57613, Hundred of Adelaide 15-19 Colby Place ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	856m	South West
61733	109 Notification	53 Wakefield Street ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	862m	West

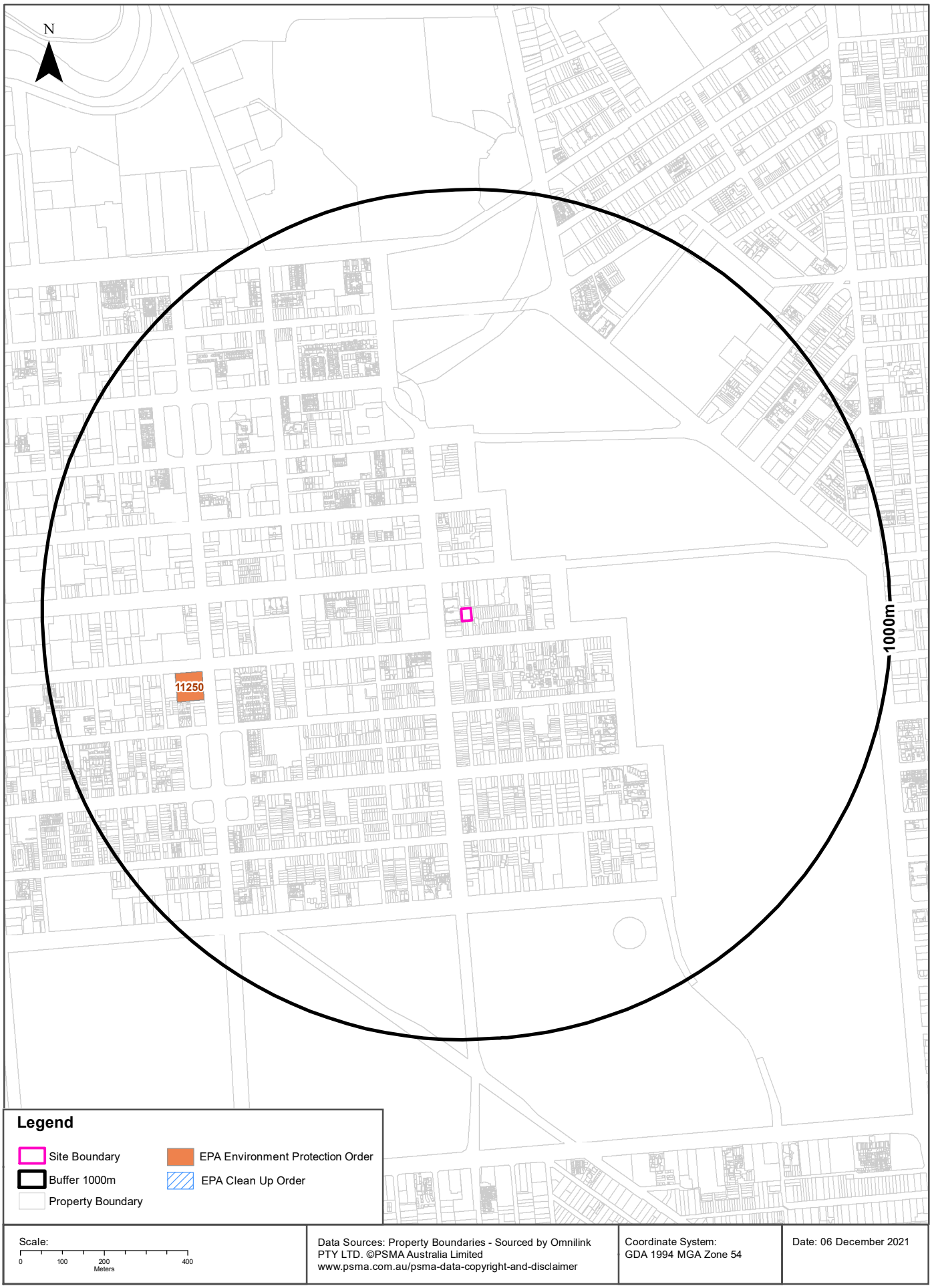
Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
12225	Pre 1 July 2009 Audit Notification	26-28 St Helena Place ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	873m	South West
12225 - 001	Pre 1 July 2009 Audit Report	26-28 St Helena Place ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	873m	South West
62240 - 01	S83A Notification	274 North Terrace ADELAIDE SA 5000	Listed Substances (storage)	Current EPA List	Premise Match	880m	North West
62240 - 02	S83A Notification	274 North Terrace ADELAIDE SA 5000	Listed Substances (storage)	Current EPA List	Premise Match	880m	North West
62240 - 03	S83A Notification	274 North Terrace ADELAIDE SA 5000	Listed Substances (storage); Motor vehicle repair or maintenance	Current EPA List	Premise Match	880m	North West
62419	S83 Notification	Gilles Street Roadway (in vicinity of Dumfries Place and Hallett Street ADELAIDE SA 5000	Electrical transformer or capacitor works	Current EPA List	Premise Match	889m	South West
12226	Pre 1 July 2009 Audit Notification	124 Gilles Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	893m	South West
12226 - 001	Pre 1 July 2009 Audit Report	124 Gilles Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	893m	South West
12004	SAHC	Area bounded by Seymour & Penney Places and Carrington & Moore Streets ADELAIDE SA 5000	Liquid organic chemical substances-storage	Current EPA List	Premise Match	903m	West
61767	109 Notification	47-49 Wakefield Street ADELAIDE SA 5000	Listed Substances (storage); Motor vehicle repair or maintenance	Current EPA List	Premise Match	918m	West
61416 - 01	S83A Notification	34 Angas Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	932m	West
61416 - 02	S83A Notification	34 Angas Street ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	932m	West
61418	Audit Notification	34 Angas Street ADELAIDE SA 5000	Fill or soil importation; Listed Substances (storage); Metal processing, smelting, refining or metallurgical works; Motor vehicle manufacture	Current EPA List	Premise Match	932m	West
61418 - 001	Audit Report	34 Angas Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	932m	West
10067	Pre 1 July 2009 Audit Notification	ACC Depot Halifax Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	938m	South West
10067 - 001	Pre 1 July 2009 Audit Report	ACC Depot Halifax Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	938m	South West
10738	SAHC	Halifx, Gilles, Symonds, Hallet Streets ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	938m	South West
11475	109 Notification	ACC Depot Halifax Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	938m	South West
61099 - 01	S83A Notification	Halifax Street and adjacent allotments ADELAIDE SA 5000	Works depots	Current EPA List	Premise Match	938m	South West
62469	109 Notification	Lot 6020 South Terrace ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	940m	South West
60693	S83 Notification	Near Fullarton Road (Opposite Grant Ave) ADELAIDE SA 5000	Electricity generation or power plants	Current EPA List	Premise Match	960m	East
10035	Pre 1 July 2009 Audit Notification	21 & 21A Hallett Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	966m	South West
10035 - 001	Pre 1 July 2009 Audit Report	21 & 21A Hallett Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	966m	South West
10035 - 002	Pre 1 July 2009 Audit Report	21 & 21A Hallett Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	966m	South West
11382	Pre 1 July 2009 Audit Notification	21, 21a, 23 & 25 Hallett Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	966m	South West
11382 - 001	Pre 1 July 2009 Audit Report	21, 21a, 23 & 25 Hallett Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	966m	South West
11381	Pre 1 July 2009 Audit Notification	23 & 25 Hallett Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	971m	South West
11381 - 001	Pre 1 July 2009 Audit Report	23 & 25 Hallett Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	971m	South West
11381 - 002	Pre 1 July 2009 Audit Report	23 & 25 Hallett Street ADELAIDE SA 5000	Not recorded	Current EPA List	Premise Match	971m	South West
61250	109 Notification	95 - 97 Gilles Street ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	976m	South West

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
61297	Audit Notification	95-97 Gilles Street ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	976m	South West
61297 - 001	Audit Report	95-97 Gilles Street ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	976m	South West
61356 - 01	S83A Notification	95-97 Gilles Street ADELAIDE SA 5000	Fill or soil importation	Current EPA List	Premise Match	976m	South West

Site Contamination Index Data Source: EPA South Australia

EPA Environment Protection and Clean Up Orders

5 Albert Lane, Adelaide, SA 5000



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 06 December 2021

EPA Public Register

5 Albert Lane, Adelaide, SA 5000

EPA Environment Protection and Clean Up Orders

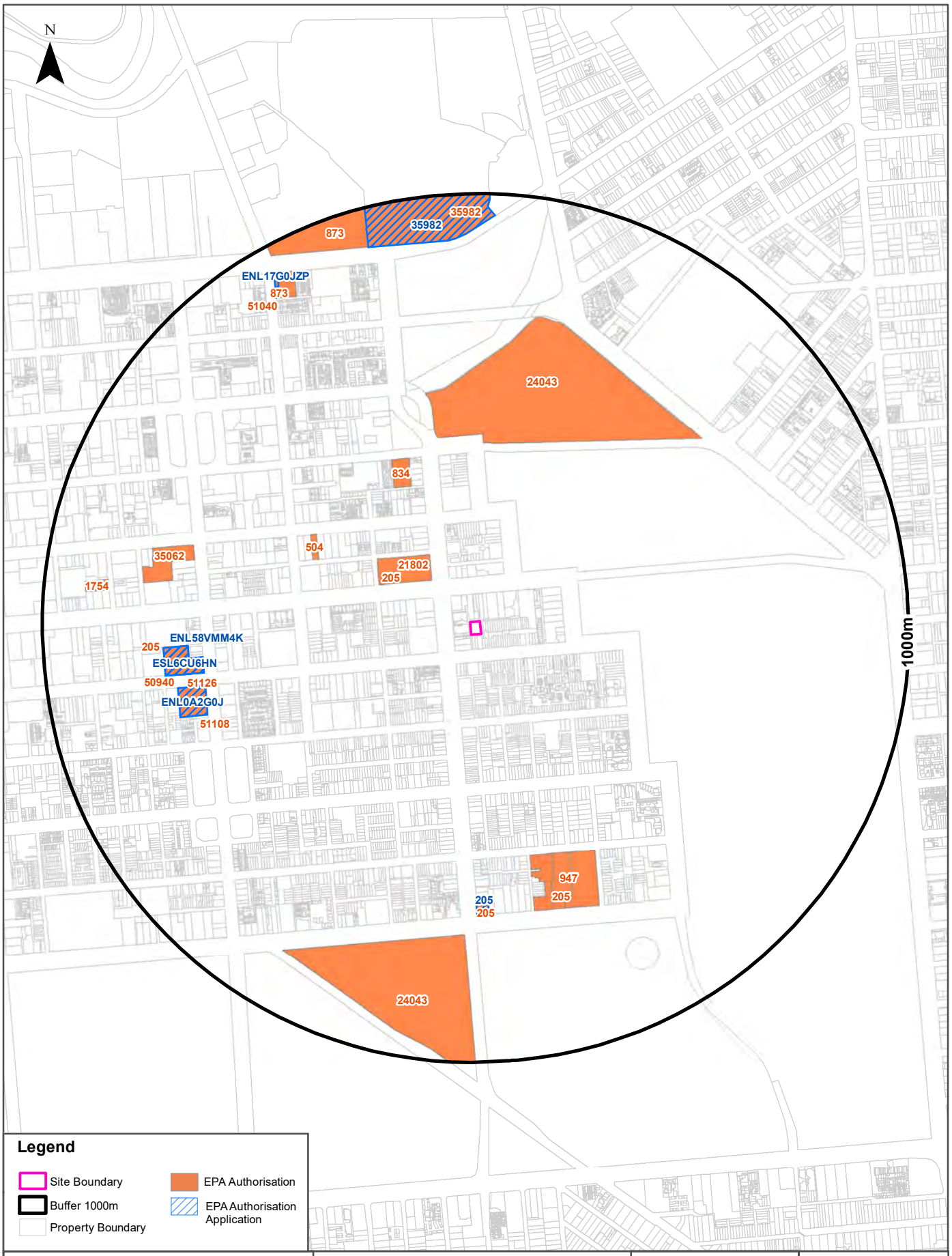
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
11250	ENVIRONMENT PROTECTION ORDER	ISSUED		Angas Street, Adelaide SA 5000	Discharged wastewater from the pre-washing of motor vehicles outside of the area which drains to the existing wash bay.	Current EPA Register	Premise Match	633m	West

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

5 Albert Lane, Adelaide, SA 5000



EPA Public Register

5 Albert Lane, Adelaide, SA 5000

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
21802	LICENCE	Cancelled	CALVARY HEALTH CARE ADELAIDE LIMITED	264-300 Wakefield Street, ADELAIDE SA 5000	Activities producing listed wastes	Current EPA Register	Premise Match	133m	North West
205	LICENCE	Issued	CLINPATH LABORATORIES PTY. LTD.	270 Wakefield Street, ADELAIDE, 5001, SA	Activities producing listed wastes	Current EPA Register	Premise Match	180m	North West
834	LICENCE	Surrendered	AUSTRALIAN RED CROSS BLOOD SERVICE	299-309 Pirie Street, ADELAIDE SA 5000	Activities producing listed wastes	Current EPA Register	Premise Match	347m	North West
504	LICENCE	Cancelled	WELLVALUE HEALTHCARE PTY LTD	217-219 Flinders Street, ADELAIDE SA	Activities producing listed wastes	Current EPA Register	Premise Match	384m	North West
24043	EXEMPTION	Cancelled	CORPORATION OF THE CITY OF ADELAIDE		Chemical Dosing of Treated Wastewater	Current EPA Register	Premise Match	417m	North
947	LICENCE	Issued	ST ANDREW'S HOSPITAL INCORPORATED	341-355 South Terrace, ADELAIDE SA 5000	Activities producing listed wastes	Current EPA Register	Premise Match	529m	South
205	LICENCE	Issued	CLINPATH LABORATORIES PTY. LTD.	389 Gilles Street, ADELAIDE SA 5000	Activities producing listed wastes	Current EPA Register	Premise Match	539m	South
205	LICENCE APPLICATION	Proceed To Authorisation	Clinpath Laboratories Pty Ltd	321-324 South Terrace, Adelaide SA 5000	Activities producing listed wastes	Current EPA Register	Premise Match	615m	South
205	LICENCE	Issued	CLINPATH LABORATORIES PTY. LTD.	321-324 South Terrace, ADELAIDE SA 5000	Activities producing listed wastes	Current EPA Register	Premise Match	615m	South
205	LICENCE	Issued	CLINPATH LABORATORIES PTY. LTD.	110-132 Angas Street, Adelaide SA 5000	Activity producing listed waste	Current EPA Register	Premise Match	630m	West
51126	LICENCE	Issued	CALVARY HEALTH CARE ADELAIDE LIMITED	120 Angas Street, Adelaide SA 5000	Activity producing listed waste	Current EPA Register	Premise Match	630m	West
ENL58 VMM4K	LICENCE APPLICATION	Authorisation Updated	CALVARY HEALTH CARE ADELAIDE LIMITED	120 Angas Street, Adelaide SA 5000	Activity producing listed waste	Current EPA Register	Premise Match	630m	West
ESL6C U6HN	LICENCE APPLICATION	Authorisation Updated	CLINPATH LABORATORIES PTY. LTD.	110-132 Angas Street, Adelaide SA 5000	Activity producing listed waste	Current EPA Register	Premise Match	630m	West
50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	281-301 Pulteney Street, ADELAIDE SA 5000	Petrol stations	Current EPA Register	Premise Match	633m	West
51108	LICENCE	Issued	ON THE RUN PTY LTD	281-301 Pulteney Street, ADELAIDE SA 5000	Petrol stations	Current EPA Register	Premise Match	633m	West
ENL0A 2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	281-301 Pulteney Street, ADELAIDE SA 5000	Petrol stations	Current EPA Register	Premise Match	633m	West
35062	LICENCE	Issued	TELSTRA CORPORATION LIMITED, SILCAR PTY LTD	115 Flinders Street, ADELAIDE SA 5000	Fuel burning not coal or wood	Current EPA Register	Premise Match	661m	West
1754	LICENCE	Issued	MINISTER FOR JUSTICE	21 Divett Place, ADELAIDE SA 5000	Activities producing listed wastes	Current EPA Register	Premise Match	848m	West
873	LICENCE	Surrendered	ROYAL ADELAIDE HOSPITAL	Adelaide Campus, North Terrace, ADELAIDE SA 5000	Activities producing listed wastes,Fuel burning not coal or wood	Current EPA Register	Premise Match	865m	North

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
51040	LICENCE	Issued	MURPHY HOLDINGS S.A. PTY. LIMITED	274 North Terrace, ADELAIDE SA 5000	Petrol stations	Current EPA Register	Premise Match	880m	North West
ENL17 G0JZP	LICENCE APPLICATION	Authorisation Updated	MURPHY HOLDINGS S.A. PTY. LIMITED	274 North Terrace, ADELAIDE SA 5000	Petrol stations	Current EPA Register	Premise Match	880m	North West
35982	LICENCE	Issued	BOARD OF THE BOTANIC GARDENS AND STATE HERBARIUM	Botanic Gardens, Hackney Road, ADELAIDE, 5001, SA	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	893m	North
35982	LICENCE APPLICATION	Proceed To Authorisation	Board of the Botanic Gardens and State Herbarium	Botanic Gardens Hackney Road, Hackney SA 5069	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	893m	North
31182	LICENCE	Issued	ADELAIDE CITY COUNCIL	Various Locations Within The Corporation of The City of Adelaide Boundaries, SA	Dredging - for each day on which dredging occurs during the licence period	Current EPA Register	Suburb Match	-	-

Authorisations Data Source: EPA South Australia

EPA Assessment and Groundwater Prohibition Areas

5 Albert Lane, Adelaide, SA 5000

EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

Map Id	Supplied Ref	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A	No records in buffer						

Assessment Areas Data Source: EPA South Australia

EPA Assessment and Groundwater Prohibition Areas

5 Albert Lane, Adelaide, SA 5000

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
N/A	No records in buffer			

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

5 Albert Lane, Adelaide, SA 5000

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

5 Albert Lane, Adelaide, SA 5000

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

Waste Management & Liquid Fuel Facilities

5 Albert Lane, Adelaide, SA 5000

Waste Management and Liquid Fuel Facilities

5 Albert Lane, Adelaide, SA 5000

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
N/A	No records in buffer								

Waste Management Facilities Data Source: Australian Government Geoscience Australia
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EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
N/A	No records in buffer					

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
830	Caltex	Caltex Adelaide	144 Hutt Street	Adelaide	Petrol Station	Operational		25/07/2011	Premise Match	102m	South
995	Peregrine Corporation	Mobil On The Run Adelaide	139 Angus Street	Adelaide	Petrol Station	Operational		13/07/2012	Premise Match	633m	West

National Liquid Fuel Facilities Data Source: Geoscience Australia
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Historical Business Directories

5 Albert Lane, Adelaide, SA 5000

Legend

- Site Boundary
- Buffer 50m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 10 20 30 40 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 06 December 2021

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Historical Business Directories

5 Albert Lane, Adelaide, SA 5000

Business Directory Records 1910-1991
Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Office Equipment &/or Supplies Mfrs &/or Imps &/or W/salers	Bindomatic Pty Ltd, 316 Angas St, Adelaide, 5000	29363	1991	Premise Match	3m	South
	Bookbinders Supplies	Bindomatic Pty. Ltd., 316 Angas St , Adelaide. 5000.	38731	1991	Premise Match	3m	South
	Bookbinders &/or Paper Rulers	Bindomatic Pty. Ltd., 316 Angas St., Adelaide. 5000	38715	1991	Premise Match	3m	South
	Model Agencies	Rave Modelling Agency, Rave Chambers 316 Angas St,	17241	1984	Premise Match	3m	South
	FATS & APARTMENTS	Marie Flats., 316 Angas St.	7495	1950	Premise Match	3m	South
	FLATS	Marie, 316 Angas st	164	1940	Premise Match	3m	South
2	BOARDINGHOUSES, GUEST HOMES, APARTMENTS & FLATS	Carinya Guest House 323 Wakefield st Adelaide	38289	1965	Premise Match	3m	North
3	Insurance Agents	Integrated Financial Planning Services Pty. Ltd, 110 Hutt St, Adelaide, 5000	24260	1991	Premise Match	4m	South West
	CERAMIC AND GLASS TILERS	Pascoli G 110 Hutt st Adelaide	37932	1973	Premise Match	4m	South West
	Boardinghouse, Lodginghouse, And Apartment Keepers	Klar, Mrs. G. E., 110 Hutt st	11088	1940	Premise Match	4m	South West
4	Mining Companies	Normandy Poseidon Group, 100 Hutt St, Adelaide, 5000	25931	1991	Premise Match	4m	West
	Veterinary Surgeons	Geschmay J G 96 Hutt St,	25769	1984	Premise Match	4m	West
	VETERINARY SURGEONS	Geschmay J G 96 Hutt st Adelaide	11379	1973	Premise Match	4m	West
	VETERINARY SURGEONS	Irving A C 96 Hutt st Adelaide	11394	1973	Premise Match	4m	West
	VETERINARY SURGEONS	Geschmay J G 96 Hutt st Adelaide	10664	1965	Premise Match	4m	West
5	Farm Equipment & Supplies	Combined Rural Traders Ltd, 315 Wakefield St Adelaide 5000	21104	1991	Premise Match	6m	North
	Agricultural Supplies	Combined Rural Traders Ltd, 315 Wakefield St, Adelaide 5000	36995	1991	Premise Match	6m	North
	Accounting Machine Imps &/Or Dists.	Burroughs Ltd 315 Wakefield St	234	1984	Premise Match	6m	North
	Computer Mfrs &/Or Dists.	Burroughs Ltd 315 Wakefield St	6023	1984	Premise Match	6m	North
	Computers &/or Computer Bureau Facilities	Burroughs Ltd 315 Wakefield St	6035	1984	Premise Match	6m	North
	Electronic Equipment Mfrs. &/or Dists.	Burroughs Ltd, 315 Wakefield St..	10262	1984	Premise Match	6m	North
	Office Equipment Mfrs. &/or Dists.	Burroughs Ltd., 315 Wakefield St.	19470	1984	Premise Match	6m	North
	Office Supplies &/or Equipment	Burroughs Ltd.. 315 Wakefield St.	19536	1984	Premise Match	6m	North
	Typesetters	Focus Graphics 315 Wakefield St	25492	1984	Premise Match	6m	North
	Photographers - Commercial	Focus Graphics, 315 Wakefield St.,	20220	1984	Premise Match	6m	North
	Lithographers	Porter & Barnett Pty Ltd, 315 Wakefield St	16515	1984	Premise Match	6m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	Photo Engravers	Porter & Barnett Pty. Ltd., 315 Wakefield St.,	20203	1984	Premise Match	6m	North
	OFFICE APPLIANCES & SUPPLIES	Burroughs Ltd 315 Wakefield st Adelaide	20334	1973	Premise Match	6m	North
	FLORISTS	Tucker The Florist Pty Ltd 313 Wakefield st Adelaide	16404	1973	Premise Match	6m	North
	OFFICE APPLIANCES & SUPPLIES	Burroughs Ltd 315 Wakefield st Adelaide	15625	1965	Premise Match	6m	North
6	GROCERS & GENERAL STOREKEEPERS	Cappelluti I 319 Wakefield st Adelaide	24770	1973	Premise Match	6m	North
7	TERRAZZO WORKERS	Metroplitan Terrazzo Co 326 Angas st Adelaide	3107	1973	Premise Match	6m	South East
8	LAND AGENTS	Saunders D K 324 Angas st Adelaide	37611	1973	Premise Match	8m	South East
9	OFFICE APPLIANCES & SUPPLIES	General Binding Corp (Aust) P/L 114 Hutt st Adelaide	20346	1973	Premise Match	9m	South West
	OFFICE APPLIANCES & SUPPLIES	MacDougalls Ltd 114 Hutt st Adelaide	20361	1973	Premise Match	9m	South West
	LAUNDRIES	Laundries & Dry Clnrs Ltd, 114a Hutt st	3505	1940	Premise Match	9m	South West
	Dressmakers And Milliners	Lawrence, Miss H., 114 Hutt st	19963	1940	Premise Match	9m	South West
10	ADVERTISING MEDIA REPRESENTATIVES	Levy John & Associates P/L 325 Wakefield st Adelaide	15100	1973	Premise Match	10m	North East
11	Doctors	Dunstan R, 329 Wakefield St	8220	1984	Premise Match	19m	North East
	MEDICAL PRACTITIONERS	Dunstan R E 329 Wakefield st Adelaide	811	1973	Premise Match	19m	North East
	PHYSICIANS, SURGEONS & OTHER MEMBERS OF THE MEDICAL PROFESSION	Dunstan R E 329 Wakefield st Adelaide	31664	1965	Premise Match	19m	North East
12	Engineers - Electrical Power Equipment	Kinhill Engineers Pty Ltd, 120 Hutt St, Adelaide 5000	20175	1991	Premise Match	22m	South West
	Copying Offices	Angas Copying Service 120 Hutt St	6248	1984	Premise Match	22m	South West
	PHOTOGRAPHERS (Portrait)	Bromide Service 310 Angas st Adelaide	28543	1973	Premise Match	22m	South West
	BUILDERS & CONTRACTORS	Caledonian Constructions P/L 310 Angas st Adelaide	24135	1973	Premise Match	22m	South West
	BUILDERS AND GENERAL CONTRACTORS	Lakewood Homes P/L 120 Hutt st Adelaide	25752	1973	Premise Match	22m	South West
	MERCHANTS, EXPORTERS, IMPORTERS AND WAREHOUSEMEN	Ogg J & Associates 304 Angas st Adelaide	7704	1973	Premise Match	22m	South West
	ADVERTISING MEDIA REPRESENTATIVES	Pacific Marketing Enterprises P/L 310 Angas st Adelaide	15104	1973	Premise Match	22m	South West
	LAND AGENTS	Williamson R R 310 Angas st Adelaide	37743	1973	Premise Match	22m	South West
	LAND BROKERS	Williamson Reg R 310 Angas st Adelaide	38412	1973	Premise Match	22m	South West
	WELDERS	Amaloy Distributors 310 Angas st Adelaide	13739	1965	Premise Match	22m	South West
	ADVERTISING AGENCIES	Curtis-Stevens Advertising Pty Ltd 306 Angas st Adelaide	23460	1965	Premise Match	22m	South West
	Land Brokers & Estate Agents	Hillson William 120 Hutt st Adelaide	43884	1965	Premise Match	22m	South West
	EARTHMOVING EQUIPMENT AND CONTRACTORS	MACMAHON CONSTRUCTION PTY. LTD., 310 Angas Street, Adelaide	50960	1965	Premise Match	22m	South West
	FINANCIERS	Principle Finance Pty Ltd 306 Angas st Adel	11539	1965	Premise Match	22m	South West
13	Florists Supplies	Smithers Oasis Australia Pty. Ltd., 311 Wakefield St., Adelaide, 5000.	21667	1991	Premise Match	30m	North West
	Florists Supplies	Smithers Oasis Australia Pty. Ltd., 311 Wakefield St..	11777	1984	Premise Match	30m	North West
	Florists	Tucker The Florists 311 Wakefield St.,	11766	1984	Premise Match	30m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	LAND AGENTS	Gulf Realty Corp (SA) P/L 309 Wakefield st Adelaide	36789	1973	Premise Match	30m	North West
	FLORISTS	TUCKER the FLORIST 311 WAKEFIELD STREET, Adelaide	16407	1973	Premise Match	30m	North West
	CHEMISTS (Retail, Industrial & Manufacturing)	Gumpatzes W H 311 Wakefield st Adelaide	32129	1965	Premise Match	30m	North West
	CHEMISTS (Retail, Industrial & Manufacturing)	Gumpatzes W H 311 Wakefield st Adelaide	22827	1955	Premise Match	30m	North West
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Gumpatzes, W. H., 311 Wakefield street	17771	1940	Premise Match	30m	North West
	Boardinghouse, Lodginghouse, And Apartment Keepers	Butler, Mrs K, 311 Wakefield st	5180	1930	Premise Match	30m	North West
14	Typesetters	Express Print 84 Hutt St	25491	1984	Premise Match	35m	North West
	Printers - Offset	Express Print, 84 Hutt St.,	21114	1984	Premise Match	35m	North West
	Doctors	Texler, Eva, 82 Hutt St,	9261	1984	Premise Match	35m	North West
	Doctors	Texler, K, C, 82 Hutt St,	9262	1984	Premise Match	35m	North West
	Doctors	Whitehead G A, 88 Hutt St,	9372	1984	Premise Match	35m	North West
	MEDICAL SPECIALISTS - OBSTETRICS & GYNAECOLOGY	Texler E 82 Hutt st Adelaide	6432	1973	Premise Match	35m	North West
	MEDICAL SPECIALISTS - OBSTETRICS & GYNAECOLOGY	Texler K C 82 Hutt st Adelaide	6433	1973	Premise Match	35m	North West
	PAINTERS, DECORATORS & GLAZIERS	Moses S 82 Hutt st Adelaide	23136	1965	Premise Match	35m	North West
	PHYSICIANS, SURGEONS & OTHER MEMBERS OF THE MEDICAL PROFESSION	Williamson D M 88 Hutt st Adelaide	37519	1965	Premise Match	35m	North West
	PHYSICIANS & SURGEONS	Texler K M 82-88 Hutt st Adelaide	32530	1955	Premise Match	35m	North West
	PHYSICIANS & SURGEONS	Texler K M 88 Hutt st Adelaide	32531	1955	Premise Match	35m	North West

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Business Directory Records 1910-1991
Road or Area Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
15	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Yorke Motors Angas st Adelaide	9981	1965	Road Match	48m
	Cab and Omnibus Proprietors	Burns, Geo, 362 Angas st	3379	1910	Road Match	48m

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Dry Cleaners, Motor Garages & Service Stations

5 Albert Lane, Adelaide, SA 5000

Legend

- Site Boundary
- Buffer 250m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 40 80 120 160 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 06 December 2021

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Historical Business Directories

5 Albert Lane, Adelaide, SA 5000

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Motor Garages & Service Stations	Caltex Service Station - Hutt Street, 144 Hutt St, Adelaide, 5000	27603	1991	Premise Match	102m	South
	Motor Garages &/or Engineers &/or Service Stations	Golden Fleece Service Station - Hutt Street. 144 Hutt St.,	18354	1984	Premise Match	102m	South
	MOTOR GARAGES & SERVICE STATIONS	Golden Fleece Service Station 134 Hutt st Adel	15433	1973	Premise Match	102m	South
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Golden Fleece Service Station 134-146 Hutt st Adelaide	188	1965	Premise Match	102m	South
2	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	West C J 266 Angas st Adelaide	23025	1955	Premise Match	173m	West
3	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Solomou J 30 Cardwell st Adelaide	22215	1955	Premise Match	176m	West
4	Motor Garages & Service Stations	McLeod Tyres, 249 Wakefield St, Adelaide, 5000	27739	1991	Premise Match	229m	West
5	Motor Garages & Service Stations	Yeates Mechanical Service, 249 Angas St, Adelaide, 5000	27960	1991	Premise Match	242m	South West
6	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Dalgety & Co Ltd 229-247 Wakefield st Adel	19887	1955	Premise Match	246m	West
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Dalgety & Co. Ltd., 229-241 Wakefield St.	13860	1950	Premise Match	246m	West
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Dalgety & Co. Ltd., 229-241 Wakefield St.	13959	1950	Premise Match	246m	West
7	Dry Cleaners, Dyers & Laundries	Glenelg Dry Cleaners 172 Hutt st Adelaide	49055	1965	Premise Match	250m	South

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Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
8	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Yorke Motors Angas st Adelaide	9981	1965	Road Match	48m
9	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	SA Government Garage Wakefield st Adelaide	6844	1965	Road Match	83m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	United Motors Garage Wakefield st Adelaide	8896	1965	Road Match	83m
	Motor Engineers, Garages And Service Stations	Draffen, S. B., 60 Wakefield st	6794	1940	Road Match	83m
10	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Ford Service Station, Kingsway bldngs, Flinders st	3813	1930	Road Match	247m

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Aerial Imagery 2021

5 Albert Lane, Adelaide, SA 5000

Aerial Imagery 2016

5 Albert Lane, Adelaide, SA 5000

Aerial Imagery 2011

5 Albert Lane, Adelaide, SA 5000

Aerial Imagery 2006

5 Albert Lane, Adelaide, SA 5000

Scale:	Data Source Aerial Imagery:	Coordinate System:	Date: 06 December 2021
0 20 40 60 80 Meters	© Aerometrex Pty Ltd	GDA 1994 MGA Zone 54	

Aerial Imagery 1999

5 Albert Lane, Adelaide, SA 5000

Data Sources Aerial Imagery: © South Australia Department for Environment & Water

Coordinate System: GDA 1994 MGA Zone 54

Date: 03 December 2021

Aerial Imagery 1989

5 Albert Lane, Adelaide, SA 5000

Scale: 0 20 40 60 80 Meters	Data Sources Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 December 2021

Aerial Imagery 1979

5 Albert Lane, Adelaide, SA 5000

Aerial Imagery 1969

5 Albert Lane, Adelaide, SA 5000

Data Sources Aerial Imagery: © South Australia Department for Environment & Water

Coordinate System: GDA 1994 MGA Zone 54

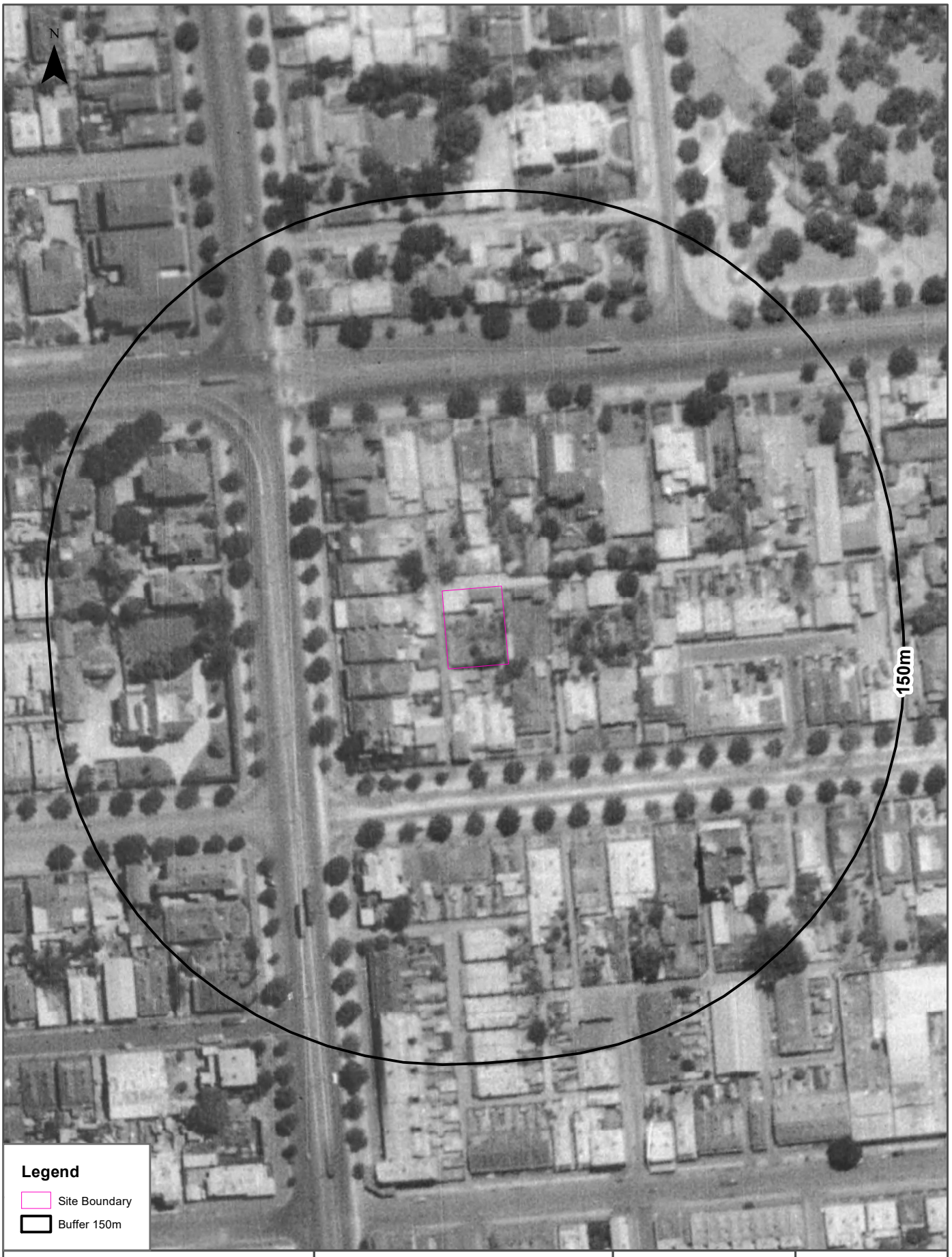
Date: 03 December 2021

Aerial Imagery 1959

5 Albert Lane, Adelaide, SA 5000

Aerial Imagery 1949

5 Albert Lane, Adelaide, SA 5000

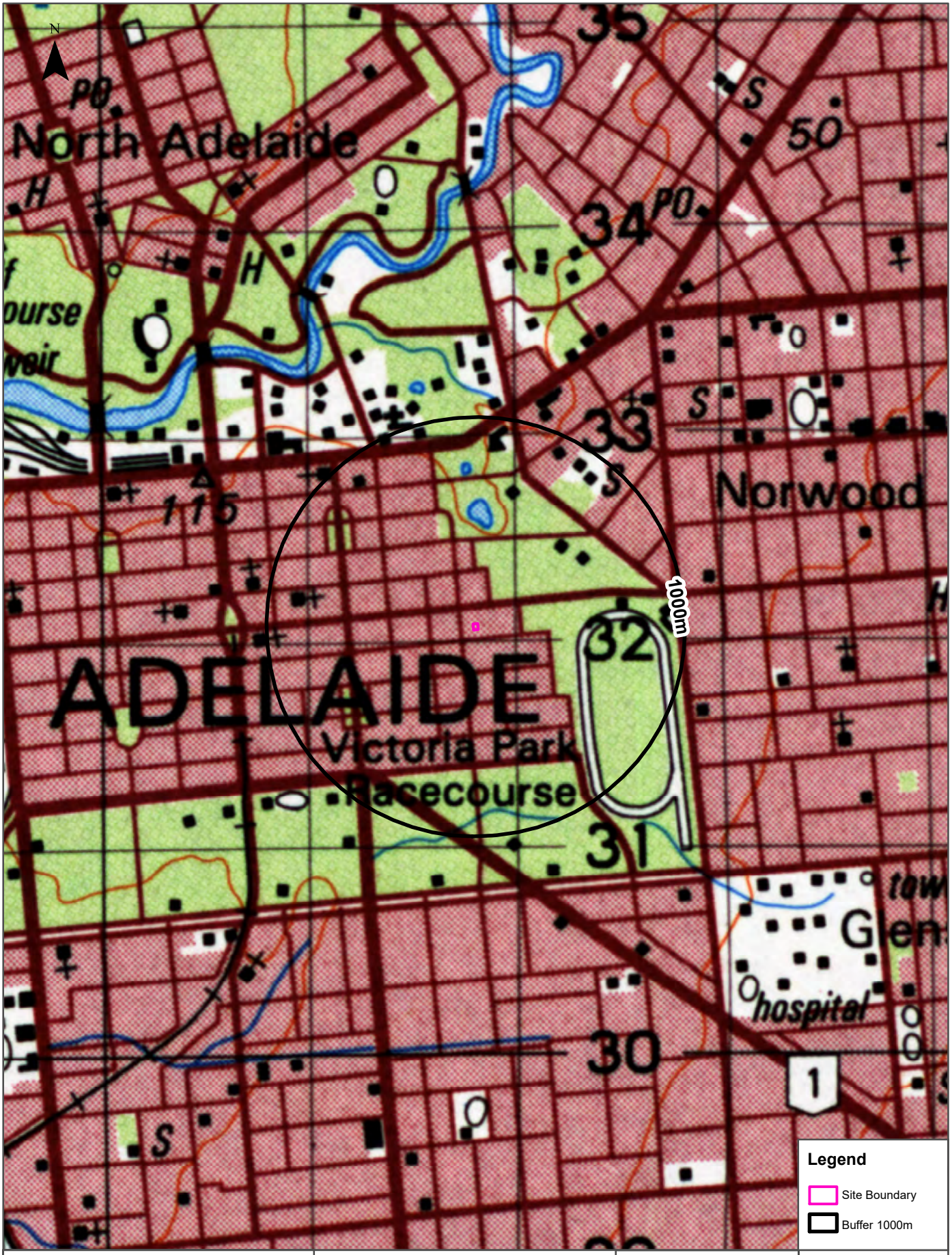


Aerial Imagery 1935

5 Albert Lane, Adelaide, SA 5000

Historical Map 1982

5 Albert Lane, Adelaide, SA 5000



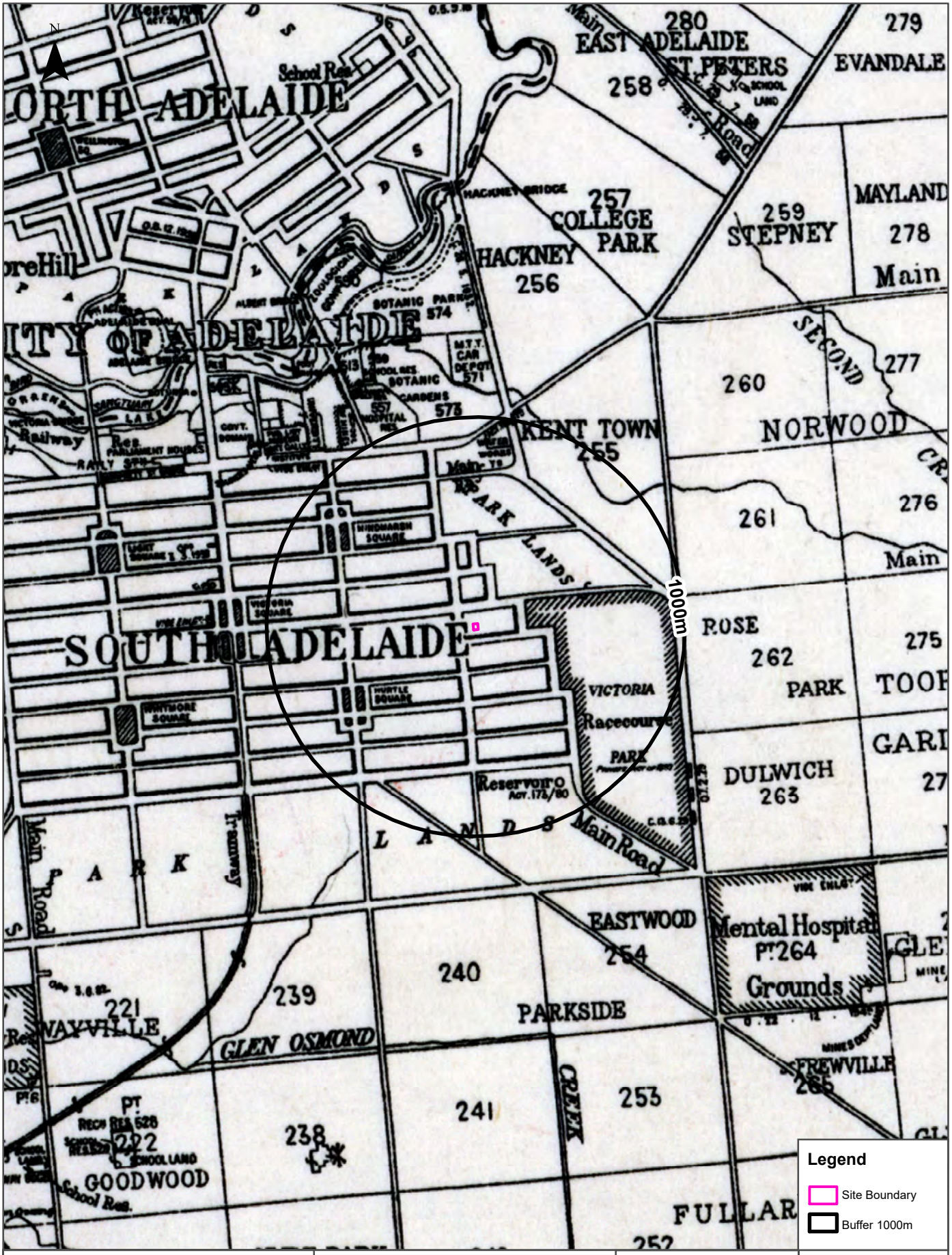
Data Sources: NATMAP 1:100,000 Topographic Maps
Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 54

Date: 03 December, 2021

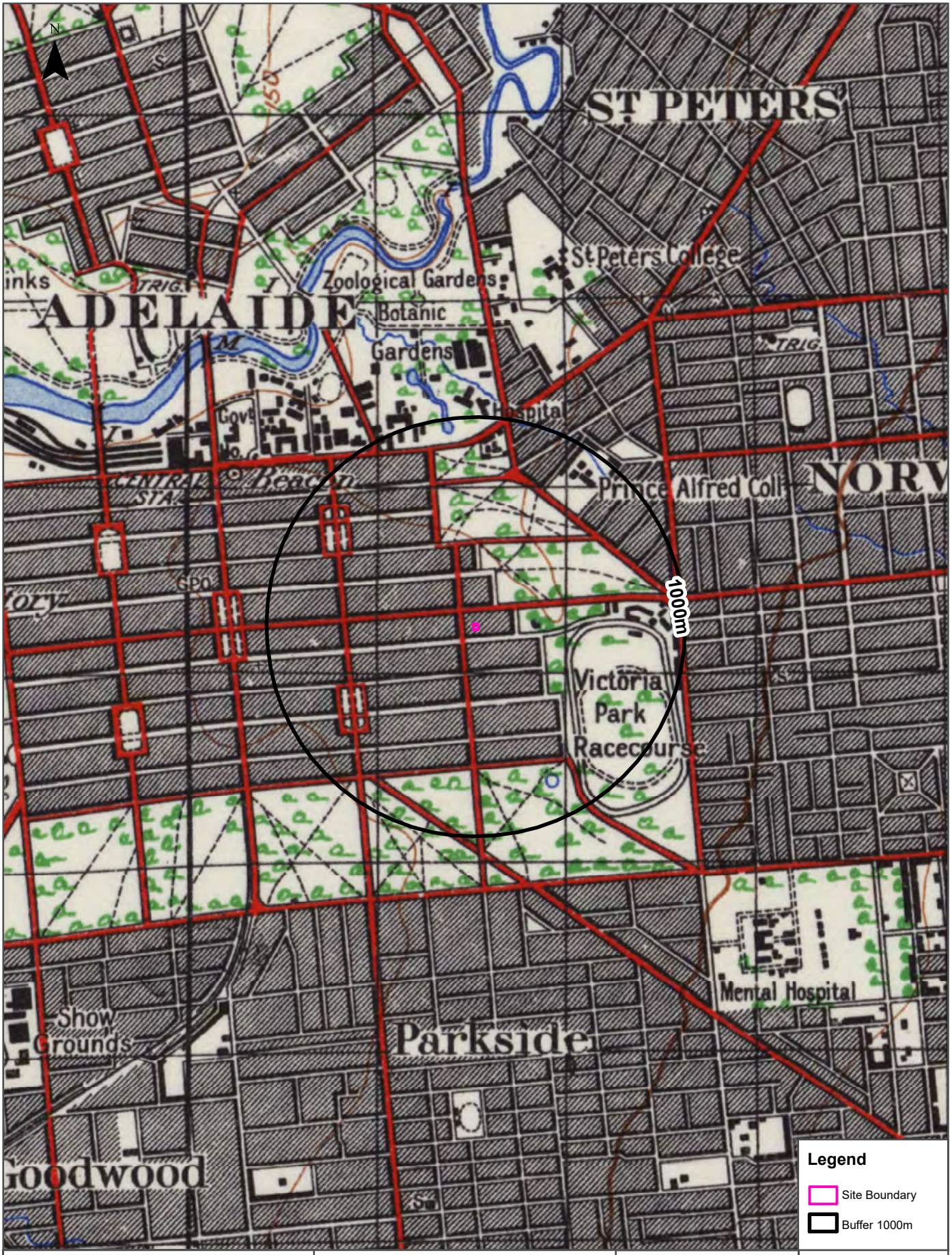
Historical Map 1959

5 Albert Lane, Adelaide, SA 5000



Historical Map c.1937

5 Albert Lane, Adelaide, SA 5000



Scale: 0 200 400 800 Metres

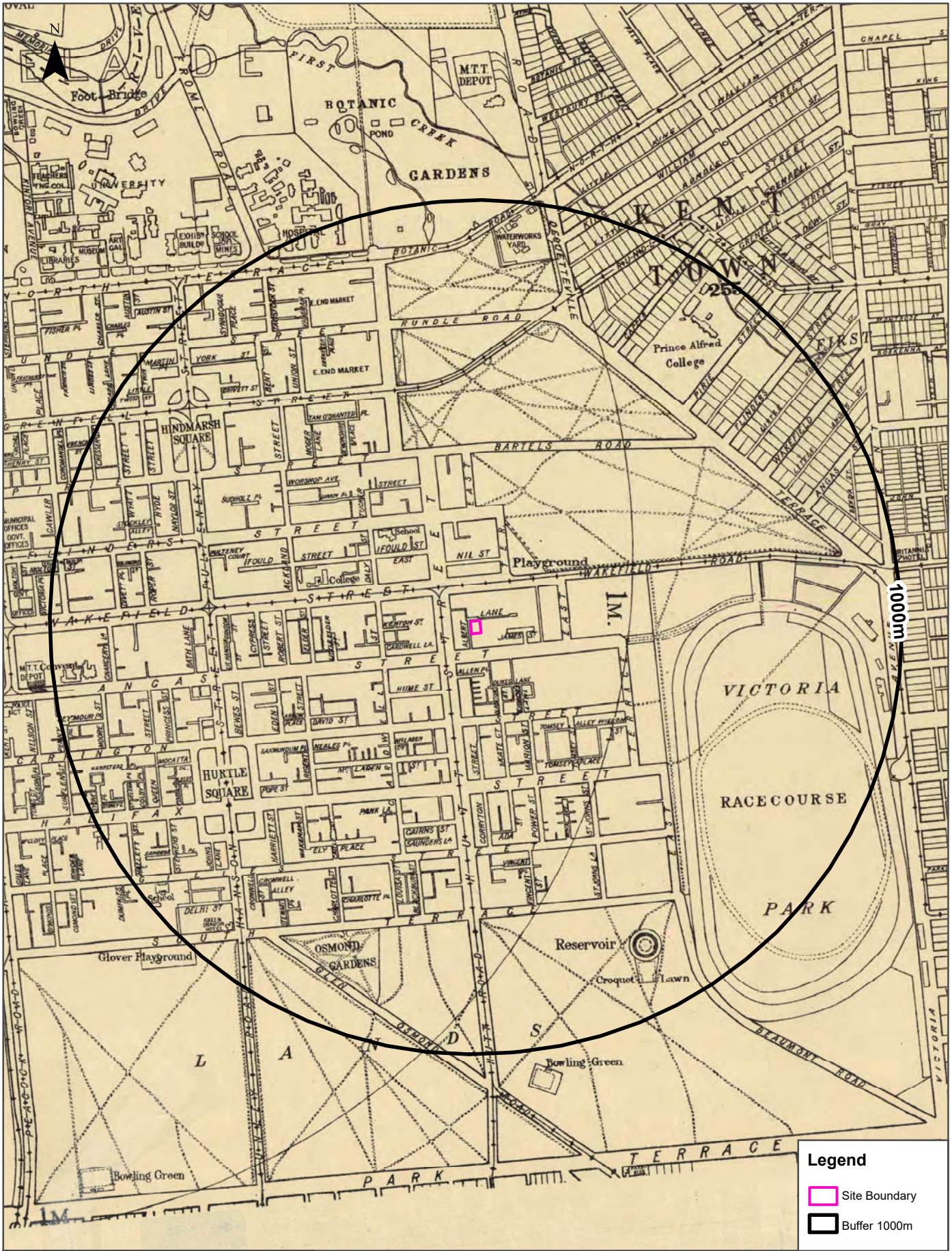
Data Sources: Australia 1:63,360
Prepared by Commonwealth Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 54

Date: 03 December, 2021

Historical Map 1927

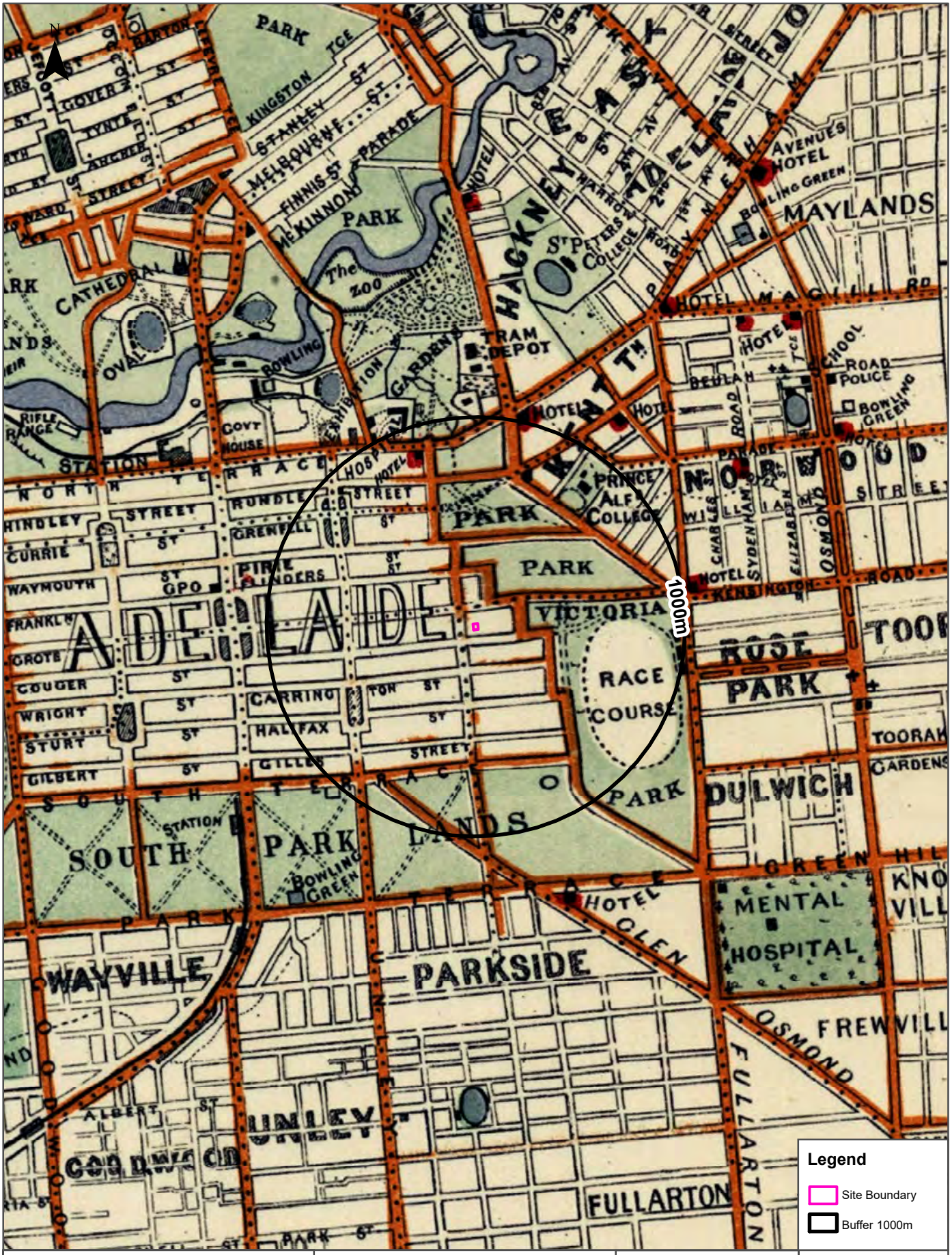
5 Albert Lane, Adelaide, SA 5000



Scale: 0 200 400 Metres	Data Sources: Map of Adelaide and Suburbs Shewing Streets and Allotments Compiled under the direction of Theo. E. Day, Surveyor General	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 December, 2021

Historical Map 1926

5 Albert Lane, Adelaide, SA 5000



Scale: 0 200 400 800 Metres

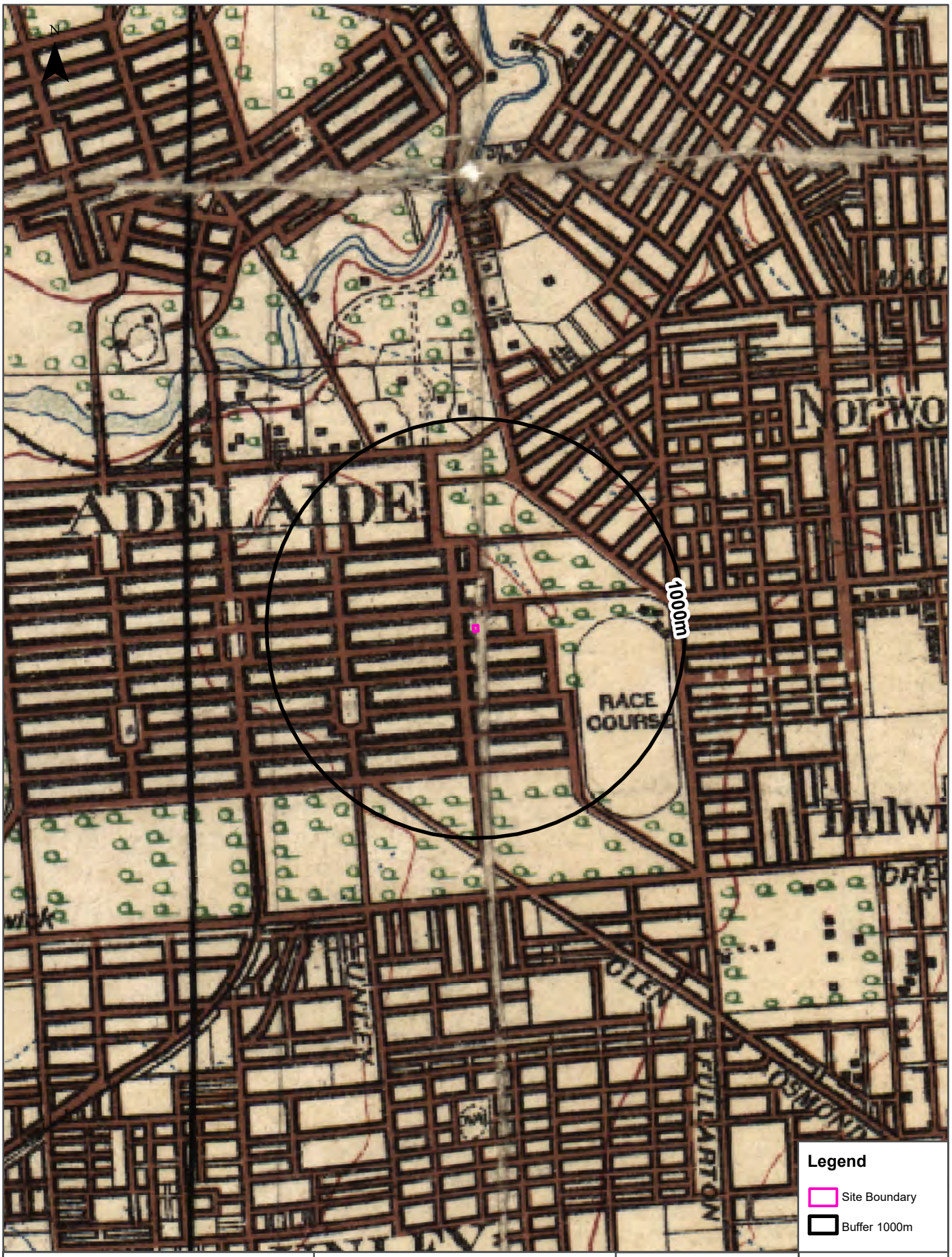
Data Sources: Sheet No 4 - Henley
Topographic Maps of South Australia
Compiled from Reconnaissance Surveys by W.H. Edmunds

Coordinate System:
GDA 1994 MGA Zone 54

Date: 03 December, 2021

Historical Map c.1914

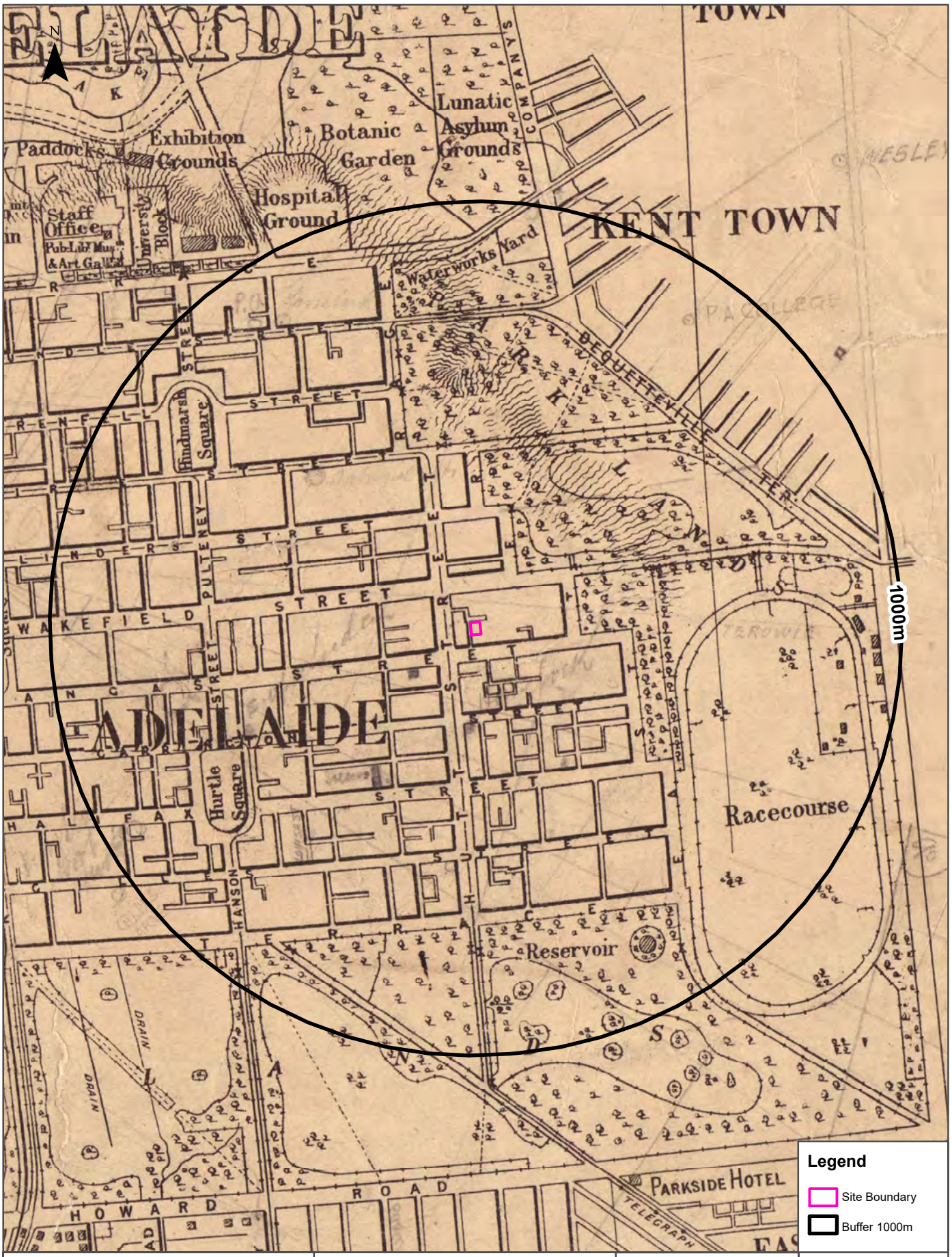
5 Albert Lane, Adelaide, SA 5000



Scale: 0 200 400 800 Metres	Data Sources: Australia 1:63,360 Prepared by Commonwealth Section Imperial General Staff	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 December, 2021

Historical Map 1889

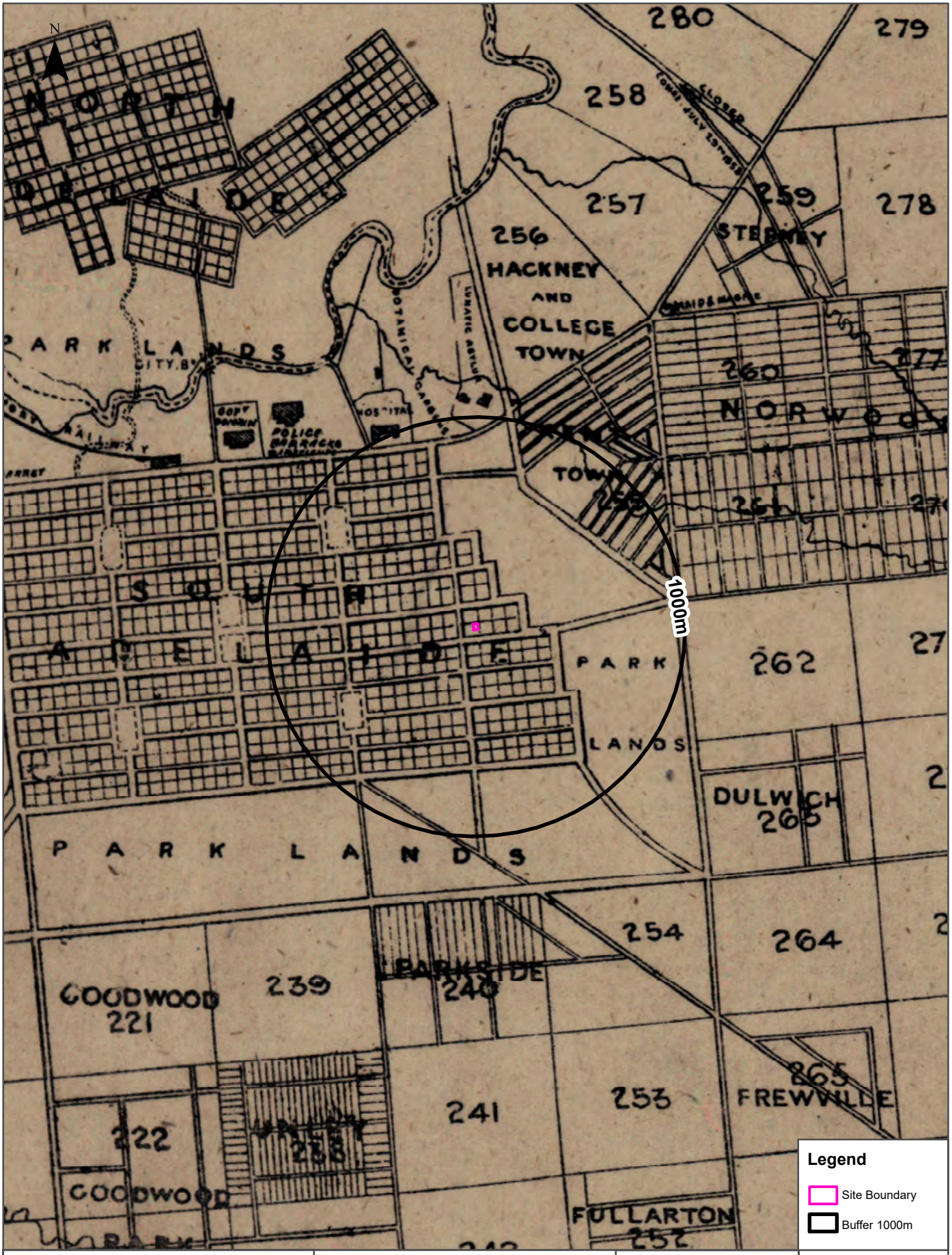
5 Albert Lane, Adelaide, SA 5000



Scale: 0 200 400 Metres	Data Sources: Military Map Compiled in the Surveyor General's Office 1889	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 December, 2021

Historical Map 1873

5 Albert Lane, Adelaide, SA 5000



Mining

5 Albert Lane, Adelaide, SA 5000

Mines and Mineral Deposits

Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
N/A	No records in buffer							

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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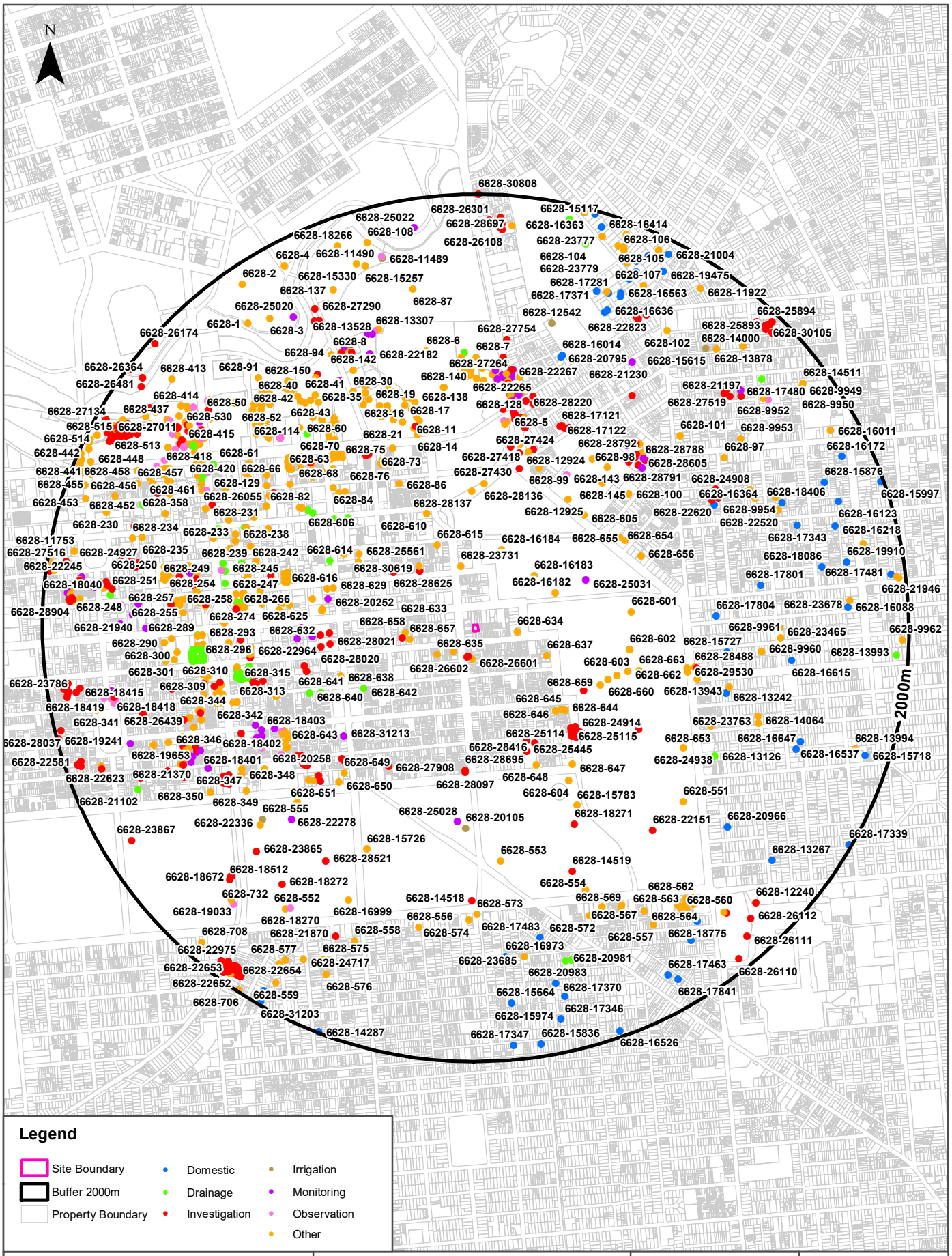
Drillholes

5 Albert Lane, Adelaide, SA 5000



Groundwater and Drillholes

5 Albert Lane, Adelaide, SA 5000

Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

Aquifer Code	Description	Distance	Direction
20	Sedimentary Rocks - basins include limestone, often cavernous, sandstone, sand shale and clay	0m	On-site

Groundwater Aquifers Data Source: Dept. of Environment, Water and Natural Resources - South Australia
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Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-26602	272293	MW 2		Investigation	2012-06-15	13.50							11.80	11.80		119m	South
6628-26603	272294	MW 3		Investigation	2012-06-15	13.50							11.80	11.80		123m	South
6628-26601	272292	MW			2012-06-13	15.00							11.80	11.80		129m	South
6628-636	47725							51.39		4869	8594					133m	South West
6628-634	47723							50.32		1160	2100					182m	East
6628-635	47724					22.90	50.00		7.80	5118	9014	0.0600	13.70	13.70	36.30	200m	South West
6628-23731	241403				2007-12-07	32.00		47.68		1839	3310	0.5000	17.00	17.00	30.68	279m	North
6628-657	47746							50.25								297m	West
6628-658	47747							50.11								316m	West
6628-14632	61601	GH 152	Abandoned	Investigation	1985-02-01	10.20	50.00									331m	West
6628-633	47722	CELLAR				42.67		49.90		1157	2094					334m	West
6628-637	47726					10.36		50.16		5155	9081					339m	East
6628-16183	63152		Backfilled		1992-09-09	24.00		42.44		1851	3332	0.5000	2.30	2.30	40.14	347m	North East
6628-30619	334434		Backfilled	Investigation	2020-01-08	17.00										352m	North West
6628-30724	336597		Backfilled	Investigation	2020-01-19	17.00										352m	North West
6628-16184	63153		Operational	Town Water Supply (Public/Municipal)	1992-09-10	20.00		42.30	7.50	1765	3181	1.6000	1.70	1.70	40.60	364m	North
6628-31001	352960		Backfilled		2020-01-20	17.00										369m	North West
6628-16182	63151		Backfilled		1992-09-09	92.00		43.30								389m	North East
6628-615	47704		Abandoned		1963-07-03	4.57		46.48								406m	North West
6628-28627	290446	BH 2	Decommissioned	Investigation	2016-11-11	20.50										440m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-28625	290444		Decommissioned	Investigation	2016-11-11	22.00										443m	North West
6628-646	47735				1963-11-22	18.29		50.26								519m	South East
6628-645	47734				1963-11-20	18.29		50.24								533m	South East
6628-25031	253379	SBGW 46		Monitoring	2009-12-08	18.05	47.81			1005	1821		10.12	10.12	37.69	543m	North East
6628-644	47733				1963-11-12	30.17		50.24					3.35	3.35	46.89	547m	South East
6628-610	47699		Backfilled			32.00		43.62								557m	North West
6628-28417	289410	GW 3		Investigation	2016-04-30	7.50							5.20	5.20		558m	South East
6628-24940	252999	MW 3		Investigation	2009-05-20	10.00							6.00	6.00		563m	South East
6628-642	47731		Abandoned	Drainage		26.12		48.67								574m	South West
6628-28416	289409	GW 2		Investigation	2016-04-30	7.50							5.10	5.10		584m	South East
6628-31077	353850		Backfilled	Investigation	2020-02-13	16.60										599m	West
6628-28415	289408	GW 1		Investigation	2016-04-30	7.50							4.90	4.90		604m	South East
6628-25562	262187	BH 3			2009-08-27	25.40							18.40	18.40		605m	North West
6628-28137	288424	BH 55	Backfilled			14.75										619m	North
6628-659	47748		Abandoned		1957-07-26	10.36		48.66								621m	South East
6628-25561	262186	BH 2			2009-08-25	26.40							15.40	15.40		622m	North West
6628-25117	254199	MW 13		Investigation	2010-02-19	8.00							6.30	6.30		625m	South East
6628-25116	254198	MW 12		Investigation	2010-02-19	8.00							6.30	6.30		632m	South East
6628-30819	345646			Investigation	2020-08-19	6.50							3.70	3.70		632m	South East
6628-30821	345648			Investigation	2020-08-19	6.70							3.40	3.40		634m	South East
6628-25115	254197	MW 11		Investigation	2010-02-18	8.00							6.60	6.60		639m	South East
6628-660	47749		Abandoned		1957-07-26	14.93		48.78								645m	East
6628-25439	259553	MW 2		Investigation	2009-11-23	8.00							5.70	5.70		648m	South East
6628-28695	288501		Backfilled	Investigation	2015-12-01	25.00										648m	South
6628-638	47727					10.06		47.73		3584	6380					651m	West
6628-25114	254196	MW 10		Investigation	2010-02-19	8.00							5.80	5.80		654m	South East
6628-28097	288196		Decommissioned	Investigation	2015-12-01	25.00										656m	South
6628-28136	288423	BH54 51	Backfilled			14.52										656m	North
6628-25443	259557	MW 6		Investigation	2009-11-25	8.00							5.40	5.40		661m	South East
6628-25440	259554	MW 3		Investigation	2009-11-24	8.00							5.40	5.40		663m	South East
6628-28021	287375		Backfilled	Investigation	2015-09-29	25.00										667m	West
6628-31348	357162			Investigation	2021-06-08	16.50										667m	West
6628-25446	259560	MW 9		Investigation	2009-11-26	8.00							5.20	5.20		668m	South East
6628-30818	345645			Investigation	2020-08-19	6.50							3.50	3.50		668m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-25441	259555	MW 4		Investigation	2009-11-25	8.00							5.70	5.70		670m	South East
6628-629	47718	PMG 2	Unknown		1959-03-23	20.12		48.08								670m	West
6628-25445	259559	MW 8		Investigation	2009-11-26	8.00							5.20	5.20		673m	South East
6628-661	47750		Abandoned		1957-07-26	4.88		49.34								676m	East
6628-25444	259558	MW 7		Investigation	2009-11-26	8.00							5.60	5.60		677m	South East
6628-25442	259556	MW 5		Investigation	2009-11-25	8.00							5.60	5.60		678m	South East
6628-24914	252828	GMW 1		Investigation	2009-09-29	10.00							8.00	8.00		680m	South East
6628-648	47737					8.23		49.39								681m	South East
6628-25560	262185	BH 1			2009-08-23	25.40										682m	North West
6628-20252	181277			Monitoring	2000-05-27	13.00		48.14								683m	West
6628-627	47716	PMG 1	Unknown		1959-03-13	12.19		47.93								696m	West
6628-28631	290458				2016-12-07	25.00										703m	West
6628-28632	290459		Backfilled		2016-12-06	25.00										704m	West
6628-602	47691					15.24		49.86		1985	3572					708m	East
6628-603	47692					10.36		49.86		1514	2732					708m	East
6628-31347	357161			Investigation	2021-06-09	18.00										709m	West
6628-605	47694		Backfilled		1968-05-06	27.43	46.00		7.20	1105	2000	2.2700	7.05	7.05	38.95	709m	North East
6628-27431	280502	BH16	Backfilled		2014-08-07	15.00										710m	North
6628-28020	287374		Backfilled	Investigation	2015-09-30	25.00										711m	West
6628-601	47690		Backfilled		1934-01-01	30.48		49.74		1442	2604		7.62	7.62	42.12	716m	East
6628-12925	59894		Operational	Town Water Supply (Public/Municipal)	1984-02-13	94.40	46.00		7.70	1306	2360	0.7500	8.40	8.40	37.60	718m	North East
6628-662	47751		Abandoned		1957-07-26	6.10		50.05								720m	East
6628-614	47703		Abandoned	Drainage		60.96		47.41								729m	North West
6628-86	47186				1934-06-15	21.34	43.00			2385	4281	6.3100	10.67	10.67	32.33	738m	North West
6628-27908	285939		Backfilled	Investigation	2015-08-25	22.70							6.00	6.00		742m	South West
6628-31342	357152			Monitoring	2021-06-07	15.00										749m	West
6628-27430	280501	BH18		Investigation	2014-08-05	20.00										750m	North
6628-29197	303729				2017-11-08	22.00							18.00	18.00		754m	West
6628-647	47736		Backfilled			18.59		51.20		1685	3038					759m	South East
6628-11098	58067			Drainage				46.03								762m	North West
6628-641	47730		Operational	Drainage		22.86		46.47		1656	2987		12.19	12.19	34.28	762m	South West
6628-663	47752		Abandoned		1957-07-26	2.74		50.77								769m	East
6628-654	47743		Backfilled			18.90		49.94		1128	2042		8.53	8.53	41.41	774m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-31213	354761			Monitoring	2021-03-02	14.50										775m	South West
6628-99	47199		Backfilled		1938-06-01	30.33		44.90		785	1424	3.7900	9.14	9.14	35.76	780m	North
6628-655	47744					12.19		50.17		1885	3395					788m	North East
6628-31358	357306			Monitoring	2021-06-11	14.00										796m	West
6628-28786	293878	GW 1		Investigation	2016-11-03	14.50							11.00	11.00		797m	West
6628-31356	357304			Monitoring	2021-06-10	18.00										798m	West
6628-28787	293879	GW 2		Investigation	2016-11-03	14.50							13.00	13.00		801m	West
6628-11099	58068			Drainage				46.14								809m	North West
6628-143	47243			Observation	1964-01-01	13.72	36.00		7.50	350	637	2.5000				809m	North East
6628-640	47729		Operational	Drainage	1962-10-22	26.52		46.01		8482	14638	0.3000	11.43	11.43	34.58	813m	West
6628-604	47693	GOVERNMENT BORE			1915-01-01	95.10		50.97		971	1760		18.29	18.29	32.68	815m	South East
6628-31357	357305			Monitoring	2021-06-11	20.00										818m	West
6628-27425	280496	BH11		Investigation	2014-08-04	20.00										821m	North
6628-656	47745	SZ 78				9.14		51.04		1499	2705					822m	North East
6628-28435	289490	MW 1			2016-08-08	10.00							8.00	8.00		835m	North
6628-28437	289492	MW 3			2016-08-08	9.50							7.50	7.50		835m	North
6628-27759	285068	BH 34		Investigation	2015-03-25	15.00							4.00	4.00		838m	North
6628-76	47176	COLD STORES 1	Unknown		1962-12-19	4.65		42.54								843m	North West
6628-77	47177	COLD STORES 2	Unknown		1962-12-20	5.64		42.62								849m	North West
6628-25485	262037			Investigation	2010-10-08	16.00							9.00	9.00		850m	South West
6628-25488	262042			Investigation	2010-10-08	15.50							10.00	10.00		850m	South West
6628-28436	289491	MW 2		Investigation	2016-08-08	9.00							7.50	7.50		854m	North
6628-11284	58253	K.W.G.SMITH PTY.	Backfilled		1975-10-09	18.80		45.31								856m	North West
6628-630	47719	MOTOR VEHICLES 1	Unknown		1972-08-15	59.00	41.13		7.50	1356	2450	0.6300	21.50	21.50	19.63	856m	West
6628-78	47178	COLD STORES 3	Unknown		1962-12-20	4.57		42.70								858m	North West
6628-27418	280489	BH10			2014-07-29	20.00										860m	North
6628-85	47185					6.40	45.00			2780	4975	2.0200	4.57	4.57	40.43	864m	North West
6628-74	47174	CHEST CLINIC 2	Unknown		1971-10-18	18.29	42.00		8.00	2909	5200	0.1300				870m	North West
6628-11285	58254	K.W.G.SMITH PTY	Backfilled		1975-10-08	19.00		45.40								872m	North West
6628-24939	252998	MW 2		Investigation	2009-05-20	10.00							7.00	7.00		876m	South East
6628-145	47245		Not In Use		1971-01-01	22.86	45.91	46.33	6.90	1245	2251		7.53	7.95	38.38	877m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-622	47711	SCOTS CHURCH P 1	Unknown		1956-11-19	15.34		46.90								879m	West
6628-624	47713	SCOTS CHURCH A 2	Unknown		1956-10-30	12.19		46.86								882m	West
6628-27897	285710				2013-04-18	4.50				2386	4280		2.30	2.30		887m	West
6628-618	47707	SCOTS CHURCH P 2	Unknown		1956-11-27	15.44		46.85								888m	West
6628-25028	253376	SBGW 26		Monitoring	2009-12-03	11.86	46.78			763	1384		5.17	5.17	41.61	889m	South
6628-619	47708	SCOTS CHURCH A 4	Unknown		1956-11-08	12.19		46.84								889m	West
6628-649	47738	PARK ROYAL HOTEL	Backfilled		1964-09-11	9.35		44.75								891m	South West
6628-617	47706	SCOTS CHURCH A 1	Unknown		1956-10-30	12.19		46.84								892m	West
6628-26585	272272	MW 1		Investigation	2012-08-17	4.50				1889	3400		2.20	2.20		893m	West
6628-26586	272273	MW 2		Investigation	2012-08-17	4.50				1917	3450		2.00	2.00		894m	West
6628-621	47710	SCOTS CHURCH A 5	Unknown		1956-11-09	12.19		46.76								896m	West
6628-620	47709	SCOTS CHURCH A 6	Unknown		1956-11-09	12.19		46.75								899m	West
6628-75	47175	DENTAL CENTRE 1	Backfilled		1974-06-14	15.15	10.50		7.60	1686	3038					900m	North West
6628-631	47720	MOTOR VEHICLES 2	Unknown		1972-08-29	30.25	45.54		7.50	2253	4045		15.90	15.90	29.64	903m	West
6628-607	47696		Operational	Drainage		21.03	46.00					7.5800				906m	North West
6628-616	47705	SCOTS CHURCH A 3	Unknown		1956-10-30	12.19		46.73								906m	West
6628-84	47184	BRICKED WELL				18.29		45.33		1760	3172		4.98	4.98	40.35	908m	North West
6628-20105	178739			Irrigation	1999-12-23	90.00		46.52	7.40	320	581	2.5000	9.00	9.00	37.52	916m	South
6628-73	47173	CHEST CLINIC 1	Backfilled		1971-10-13	20.42	41.00		8.00	2067	3715	0.1300				918m	North West
6628-14	47114	RADIOTHERAPY 4	Unknown		1955-04-28	20.04		39.60					7.16	7.16	32.44	922m	North
6628-100	47200					10.06		44.92		1499	2705					927m	North East
6628-30328	325444			Investigation	2019-08-14	20.00										929m	North West
6628-606	47695		Operational	Drainage		20.73	46.00			1318	2383	1.5100				930m	North West
6628-29900	314333			Investigation	2019-01-18	21.00										931m	North West
6628-13	47113	RADIOTHERAPY 3	Unknown		1955-04-19	30.48		39.02	8.40	1513	2729					932m	North
6628-12924	59893		Operational	Town Water Supply (Public/Municipal)	1984-02-14	27.00	43.00		7.70	1160	2100	1.3800	5.40	5.40	37.60	933m	North East
6628-15783	62752		Operational	Recreational	1991-11-27	12.00		52.00	7.40	1861	3350	1.0000	3.10	3.10	48.90	933m	South East
6628-27424	280495	BH13		Investigation	2014-08-08	15.00										939m	North
6628-27426	280497	BH17		Investigation	2014-08-06	20.00										939m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-650	47739	PARK ROYAL HOTEL	Backfilled		1964-09-14	9.35		44.34								939m	South West
6628-28135	288422	BH 51	Backfilled			34.65										941m	North
6628-144	47244		Backfilled		1955-01-01	39.62		44.16				0.7600				947m	North East
6628-632	47721	MOTOR VEHICLES 3	Unknown		1972-09-20	30.40	44.98									947m	West
6628-5	47105				1881-12-12	125.27		40.28		1671	3013		13.11	13.11	27.17	952m	North
6628-11754	58723		Abandoned	Observation		5.25	39.23		7.80	1552	2800		5.82	5.82	33.41	953m	North
6628-15	47115	RADIOTHERAPY 5	Unknown		1955-05-04	12.57		38.90					5.79	5.79	33.11	953m	North
6628-27094	278449		Backfilled		2013-08-22	20.00										957m	West
6628-29978	314574	GEOTECH BORE HOLE 2	Decommissioned		2018-12-17	18.10										959m	North West
6628-31338	355493		Backfilled	Investigation	2021-06-18	24.95										959m	North
6628-639	47728		Abandoned		1963-09-27	6.55		45.97								964m	West
6628-27095	278450		Backfilled	Investigation	2013-08-23	20.00										965m	West
6628-27427	280498	BH15		Investigation	2014-07-30	20.00										970m	North
6628-29977	314573	GEOTECH BORE HOLE 1	Backfilled		2018-12-18	16.05										972m	North West
6628-79	47179		Abandoned		1964-12-04	12.19		44.13					3.66	3.66	40.47	972m	North West
6628-12	47112	RADIOTHERAPY 2	Unknown		1955-03-31	12.34		37.48					6.10	6.10	31.38	979m	North
6628-27517	280986	MW 7	Backfilled	Investigation	2014-09-16	15.00							9.00	9.00		982m	South West
6628-28022	287376		Backfilled	Investigation	2015-09-17	16.00										982m	North
6628-28520	289789		Backfilled		2015-05-18	20.50										982m	North
6628-131	47231							42.87								983m	North West
6628-27512	280888	MW 5	Backfilled	Investigation	2014-07-11	3.13							1.34	1.34		984m	South West
6628-28023	287377		Backfilled	Investigation	2015-09-25	16.50							14.00	14.00		984m	North
6628-625	47714		Abandoned		1973-10-17	19.60	46.00		7.50	1295	2340	0.1300	16.20	16.20	29.80	984m	West
6628-28523	289795			Investigation	2016-09-16	15.00										985m	South West
6628-27750	285059			Investigation	2015-03-25	15.00										987m	North
6628-29530	307495			Environmental	2017-09-13	8.00										987m	East
6628-31295	355263			Investigation	2020-12-15	15.00										987m	South West
6628-20423	183453	TB 12		Investigation	2000-08-24	15.30		46.63					11.38	11.38	35.25	988m	West
6628-31293	355261			Investigation	2020-12-15	15.00										988m	South West
6628-20262	181460		Decommissioned	Environmental	2000-07-05	19.00		44.30								989m	South West
6628-20260	181458		Decommissioned	Environmental	2000-07-04	20.00		44.37								990m	South West
6628-20261	181459		Decommissioned	Environmental	2000-07-05	20.00		44.34								990m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-27751	285060			Investigation	2015-03-25	10.00										991m	North
6628-27396	280466															992m	South West
6628-27510	280886	MW 3	Backfilled	Investigation	2014-06-26	3.00							1.48	1.48		992m	South West
6628-29531	307496			Environmental	2017-09-14	8.00										992m	East
6628-27513	280907	MW 6	Backfilled	Investigation		3.07							1.58	1.58		993m	South West
6628-643	47732				1914-09-19	31.85		44.47		1485	2681	0.6300	18.29	18.29	26.18	993m	South West
6628-27508	280884	MW 1	Backfilled	Investigation		15.00							8.50	8.50		994m	South West
6628-17122	148676			Investigation	1995-01-29	7.00		40.47								996m	North East
6628-27518	280987	MW 8	Backfilled	Investigation		15.00							9.00	9.00		996m	South West
6628-28522	289794			Investigation	2016-09-15	35.00										996m	South West
6628-17124	148678			Investigation	1995-01-28	10.00		41.00					4.30	4.30	36.70	997m	North East
6628-21	47121	RAH			1962-12-13	18.52		37.54	7.70	1021	1849		5.49	5.49	32.05	997m	North
6628-11	47111	RADIOTHERAPY 1	Unknown		1955-03-28	24.38		37.35	7.60	1788	3220					998m	North
6628-132	47232							42.96								999m	North West
6628-133	47233							42.41								999m	North West
6628-17123	148677			Investigation	1995-01-29	8.00		41.26								999m	North East
6628-626	47715		Abandoned		1973-10-24	30.60		46.03	7.50	2309	4145	0.1300	16.20	16.20	29.83	999m	West
6628-80	47180					29.87		44.46								999m	North West
6628-27509	280885	MW 2	Backfilled	Investigation	2014-06-26	3.16							1.32	1.32		1000m	South West
6628-27428	280499	BH14		Investigation	2014-08-03	25.00										1001m	North
6628-27511	280887	MW 4	Backfilled	Investigation	2014-06-26	3.26							1.92	1.92		1001m	South West
6628-17121	148675			Investigation	1995-01-29	6.20		40.44								1002m	North East
6628-18403	164410			Observation	1996-01-31	23.00		44.44					18.00	18.00	26.44	1003m	South West
6628-31294	355262			Investigation	2020-12-15	15.00										1003m	South West
6628-30371	325553			Investigation	2019-08-23	30.00										1005m	West
6628-18271	164089		Abandoned	Investigation	1996-10-15	20.00		51.21								1006m	South East
6628-20256	181454		Abandoned	Environmental	2000-06-29	17.00		44.34					14.50	14.50	29.84	1006m	South West
6628-17125	148679			Investigation	1995-01-29	7.70		41.21								1007m	North East
6628-27419	280490	BH9	Decommissioned	Investigation	2014-07-28	15.00										1007m	North
6628-134	47234							42.53								1009m	North West
6628-81	47181	ANZ BANK				10.97		45.04					3.35	3.35	41.69	1012m	North West
6628-136	47236							43.27								1013m	North West
6628-138	47238	BOTANIC GARDENS						34.09		1742	3140					1014m	North
6628-20257	181455		Decommissioned	Environmental	2000-06-30	21.00		44.11								1014m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-651	47740	TRAVEL ODGE MOTEL	Abandoned		1965-12-22	12.27		43.60								1016 m	South West
6628-20258	181456		Decommissioned	Environmental	2000-07-01	15.00		44.02								1017 m	South West
6628-28488	289674	MW 4			2016-03-30	8.50							6.00	6.00		1020 m	East
6628-29177	302371			Investigation	2017-10-21	30.00							17.00	17.00		1021 m	North West
6628-28638	290476	CH 1535		Monitoring	2016-10-27	10.80										1023 m	North
6628-135	47235							42.78								1024 m	North West
6628-22	47122	RAH	Abandoned		1963-01-02	30.48		36.83					9.14	9.14	27.69	1024 m	North
6628-20259	181457		Decommissioned	Environmental	2000-07-03	19.50		43.96								1025 m	South West
6628-20243	181064	HFMW 77		Monitoring	2000-04-13	12.00		44.57								1028 m	South West
6628-29355	306548	MW 10		Investigation	2017-10-03	8.00							3.70	3.70		1028 m	East
6628-652	47741	TRAVEL ODGE MOTEL	Abandoned		1965-12-30	12.65		43.51								1030 m	South West
6628-28790	293882	MW 3		Investigation	2016-10-22	7.00	43.15	43.23					4.20	4.28	38.95	1031 m	North East
6628-30332	325468			Investigation	2019-08-21	30.00										1033 m	West
6628-22964	231156	SITE 2	Backfilled			16.10		46.21								1037 m	West
6628-29943	314500			Investigation	2018-10-11	30.00										1037 m	West
6628-16	47116	RADIOTHERAPY 6	Unknown		1955-05-11	12.57		36.72								1040 m	North
6628-22965	231157	SITE 3	Backfilled			15.30		46.18								1041 m	West
6628-29532	307497			Environmental	2017-09-13	8.00										1042 m	East
6628-20425	183455	TB 14		Investigation	2000-08-25	20.00		46.17					17.00	17.00	29.17	1044 m	West
6628-611	47700		Operational	Drainage		32.92		45.89								1048 m	West
6628-30372	325554			Investigation	2019-08-27	30.00										1049 m	West
6628-609	47698					63.70		45.99								1049 m	North West
6628-613	47702	STATE BANK			1908-01-01	21.34		45.77								1049 m	West
6628-28791	293883	MW 4		Investigation	2016-10-22	5.00	43.80	43.90					4.00	4.10	39.80	1050 m	North East
6628-29927	314474			Investigation	2018-10-15	30.00										1050 m	West
6628-28635	290473	CH 1490		Monitoring	2016-10-27	13.30										1051 m	North
6628-25	47125	RAH	Abandoned		1963-01-16	18.29		35.96					7.11	7.11	28.85	1054 m	North West
6628-339	47439		Backfilled	Drainage	1965-06-15	12.80		46.25					2.59	2.59	43.66	1054 m	West
6628-30500	331492			Monitoring	2019-11-08	9.00							4.60	4.60		1055 m	North East
6628-338	47438	SZ 74	Backfilled	Drainage	1965-06-11	9.40	3.00						4.88	4.88	-1.88	1055 m	West
6628-367	47467			Drainage	1965-06-16	12.80		46.28								1055 m	West
6628-28445	289520				2016-08-23	25.00							16.00	16.00		1056 m	North West
6628-28221	288586	MW 3		Investigation	2015-05-14	6.50							4.50	4.50		1057 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-22963	231155	SITE 1	Backfilled			16.60		46.01								1058 m	West
6628-331	47431			Drainage	1965-04-07	21.34	45.00					0.0300	16.46	16.46	28.54	1059 m	West
6628-335	47435			Drainage	1965-06-08	6.10		46.41								1059 m	West
6628-18402	164409			Observation	1996-01-30	26.00		43.67					21.00	21.00	22.67	1060 m	South West
6628-282	47382				1966-09-13	24.38		46.02					17.98	17.98	28.04	1061 m	West
6628-28220	288585	MW 2		Investigation	2015-05-15	5.50										1061 m	North
6628-279	47379			Drainage	1966-09-06	24.38		45.86					17.98	17.98	27.88	1062 m	West
6628-285	47385	PUB. BLDGS. DEPT			1964-02-17	15.24		46.03								1064 m	West
6628-28789	293881	MW 2		Investigation	2016-10-22	7.00	43.31	43.39					4.50	4.58	38.81	1064 m	North East
6628-271	47371	RESERVE BANK 4	Unknown		1960-06-17	36.58		45.81		1015	1838		16.92	16.92	28.89	1065 m	West
6628-337	47437			Drainage	1965-06-09	6.10		46.24								1065 m	West
6628-333	47433			Drainage	1965-06-07	6.10		46.46								1066 m	West
6628-334	47434			Drainage	1965-06-08	6.10		46.46								1066 m	West
6628-336	47436			Drainage	1965-06-10	6.10		46.32								1066 m	West
6628-20	47120	RADIOTHERAPY 10	Unknown		1955-06-27	30.48		35.93	7.00	1485	2680					1067 m	North
6628-284	47384	PUB. BLDGS. DEPT			1964-02-14	8.53		46.02								1067 m	West
6628-28628	290447	BH 2	Backfilled	Investigation	2016-07-05	28.50										1067 m	North West
6628-24	47124	RAH	Abandoned		1963-01-11	18.29		35.23					7.80	7.80	27.43	1068 m	North
6628-26133	267004	BH 3			2011-01-21	21.00										1068 m	West
6628-272	47372	PUB. BLDGS. DEPT			1964-03-13	27.43		45.85								1068 m	West
6628-27420	280491	BH6		Investigation	2014-07-27	25.00										1068 m	North
6628-19	47119	RADIOTHERAPY 9	Unknown		1955-06-09	11.89		35.14					5.79	5.79	29.35	1069 m	North
6628-274	47374	PUB. BLDGS. DEPT			1964-01-29	39.62		45.96								1069 m	West
6628-283	47383	PUB. BLDGS. DEPT			1964-02-14	4.27		46.01								1071 m	West
6628-269	47369	RESERVE BANK 3	Unknown		1960-06-03	27.28		45.63	7.50	787	1427		16.92	16.92	28.71	1072 m	West
6628-82	47182				1915-01-01	31.70		45.28					31.09	31.09	14.19	1072 m	North West
6628-124	47224		Abandoned		1962-07-06	15.24		41.64								1073 m	North West
6628-277	47377	PUB. BLDGS. DEPT			1964-02-13	24.38		46.00								1073 m	West
6628-270	47370	RESERVE BANK 6	Unknown		1963-02-04	24.38		45.81								1075 m	West
6628-553	47650				1913-08-04	40.23		48.90		742	1347		18.29	18.29	30.61	1075 m	South
6628-27749	285058			Investigation	2015-03-23	15.00										1078 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-27756	285065			Investigation	2015-03-22	20.00										1078 m	North
6628-23	47123	RAH	Abandoned		1963-01-08	18.29		35.07	7.50	1581	2851		7.80	7.80	27.27	1079 m	North West
6628-28634	290472	CH 1460	Decommissioned		2016-11-29	14.30										1079 m	North
6628-268	47368	RESERVE BANK 5	Unknown		1963-01-30	24.92		45.60								1080 m	West
6628-71	47171	JOHN MARTINS 3	Unknown		1966-12-13	30.02		44.63								1080 m	North West
6628-20424	183454	TB 13		Investigation	2000-08-25	23.00		45.87					17.33	17.33	28.54	1081 m	West
6628-275	47375	PUB. BLDGS. DEPT			1964-03-04	27.74		45.96								1081 m	West
6628-332	47432			Drainage	1965-06-04	6.10		46.34								1082 m	West
6628-26134	267005	BH 4			2011-01-22	21.20										1083 m	West
6628-28636	290474	MB 2	Backfilled	Monitoring	2016-07-22	7.80										1083 m	North
6628-28792	293908		Backfilled	Investigation	2017-04-07	9.00										1083 m	North East
6628-28849	294686		Backfilled	Monitoring	2017-04-08	7.80							5.00	5.00		1083 m	North East
6628-20244	181065	HFMW 78		Monitoring	2000-04-13	12.00		44.77								1085 m	South West
6628-27752	285061			Investigation	2015-03-26	20.00										1085 m	North
6628-30499	331491		Dry	Monitoring	2019-11-09	9.00										1089 m	North East
6628-127	47227		Abandoned		1966-08-26	9.14		41.67								1090 m	North West
6628-28788	293880	MW 1		Investigation	2016-10-22	7.50	44.05	44.11					4.30	4.36	39.75	1090 m	North East
6628-28219	288584	MW 1		Investigation	2015-05-15	6.00							3.80	3.80		1092 m	North
6628-330	47430			Drainage		21.59		46.22		4426	7834					1092 m	West
6628-17	47117	RADIOTHERAPY 7	Unknown		1955-05-20	12.57		35.50								1093 m	North
6628-318	47418	DD 22		Drainage	1965-05-31	21.34		46.29					16.46	16.46	29.83	1093 m	West
6628-612	47701		Abandoned		1970-04-29	12.57		45.58								1093 m	West
6628-27	47127	RAH	Abandoned		1963-01-24	18.36		34.03					7.21	7.21	26.82	1094 m	North
6628-280	47380			Drainage	1966-10-25	24.38	45.00					0.5700	18.59	18.59	26.41	1094 m	West
6628-281	47381				1966-12-13	10.67		45.92					7.19	7.19	38.73	1094 m	West
6628-314	47414				1965-04-13	9.45		46.27								1095 m	West
6628-20325	182028	HFMW 75		Monitoring	2000-03-24	12.00		44.49					9.50	9.50	34.99	1096 m	South West
6628-276	47376	PUB. BLDGS. DEPT			1963-12-17	60.96		45.93					19.81	19.81	26.12	1096 m	West
6628-278	47378			Drainage	1966-11-04	24.38	45.00					0.5100	16.15	16.15	28.85	1096 m	West
6628-128	47228	ROMMILLY CHAMBER						36.88								1097 m	North
6628-24938	252997	MW 1			2009-05-20	10.00							5.00	5.00		1097 m	South East
6628-27421	280492	BH8		Investigation		25.00										1100 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-319	47419			Drainage	1965-05-25	23.47	45.00					0.4500	16.46	16.46	28.54	1100 m	West
6628-340	47440			Drainage	1965-06-16	0.61		46.07								1100 m	West
6628-506	47603			Drainage	1965-06-16	0.61		46.07								1100 m	West
6628-5552	52521	PUB. BLDGS. DEPT		Investigation	1964-02-03	25.91		45.92								1100 m	West
6628-18	47118	RADIOTHERAPY 8	Unknown		1955-05-06	12.57		35.51					5.18	5.18	30.33	1101 m	North
6628-266	47366	RESERVE BANK 2	Unknown		1960-05-23	25.60		45.74		1230	2225		17.22	17.22	28.52	1101 m	West
6628-320	47420			Drainage	1965-05-17	21.34	45.00					0.4500	16.76	16.76	28.24	1101 m	West
6628-329	47429			Drainage		18.82		46.08		171	311					1101 m	West
6628-72	47172	JOHN MARTINS	Abandoned		1967-06-19	15.90		44.13								1101 m	North West
6628-20246	181067	HFMW 79A		Monitoring	2000-04-20	13.00		45.00								1102 m	South West
6628-327	47427			Drainage	1965-05-07	7.01		46.21								1102 m	West
6628-26	47126	RAH	Abandoned		1963-01-21	18.36		33.90					7.87	7.87	26.03	1105 m	North West
6628-317	47417			Drainage	1965-04-22	21.34		46.21					16.76	16.76	29.45	1105 m	West
6628-98	47198					6.71		44.45		1257	2274					1105 m	North East
6628-118	47218		Abandoned		1959-09-03	9.14		41.32		2070	3722		7.77	7.77	33.55	1106 m	North West
6628-20242	181063	HFMW 76		Monitoring	2000-04-13	13.00		44.42								1106 m	South West
6628-242	47342				1970-04-29	14.94		45.26					1.83	1.83	43.43	1106 m	West
6628-328	47428			Drainage	1965-05-14	6.10		46.17								1106 m	West
6628-17804	156084			Domestic	1996-03-04	24.00		55.84	7.50	1188	2150	0.5000				1107 m	East
6628-23526	238605		Backfilled			8.50										1107 m	North West
6628-267	47367	RESERVE BANK 1	Unknown		1960-05-12	25.22		45.48		1200	2172		16.76	16.76	28.72	1107 m	West
6628-26129	266997	BHA		Investigation	2011-07-03	18.45										1108 m	North West
6628-324	47424			Drainage	1965-06-01	6.10		45.98								1108 m	West
6628-11283	58252	PUBLIC BULD DEPT	Backfilled		1961-06-09	48.77		45.83								1109 m	West
6628-246	47346			Drainage	1936-01-01	9.14		45.19		2390	4290					1109 m	West
6628-325	47425			Drainage	1965-06-02	6.40		46.04								1109 m	West
6628-68	47168	JOHN MARTINS	Abandoned		1967-07-13	13.56		44.65								1109 m	North West
6628-28637	290475	CH 1430		Monitoring	2016-10-31	13.30										1110 m	North
6628-313	47413			Drainage	1965-04-12	21.34		46.18					16.76	16.76	29.42	1110 m	West
6628-326	47426			Drainage	1965-05-05	4.88		46.13								1111 m	West
6628-139	47239	BOTANIC GARDENS						34.39		1299	2349					1112 m	North
6628-140	47240	BOTANIC GARDENS						34.39		1213	2196					1112 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-141	47241	BOTANIC GARDENS						34.39		1271	2300					1112 m	North
6628-322	47422			Drainage	1965-06-03	6.10		45.85								1112 m	West
6628-323	47423			Drainage	1965-06-03	6.10		45.92								1112 m	West
6628-123	47223		Abandoned		1965-08-23	8.94		40.37								1115 m	North West
6628-28793	293909		Backfilled	Investigation	2017-04-07	7.50							4.00	4.00		1116 m	North East
6628-315	47415			Drainage	1965-05-04	22.86	45.00					0.4500	16.61	16.61	28.39	1116 m	West
6628-63	47163	JOHN MARTINS	Abandoned		1967-07-11	11.33		44.64								1116 m	North West
6628-321	47421			Drainage	1965-05-11	22.86	45.00					0.4500	16.56	16.56	28.44	1117 m	West
6628-27755	285064			Investigation	2015-03-19	20.00										1119 m	North
6628-316	47416			Drainage	1965-04-15	10.67		46.08								1119 m	West
6628-26055	266583		Backfilled			13.90										1120 m	North West
6628-18401	164408			Observation	1996-01-29	22.00		44.06					17.00	17.00	27.06	1121 m	South West
6628-70	47170	JOHN MARTINS	Abandoned		1966-12-13	24.00		43.57								1121 m	North West
6628-20245	181066	HFMW 79		Monitoring	2000-04-17	13.00		44.46								1124 m	South West
6628-28138	288426	BH 23			2015-03-18	15.00										1124 m	North
6628-126	47226		Abandoned		1962-07-04	15.24		40.58								1125 m	North West
6628-122	47222		Abandoned		1961-12-04	24.38		38.73		2241	4025		5.79	5.79	32.94	1126 m	North West
6628-15726	62695		Operational	Recreational	1991-11-09	54.00		42.93	7.70	972	1760	2.5000	12.50	12.50	30.43	1127 m	South West
6628-28604	290359	SB04/GW1			2016-08-25	6.00							5.22	5.22		1127 m	North East
6628-27753	285062			Investigation	2015-03-17	9.00										1128 m	North
6628-28	47128	RAH	Abandoned		1963-01-30	18.36		33.63		1010	1829		6.40	6.40	27.23	1128 m	North
6628-65	47165	JOHN MARTINS	Abandoned		1967-06-13	10.97		43.93								1129 m	North West
6628-121	47221		Abandoned		1961-12-06	9.14		39.12								1130 m	North West
6628-28605	290360	GW 2			2016-08-25	7.00							4.97	4.97		1130 m	North East
6628-67	47167	JOHN MARTINS	Abandoned		1967-05-24	14.33		44.40								1130 m	North West
6628-608	47697					22.25		45.51					17.98	17.98	27.53	1132 m	North West
6628-27265	279786	LAKE BORE 2				6.00	33.49	33.37					1.82	1.70	31.67	1133 m	North
6628-66	47166	JOHN MARTINS	Abandoned		1967-06-08	14.63		44.26								1135 m	North West
6628-31	47131	PUBLIC BLDGS DPT	Abandoned		1963-02-13	18.29		34.59					5.79	5.79	28.80	1136 m	North
6628-11114	58083	KW 14	Unknown		1979-09-03	16.75	44.74									1137 m	West
6628-27429	280500	BH7			2014-08-11	20.00										1137 m	North
6628-120	47220		Abandoned		1959-09-15	9.45		38.05		1172	2120					1142 m	North West
6628-125	47225		Abandoned		1965-08-25	8.74		39.29								1142 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-22277	206491	SITE 1			2005-09-25	30.00		42.56		1452	2620	0.2500	11.00	11.00	31.56	1142 m	South West
6628-29761	313506			Monitoring	2018-10-24	8.00										1142 m	North
6628-27266	279787	LAKE BORE 3				6.00	33.27	33.25					1.86	1.84	31.41	1143 m	North
6628-30	47130	RAH	Abandoned		1963-02-08	18.36		33.59					8.38	8.38	25.21	1143 m	North
6628-34	47134	RAH	Abandoned		1964-06-18	18.90	30.00			1210	2191	0.3800	6.10	6.10	23.90	1143 m	North West
6628-241	47341				1970-11-24	23.77		45.41								1146 m	North West
6628-345	47445	SOIL ENG. LABS.			1960-05-25	6.10		46.07								1146 m	West
6628-64	47164	JOHN MARTINS	Abandoned		1967-05-29	15.39		43.99								1147 m	North West
6628-29	47129	RAH	Abandoned		1963-02-05	18.36		32.20					7.11	7.11	25.09	1150 m	North
6628-28134	288421	BH 49	Backfilled			29.10										1151 m	North
6628-35	47135	RAH	Abandoned		1964-06-11	36.65		31.45		1100	1992	0.3800	4.57	4.57	26.88	1151 m	North West
6628-240	47340			Drainage		19.36	44.00					4.5500	15.54	15.54	28.46	1152 m	North West
6628-27272	279793	LAKE BORE 9				6.00	33.09	32.97					2.08	1.96	31.01	1153 m	North
6628-286	47386	PUB. BLDGS. DEPT			1965-07-30	9.14		45.50								1153 m	West
6628-129	47229		Not Located					45.08								1154 m	North West
6628-22266	206473	MW 6		Monitoring	2005-08-11	6.00		35.57								1154 m	North
6628-117	47217		Abandoned		1959-09-01	9.14		40.04		1856	3343		6.71	6.71	33.33	1155 m	North West
6628-69	47169	JOHN MARTINS	Abandoned		1967-10-03	10.22		43.70								1156 m	North West
6628-119	47219		Abandoned		1959-09-04	9.14		36.47		1945	3500		7.62	7.62	28.85	1158 m	North West
6628-15727	62696		Operational	Domestic	1991-09-20	13.80		56.64				0.7500	6.10	6.10	50.54	1159 m	East
6628-27267	279788	LAKE BORE 4				6.00	33.09	33.01					2.55	2.47	30.54	1159 m	North
6628-22270	206477	MW 11		Monitoring	2005-08-12	6.00		35.93								1160 m	North
6628-22235	206405	GW 1			2005-08-19	11.00		43.33					8.25	8.25	35.08	1161 m	South West
6628-22265	206472	MW 5		Monitoring	2005-08-11	6.00		35.78								1162 m	North
6628-32	47132	RAH	Abandoned		1963-02-22	30.48		32.52					8.18	8.18	24.34	1162 m	North
6628-27264	279785	LAKE BORE 1				6.00	34.88	34.85					3.84	3.81	31.04	1164 m	North
6628-344	47444	SOIL ENG. LABS.			1960-05-25	5.94		46.04								1164 m	West
6628-22278	206492	SITE 2				60.00		42.48		1005	1820	1.5000	13.00	13.00	29.48	1165 m	South West
6628-22271	206478	MW 12			2005-08-12	6.00		36.43								1166 m	North
6628-247	47347			Drainage		22.86	45.00					3.0300	20.12	20.12	24.88	1166 m	West
6628-359	47459							44.54								1166 m	West
6628-33	47133				1963-02-28	21.31		31.33								1167 m	North
6628-116	47216		Abandoned		1959-09-09	12.19		39.18	7.50	1928	3470					1168 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-653	47742					7.62	54.00			1413	2552	0.0400	7.01	7.01	46.99	1168 m	South East
6628-239	47339				1972-07-19	37.40		45.02	12.00	1245	2252	0.2500	21.60	21.60	23.42	1169 m	West
6628-38	47138	RAH	Abandoned		1964-05-26	18.29		30.47		1671	3013		4.57	4.57	25.90	1171 m	North West
6628-28633	290471	CH 1390			2016-10-31	13.30										1172 m	North
6628-22267	206474	SB 6		Monitoring	2005-08-12	5.70		36.25								1174 m	North
6628-245	47345			Drainage		22.10	45.00					3.4100	19.05	19.05	25.95	1176 m	West
6628-114	47214		Operational	Drainage	1935-09-10	28.35		40.90				0.8800				1177 m	North West
6628-238	47338				1972-10-05	43.50		45.15	7.50	876	1590		15.80	15.80	29.35	1178 m	West
6628-27268	279789	LAKE BORE 5				6.00	33.13	33.00					2.76	2.63	30.37	1178 m	North
6628-24568	245589			Investigation	2009-04-02	15.00		44.96								1179 m	South West
6628-360	47460							44.56								1180 m	West
6628-115	47215				1959-09-24	25.60		37.66	7.40	1928	3470		10.36	10.36	27.30	1182 m	North West
6628-11102	58071	DEPT OF TRASIT		Observation	1979-09-13	19.80	45.12						18.05	18.05	27.07	1183 m	West
6628-29759	313485			Monitoring	2018-10-24	7.00										1183 m	North
6628-130	47230							44.61								1184 m	North West
6628-27883	285614	BG IMP 4														1186 m	North
6628-11101	58070	GH 155	Abandoned	Investigation; Observation	1979-08-14	15.06	45.03						11.04	11.04	33.99	1187 m	West
6628-13242	60211		Operational	Domestic	1985-01-15	11.00	54.00		7.80	1272	2300	0.6300	6.70	6.70	47.30	1187 m	East
6628-37	47137	PUBLIC BLDS. DPT	Abandoned		1964-05-28	18.29		30.16		1457	2631					1187 m	North West
6628-27271	279792	LAKE BORE 8				6.00	34.34	34.28					3.43	3.37	30.91	1189 m	North
6628-22268	206475	MW 9		Monitoring	2005-08-11	6.00		36.69								1192 m	North
6628-244	47344			Drainage		21.03	45.00			882	1600	1.0100	19.51	19.51	25.49	1193 m	West
6628-27423	280494	BH4	Backfilled	Investigation		10.00										1194 m	North
6628-11103	58072	DEPT OF TRANS		Observation	1979-09-13	30.00	45.31						17.92	17.92	27.39	1195 m	West
6628-27760	285069	BH 20		Investigation	2015-03-17	11.00							3.00	3.00		1195 m	North
6628-13943	60912				1987-03-03	11.50		56.16		1390	2510	0.4400	6.00	6.00	50.16	1196 m	East
6628-22269	206476	MW 10		Monitoring	2005-08-11	6.00		36.87								1197 m	North
6628-352	47452	LAW COURTS 3	Unknown		1968-01-10	21.51	76.87									1198 m	West
6628-14519	61488	GH 7	Abandoned	Investigation	1980-05-29	10.00	52.00									1200 m	South
6628-26999	276000	BH 5		Investigation	2013-11-21	40.00							18.00	18.00		1200 m	West
6628-354	47454	LAW COURTS 4	Unknown		1968-01-18	19.51	76.90									1200 m	West
6628-27269	279790	LAKE BORE 6				6.00	33.26	33.11					3.42	3.27	29.84	1204 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-22152	205640	N117B (BG1)	Not In Use	Monitoring	2005-03-08	186.00		35.18	7.70	2460	4410		3.40	3.40	31.78	1205 m	North
6628-24567	245587	BG EAST BORE	Operational	Managed Aquifer Recharge (incl ASR)	2009-02-26	183.00		33.48		2824	5050	12.0000	6.10	6.10	27.38	1211 m	North
6628-27000	276001	BH 6	Backfilled		2013-11-27	40.00										1211 m	West
6628-27882	285613	BG IMP 3														1212 m	North
6628-232	47332				1921-01-01	15.24	44.00					1.6400				1213 m	North West
6628-25026	253374	SBGW 17		Monitoring	2009-12-01	11.90	41.63			2465	4420		7.26	7.26	34.37	1215 m	South West
6628-27884	285615	BG IMP 4														1215 m	North
6628-48	47148	ADELAIDE UNI.	Abandoned		1969-03-19	15.39	39.00		7.50	262	476	0.1300	5.18	5.18	33.82	1216 m	North West
6628-343	47443	NCR 1	Unknown		1955-09-06	12.19		45.82								1217 m	West
6628-36	47136	RAH	Abandoned		1964-06-02	18.29	30.00			1160	2100	0.6300	4.57	4.57	25.43	1217 m	North West
6628-39	47139	PUB. BLDGS DEPT.			1966-08-02	5.79		29.16								1217 m	North West
6628-60	47160					1.76		40.47		1602	2890		1.76	1.76	38.71	1218 m	North West
6628-27881	285612	BG IMP 2														1220 m	North
6628-27880	285611	BG IMP 1														1221 m	North
6628-24566	245586	BG WEST BORE	Operational	Managed Aquifer Recharge (incl ASR)	2009-02-06	130.00		33.84		3218	5740	15.0000	5.60	5.60	28.24	1224 m	North
6628-512	47609				1966-09-28	9.86		44.67								1224 m	North West
6628-351	47451	LAW COURTS 1	Unknown		1968-01-04	28.04	76.81									1227 m	West
6628-353	47453	LAW COURTS 2	Unknown		1968-01-10	21.49	76.87									1228 m	West
6628-113	47213					60.96		29.49		1971	3547		3.10	3.10	26.39	1229 m	North West
6628-26996	275997	BH 2	Backfilled	Investigation	2013-11-14	40.00										1230 m	West
6628-22620	218967	GMW 2		Investigation	2006-07-26	9.00		50.81					5.20	5.20	45.61	1231 m	North East
6628-16364	134434			Domestic	1992-12-17	15.00		51.41	6.90	1010	1829					1232 m	North East
6628-22151	205639	N117A (VPR1-VPR2)	Unknown	Investigation; Managed Aquifer Recharge (incl ASR)	2005-03-10	224.00		54.46		2932	5240	8.0000				1233 m	South East
6628-233	47333					17.07	157.87									1233 m	North West
6628-46	47146	ADELAIDE UNI.	Abandoned		1969-03-14	27.43		36.46	7.50	1255	2271	0.2500	13.72	13.72	22.74	1235 m	North West
6628-342	47442	NCR 2	Unknown		1955-09-08	12.19		45.66								1236 m	West
6628-551	47648		Unknown		1949-01-01	141.73		56.64		1671	3013	1.8900	17.07	17.07	39.57	1239 m	South East
6628-7	47107					6.71		34.80								1241 m	North
6628-13126	60095		Operational	Drainage	1984-11-20	8.00		56.21	7.50	1418	2560	0.4500				1244 m	South East
6628-27270	279791	LAKE BORE 7				6.00	33.37	33.19					3.26	3.08	30.11	1244 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-14078	61047			Observation	1980-01-01	12.25		42.07				0.0000	0.00	0.00	42.07	1245 m	North West
6628-14079	61048			Observation	1980-01-01	10.10		42.07				0.0000	0.00	0.00	42.07	1245 m	North West
6628-14080	61049			Observation	1980-01-01	10.10		42.07				0.0000	0.00	0.00	42.07	1245 m	North West
6628-14081	61050			Observation	1980-01-01	9.60		42.07				0.0000	0.00	0.00	42.07	1245 m	North West
6628-14082	61051			Observation	1980-01-01	9.90		42.07				0.0000	0.00	0.00	42.07	1245 m	North West
6628-14083	61052			Observation	1980-01-01	7.70		42.07				0.0000	0.00	0.00	42.07	1245 m	North West
6628-14084	61053			Observation	1980-01-01	7.15		42.07				0.0000	0.00	0.00	42.07	1245 m	North West
6628-14085	61054			Observation	1982-01-01	9.70		42.07				0.0000	0.00	0.00	42.07	1245 m	North West
6628-27171	279158		Dry		2013-11-28	11.00										1245 m	West
6628-27637	284484			Investigation	2015-02-03	20.50				3857	6850		19.00	19.00		1245 m	West
6628-312	47412	SUPREME COURT 1	Unknown		1956-07-20	30.48		45.23								1245 m	West
6628-27422	280493	BH2		Investigation		10.00										1246 m	North
6628-10910	57879	BIRKS BUILDING	Abandoned		1961-03-13	11.58		43.80								1248 m	North West
6628-10911	57880	BIRKS BUILDING	Abandoned		1961-03-14	11.43		43.80								1248 m	North West
6628-10912	57881	BIRKS BUILDING	Abandoned		1961-03-14	11.58		43.80								1248 m	North West
6628-10913	57882	BIRKS BUILDING	Abandoned		1961-03-15	11.58		43.80								1248 m	North West
6628-10914	57883	BIRKS BUILDING	Abandoned		1961-03-15	11.43		43.80								1248 m	North West
6628-10915	57884	BIRKS BUILDING	Abandoned		1961-03-16	11.58		43.80								1248 m	North West
6628-10916	57885	BIRKS BUILDING	Abandoned		1961-03-16	11.58		43.80								1248 m	North West
6628-10917	57886	BIRKS BUILDING	Abandoned		1961-03-17	11.43		43.80								1248 m	North West
6628-10918	57887	BIRKS BUILDING	Abandoned		1961-03-17	11.43		43.80								1248 m	North West
6628-10919	57888	BIRKS BUILDING	Abandoned		1961-03-18	11.58		43.80								1248 m	North West
6628-10920	57889	BIRKS BUILDING	Abandoned		1961-03-18	11.43		43.80								1248 m	North West
6628-10921	57890	BIRKS BUILDING	Abandoned		1961-03-19	11.58		43.80								1248 m	North West
6628-10922	57891	BIRKS BUILDING	Abandoned		1961-03-19	11.58		43.80								1248 m	North West
6628-10923	57892	BIRKS BUILDING	Abandoned		1961-03-20	11.58		43.80								1248 m	North West
6628-10924	57893	BIRKS BUILDING	Abandoned		1961-03-20	13.72		43.80								1248 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-10925	57894	BIRKS BUILDING	Abandoned		1961-03-21	13.72		43.80								1248 m	North West
6628-10926	57895	BIRKS BUILDING	Abandoned		1961-03-21	13.72		43.80								1248 m	North West
6628-10927	57896	BIRKS BUILDING	Abandoned		1961-03-22	13.72		43.80								1248 m	North West
6628-10928	57897	BIRKS BUILDING	Abandoned		1961-03-22	13.72		43.80								1248 m	North West
6628-10929	57898	BIRKS BUILDING	Abandoned		1961-03-23	13.72		43.80								1248 m	North West
6628-347	47447	WATERMAN 2	Unknown		1956-10-10	9.70		43.77								1250 m	South West
6628-14518	61487	GH 6	Abandoned	Investigation	1980-05-28	10.50	47.00									1251 m	South
6628-311	47411	SUPREME COURT 2	Unknown		1956-08-03	14.10		45.26								1253 m	West
6628-11744	58713		Operational	Drainage	1981-05-15	15.00		44.76	7.50	1776	3200		12.50	12.50	32.26	1256 m	West
6628-11745	58714		Operational	Drainage	1981-05-15	15.00		44.70	8.00	1776	3200		12.50	12.50	32.20	1256 m	West
6628-26997	275998	BH 3		Investigation	2013-11-17	40.00							12.50	12.50		1256 m	West
6628-11731	58700		Operational	Drainage	1981-05-12	18.00		44.80	7.80	1832	3300		15.50	15.50	29.30	1257 m	West
6628-11737	58706		Operational	Drainage	1981-05-13	19.50		44.84	7.80	1815	3270		17.00	17.00	27.84	1257 m	West
6628-297	47397	GOVT OFFICE WEST 3	Converted to WW		1970-02-23	29.87		44.59	7.50	1832	3300					1257 m	West
6628-298	47398	GOVT OFFICE OBS 3	Unknown		1970-03-11	4.57		44.59								1257 m	West
6628-293	47393	GOVT OFFICE WEST 2	Converted to WW		1970-03-07	30.18		44.72	7.50	1130	2045					1258 m	West
6628-294	47394	GOVT OFFICE OBS 2	Unknown		1970-03-16	4.57		44.71								1258 m	West
6628-45	47145	ADELAIDE UNI.	Abandoned		1969-03-26	21.34	30.00		8.00	2085	3749	0.1300	12.19	12.19	17.81	1258 m	North West
6628-47	47147	ADELAIDE UNI.	Abandoned		1969-04-16	27.43		38.97	7.00	1320	2387	0.1300	12.19	12.19	26.78	1258 m	North West
6628-11736	58705		Operational	Drainage	1981-05-13	19.00		44.87	7.90	1810	3260		16.50	16.50	28.37	1259 m	West
6628-12888	59857		Backfilled	Observation	1984-03-27	4.00		41.79								1259 m	North West
6628-12889	59858		Backfilled	Observation	1984-03-27	3.00		41.79								1259 m	North West
6628-12890	59859		Backfilled	Observation	1984-03-27	6.00		41.79								1259 m	North West
6628-12891	59860		Backfilled	Observation	1984-03-28	3.00		41.79								1259 m	North West
6628-12892	59861		Backfilled	Observation	1984-03-28	3.00		41.79								1259 m	North West
6628-12893	59862		Backfilled	Observation	1984-03-28	4.00		41.79								1259 m	North West
6628-237	47337			Drainage		32.61		44.70								1259 m	West
6628-309	47409	WESTERN COURTS 3	Unknown		1972-08-23	57.00		45.13	6.50	1130	2045	0.6300	21.00	21.00	24.13	1259 m	West
6628-12883	59852		Backfilled	Observation	1984-03-26	8.00		41.79								1260 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-12884	59853		Backfilled	Observation	1984-03-26	3.00		41.79								1260 m	North West
6628-12885	59854		Backfilled	Observation	1984-03-26	1.50		41.79								1260 m	North West
6628-12886	59855		Backfilled	Observation	1984-03-26	1.50		41.79								1260 m	North West
6628-12887	59856		Backfilled	Observation	1984-03-26	3.00		41.79								1260 m	North West
6628-12882	59851		Backfilled	Observation	1984-03-23	8.50		41.79								1261 m	North West
6628-22621	218968	GMW 3		Investigation	2006-07-27	6.20		51.07					3.60	3.60	47.47	1261 m	North East
6628-11735	58704		Operational	Drainage	1981-05-13	14.50		44.76	7.90	1810	3260		12.00	12.00	32.76	1264 m	West
6628-236	47336			Drainage		20.88	42.00					1.0100	19.51	19.51	22.49	1264 m	West
6628-348	47448	WATERMAN 1	Unknown		1956-10-05	18.29		43.58								1264 m	South West
6628-11740	58709		Operational	Drainage	1981-05-14	15.00		44.61	7.70	1776	3200		12.50	12.50	32.11	1266 m	West
6628-26300	269231	DW		Drainage	2008-09-03	180.00						2.5000	-7.34	-7.34		1266 m	North
6628-310	47410	WESTERN COURTS 1	Unknown		1972-07-05	34.00		45.37		10601	18029					1267 m	West
6628-30786	342094		Dry	Investigation	2020-07-26	30.00										1268 m	North West
6628-28521	289793			Investigation	2016-09-20	35.00										1269 m	South West
6628-11104	58073	KW 4	Unknown		1979-09-01	13.80	44.94									1271 m	West
6628-62	47162		Abandoned		1970-09-04	23.62		43.32								1271 m	North West
6628-22619	218966	GMW 1		Investigation	2006-07-26	8.50		50.28					5.20	5.20	45.08	1272 m	North East
6628-11738	58707		Operational	Drainage	1981-05-14	16.50		44.83	7.60	1821	3280		14.00	14.00	30.83	1274 m	West
6628-308	47408	WESTERN COURTS 2	Unknown		1972-07-11	25.80		45.10	6.50	1957	3520	0.2500				1274 m	West
6628-26995	275995	BH 1		Investigation	2013-11-24	40.00							18.00	18.00		1275 m	West
6628-11741	58710		Operational	Drainage	1981-05-14	15.00		44.57	7.60	1776	3200		12.50	12.50	32.07	1276 m	West
6628-265	47365				1954-10-07	22.86		44.89					18.29	18.29	26.60	1276 m	West
6628-291	47391	GOVT OFFICE WEST 1	Converted to WW	Drainage	1970-03-10	36.42		44.57								1278 m	West
6628-292	47392	GOVT OFFICE OBS 1	Unknown		1970-04-02	4.57		44.56								1278 m	West
6628-295	47395	GOVT OFFICE WEST 4	Converted to WW		1970-02-20	24.69		44.47	7.50	2001	3600					1279 m	West
6628-296	47396	GOVT OFFICE OBS 4	Unknown		1970-03-06	4.57		44.47								1279 m	West
6628-61	47161		Abandoned		1970-09-02	23.77		42.89					11.28	11.28	31.61	1279 m	North West
6628-21953	202820	BH 1			2004-12-24	22.40		45.05								1281 m	West
6628-30152	315977			Investigation	2019-04-02	20.00										1283 m	North East
6628-11286	58255	DEPT. MINES	Backfilled		1965-01-27	18.23		41.86								1285 m	North West
6628-11739	58708		Operational	Drainage	1981-05-14	19.00		44.80	8.10	1776	3200		17.50	17.50	27.30	1285 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-101	47201					15.24		50.05		1100	1992					1286 m	North East
6628-11743	58712		Operational	Drainage	1981-05-15	19.00		44.77	7.50	1776	3200		16.50	16.50	28.27	1286 m	West
6628-264	47364				1954-08-05	22.86		44.97								1286 m	West
6628-26998	275999	BH 4	Backfilled		2013-11-19	40.00										1286 m	West
6628-43	47143	ADELAIDE UNI.	Abandoned		1969-04-03	25.91		34.08	6.90	2966	5300	0.2500	12.19	12.19	21.89	1287 m	North West
6628-11742	58711		Operational	Drainage	1981-05-14	15.00		44.50	7.70	1788	3220		12.50	12.50	32.00	1288 m	West
6628-349	47449					11.58		42.80		10839	18467					1289 m	South West
6628-6	47106	BOTANIC GARDENS			1914-10-01	6.86	32.00			942	1707	3.7900	3.66	3.66	28.34	1289 m	North
6628-29192	303717		Decommissioned													1290 m	West
6628-29200	303736		Decommissioned													1290 m	West
6628-44	47144	ADELAIDE UNI.	Abandoned		1969-03-06	21.34	36.00		7.50	2155	3874	0.1300	13.11	13.11	22.89	1292 m	North West
6628-20686	187681	ADELAIDE UNIVERSITY 1		Monitoring	2001-06-15	154.00		27.58		2290	4110					1293 m	North West
6628-41	47141	ADELAIDE UNI.	Abandoned		1969-05-08	18.29	30.00		7.00	1830	3297	0.2500	3.66	3.66	26.34	1296 m	North West
6628-20795	190003			Domestic	2001-12-22	22.50		40.31		1005	1820	1.0000	7.00	7.00	33.31	1299 m	North
6628-28755	291840			Investigation	2017-02-24	17.00										1302 m	West
6628-11734	58703		Operational	Drainage	1981-05-13	19.00		44.75	7.70	1804	3250		16.50	16.50	28.25	1303 m	West
6628-11727	58696		Operational	Drainage	1981-05-13	17.00		44.64	7.50	1810	3260		14.50	14.50	30.14	1304 m	West
6628-21954	202821	BH 2			2004-12-23	22.70		45.20								1304 m	West
6628-25030	253378	SBGW 29			2009-12-07	11.88	52.09			1105	2000		7.89	7.89	44.20	1304 m	South East
6628-28756	291841			Investigation	2017-02-24	16.90										1305 m	West
6628-31289	355216		Decommissioned	Investigation	2021-05-12	26.00										1305 m	North West
6628-11728	58697		Operational	Drainage	1981-05-13	16.00		44.41	7.70	1832	3300		13.50	13.50	30.91	1306 m	West
6628-11746	58715		Operational	Drainage	1981-05-15	15.10		44.55	8.00	1776	3200		12.50	12.50	32.05	1306 m	West
6628-142	47242		Abandoned		1964-09-22	15.09		29.15		1597	2880		3.50	3.50	25.65	1306 m	North West
6628-18025	161850	LIBRARY PIER J1	Unknown		1965-01-27	18.23		41.43								1310 m	North West
6628-494	47591					18.29		42.81								1310 m	North West
6628-11726	58695		Operational	Drainage	1981-05-11	17.50		44.60	7.60	1804	3250		15.00	15.00	29.60	1311 m	West
6628-11729	58698		Operational	Drainage	1981-05-13	16.50		44.49	7.60	1832	3300		14.00	14.00	30.49	1311 m	West
6628-11733	58702		Operational	Drainage	1981-05-13	19.00		44.72	7.70	1804	3250		16.50	16.50	28.22	1311 m	West
6628-16014	62983		Abandoned	Domestic	1992-02-14	16.00		40.43		989	1791		5.70	5.70	34.73	1311 m	North
6628-11730	58699		Operational	Drainage	1981-05-13	16.00		44.57	7.60	1832	3300		13.50	13.50	31.07	1312 m	West
6628-11732	58701		Operational	Drainage	1981-05-13	19.00		44.65	8.10	1804	3250		16.50	16.50	28.15	1312 m	West
6628-42	47142	ADELAIDE UNI.	Abandoned		1969-04-22	21.49	36.00		7.00	2155	3874	0.1300	12.19	12.19	23.81	1313 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-555	47652	PULTNEY GRAMMAR	Operational	Irrigation		29.26		41.28	6.50	1166	2110					1313 m	South West
6628-26441	270978	MW 4	Decommissioned													1315 m	West
6628-26442	270979	MW 4	Decommissioned													1315 m	West
6628-26443	270980	MW 4	Decommissioned													1315 m	West
6628-573	47670		Backfilled			6.10		48.08		2271	4079					1316 m	South
6628-26444	270981	MW 5	Backfilled													1317 m	West
6628-27887	285626	MW 3		Investigation	2014-11-07	8.50							5.90	5.90		1317 m	South West
6628-554	47651			Observation		135.00	52.47	52.10	7.70	1224	2214	0.8300	18.74	18.38	33.73	1319 m	South East
6628-9960	56929					11.89		58.95		1285	2324					1319 m	East
6628-18027	161852	LIBRARY PIER N6	Unknown		1965-03-01	12.95		41.22								1320 m	North West
6628-23260	236057	GMW 1		Investigation	2008-01-21	6.00		27.01					3.70	3.70	23.31	1320 m	North West
6628-26440	270977	MW 3	Backfilled													1320 m	West
6628-26893	275637	MW 9		Investigation	2011-12-15	7.00							3.60	3.60		1322 m	West
6628-26449	270986	MW 10	Backfilled													1323 m	West
6628-17801	156081			Domestic	1996-02-09	24.00		57.79	7.40	1239	2240	0.5000				1327 m	East
6628-22182	206189			Monitoring	2005-07-04	7.00		30.55		1064	1925		4.00	4.00	26.55	1329 m	North
6628-26448	270985	MW 9	Backfilled													1329 m	West
6628-21955	202822	BH 3			2004-12-23	26.55		44.98								1330 m	West
6628-26445	270982	MW 6	Backfilled													1330 m	West
6628-27754	285063			Investigation	2015-03-18	15.00										1330 m	North
6628-11105	58074	GH 156	Abandoned	Investigation; Observation	1979-08-20	31.65	43.77						19.09	19.09	24.68	1333 m	North West
6628-22181	206188			Monitoring	2005-07-04	7.00		30.40		1434	2590		4.00	4.00	26.40	1333 m	North
6628-18024	161849	LIBRARY PIER G5	Unknown		1965-02-22	10.67		41.03								1334 m	North West
6628-21525	198203			Monitoring	2003-09-19	18.00		45.05				0.0100	15.80	15.80	29.25	1336 m	West
6628-40	47140	ADELAIDE UNI.	Abandoned		1969-05-02	25.91		33.01	7.00	1455	2627	0.1300	12.19	12.19	20.82	1336 m	North West
6628-27892	285631	MW 17		Investigation	2014-11-07	9.00							5.90	5.90		1337 m	South West
6628-263	47363				1971-01-13	7.62		44.59								1338 m	West
6628-22336	209644				2005-10-21	30.00		41.09		1384	2500	8.0000	12.00	12.00	29.09	1339 m	South West
6628-27889	285628	MW 7		Investigation	2014-11-07	8.50							5.90	5.90		1340 m	South West
6628-18023	161848	LIBRARY PIER C1A	Unknown		1965-02-17	13.72		40.95								1341 m	North West
6628-23259	236055	GMW 2		Investigation	2008-01-21	6.00		27.19					3.70	3.70	23.49	1342 m	North West
6628-27886	285625	MW 1		Investigation	2014-11-07	8.50							5.90	5.90		1342 m	South West
6628-574	47671					6.10		47.60		3570	6355					1343 m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-22183	206190			Monitoring	2005-07-05	7.00		30.52		1031	1867		4.00	4.00	26.52	1345 m	North
6628-262	47362				1971-01-12	15.47		44.38								1345 m	West
6628-27891	285630	MW 13		Investigation	2014-11-07	8.50							5.90	5.90		1347 m	South West
6628-11106	58075	KW 6	Unknown		1979-09-01	21.30	43.07									1349 m	North West
6628-18026	161851	LIBRARY PIER M13	Unknown		1965-01-28	11.28		40.75								1350 m	North West
6628-27888	285627	MW 6		Investigation	2014-11-07	8.50							5.90	5.90		1351 m	South West
6628-231	47331				1970-12-01	23.01		42.48								1352 m	North West
6628-243	47343	ADVERTIZER BUILDING	Backfilled		1962-04-12	13.72		44.69					10.97	10.97	33.72	1353 m	West
6628-22020	203235				2005-02-23	24.90		44.95								1355 m	West
6628-27890	285629	MW 10		Investigation	2014-11-07	8.50							5.90	5.90		1357 m	South West
6628-257	47357	CIC 5	Unknown		1957-01-29	12.80		44.48								1358 m	West
6628-18022	161847	LIBRARY PIER A6	Unknown		1965-02-13	11.43		40.58								1359 m	North West
6628-25763	263835	BH 8			2011-01-10	19.80							5.00	5.00		1359 m	North West
6628-14064	61033				1987-10-12	9.00	58.00		7.90	1328	2400	1.0000	4.00	4.00	54.00	1360 m	East
6628-89	47189	LIBRARY DM 2	Unknown		1964-12-17	4.88		40.62								1361 m	North West
6628-88	47188	LIBRARY DM 1	Unknown		1964-12-16	12.98		40.58								1362 m	North West
6628-261	47361	CIC 1	Unknown		1957-01-23	12.80		44.38								1363 m	West
6628-258	47358	CIC 3	Unknown		1957-01-25	12.80		44.41								1367 m	West
6628-22747	228094	BH 4E		Investigation	2007-02-09	6.00		26.42					5.10	5.10	21.32	1368 m	North West
6628-23763	241495				2008-03-12	18.00		58.61		1367	2470	0.8000	6.00	6.00	52.61	1372 m	East
6628-147	47247	UNION B 1	Unknown		1968-07-09	6.10		30.87								1373 m	North West
6628-26438	270975	MW 1	Backfilled													1373 m	West
6628-18021	161846	LIBRARY PIER A10	Unknown		1965-02-11	10.06		40.34								1374 m	North West
6628-16999	148163	SZ 1			1993-08-02	9.95	41.00									1376 m	South West
6628-255	47355	CIC 4	Unknown		1957-01-29	12.80		44.38								1376 m	West
6628-260	47360	CIC 2	Unknown		1957-01-24	12.80		44.31								1376 m	West
6628-26439	270976	MW 2	Backfilled													1377 m	West
6628-300	47400				1934-10-03	23.09	44.00			1014	1837	0.5100				1378 m	West
6628-26447	270984	MW 8	Backfilled													1379 m	West
6628-90	47190	LIBRARY DM 3	Unknown		1964-12-17	10.06		40.32								1379 m	North West
6628-148	47248	UNION B 2	Unknown		1968-07-09	6.10		29.95								1382 m	North West
6628-29501	307349		Decommissioned	Investigation	2018-01-30	25.00										1382 m	West
6628-97	47197					11.99		50.71		1028	1862		9.25	9.25	41.46	1382 m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-11107	58076	DEPT OF TRANS.		Observation	1979-09-13	22.25	42.82						16.97	16.97	25.85	1384 m	North West
6628-22259	206466			Monitoring		15.00		44.90					9.00	9.00	35.90	1384 m	South West
6628-49	47149	UNION UR 1	Unknown		1968-05-29	6.48		33.13								1384 m	North West
6628-21374	197658			Monitoring	2003-03-14	12.00		44.42				0.0100	10.60	10.60	33.82	1385 m	South West
6628-28111	288286			Investigation	2015-12-15	25.00							4.00	4.00		1385 m	North West
6628-25846	264437				2010-05-24	16.00				530	963	0.7000	10.00	10.00		1386 m	North East
6628-146	47246	UNION UR 2	Unknown		1968-06-01	5.64		31.83								1389 m	North West
6628-27691	284581		Backfilled	Investigation	2015-02-19	20.00										1391 m	West
6628-59	47159	ATTC 10	Unknown		1957-07-23	30.48		39.55		1770	3190	1.2600	14.93	14.93	24.62	1393 m	North West
6628-301	47401	CENTRAL MARKET 3	Unknown		1964-04-14	27.49		44.34								1396 m	West
6628-27903	285765	MW 10		Investigation	2015-06-23	14.00							11.40	11.40		1397 m	South West
6628-21373	197657			Investigation	2003-03-14	12.00		44.78				0.0100	10.60	10.60	34.18	1398 m	South West
6628-556	47653					6.10		45.20	8.00	736	1334		1.98	1.98	43.22	1399 m	South
6628-19653	176139			Monitoring	1999-04-17	10.80		44.76				0.0200	9.60	9.60	35.16	1400 m	South West
6628-28110	288285			Investigation	2015-12-16	25.00							4.00	4.00		1401 m	North West
6628-289	47389	CENTRAL MARKET 1	Unknown		1964-04-09	18.29	44.20									1401 m	West
6628-151	47251	UNION B 6	Unknown		1968-05-13	7.92		28.50								1402 m	North West
6628-23465	237481				2007-10-31	24.00		59.76		894	1620	0.8000	10.00	10.00	49.76	1402 m	East
6628-8	47108	S.A.I.T.	Abandoned		1964-06-23	14.33		28.38					3.05	3.05	25.33	1403 m	North West
6628-28594	290326			Investigation	2016-10-21	25.00										1404 m	West
6628-496	47593				1968-12-19	15.62		41.01								1404 m	North West
6628-95	47195	FORENSIC LAB 1	Unknown		1966-12-08	6.71	39.11			2081	3740					1404 m	North West
6628-9961	56930					12.19		59.97		1128	2042					1406 m	East
6628-26895	275639	MW 8		Investigation	2012-01-16	20.00							17.50	17.50		1407 m	West
6628-9	47109	S.A.I.T.	Abandoned		1964-06-25	9.14		28.72					3.05	3.05	25.67	1407 m	North West
6628-570	47667							53.84		4883	8616					1408 m	South East
6628-58	47158	ATTC 9	Unknown		1957-07-29	7.92		38.69					1.22	1.22	37.47	1408 m	North West
6628-152	47252		Abandoned		1968-08-23	6.40		32.30								1410 m	North West
6628-153	47253		Abandoned		1968-08-23	8.53		32.30								1410 m	North West
6628-154	47254		Abandoned		1968-08-23	4.27		32.30								1410 m	North West
6628-155	47255		Abandoned		1968-08-23	6.71		32.30								1410 m	North West
6628-156	47256		Abandoned		1968-08-23	7.31		32.30								1410 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-24908	252812					4.20										1411 m	North East
6628-10	47110	S.A.I.T.	Abandoned		1964-09-18	5.03		29.38					3.35	3.35	26.03	1413 m	North West
6628-94	47194		Abandoned		1959-09-30	15.24	29.00			1070	1938	0.6300	5.99	5.99	23.01	1415 m	North West
6628-21230	196722			Monitoring	2003-01-07	11.00		45.30					8.00	8.00	37.30	1416 m	North East
6628-25800	264105				2011-06-17	15.00										1416 m	North East
6628-493	47590			Drainage	1904-01-01	40.84		40.13		1270	2298					1416 m	North West
6628-52	47152	ATTC 3	Unknown		1957-07-31	7.62		39.47								1416 m	North West
6628-11108	58077	DEPT OF TRANS		Observation	1979-09-13	19.20	42.27						16.96	16.96	25.31	1419 m	North West
6628-150	47250	UNION B 5	Unknown		1968-07-13	4.88		28.68								1419 m	North West
6628-26400	270219					21.00										1420 m	South
6628-22180	206187			Monitoring	2005-07-04	7.00		28.98		1580	2850		3.80	3.80	25.18	1421 m	North West
6628-28112	288287			Investigation	2015-12-13	25.00							4.10	4.10		1421 m	North West
6628-495	47592					33.53		40.44								1421 m	North West
6628-53	47153	ATTC 4	Unknown		1957-08-05	7.62		38.76		357	649		1.22	1.22	37.54	1421 m	North West
6628-57	47157	ATTC 8	Unknown		1957-08-07	6.40		37.34								1424 m	North West
6628-571	47668					7.62		53.85		385	700					1424 m	South East
6628-26446	270983	MW 7	Backfilled													1425 m	West
6628-29586	307622			Investigation	2018-06-15	30.00										1425 m	West
6628-19655	176141			Monitoring	1999-04-17	10.80		44.47				0.0200	9.60	9.60	34.87	1427 m	South West
6628-26894	275638	MW 7		Investigation	2011-12-14	19.00							17.00	17.00		1427 m	West
6628-22179	206186			Monitoring	2005-07-05	7.00		30.48		1337	2415		3.80	3.80	26.68	1428 m	North
6628-252	47352	PHONE EXCHANGE 4	Unknown		1968-03-18	26.21		44.23								1428 m	West
6628-420	47517			Drainage	1919-01-01	40.84		40.12								1428 m	North West
6628-96	47196	FORENSIC LAB 2	Unknown		1967-01-18	16.69	39.11									1428 m	North West
6628-27715	284939	MW 6			2015-03-19	16.00							11.61	11.61		1431 m	South West
6628-492	47589			Drainage	1966-03-31	10.06		39.80					8.69	8.69	31.11	1431 m	North West
6628-572	47669					52.43		53.49		757	1374	1.5100	14.33	14.33	39.16	1431 m	South East
6628-254	47354	PHONE EXCHANGE 6	Unknown		1967-03-21	27.20		44.09								1432 m	West
6628-350	47450		Abandoned		1914-10-09	10.67		42.99					9.75	9.75	33.24	1432 m	South West
6628-290	47390	CENTRAL MARKET 2	Unknown		1964-04-03	27.43	44.00									1433 m	West
6628-51	47151	ATTC 2	Unknown			8.53		38.96		2770	4957					1433 m	North West
6628-302	47402	CENTRAL MARKET 4	Unknown		1964-04-20	19.20	43.89						14.63	14.63	29.26	1434 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-149	47249	UNION B 3	Unknown		1968-07-11	6.20		31.31								1435 m	North West
6628-22178	206185			Monitoring	2005-07-05	7.00		30.35		979	1772		3.80	3.80	26.55	1435 m	North
6628-54	47154	ATTC 5	Unknown		1957-08-02	7.62		37.68		457	831		2.13	2.13	35.55	1435 m	North West
6628-13529	60498			Observation	1985-11-27	18.00	30.00		7.60	1334	2410	1.0000	5.00	5.00	25.00	1437 m	North
6628-23865	241835			Investigation	2008-12-18	25.00		40.72		1799	3240	3.0000	12.00	12.00	28.72	1437 m	South West
6628-29585	307621			Investigation	2018-06-15	25.00										1437 m	West
6628-13307	60276		Operational	Observation	1985-04-16	19.00	30.70	30.01	6.90	1199	2170	3.0000	4.54	3.85	26.16	1438 m	North
6628-27716	284940	MW 7			2015-03-19	20.00							17.93	17.93		1438 m	West
6628-568	47665					4.88		54.83		3242	5784		3.35	3.35	51.48	1438 m	South East
6628-56	47156	ATTC 7	Unknown		1957-08-08	6.10		35.75								1439 m	North West
6628-13528	60497			Exploration; Observation	1985-11-22	18.00	30.00					0.5000	5.00	5.00	25.00	1440 m	North
6628-12542	59511		Operational	Irrigation	1983-11-11	15.00	40.00					1.2600	7.60	7.60	32.40	1442 m	North
6628-19654	176140			Monitoring	1999-04-17	10.80		44.36				0.0200	9.60	9.60	34.76	1442 m	South West
6628-21371	197655			Monitoring	2003-03-14	12.00		44.32				0.0100	10.60	10.60	33.72	1442 m	South West
6628-50	47150	ATTC 1	Unknown		1957-06-26	15.24		38.72								1443 m	North West
6628-21372	197656			Monitoring	2003-03-14	12.00		44.38				0.0100	10.60	10.60	33.78	1444 m	South West
6628-251	47351	PHONE EXCHANGE 3	Unknown		1968-04-06	24.38		44.13								1444 m	West
6628-28593	290325			Investigation	2016-10-20	25.00										1444 m	West
6628-28591	290323	MW 11			2016-10-12	20.00							16.60	16.60		1445 m	South West
6628-21370	197654			Monitoring		12.00		44.24				0.0100	10.60	10.60	33.64	1446 m	South West
6628-27699	284691	BH 10	Backfilled	Investigation	2015-02-21	30.00										1449 m	West
6628-249	47349	PHONE EXCHANGE 1	Unknown		1965-08-20	45.72		44.06								1451 m	West
6628-569	47666					3.35		54.75		1699	3063		1.52	1.52	53.23	1452 m	South East
6628-17483	153197			Domestic	1995-09-22	30.00		51.00	7.20	1575	2840	0.5000				1453 m	South
6628-253	47353	PHONE EXCHANGE 5	Unknown		1968-03-19	25.50		43.96								1453 m	West
6628-484	47581				1964-09-17	23.37		39.51								1454 m	North West
6628-250	47350	PHONE EXCHANGE 2	Unknown		1965-08-25	23.01		43.77								1457 m	West
6628-55	47155	ATTC 6	Unknown		1957-07-15	30.48		35.75		2370	4254	0.1300	12.19	12.19	23.56	1458 m	North West
6628-27689	284579	BH 8	Backfilled	Investigation	2015-02-13	20.00										1460 m	South West
6628-479	47576				1964-10-30	60.81		38.93					15.24	15.24	23.69	1460 m	North West
6628-475	47572				1964-10-14	5.49		38.90								1461 m	North West
6628-476	47573				1964-10-14	30.48		38.90					16.76	16.76	22.14	1461 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-477	47574				1964-09-30	9.14		38.92								1461 m	North West
6628-478	47575				1964-10-18	5.49		38.90								1461 m	North West
6628-480	47577			Drainage	1966-03-09	9.60		38.90					7.62	7.62	31.28	1461 m	North West
6628-482	47579				1966-03-11	9.45		38.90					7.92	7.92	30.98	1461 m	North West
6628-483	47580				1964-10-01	17.20		38.92								1461 m	North West
6628-488	47585			Drainage	1966-03-28	9.45		38.90					7.92	7.92	30.98	1461 m	North West
6628-489	47586			Drainage	1966-03-29	10.06		38.90					8.53	8.53	30.37	1461 m	North West
6628-491	47588			Drainage	1966-03-14	6.71		38.91					5.18	5.18	33.73	1461 m	North West
6628-481	47578			Drainage	1966-03-10	9.14		38.88					8.38	8.38	30.50	1462 m	North West
6628-486	47583				1964-10-11	24.38		38.88								1462 m	North West
6628-487	47584				1966-03-24	6.71		38.86								1462 m	North West
6628-490	47587			Drainage	1966-04-01	8.53		38.86					7.92	7.92	30.94	1462 m	North West
6628-16615	141363			Domestic	1994-04-22	20.00		60.84	7.10	1322	2390					1463 m	East
6628-27905	285767	MW 9		Investigation	2015-06-23	12.50							10.10	10.10		1465 m	South West
6628-18272	164090		Abandoned	Investigation	1996-10-17	18.20		42.02								1472 m	South West
6628-20966	194429			Domestic	2002-10-29	24.00		58.04	7.08	2019	3630	0.7000	15.00	15.00	43.04	1473 m	South East
6628-27690	284580	BH 7	Backfilled	Investigation	2015-02-12	17.00										1478 m	South West
6628-28592	290324	MW 12		Investigation	2016-10-12	13.50							10.40	10.40		1482 m	South West
6628-27904	285766	MW 8			2015-06-22	8.00							4.00	4.00		1483 m	South West
6628-485	47582				1964-09-24	20.22		38.13								1484 m	North West
6628-22520	215157					5.50		54.72								1493 m	East
6628-27717	284941	MW 4			2015-03-18	16.00							10.87	10.87		1493 m	South West
6628-9953	56922					14.02		52.43		1128	2042					1497 m	North East
6628-24329	245269			Investigation	2008-11-27	17.50		43.51					11.00	11.00	32.51	1505 m	South West
6628-9954	56923					59.74		53.88								1506 m	North East
6628-346	47446				1914-11-24	43.59		44.39		929	1685					1508 m	West
6628-439	47536				1966-08-02	5.79		36.37								1513 m	North West
6628-567	47664					10.06		55.78		1614	2911					1514 m	South East
6628-358	47458							41.03								1517 m	West
6628-11109	58078	KW 9	Unknown		1979-09-04	12.50	37.74									1519 m	North West
6628-16973	147785			Domestic	1995-01-19	24.00		49.20	7.00	1597	2880					1519 m	South
6628-440	47537							37.07		1242	2247					1519 m	North West
6628-21942	202236	MW 9	Backfilled	Monitoring	2004-08-23	19.20		43.06					17.00	17.00	26.06	1520 m	West
6628-418	47515	PUB. BLDGS DEPT.			1974-02-07	19.90		37.22	7.70	2182	3920		14.35	14.35	22.87	1520 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-91	47191	CHEMISTRY BLDG 1	Unknown		1961-11-29	24.38		29.88		1999	3597		6.10	6.10	23.78	1521 m	North West
6628-18406	164465			Domestic	1996-05-04	24.00		54.39		1412	2551	0.5000				1524 m	East
6628-417	47514	PUBLIC BLDGS DPT	Abandoned		1974-02-08	14.50		37.01								1526 m	North West
6628-23685	240312				2008-04-28	24.00		50.13		1490	2690	0.2000	8.00	8.00	42.13	1529 m	South
6628-29856	313805	SOPH332822 SITE 7		Observation	2018-11-13	19.00				1558	2810		15.04	15.04		1529 m	North West
6628-507	47604	SBSA 541	Unknown		1954-03-05	18.29	37.60									1533 m	North West
6628-501	47598	SBSA 561	Unknown		1956-04-12	15.62		39.97								1536 m	North West
6628-502	47599	SBSA 562	Unknown		1956-04-17	18.29		39.97								1536 m	North West
6628-503	47600	SBSA 563	Unknown		1956-04-19	16.81		39.97								1536 m	North West
6628-504	47601	SBSA 564	Unknown		1956-04-23	16.76		39.98								1536 m	North West
6628-505	47602	SBSA 565	Unknown		1956-04-26	16.92		39.96								1537 m	North West
6628-544	47641			Drainage	1976-03-16	8.53		36.45								1540 m	North West
6628-545	47642			Drainage	1976-03-23	5.18		36.45								1540 m	North West
6628-546	47643			Drainage	1976-04-03	9.14		36.45								1540 m	North West
6628-558	47655					9.75		41.90	7.00	800	1451		7.92	7.92	33.98	1540 m	South
6628-543	47640			Drainage	1976-03-04	6.70		36.42								1541 m	North West
6628-18270	164088			Observation	1996-10-17	18.50		41.01								1544 m	South West
6628-511	47608	SBSA 543	Unknown		1954-04-04	20.90	38.00					1.8900				1546 m	North West
6628-542	47639		Not Located		1974-09-27	11.00		36.18								1549 m	North West
6628-11110	58079	KW 10A	Unknown		1979-09-01	12.50	37.26									1551 m	North West
6628-416	47513	PUB. BLDGS DEPT.			1974-02-06	12.22		36.01								1551 m	North West
6628-28153	288493			Investigation	2016-03-06	35.00										1553 m	North West
6628-21870	201056	MW 9		Investigation	2003-11-24	8.00		41.00								1554 m	South West
6628-499	47596	SBSA 568	Unknown		1956-05-08	16.76		38.85		860	1560					1554 m	North West
6628-17343	151221			Domestic	1995-08-29	14.00		55.98	7.20	1804	3250	0.5000				1555 m	East
6628-21943	202237	MW 8	Backfilled	Monitoring	2004-08-26	19.60		42.88					17.70	17.70	25.18	1556 m	West
6628-566	47663	ETSA	Abandoned		1960-03-15	23.77		57.82		2570	4605					1556 m	South East
6628-28838	294426		Decommissioned	Investigation	2017-05-19	19.50										1558 m	South West
6628-498	47595	SBSA 567	Unknown		1956-05-04	16.76		38.82								1558 m	North West
6628-500	47597	SBSA 542	Unknown		1954-03-18	18.29	37.35					0.2500				1558 m	North West
6628-552	47649		Operational	Town Water Supply (Public/Municipal)	1934-09-01	32.00		41.16		800	1451	2.5300	8.84	8.84	32.32	1558 m	South West
6628-28837	294425		Backfilled	Investigation	2017-05-19	21.00										1562 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-415	47512	PUB. BLDGS DEPT.			1974-02-01	19.45		35.49	7.80	1508	2720		10.70	10.70	24.79	1563 m	North West
6628-497	47594	SBSA 566	Unknown		1956-05-01	15.85		38.63								1564 m	North West
6628-15709	62678		Operational	Domestic	1991-10-17	16.70		43.39	7.40	1178	2131	2.7500	7.10	7.10	36.29	1566 m	North
6628-27520	280989	GW 1	Backfilled	Investigation		9.00										1569 m	North East
6628-563	47660	ETSA	Abandoned		1960-04-01	10.97		58.26		2113	3799					1574 m	South East
6628-29854	313803	SOPN332820 SITE 1		Observation	2018-11-26	41.50				1698	3060		13.21	13.21		1575 m	North West
6628-29855	313804	SOPN332821 SITE 1	Dry	Observation	2018-11-08	8.70										1575 m	North West
6628-565	47662	ETSA	Abandoned		1960-03-29	12.19		57.80		1613	2909					1575 m	South East
6628-16647	142272			Domestic	1994-07-11	17.00		61.63	7.10	1541	2780					1576 m	East
6628-22130	204721		Backfilled		2005-05-30	12.00		44.05		8870	15250	0.0000	10.20	10.20	33.85	1576 m	West
6628-29850	313799	SOPN332816 SITE 1		Observation	2018-11-07	23.00				718	1302		13.31	13.31		1576 m	North West
6628-536	47633							35.07								1576 m	North West
6628-29853	313802	SOPN332819 SITE 6	Backfilled	Observation	2018-11-14	17.84				1642	2960		12.68	12.68		1577 m	North West
6628-473	47570	BFBS 9	Unknown		1960-01-29	2.39	34.00									1578 m	North West
6628-16636	142115			Domestic	1993-11-19	16.00		43.58	7.30	337	612	1.2000				1579 m	North East
6628-21940	202234	MW 7	Backfilled	Monitoring	2004-08-24	21.90		42.69					17.70	17.70	24.99	1580 m	West
6628-27521	280990	GW 3	Backfilled	Investigation	2014-09-18	9.00										1580 m	North East
6628-11111	58080	GH 157	Abandoned	Investigation	1979-08-30	13.83	35.93									1581 m	North West
6628-27189	279266	MW 4		Investigation	2014-01-30	13.00							10.50	10.50		1581 m	West
6628-27190	279267	MW 3		Investigation	2014-01-29	13.20							10.60	10.60		1581 m	West
6628-27191	279268	MW 2		Investigation	2013-10-22	3.40										1581 m	West
6628-30242	316764		Dry	Monitoring	2019-06-06	17.00										1581 m	North West
6628-8986	55955	PUB. BLDGS. DEPT		Exploration	1979-01-26	12.00	35.30									1581 m	North West
6628-16537	138692			Domestic	1994-02-14	21.00		61.96	7.20	1367	2470					1583 m	East
6628-24927	252950	MW 2		Investigation	2009-10-07	21.00										1583 m	West
6628-27291	280017	GW 2		Investigation	2014-06-17	9.00							5.15	5.15		1583 m	North West
6628-27192	279269	MW 1		Investigation	2013-10-22	3.40										1584 m	West
6628-20981	194484			Drainage	2002-06-30	3.00		52.42								1586 m	South
6628-28157	288499			Investigation	2016-02-08	20.00							5.40	5.40		1586 m	North West
6628-465	47562	ANA 1	Unknown		1956-09-14	10.72		35.76								1586 m	North West
6628-87	47187	SUBWAY 2	Unknown		1974-06-06	25.10	29.00		7.40	1688	3042					1586 m	North
6628-27519	280988	GW 2	Backfilled	Investigation		9.00										1587 m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-469	47566	BFBS 8	Unknown		1960-01-27	3.79	34.00									1587 m	North West
6628-472	47569	BFBS 3	Unknown		1960-01-22	15.24	34.00									1587 m	North West
6628-235	47335				1914-06-19	27.43		41.73		1456	2629	1.5200	21.34	21.34	20.39	1588 m	West
6628-24929	252952	MW 3		Investigation	2009-10-08	20.50										1588 m	West
6628-474	47571	ANA 3	Unknown		1956-09-24	15.24		37.12								1588 m	North West
6628-8985	55954	PUB. BLDGS. DEPT		Exploration	1979-01-26	6.50	30.00									1589 m	North West
6628-27292	280018	GW 3		Investigation	2014-06-17	5.00							2.30	2.30		1590 m	North West
6628-557	47654					6.10	56.00		9.00	1602	2890	0.5000	2.74	2.74	53.26	1590 m	South East
6628-20983	194554			Drainage	2002-06-30	3.00		52.74								1591 m	South
6628-464	47561	BFBS 7	Unknown		1960-01-26	3.35	34.00									1592 m	North West
6628-562	47659	ETSA	Abandoned		1960-03-08	23.01		58.63		1770	3190					1593 m	South East
6628-564	47661	ETSA	Abandoned		1960-03-01	30.48		58.25		1499	2705	1.2628				1594 m	South East
6628-468	47565	BFBS 2	Unknown		1960-01-19	18.29	35.50					1.5200				1595 m	North West
6628-582	47679	ETSA	Abandoned		1960-02-15	5.28		57.95								1597 m	South East
6628-28381	289344	GWH		Investigation	2016-02-27	11.00							9.56	9.56		1598 m	North West
6628-28383	289346	GWE	Not Located	Investigation	2016-02-26	12.00							9.56	9.56		1598 m	North West
6628-463	47560	BFBS 1	Unknown		1960-01-11	15.24	34.00									1599 m	North West
6628-18672	167087		Abandoned	Investigation; Managed Aquifer Recharge (incl ASR)	1997-11-05	30.00		39.89	7.80	1496	2700	2.0000				1600 m	South West
6628-18673	167088			Investigation	1997-11-05	30.00		39.89								1600 m	South West
6628-18674	167089			Investigation	1997-11-05	30.00		39.89								1600 m	South West
6628-18675	167090			Investigation	1997-11-05	30.00		39.89								1600 m	South West
6628-28382	289345	GWF	Not Located	Investigation	2016-02-24	12.00							9.56	9.56		1600 m	North West
6628-471	47568	BFBS 4	Unknown		1960-01-22	3.15	34.00									1600 m	North West
6628-467	47564	BFBS 5	Unknown		1960-01-25	2.59	34.00									1601 m	North West
6628-23417	236957	MW 21		Investigation	2007-09-19	12.00		45.40								1602 m	North East
6628-29857	313806	SOPN332823 SITE 2		Observation	2018-11-09	12.00				1340	2420		7.60	7.60		1604 m	North West
6628-462	47559	BFBS 6	Unknown		1960-01-26	2.74	34.00									1606 m	North West
6628-23419	236959	MW 23		Investigation	2007-09-21	12.00		45.28								1607 m	North East
6628-28385	289348	GWB	Backfilled		2016-02-09	13.00										1608 m	North West
6628-11112	58081	KW 12	Unknown		1979-09-02	10.41	33.63									1610 m	North West
6628-470	47567	ANA 4	Unknown		1956-09-27	15.09		36.40								1610 m	North West
6628-11113	58082	DEPT-TRANSPORT		Observation	1979-08-02	16.00	35.58		7.10	994	1800		11.76	11.76	23.82	1611 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-583	47680	ETSA	Abandoned		1960-03-08	3.96		58.27								1611 m	South East
6628-28386	289349	GWA	Not Located	Investigation		10.00							9.58	9.58		1612 m	North West
6628-466	47563	ANA 2	Unknown		1956-09-18	10.67		35.84								1614 m	North West
6628-24928	252951	MW 1		Investigation	2009-10-06	25.00										1615 m	West
6628-561	47658	ETSA	Abandoned		1960-04-07	12.19		58.66		4941	8714					1617 m	South East
6628-18512	165714			Investigation	1997-04-10	29.00		39.81		1776	3200	4.0000	10.00	10.00	29.81	1618 m	South West
6628-28159	288504		Not Located	Investigation	2016-02-10	25.00										1618 m	North West
6628-21197	196547			Investigation	2003-06-12	8.00		52.93								1619 m	North East
6628-18086	162653			Domestic	1995-12-10	7.00		59.96								1622 m	East
6628-18011	161252			Observation	1996-06-10	7.50		33.70								1623 m	North West
6628-102	47202							48.12		6088	10665					1624 m	North East
6628-508	47605	GROSVENOR 1	Unknown		1955-12-19	3.96	65.68									1624 m	North West
6628-560	47657	ETSA	Abandoned		1960-03-24	22.86		58.25		1513	2731					1624 m	South East
6628-533	47630							32.59								1629 m	North West
6628-234	47334				1961-11-01	12.95		41.44								1631 m	West
6628-452	47549		Operational	Drainage	1959-01-29	17.07	38.00					0.4500	14.33	14.33	23.67	1632 m	West
6628-534	47631							32.59		1351	2440					1632 m	North West
6628-535	47632		Not Located					31.91								1632 m	North West
6628-28160	288505				2016-02-16	35.00										1634 m	North West
6628-21225	196717			Monitoring	2003-06-12	8.00		52.70					5.60	5.60	47.10	1635 m	North East
6628-21941	202235	MW 5		Monitoring	2004-08-23	20.30		42.70					17.20	17.20	25.50	1636 m	West
6628-21944	202238	MW 6		Monitoring	2004-08-28	22.00		42.29					17.40	17.40	24.89	1637 m	West
6628-22823	228844	SB/MW 20		Investigation	2006-07-10	12.00		46.11					8.30	8.30	37.81	1637 m	North East
6628-28402	289373			Investigation	2016-04-05	25.00										1637 m	West
6628-513	47610	SA RAILWAYS			1966-08-26	6.25		32.58					4.27	4.27	28.31	1637 m	North West
6628-27290	280016	GW 1		Investigation	2014-06-17	9.00							5.50	5.50		1640 m	North West
6628-18012	161253			Observation	1996-06-10	7.20		34.67								1641 m	North West
6628-17371	151252			Domestic	1995-08-03	18.00		42.73	7.60	1143	2070	1.2500				1644 m	North
6628-23418	236958	MW 22		Investigation	2007-09-20	12.00		45.82								1644 m	North East
6628-29852	313801	SOPN332818 SITE 5		Observation	2018-11-11	13.00				2114	3800		9.87	9.87		1645 m	North West
6628-28384	289347	GWC	Not Located	Investigation	2016-02-12	13.00							9.70	9.70		1647 m	North West
6628-460	47557	GROSVENOR 4	Unknown		1956-03-06	20.73	34.00					0.5100				1648 m	North West
6628-28158	288503		Not Located	Investigation	2016-02-12	25.00										1650 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-461	47558	GROSVENOR 3	Unknown		1956-01-10	8.53	69.68									1650 m	North West
6628-29858	313807	SOPH332824 SITE 3		Observation	2018-11-09	12.00				1222	2210		8.16	8.16		1653 m	North West
6628-25020	253368	SBGW 67		Monitoring	2009-11-23	11.87	28.24			1754	3160		7.43	7.43	20.81	1654 m	North West
6628-529	47626							31.11								1654 m	North West
6628-17281	150965			Domestic	1995-06-02	19.00		43.54	7.60	1284	2320	1.1000				1657 m	North
6628-23662	240237				2008-01-16	20.00		43.41		1166	2110	1.2000	8.80	8.80	34.61	1657 m	North
6628-21274	196903			Domestic	2003-06-05	24.00		44.30		1066	1930	0.6000	9.00	9.00	35.30	1661 m	North East
6628-15615	62584		Operational	Irrigation	1991-09-12	30.40		50.53	8.60	968	1753	10.5000	13.70	13.70	36.83	1662 m	North East
6628-29888	313880			Investigation	2018-12-13	25.00										1666 m	West
6628-459	47556	GROSVENOR 2	Unknown		1955-12-20	7.70	69.68									1666 m	North West
6628-414	47511				1970-12-18	14.78		29.84					4.57	4.57	25.27	1671 m	North West
6628-530	47627							30.87								1673 m	North West
6628-19241	172406	A 2		Monitoring	1998-08-21	15.00		43.56					10.17	10.17	33.39	1676 m	West
6628-17370	151251			Domestic	1995-06-23	22.00		51.85	7.40	1317	2380	2.0000				1678 m	South
6628-575	47672				1914-09-22	7.31	42.00					0.1900	5.18	5.18	36.82	1678 m	South West
6628-16563	140951			Domestic	1993-11-19	16.00		44.25				1.2000				1679 m	North East
6628-19033	169551				1992-11-01	23.00		39.77		2200	3952	3.7884				1679 m	South West
6628-18418	164477			Observation	1997-03-20	4.50		43.23								1682 m	West
6628-28651	290713			Investigation	2017-01-10	35.00										1684 m	West
6628-137	47237	ADELAIDE ZOO	Operational	Recreational	1975-10-30	16.46	30.00		7.10	1005	1820	4.0000	7.62	7.62	22.38	1686 m	North West
6628-732	47806			Observation	1976-07-02	123.00	40.40	39.50	7.50	2835	5070					1688 m	South West
6628-18417	164476			Observation	1997-03-20	4.50		43.15								1689 m	West
6628-22995	231396			Investigation	2007-01-09	15.60		42.93					15.50	15.50	27.43	1689 m	South West
6628-248	47348			Drainage	1960-03-24	21.95		41.91								1689 m	West
6628-18775	167556			Domestic	1998-01-14	18.00		58.78		2642	4730		16.00	16.00	42.78	1690 m	South East
6628-457	47554				1968-12-03	14.63		37.54								1691 m	North West
6628-9952	56921					42.67	52.35			940	1704	1.0100	9.14	9.14	43.21	1691 m	North East
6628-14000	60969				1987-06-01	66.00		50.31	8.10	1083	1960	1.2600	0.00	0.00	50.31	1693 m	North East
6628-29851	313800	SOPN332817 SITE 4		Observation	2018-11-10	12.00				1075	1945		7.65	7.65		1694 m	North West
6628-527	47624							28.67								1694 m	North West
6628-18040	162222	MBA 6	Unknown		1957-05-14	6.10		41.77								1696 m	West
6628-23779	241519				2008-01-25	18.00		42.74				1.0000				1696 m	North
6628-27853	285445			Investigation	2015-05-18	21.00										1696 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-18415	164474			Observation	1996-08-06	3.80		43.06					3.32	3.32	39.74	1700 m	West
6628-20143	180521			Monitoring	2000-05-17	10.00		43.16				0.0100	5.50	5.50	37.66	1702 m	West
6628-27141	278585			Investigation	2014-01-13	18.00										1706 m	West
6628-3	47103	ADELAIDE UNIVERSITY OVAL	Abandoned			12.19		25.19		956	1733	9.4700	7.62	7.62	17.57	1706 m	North West
6628-9951	56920			Observation			51.96		7.70	1295	2340		6.54	6.54	45.42	1707 m	North East
6628-18416	164475			Observation	1996-08-06	3.80		43.04					2.18	2.18	40.86	1710 m	West
6628-13466	60435		Capped	Observation	1985-07-26	149.30	53.13	53.20	7.60	1500	2400	1.2500	18.84	18.91	34.29	1711 m	North East
6628-531	47628							28.31								1711 m	North West
6628-24717	247055				2008-09-06	25.00		39.81		603	1097	0.6666	7.50	7.50	32.31	1715 m	South West
6628-458	47555	SZ 76			1968-01-01	12.80	2.00									1715 m	North West
6628-27142	278586			Investigation	2014-01-10	18.00										1716 m	West
6628-16218	130751			Domestic		15.00		57.10	6.80	556	1010		5.00	5.00	52.10	1721 m	East
6628-16088	63057		Operational	Domestic	1992-02-23	26.00		63.50	7.40	1178	2131		11.00	11.00	52.50	1722 m	East
6628-18039	162221	MBA 1	Unknown		1957-05-09	6.10		41.69								1723 m	West
6628-21102	195434			Drainage	2002-10-14	18.00		42.49					10.00	10.00	32.49	1724 m	South West
6628-23678	240270				2007-10-10	33.00		62.90		829	1503	0.1000	15.80	15.80	47.10	1732 m	East
6628-13267	60236		Operational	Domestic	1985-03-16	20.00	62.00		8.30	1244	2250	0.4000	7.00	7.00	55.00	1733 m	South East
6628-576	47673				1914-09-09	7.77	42.00					0.1500	5.18	5.18	36.82	1735 m	South West
6628-15664	62633		Operational	Domestic	1991-10-19	15.00		49.55	7.40	1049	1900		5.20	5.20	44.35	1738 m	South
6628-30464	330210		Backfilled													1738 m	South East
6628-19910	177390			Domestic	1999-10-13	15.50		59.97		1105	2000	0.5000	3.00	3.00	56.97	1739 m	East
6628-15257	62226		Backfilled		1990-05-10	30.00		29.57					7.20	7.20	22.37	1741 m	North
6628-15876	62845		Operational	Domestic	1992-01-30	11.00		56.69					8.00	8.00	48.69	1741 m	North East
6628-18419	164478			Observation	1997-03-20	4.50		42.89								1741 m	West
6628-18420	164479			Observation	1997-03-20	3.50		42.87								1742 m	West
6628-17480	153194			Drainage	1995-09-13	30.00		52.60	7.30	1250	2260	0.5000				1745 m	North East
6628-17346	151224			Domestic	1995-06-21	26.00		52.47	7.50	1872	3370	0.5000				1746 m	South
6628-17660	155122			Domestic	1996-01-29	14.00		58.16	7.24	1917	3450	2.0000				1746 m	South East
6628-25355	258779	MW 6		Investigation	2010-03-18	9.50							6.93	6.93		1748 m	South East
6628-1	47101	SUBWAY 3	Unknown		1974-07-10	30.00	28.00		6.90	4047	7179		6.00	6.00	22.00	1749 m	North West
6628-23320	236156				2007-12-15	20.00		44.68		1412	2550	1.0000	5.00	5.00	39.68	1751 m	North East
6628-21860	200887			Domestic	2002-04-22	18.00		43.96		1255	2270	0.8000	15.00	15.00	28.96	1752 m	North East
6628-11489	58458		Operational	Irrigation; Stock	1978-06-30	28.00	30.00		7.30	1272	2300	3.1800	6.70	6.70	23.30	1753 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-577	47674				1934-01-01	9.14		39.34	7.00	2030	3652		3.66	3.66	35.68	1760 m	South West
6628-11490	58459			Observation; Stock	1972-04-11	18.30	28.97	29.70	7.40	1250	2260	3.5600	5.93	6.66	23.04	1764 m	North
6628-15330	62299	HOLE 2			1990-06-08	17.40		29.88	7.70	1407	2540	3.0000	7.00	7.00	22.88	1764 m	North
6628-22243	206417		Dry	Monitoring	2005-07-18	15.00		41.62								1765 m	West
6628-532	47629							26.29								1765 m	North West
6628-509	47606					3.66	34.00			400	727	0.0100				1766 m	West
6628-16123	63092		Operational	Domestic	1992-09-05	15.00		58.19	6.70	3827	6800		4.50	4.50	53.69	1772 m	East
6628-22753	228159	MW 40		Investigation	2007-01-25	7.10		25.93					4.00	4.00	21.93	1772 m	North West
6628-528	47625	ADELAIDE COUNCIL				9.45		24.92					7.16	7.16	17.76	1775 m	North West
6628-230	47330				1905-01-01	83.82		38.02		1856	3343	3.1600	17.98	17.98	20.04	1779 m	West
6628-13878	60847				1987-02-12	13.00	49.00		5.80	1110	2010	0.4000	3.00	3.00	46.00	1786 m	North East
6628-341	47441					33.53		42.61								1788 m	West
6628-27069	277898				2013-09-19	30.00				682	1239	0.7000				1791 m	South West
6628-27201	279285	MB 71		Investigation	2014-03-04	6.00										1793 m	North West
6628-22247	206422		Backfilled	Monitoring	2005-07-15	22.00		41.55					19.00	19.00	22.55	1794 m	West
6628-23080	234232			Investigation	2007-07-19	17.30		41.56								1794 m	West
6628-18400	164407			Domestic	1997-02-23	16.00		43.61		1255	2270					1796 m	North East
6628-26482	271046		Backfilled			16.50										1800 m	North West
6628-413	47510							22.18		285	518					1804 m	North West
6628-12240	59209	GH 160	Geotechnically Equiped	Investigation	1982-06-18	9.75	62.00									1806 m	South East
6628-26362	269872	BH 2	Decommissioned	Investigation	2012-02-25	36.00										1807 m	North West
6628-26859	275265	MW 46		Investigation	2012-10-29	26.00							18.40	18.40		1812 m	West
6628-23719	241390	MW 25		Investigation	2008-03-26	20.00		41.58					18.00	18.00	23.58	1814 m	West
6628-107	47207					9.14		42.93		1499	2705					1818 m	North East
6628-27200	279284	MB 70		Investigation	2014-03-04	6.00										1819 m	North West
6628-17463	152971			Domestic	1995-11-28	20.00		57.53	8.00	1676	3020	0.1250				1826 m	South East
6628-27494	280771	RW 55		Investigation		5.00										1827 m	North West
6628-22245	206420		Dry	Monitoring	2005-02-21	15.00		41.42								1828 m	West
6628-23445	237455				2008-05-19	18.00		58.91		905	1641	1.0000	5.70	5.70	53.21	1830 m	East
6628-30987	352545		Backfilled													1830 m	West
6628-27473	280750	RW 34		Investigation	2013-08-05	5.00							2.70	2.70		1832 m	North West
6628-27493	280770	RW 54		Investigation	2013-08-14	5.00							2.70	2.70		1833 m	North West
6628-13994	60963				1987-07-04	24.00	66.00		7.70	1216	2200	0.7500	6.50	6.50	59.50	1835 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-27472	280749	RW 33		Investigation	2013-08-05	5.00							2.70	2.70		1836 m	North West
6628-26108	266965	MW 2		Investigation	2011-07-28	6.00				1917	3450		3.20	3.20		1837 m	North
6628-26860	275266	MW 47		Investigation	2012-10-30	25.50							18.50	18.50		1837 m	West
6628-104	47204	ST PETERS BOYS COLLEGE, HACKNEY	Operational	Drainage	1914-04-01	46.94		41.07	7.50	1295	2340	1.8900	7.62	7.62	33.45	1838 m	North
6628-23718	241389	MW 24			2008-03-23	20.00		41.51					18.00	18.00	23.51	1838 m	West
6628-27474	280751	RW 35				5.00							2.70	2.70		1838 m	North West
6628-25549	262162	MW 12			2009-10-10	6.00										1839 m	West
6628-27492	280769	RW 53		Investigation	2013-08-14	5.00										1840 m	North West
6628-108	47208		Operational	Recreational	1967-11-08	12.80	29.00		7.00	1658	2990	4.4200	6.40	6.40	22.60	1841 m	North
6628-25550	262163	MW 12		Investigation	2009-10-10	6.00										1841 m	West
6628-26112	266973	MW 14		Investigation	2011-05-02	12.00							8.00	8.00		1841 m	South East
6628-27022	276105	RW 12		Investigation	2013-07-25	5.00							2.70	2.70		1841 m	North West
6628-15974	62943		Operational	Domestic	1992-03-26	18.00		52.54	7.50	1765	3181		7.50	7.50	45.04	1842 m	South
6628-20161	180561			Domestic	2000-04-28	23.00		42.93		1083	1960	1.0000	6.60	6.60	36.33	1842 m	North East
6628-27471	280748	RW 32		Investigation		5.00							2.70	2.70		1843 m	North West
6628-27475	280752	RW 36		Investigation		5.00							2.70	2.70		1845 m	North West
6628-22756	228162	MW 46		Investigation	2007-01-25	9.00		25.57					6.40	6.40	19.17	1846 m	North West
6628-24932	252966	GW 1		Investigation	2009-08-14	23.00							16.00	16.00		1846 m	West
6628-27021	276104	RW 11		Investigation	2013-07-23	5.00							2.70	2.70		1846 m	North West
6628-27491	280768	RW 52		Investigation	2013-08-13	5.00							2.70	2.70		1846 m	North West
6628-26109	266966	MW 3		Investigation	2011-07-28	5.20				1591	2870		2.50	2.50		1847 m	North
6628-27023	276106	RW 13		Investigation	2013-07-25	5.00							2.70	2.70		1847 m	North West
6628-27470	280747	RW 31		Investigation	2013-08-02	5.00							2.70	2.70		1849 m	North West
6628-27476	280753	RW 37		Investigation		5.00							2.70	2.70		1851 m	North West
6628-27020	276103	RW 10		Investigation	2013-07-25	5.00										1852 m	North West
6628-9950	56919		Abandoned		1915-01-01	79.25		55.05		1228	2222	0.0400	18.29	18.29	36.76	1852 m	North East
6628-19475	174949			Domestic	1999-03-25	22.50		43.98		1083	1960	2.0000	7.50	7.50	36.48	1853 m	North East
6628-22758	228165	MW 43		Investigation	2007-01-29	7.00		24.04					4.40	4.40	19.64	1853 m	North West
6628-27490	280767	RW 51		Investigation	2013-08-13	5.00										1853 m	North West
6628-27024	276107	RW 14		Investigation	2013-07-26	5.00							2.70	2.70		1854 m	North West
6628-27469	280746	RW 30		Investigation	2013-08-02	5.00							2.70	2.70		1856 m	North West
6628-27477	280754	RW 38		Investigation	2013-08-07	5.00							2.70	2.70		1858 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-27019	276102	RW 9		Investigation	2013-07-24	5.00							2.70	2.70		1859 m	North West
6628-27489	280766	RW 50		Investigation		5.00							2.70	2.70		1859 m	North West
6628-28697	291250					10.00										1859 m	North
6628-23867	241844			Investigation	2008-09-24	26.00		40.61					15.00	15.00	25.61	1861 m	South West
6628-27025	276108	RW 15		Investigation	2013-07-26	5.00							2.70	2.70		1861 m	North West
6628-28908	295109	MW 1B	Backfilled	Investigation	2017-06-07	23.60							20.50	20.50		1861 m	West
6628-23717	241388	MW 23			2008-03-26	20.00		41.72					18.00	18.00	23.72	1862 m	West
6628-27468	280745	RW 29		Investigation		5.00							2.70	2.70		1862 m	North West
6628-438	47535	SAR INSTITUTE 1	Unknown		1970-01-30	18.29	57.91									1862 m	North West
6628-16172	63141		Operational	Domestic	1992-09-14	12.00		58.44	7.00	902	1634		4.50	4.50	53.94	1863 m	North East
6628-27764	285089				2015-04-23	13.00							12.50	12.50		1863 m	West
6628-25022	253370	GW 125		Monitoring	2009-11-25	13.20	28.41			1312	2371		7.42	7.42	20.99	1864 m	North
6628-26107	266964	MW 1		Investigation	2011-07-28	6.00				1681	3030		3.50	3.50		1864 m	North
6628-27478	280755	RW 39		Investigation		5.00							2.70	2.70		1864 m	North West
6628-27018	276101	RW 8		Investigation	2013-07-24	5.00							2.70	2.70		1865 m	North West
6628-27488	280765	RW 49		Investigation		5.00							2.70	2.70		1866 m	North West
6628-28903	295104	MW 32A	Backfilled	Investigation	2017-06-05	23.30							20.50	20.50		1866 m	West
6628-31041	353600	SB17/MW 3		Investigation	2008-03-13	20.80	42.17	42.32					16.90	17.05	25.27	1866 m	West
6628-17841	156156			Domestic	1996-01-17	30.00		58.11	7.00	1575	2840					1867 m	South East
6628-27026	276109	RW 16		Investigation	2013-07-26	5.00							2.70	2.70		1867 m	North West
6628-106	47206					9.75		42.08		1832	3300					1868 m	North
6628-31234	355061		Dry	Environmental	2021-04-12	15.20										1868 m	West
6628-9949	56918		Backfilled			10.97	54.00			771	1400	2.5300	7.31	7.31	46.69	1868 m	North East
6628-18266	164084			Environmental; Recreational	1996-10-28	19.80		28.39		2238	4020	2.0000	8.00	8.00	20.39	1869 m	North
6628-22759	228166	MW 45		Investigation	2007-02-18	9.00		25.61					6.40	6.40	19.21	1869 m	North West
6628-27038	276121	RW 28		Investigation	2013-08-01	5.00							2.70	2.70		1869 m	North West
6628-16011	62980				1992-02-05	12.00		57.67					11.00	11.00	46.67	1871 m	North East
6628-27479	280756	RW 40				5.00										1871 m	North West
6628-27017	276100	RW 7		Investigation	2013-07-24	5.00							2.70	2.70		1872 m	North West
6628-11922	58891			General Usage	1980-05-26	87.00		45.27				0.9500	3.20	3.20	42.07	1873 m	North East
6628-23715	241386	GMW 21		Investigation	2008-03-27	18.30		41.94					17.20	17.20	24.74	1873 m	West
6628-27487	280764	RW 48		Investigation	2013-08-12	5.00							2.70	2.70		1873 m	North West
6628-105	47205					15.24		41.77		1370	2476		10.97	10.97	30.80	1874 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-23716	241387	MW 22			2008-03-27	19.50		41.87					18.00	18.00	23.87	1874 m	West
6628-27027	276110	RW 17		Investigation	2013-07-29	5.00							2.70	2.70		1874 m	North West
6628-28906	295107	MW 49	Backfilled	Investigation	2017-06-03	23.70							19.30	19.30		1874 m	West
6628-559	47656					6.10		38.87	7.00	3385	6032					1874 m	South West
6628-27037	276120	RW 27		Investigation	2013-08-01	5.00							2.70	2.70		1876 m	North West
6628-27480	280757	RW 41		Investigation	2013-08-08	5.00							2.70	2.70		1877 m	North West
6628-28904	295105	MW 64A		Investigation	2017-05-31	15.00										1877 m	West
6628-26301	269263	GW 2		Investigation	2011-11-29	7.50				1653	2980		5.50	5.50		1878 m	North
6628-27016	276099	RW 6		Investigation	2013-07-23	5.00							2.70	2.70		1878 m	North West
6628-28905	295106	MW 40A	Backfilled	Investigation	2017-05-31	24.00							19.00	19.00		1878 m	West
6628-27486	280763	RW 47		Investigation	2013-08-12	5.00										1879 m	North West
6628-15782	62751				1991-12-05	16.20		41.87	7.90	1138	2060	1.2500	6.00	6.00	35.87	1880 m	North
6628-27028	276111	RW 18		Investigation	2013-07-29	5.00										1880 m	North West
6628-11753	58722		Abandoned			12.55		41.12	8.50	882	1600		6.35	6.35	34.77	1881 m	West
6628-437	47534	SAR INSTITUTE 2	Unknown		1970-02-11	15.24	57.91									1881 m	North West
6628-14511	61480	NORWOOD OVAL	Operational	Recreational	1989-03-20	42.60		54.95		949	1720	1.0000	16.00	16.00	38.95	1882 m	North East
6628-27036	276119	RW 26			2013-08-01	5.00							2.70	2.70		1882 m	North West
6628-4	47104					11.58		25.47								1882 m	North West
6628-27481	280758	RW 42		Investigation		5.00							2.70	2.70		1884 m	North West
6628-22760	228167	MW 42		Investigation		7.30		24.31					4.40	4.40	19.91	1885 m	North West
6628-27015	276098	RW 5		Investigation	2013-07-23	5.00							2.70	2.70		1885 m	North West
6628-27485	280762	RW 46		Investigation	2013-08-09	5.00							2.70	2.70		1885 m	North West
6628-15957	62926		Operational	Domestic	1992-03-17	16.00		42.72	8.00	1184	2142	2.0000	7.00	7.00	35.72	1887 m	North East
6628-27029	276112	RW 19		Investigation	2013-07-29	5.00							2.70	2.70		1887 m	North West
6628-22246	206421			Monitoring	2005-07-20	22.00		41.84					19.00	19.00	22.84	1888 m	West
6628-27035	276118	RW 25		Investigation		5.00							2.70	2.70		1888 m	North West
6628-15718	62687		Operational	Domestic	1991-10-19	21.80		66.61	7.80	1173	2122	0.9000	7.90	7.90	58.71	1889 m	East
6628-22244	206419			Monitoring	2005-07-19	21.00		41.75					19.00	19.00	22.75	1889 m	West
6628-515	47612				1926-10-07	29.57		25.35								1889 m	North West
6628-27482	280759	RW 43				5.00							2.70	2.70		1890 m	North West
6628-22757	228163	MW 44		Investigation	2007-02-18	9.00		25.69					6.40	6.40	19.29	1891 m	North West
6628-27014	276097	RW 4		Investigation	2013-07-23	5.00							2.70	2.70		1891 m	North West
6628-453	47550	MORPHETT BRIDGES 1	Unknown		1964-06-23	18.23		34.53								1891 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-23777	241517				2008-01-24	24.00		40.96				0.7000				1892 m	North
6628-26111	266972	MW 13		Investigation	2011-05-02	12.00							7.00	7.00		1892 m	South East
6628-27484	280761	RW 45		Investigation	2013-08-09	5.00							2.70	2.70		1892 m	North West
6628-27030	276113	RW 20		Investigation	2013-07-30	5.00							2.70	2.70		1893 m	North West
6628-26302	269264	GW 1		Investigation	2011-11-29	7.50				1479	2670		5.50	5.50		1894 m	North
6628-26481	271045		Backfilled	Investigation	2012-10-08	11.00							3.00	3.00		1895 m	North West
6628-27034	276117	RW 24		Investigation	2013-07-31	5.00							2.70	2.70		1895 m	North West
6628-27483	280760	RW 44		Investigation	2013-08-09	5.00							2.70	2.70		1897 m	North West
6628-27013	276096	RW 3		Investigation	2013-07-22	5.00							2.70	2.70		1898 m	North West
6628-31040	353599	SB10/MW1		Investigation	2008-03-11	17.00	41.84	41.91					13.70	13.77	28.14	1898 m	West
6628-27031	276114	RW 21		Investigation	2013-07-30	5.00							2.70	2.70		1899 m	North West
6628-24933	252967	GW 2		Investigation	2009-08-14	21.00							17.00	17.00		1901 m	West
6628-27033	276116	RW 23		Investigation	2013-07-31	5.00							2.70	2.70		1901 m	North West
6628-24605	245745	MW 33		Investigation	2009-02-03	14.00		40.19					10.10	10.10	30.09	1904 m	South West
6628-27012	276095	RW 2		Investigation	2013-07-22	5.00							2.70	2.70		1904 m	North West
6628-22752	228158	MW 41			2007-01-29	7.10		24.43					4.50	4.50	19.93	1906 m	North West
6628-27032	276115	RW 22		Investigation	2013-07-30	5.00							2.10	2.10		1906 m	North West
6628-23786	241567	MW 1		Investigation	2008-08-22	19.00		41.96					16.00	16.00	25.96	1907 m	West
6628-24606	245746	MW 34		Investigation	2009-02-03	14.00		39.98								1907 m	South West
6628-31039	353598	SB6/MW2		Investigation	2008-03-12	20.00	41.81	41.87					16.90	16.95	24.91	1907 m	West
6628-2	47102				1934-11-01	9.14		26.16		2470	4429					1908 m	North West
6628-456	47553	MORPHETT BRIDGES 16	Unknown		1964-06-30	15.24		31.50								1908 m	West
6628-24608	245748	MW 36		Investigation	2009-02-04	14.00		39.93					11.40	11.40	28.53	1909 m	South West
6628-22654	219268	GWM 9		Investigation	2006-11-20	11.00		39.94					9.10	9.10	30.84	1910 m	South West
6628-22967	231180	MW 11		Investigation	2006-11-21	11.00		39.99					9.10	9.10	30.89	1911 m	South West
6628-23787	241568	MW 2		Investigation	2008-08-22	19.00		41.94					16.00	16.00	25.94	1911 m	West
6628-27011	276094	RW 1		Investigation	2013-07-22	5.00							2.70	2.70		1911 m	North West
6628-27532	281052		Backfilled	Investigation	2014-11-20	19.50							18.80	18.80		1912 m	West
6628-24612	245752	MW 40		Investigation	2009-02-05	14.00		39.70					11.00	11.00	28.70	1913 m	South West
6628-25894	265152	GW 2		Investigation		12.00							6.50	6.50		1913 m	North East
6628-26364	270097	BH 1	Backfilled	Investigation	2012-02-17	49.50							5.50	5.50		1915 m	North West
6628-454	47551	MORPHETT BRIDGES 2	Unknown		1964-06-16	17.07		32.78								1915 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-22976	231189	MW 22		Investigation	2006-11-24	11.00		39.69					9.10	9.10	30.59	1916 m	South West
6628-24609	245749	MW 37		Investigation	2009-02-04	14.00		39.83					11.30	11.30	28.53	1917 m	South West
6628-30105	315777			Investigation	2019-02-12	8.00										1917 m	North East
6628-708	47782					44.81		38.74		2860	5114					1917 m	South West
6628-22754	228160	MW 39		Investigation	2007-01-25	7.50		24.77					4.80	4.80	19.97	1918 m	North West
6628-24611	245751	MW 39		Investigation	2009-02-05	14.00		39.94					10.80	10.80	29.14	1918 m	South West
6628-22755	228161	MW 38		Investigation	2007-01-25	7.50		25.05					5.00	5.00	20.05	1919 m	North West
6628-22970	231183	MW 14		Investigation	2006-11-22	11.00		40.04					9.20	9.20	30.84	1920 m	South West
6628-28907	295108	MW 65A	Backfilled	Investigation	2017-06-08	15.00										1920 m	West
6628-22622	218969	GMW 3		Investigation	2006-09-06	18.00		42.19					15.25	15.25	26.94	1921 m	West
6628-24603	245743	MW 31		Investigation	2009-02-02	14.00		40.18					9.40	9.40	30.78	1921 m	South West
6628-24934	252968	GW 3		Investigation	2009-08-17	20.00							16.50	16.50		1921 m	West
6628-24607	245747	MW 35		Investigation	2009-02-04	14.00		40.01					8.00	8.00	32.01	1924 m	South West
6628-109	47209					7.62		41.23		1471	2656					1926 m	North
6628-22623	218970	GMW 2		Investigation	2006-09-06	18.00		42.19					15.12	15.12	27.07	1926 m	West
6628-23800	241629	MW 27		Investigation	2008-07-11	14.00		40.04					12.00	12.00	28.04	1926 m	South West
6628-30107	315779			Investigation	2019-02-12	8.00										1926 m	North East
6628-23802	241631	MW 29		Investigation	2008-07-11	14.00		39.96					12.00	12.00	27.96	1927 m	South West
6628-22975	231188	MW 19		Investigation	2006-11-24	11.00		39.45					9.30	9.30	30.15	1928 m	South West
6628-15117	62086		Operational	Drainage	1989-11-03	12.00	36.00		6.70	1154	2090	1.2000	6.10	6.10	29.90	1929 m	North
6628-22898	230072	GMW 23		Investigation	2007-05-31	12.00		40.19					8.20	8.20	31.99	1929 m	South West
6628-24602	245742	MW 30		Investigation	2009-02-02	14.00		39.79					11.40	11.40	28.39	1929 m	South West
6628-30115	315787			Investigation	2019-02-12	8.00										1929 m	North East
6628-23801	241630	MW 28		Investigation	2008-07-11	14.00		39.85					12.00	12.00	27.85	1930 m	South West
6628-448	47545	MORPHETT BRIDGES 17	Unknown		1964-06-10	19.81		29.44								1930 m	North West
6628-26863	275270				2012-11-01	18.00				1608	2900	1.0000	7.50	7.50		1931 m	North East
6628-17481	153195		Abandoned	Domestic	1995-09-19	30.00		64.53								1934 m	East
6628-22971	231184	MW 15		Investigation	2006-11-22	11.00		39.83					9.10	9.10	30.73	1934 m	South West
6628-16414	135509			Domestic	1993-10-01	13.70		40.37	7.20	1244	2251	1.4000				1935 m	North
6628-17347	151225			Domestic	1995-08-15	30.00		49.83	7.10	1726	3110	0.5000				1935 m	South
6628-21139	195742			Domestic	2002-02-19	17.00		38.75		1457	2630	0.8000	4.00	4.00	34.75	1935 m	South West
6628-22966	231179	MW 10		Investigation	2006-11-21	11.00		39.99					9.10	9.10	30.89	1935 m	South West
6628-24610	245750	MW 38		Investigation	2009-02-05	14.00		39.81					11.00	11.00	28.81	1935 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-21004	194803			Domestic	2002-12-16	31.50		42.87		783	1420	1.0000	6.00	6.00	36.87	1936 m	North East
6628-22897	230036	GMW 24		Investigation	2007-05-31	12.00		40.18					8.30	8.30	31.88	1936 m	South West
6628-22972	231185	MW 16		Investigation	2006-11-22	11.00		39.63					9.20	9.20	30.43	1936 m	South West
6628-25893	265151	GW 1	Backfilled	Investigation	2011-09-10	10.00							5.50	5.50		1937 m	North East
6628-23799	241628	MW 26		Investigation	2008-07-10	14.00		40.03					12.00	12.00	28.03	1938 m	South West
6628-23323	236159				2007-12-07	20.00		40.99		1222	2210	2.0000	6.00	6.00	34.99	1939 m	North
6628-26034	266533	MB 70		Investigation	2011-10-25	8.50										1939 m	North West
6628-22652	219256	GMW 7		Investigation	2006-09-14	10.10		39.81					9.10	9.10	30.71	1940 m	South West
6628-22653	219267	MW 8		Investigation	2006-11-21	11.00		39.77					9.25	9.25	30.52	1940 m	South West
6628-26035	266534	MB 71			2011-10-25	8.50										1940 m	North West
6628-22581	218505	GMW 1		Investigation	2006-06-09	16.00		42.10					14.90	14.90	27.20	1941 m	West
6628-23798	241627	MW 25		Investigation	2008-07-10	14.00		39.90					12.00	12.00	27.90	1941 m	South West
6628-22978	231191	MW 20		Investigation	2006-11-24	11.00		39.41					9.30	9.30	30.11	1942 m	South West
6628-455	47552	MORPHETT BRIDGES 4	Unknown		1964-06-26	15.24		30.82								1943 m	West
6628-15836	62805		Operational	Domestic	1992-01-07	18.00		51.11					0.00	0.00	51.11	1944 m	South
6628-27135	278553	RW 57		Investigation	2013-08-17	6.00							3.20	3.20		1944 m	North West
6628-13993	60962		Operational	Drainage	1987-06-30	12.00		67.84					8.00	8.00	59.84	1946 m	East
6628-27134	278552	RW 56		Investigation	2013-08-17	6.00							3.20	3.20		1946 m	North West
6628-30106	315778			Investigation	2019-02-12	8.00										1946 m	North East
6628-26110	266971	MW 12		Investigation	2011-05-02	12.00							8.00	8.00		1947 m	South East
6628-24604	245744	MW 32		Investigation	2009-02-03	14.00		39.73					11.20	11.20	28.53	1949 m	South West
6628-22969	231182	MW 13		Investigation	2006-11-22	11.00		39.79					9.10	9.10	30.69	1950 m	South West
6628-23803	241632	MW 30			2008-07-11	14.00		39.81					12.00	12.00	27.81	1950 m	South West
6628-22968	231181	MW 12		Investigation	2006-11-21	11.00		39.71					9.20	9.20	30.51	1951 m	South West
6628-22974	231187	MW 18		Investigation	2006-11-23	11.00		39.55					9.00	9.00	30.55	1952 m	South West
6628-23687	240314				2008-05-07	26.00		39.09		1117	2022	0.7000	6.00	6.00	33.09	1952 m	South West
6628-27136	278554	RW 58		Investigation	2013-08-17	6.00							3.20	3.20		1952 m	North West
6628-24935	252969	GW 4		Investigation	2009-08-17	20.00							16.50	16.50		1953 m	West
6628-514	47611				1912-01-01			25.35								1954 m	North West
6628-28004	287357	MW 6	Backfilled		2014-10-31	20.60										1959 m	West
6628-22977	231190	MW 21		Investigation	2006-11-24	11.00		39.33					9.30	9.30	30.03	1960 m	South West
6628-21946	202607		Backfilled		2003-08-12	60.00		64.98								1961 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-449	47546	MORPHETT BRIDGES 19	Unknown		1964-07-30	21.56		27.71								1961 m	North West
6628-30419	326065			Investigation	2019-09-27	9.50										1962 m	North East
6628-22973	231186	MW 17		Investigation	2006-11-23	11.00		39.51					9.20	9.20	30.31	1965 m	South West
6628-21947	202608		Backfilled		2004-08-11	60.00		65.13								1969 m	East
6628-16526	138552		Abandoned	Domestic	1993-12-01	24.00		55.91								1971 m	South
6628-28037	287438	GW 3		Investigation	2015-10-18	19.40							16.00	16.00		1971 m	West
6628-26174	267205	BH 2		Investigation	2011-11-22	30.00							8.50	8.50		1972 m	North West
6628-443	47540	MORPHETT BRIDGES 6	Unknown		1964-07-04	12.34		29.28					6.86	6.86	22.42	1972 m	North West
6628-9962	56931					4.27		66.36		785	1424		3.50	3.50	62.86	1972 m	East
6628-441	47538	ADELAIDE COUNCIL			1964-07-06	5.33		29.26	7.40	381	693					1973 m	North West
6628-16363	134433				1993-02-22	18.00		38.10		1183	2142					1974 m	North
6628-442	47539	MORPHETT BRIDGES 5	Unknown		1964-06-05	38.10		29.68		1140	2063					1974 m	North West
6628-450	47547	MORPHETT BRIDGES 20	Unknown		1964-08-07	22.25		26.92		685	1244					1974 m	North West
6628-517	47614	ADELAIDE COUNCIL			1964-07-13	9.45		26.37					7.16	7.16	19.21	1976 m	North West
6628-518	47615		Abandoned		1964-07-07	9.45		26.37								1976 m	North West
6628-519	47616	ADELAIDE COUNCIL			1964-07-08	9.45		26.37					7.16	7.16	19.21	1976 m	North West
6628-520	47617	ADELAIDE COUNCIL			1964-07-10	9.14		26.37								1976 m	North West
6628-16525	138543			Domestic	1993-12-04	18.00		39.24	7.10	1222	2210					1981 m	North
6628-27515	280909	MW 2	Backfilled	Investigation	2014-07-14	4.30							1.70	1.70		1981 m	West
6628-28005	287358	MW 7	Backfilled													1984 m	West
6628-27516	280910	MW 3	Backfilled	Investigation	2014-07-14	4.00							1.80	1.80		1985 m	West
6628-27622	284356		Backfilled		2014-11-11	20.50							18.50	18.50		1985 m	West
6628-31203	354714			Domestic	2021-02-23	24.00				693	1259		8.00	8.00		1985 m	South West
6628-444	47541	MORPHETT BRIDGES 7	Unknown		1964-07-17	18.67		28.55								1985 m	North West
6628-15997	62966		Operational	Domestic	1992-04-16	15.00		60.42	7.50	866	1571		6.30	6.30	54.12	1987 m	East
6628-28007	287360	MW 11	Backfilled			2.50										1987 m	West
6628-17339	151217			Domestic	1995-06-27	20.00		67.72								1989 m	South East
6628-28038	287439	GW 1		Investigation	2015-10-18	20.80							16.16	16.16		1989 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-30392	325616			Investigation	2019-05-20	20.00										1990 m	North West
6628-706	47780							40.10		2713	4857					1992 m	South West
6628-14287	61256		Operational	Domestic	1988-07-22	17.00	42.00		8.00	2234	4010	1.0000	0.00	0.00	42.00	1995 m	South
6628-28006	287359	MW 9	Backfilled			2.50							2.00	2.00		1996 m	West
6628-30808	344049		Backfilled	Investigation	2020-06-18	10.60										1999 m	North

Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Geology 1:100,000

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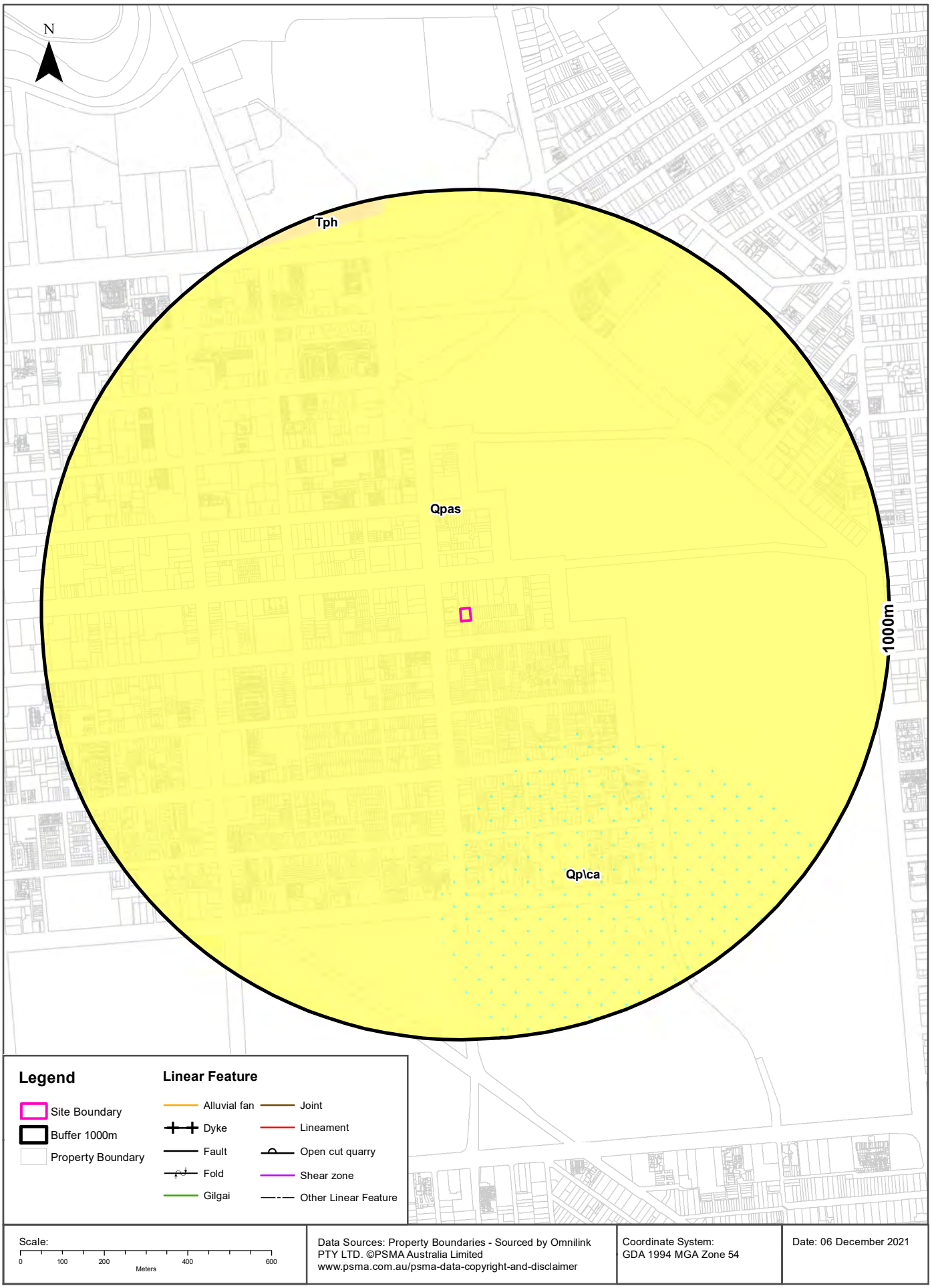

Geology

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Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qpas	Keswick Clay	Clay, smectite-rich, grey-green, with red or yellow mottling and rare sand lenses.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene	Pleistocene	0m	On-site
Qp\ca	Unnamed GIS Unit - see description	Undifferentiated Pleistocene calcrete.	Unnamed GIS Unit - see description	UNKNOWN	PLEISTOCENE	Pleistocene	Pleistocene	330m	South East
Tph	Hallett Cove Sandstone	Sandstone, calcareous; limestone, sandy, fossiliferous. Transgressive, shallow marginal marine.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLIOCENE	Pliocene	Pliocene	960m	North

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Linear Structures 1:100,000

Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
N/A	No records in buffer		

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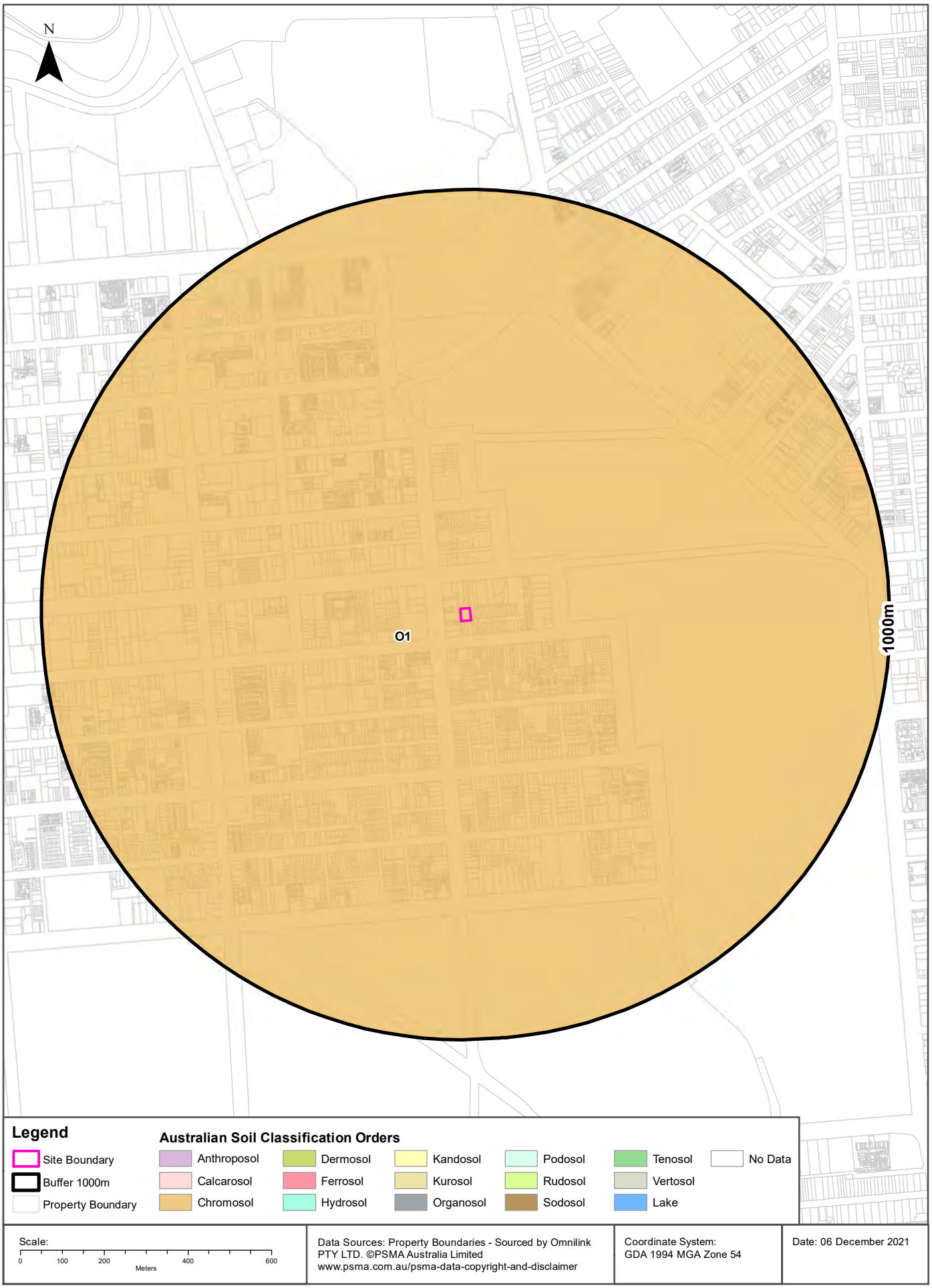
Atlas of Australian Soils

5 Albert Lane, Adelaide, SA 5000



Soils

5 Albert Lane, Adelaide, SA 5000

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO
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Soil Types

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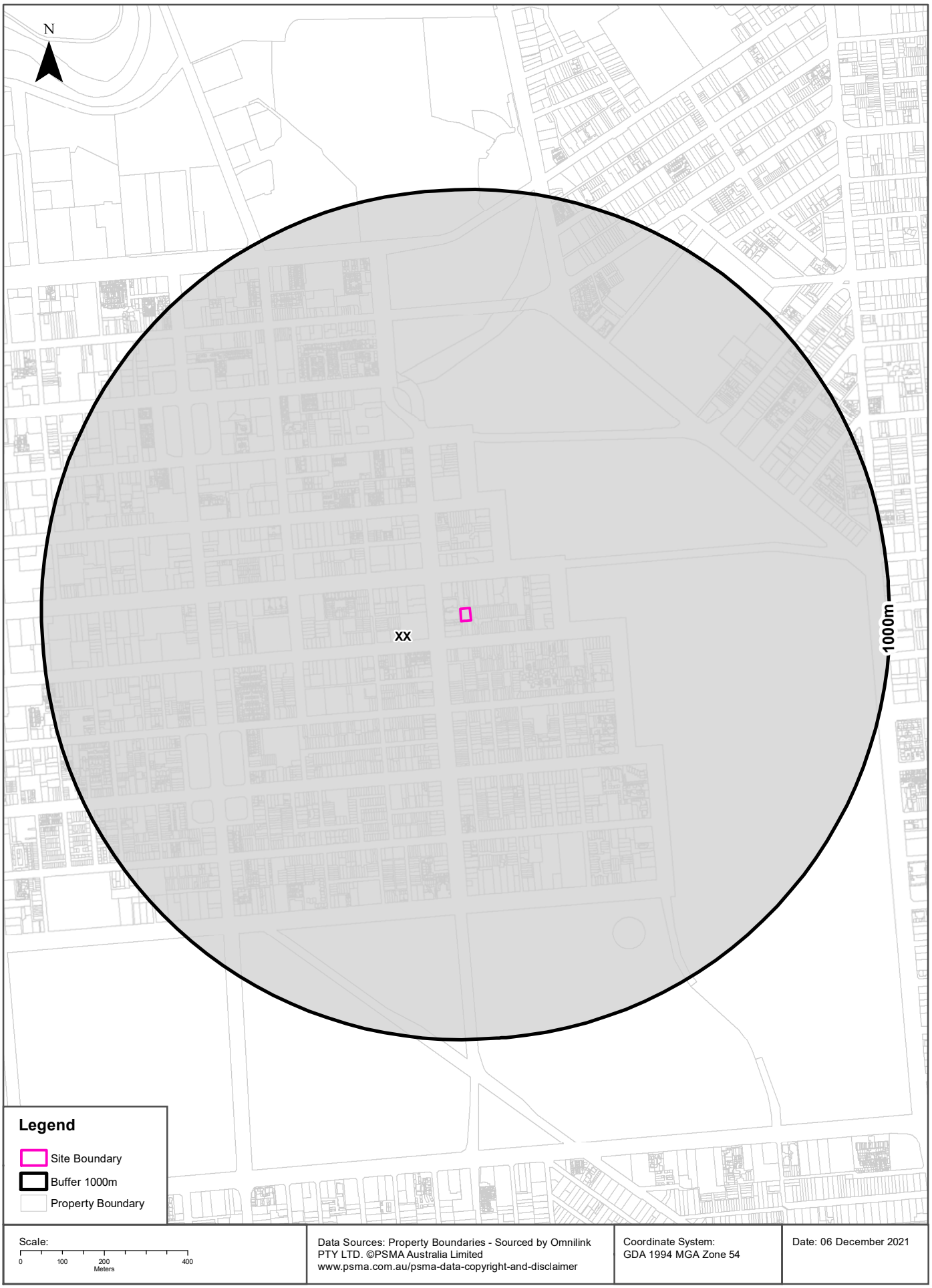

Soils

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Soil Types

Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
XX	Not applicable - No assessment/analysis undertaken	0m	On-site

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Acid Sulfate Soils

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Acid Sulfate Soils

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Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Acid Sulfate Soils Potential

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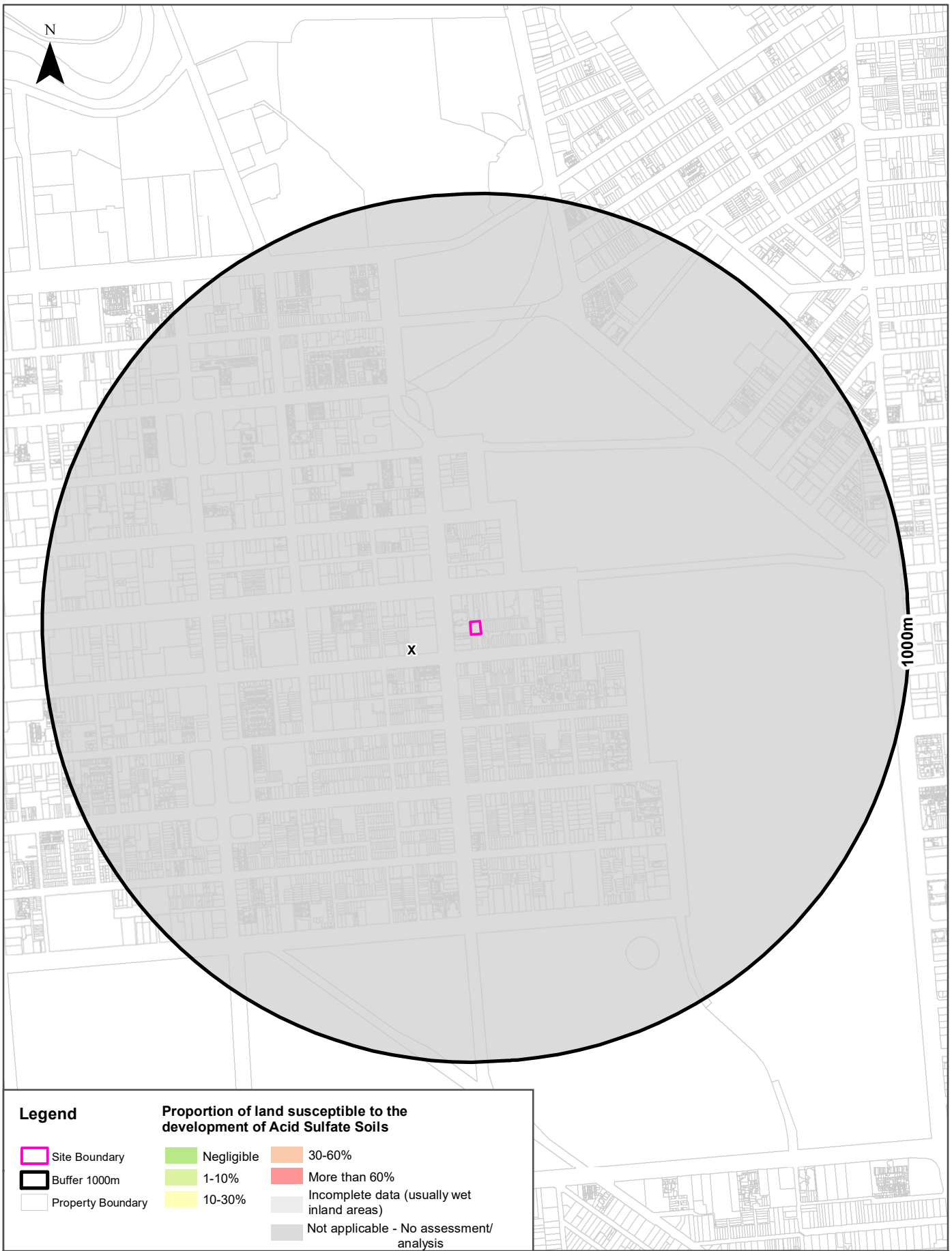

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Coordinate System: GDA 1994 MGA Zone 54

Date: 06 December 2021

Acid Sulfate Soils

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Acid Sulfate Soil Potential

Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Watertable Induced

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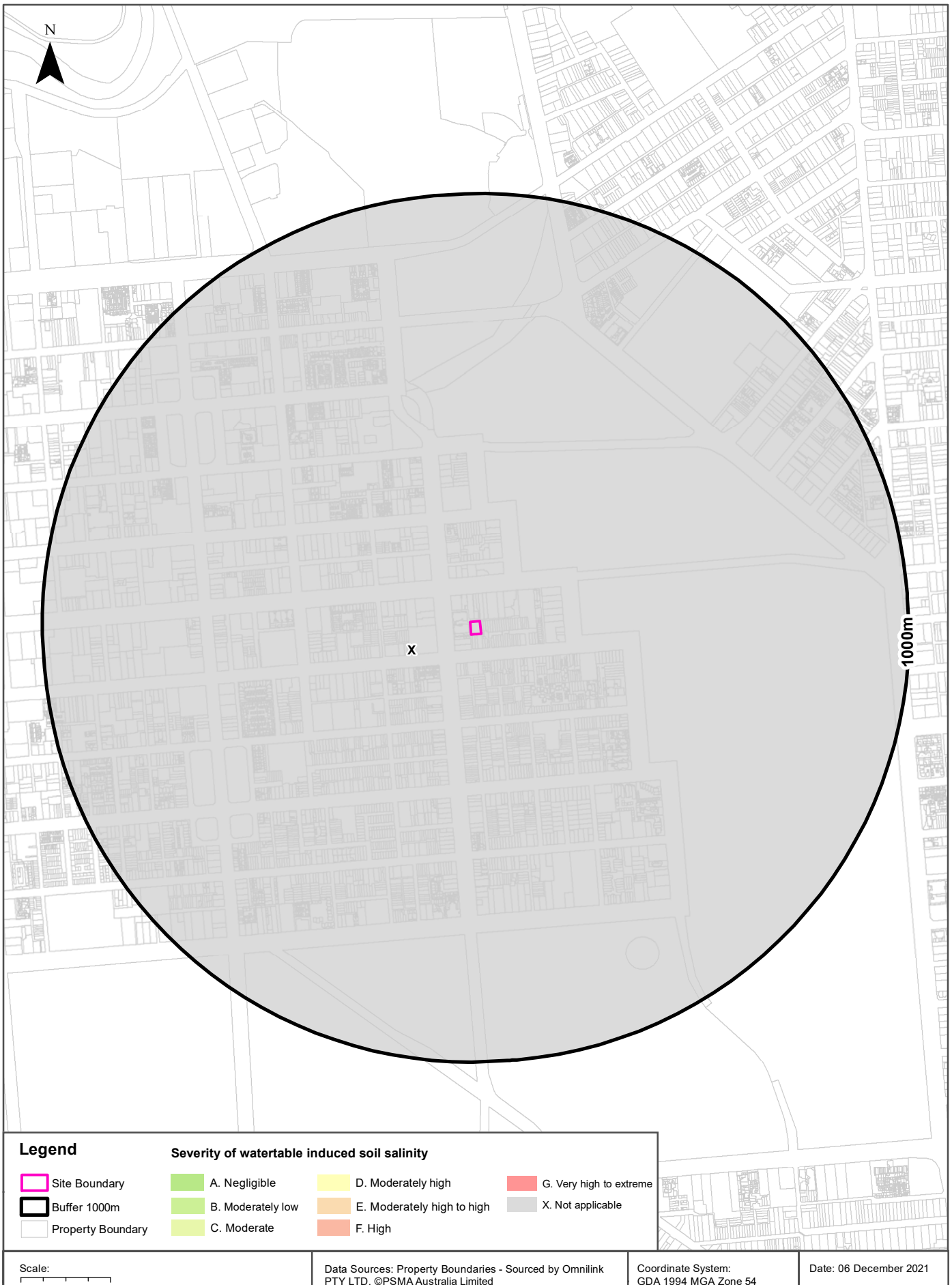

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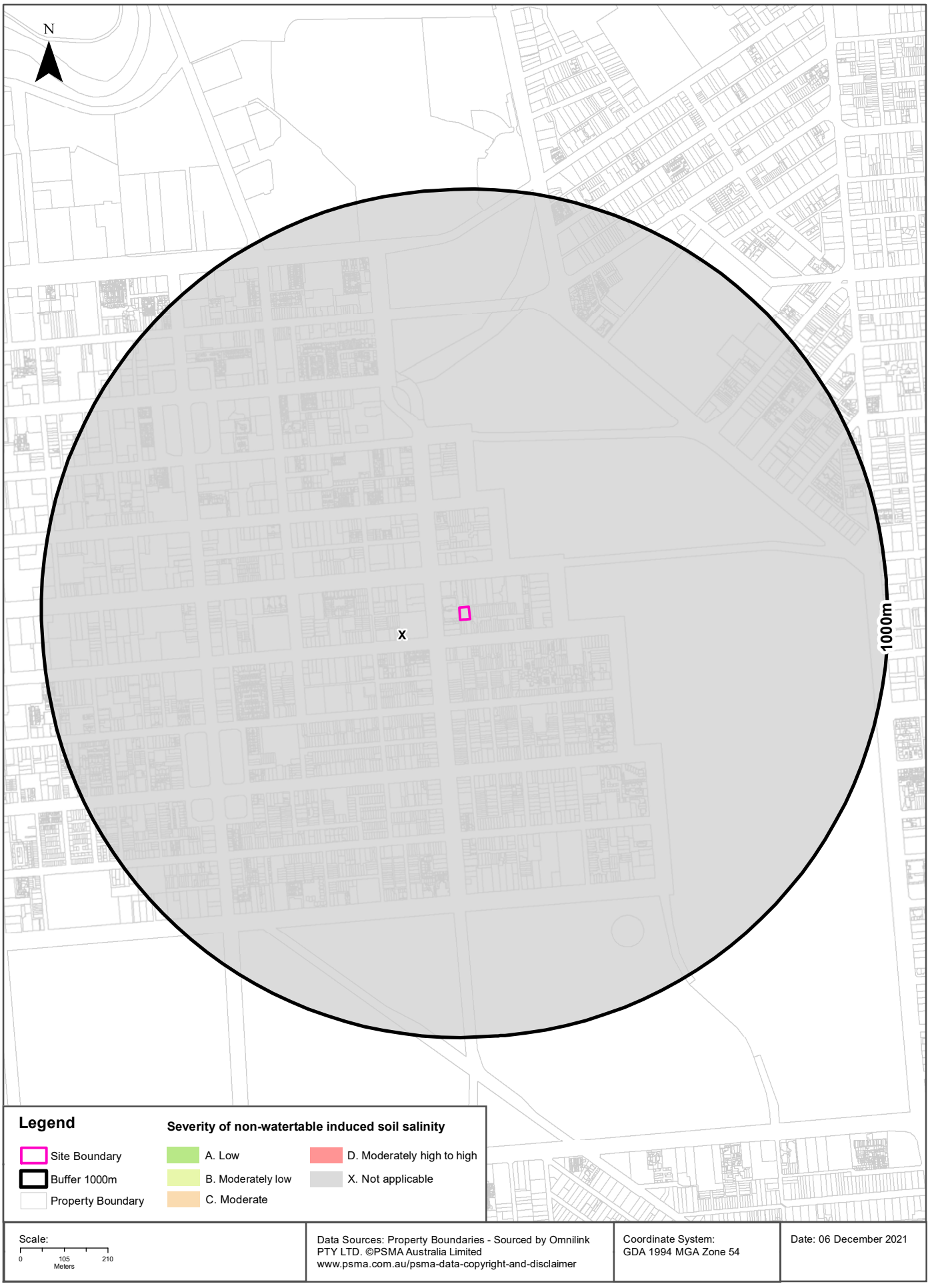
Coordinate System:
GDA 1994 MGA Zone 54

Date: 06 December 2021

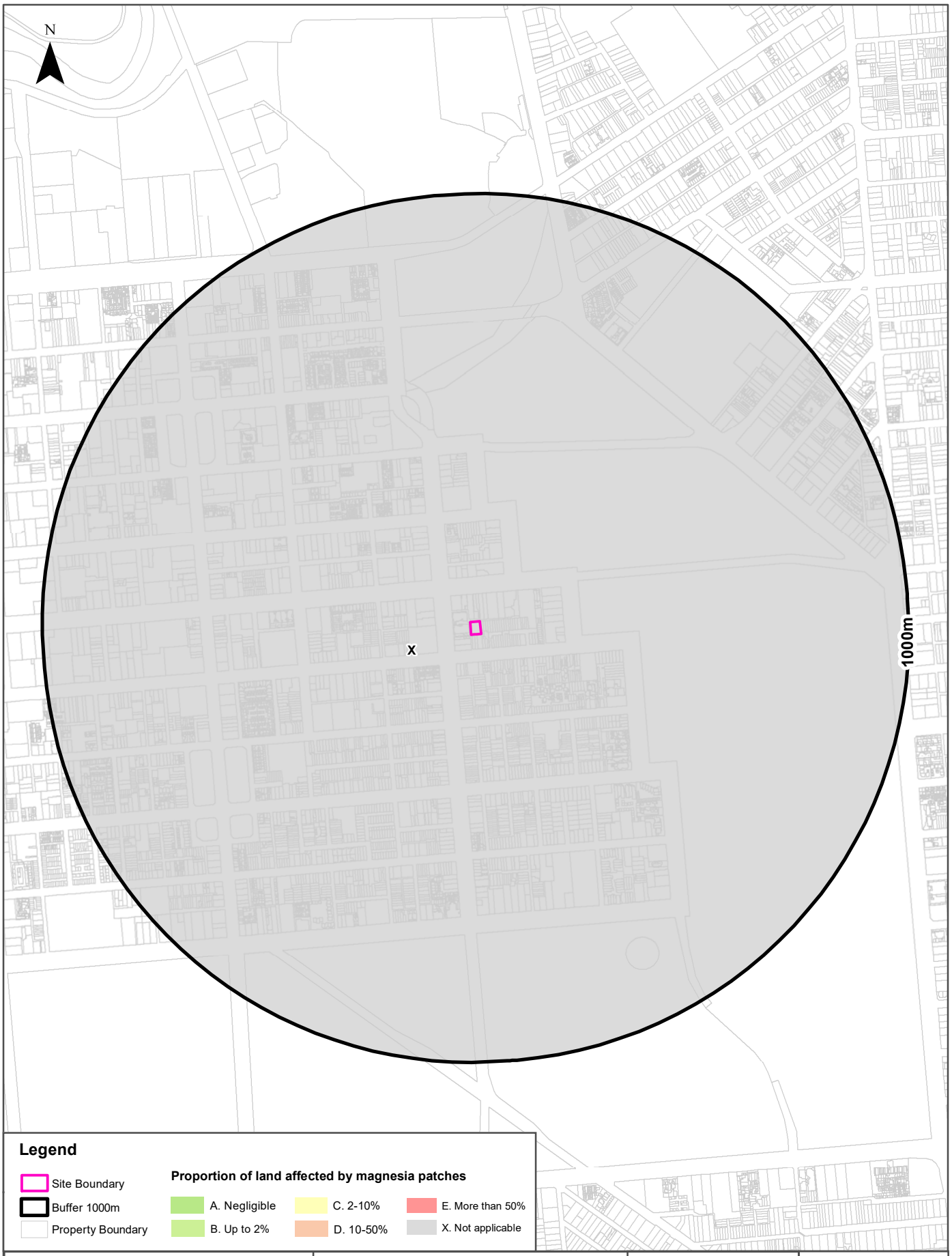
Soil Salinity - Non-watertable

5 Albert Lane, Adelaide, SA 5000



Soil Salinity - Non-watertable (Magnesia Patches)

5 Albert Lane, Adelaide, SA 5000



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Coordinate System:
GDA 1994 MGA Zone 54

Date: 06 December 2021

Soil Salinity

5 Albert Lane, Adelaide, SA 5000

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
X	Not applicable - No assessment/analysis undertaken			0m	On-site

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable (Magnesia Patches)

Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Planning and Design Code Zones

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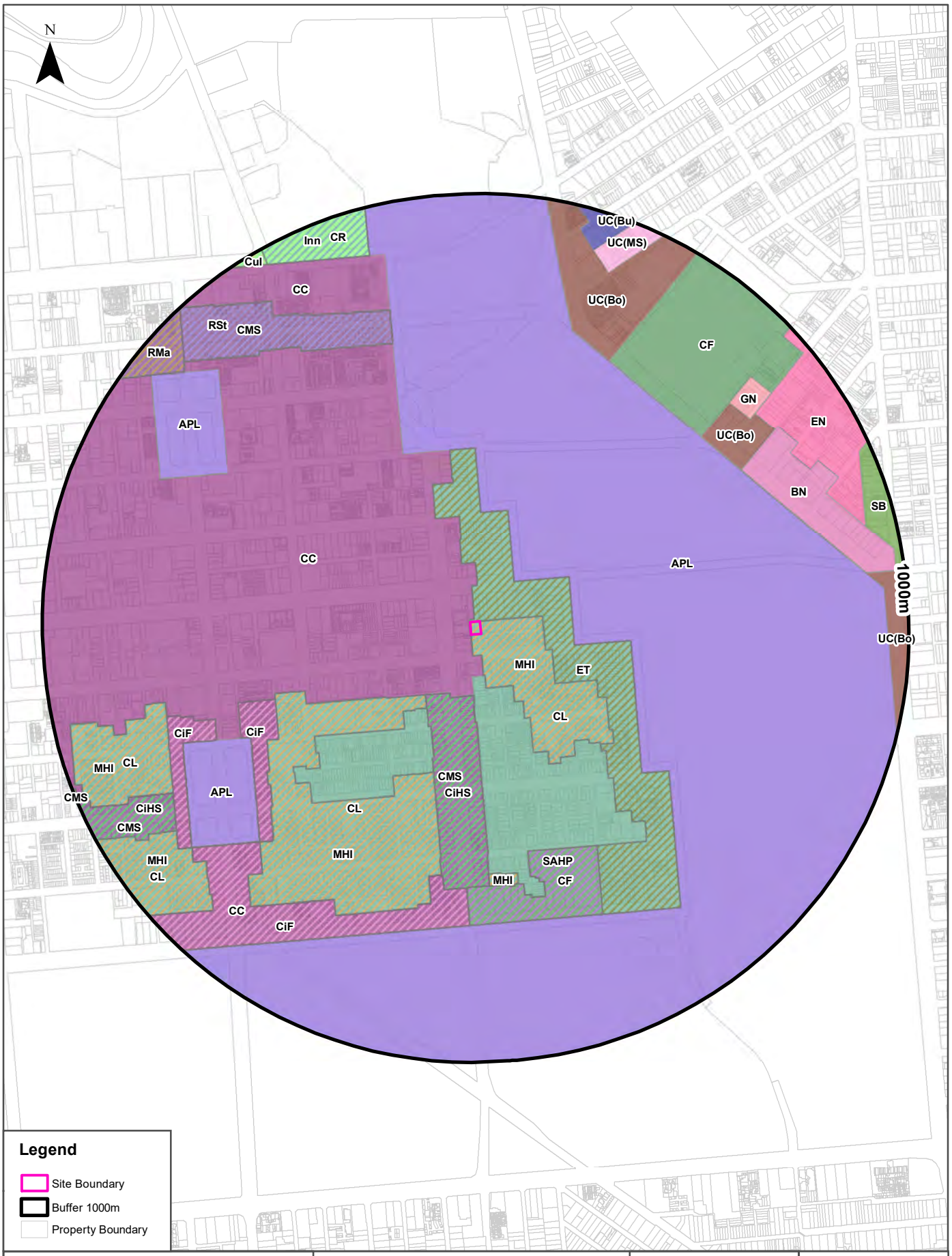

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Coordinate System:
GDA 1994 MGA Zone 54

Date: 06 December 2021

Planning

5 Albert Lane, Adelaide, SA 5000

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
CL	Z0908	City Living	19/03/2021	0	0m	On-site
CC	Z0905	Capital City	19/03/2021	0	2m	West
APL	Z0302	Adelaide Park Lands	19/03/2021	0	121m	East
CMS	Z0909	City Main Street	19/03/2021	0	140m	South
CL	Z0908	City Living	19/03/2021	0	176m	South West
CF	Z0903	Community Facilities	19/03/2021	0	518m	South
APL	Z0302	Adelaide Park Lands	19/03/2021	0	568m	South West
CF	Z0903	Community Facilities	19/03/2021	0	662m	North East
APL	Z0302	Adelaide Park Lands	19/03/2021	0	665m	North West
UC(Bo)	Z6302	Urban Corridor (Boulevard)	19/03/2021	0	672m	North East
CMS	Z0909	City Main Street	19/03/2021	0	676m	North West
UC(Bo)	Z6302	Urban Corridor (Boulevard)	19/03/2021	0	679m	North
BN	Z0601	Business Neighbourhood	19/03/2021	0	705m	East
CL	Z0908	City Living	19/03/2021	0	732m	West
GN	Z2102	General Neighbourhood	19/03/2021	0	774m	North East
CMS	Z0909	City Main Street	19/03/2021	0	788m	South West
EN	Z1506	Established Neighbourhood	19/03/2021	0	804m	North East
CL	Z0908	City Living	19/03/2021	0	814m	South West
UC(MS)	Z6305	Urban Corridor (Main Street)	19/03/2021	0	869m	North
CR	Z0911	City Riverbank	19/03/2021	0	887m	North
UC(Bu)	Z6303	Urban Corridor (Business)	19/03/2021	0	905m	North
UC(Bo)	Z6302	Urban Corridor (Boulevard)	19/03/2021	0	908m	East
SB	Z5719	Suburban Business	19/03/2021	0	927m	East

Planning and Design Code Zones Data Source: Attorney-General's Department - South Australia
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Planning and Design Code - Subzones

Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
MHI	S3902	Medium-High Intensity	19/03/2021	0	0m	On-site

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
ET	S1504	East Terrace	19/03/2021	0	0m	South East
CiHS	S0903	City High Street	19/03/2021	0	142m	South
MHI	S3902	Medium-High Intensity	19/03/2021	0	177m	South West
CiF	S0901	City Frame	19/03/2021	0	483m	South West
SAHP	S5704	St Andrews Hospital Precinct	19/03/2021	0	519m	South
MHI	S3902	Medium-High Intensity	19/03/2021	0	561m	South
CiF	S0901	City Frame	19/03/2021	0	567m	South West
CiF	S0901	City Frame	19/03/2021	0	631m	South West
RSt	S5402	Rundle Street	19/03/2021	0	675m	North West
MHI	S3902	Medium-High Intensity	19/03/2021	0	733m	West
CiHS	S0903	City High Street	19/03/2021	0	790m	South West
MHI	S3902	Medium-High Intensity	19/03/2021	0	815m	South West
Inn	S2701	Innovation	19/03/2021	0	887m	North
RMa	S5401	Rundle Mall	19/03/2021	0	887m	North West
CuI	S0902	Cultural Institutions	19/03/2021	0	961m	North West

Planning and Design Code Subzones Data Source: Attorney-General's Department - South Australia
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Land Use Generalised

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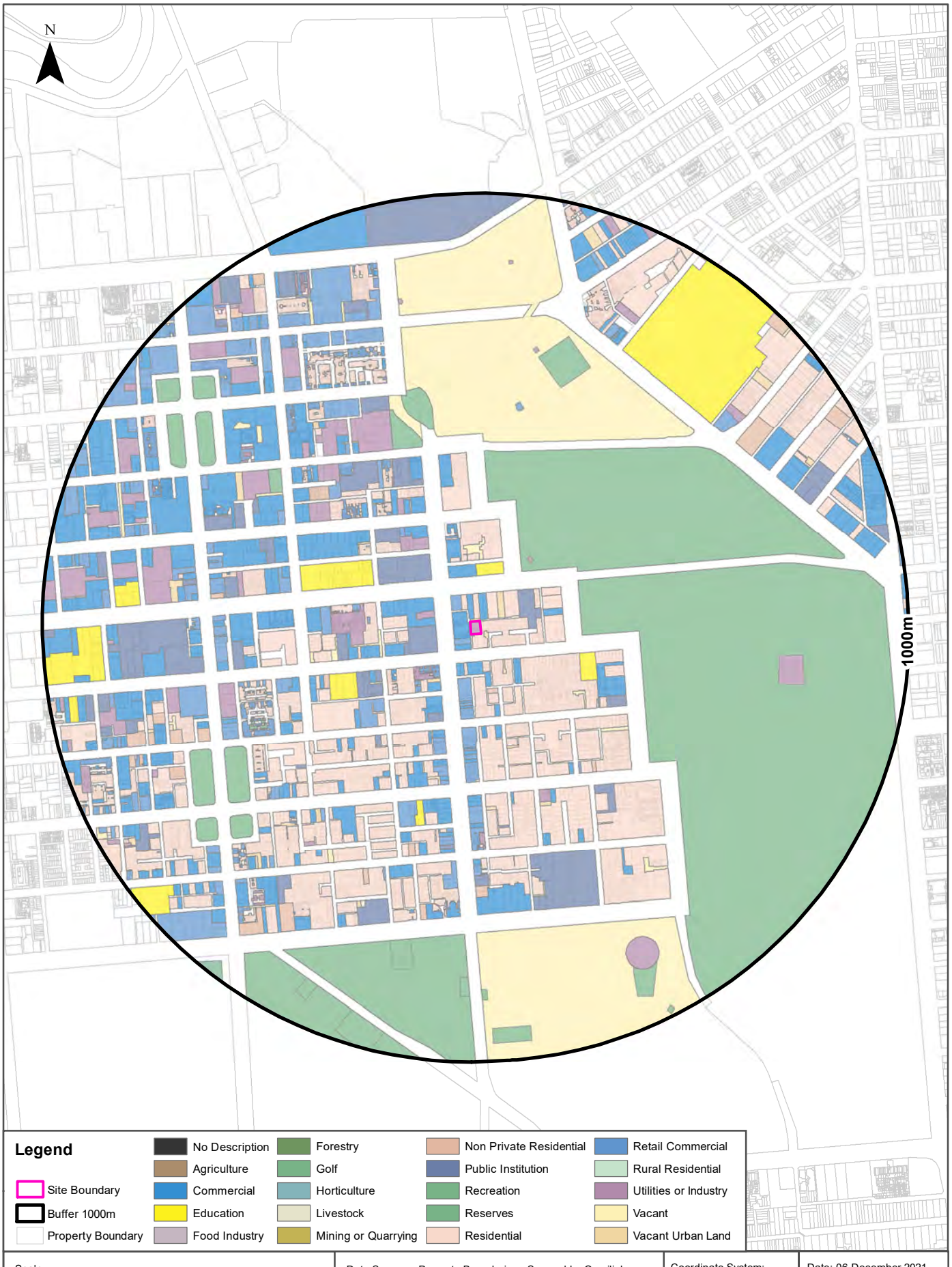

Planning

5 Albert Lane, Adelaide, SA 5000

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Utilities or Industry	0m	On-site
Residential	0m	East
Vacant	0m	North
Vacant Urban Land	0m	South
Commercial	3m	North
Retail Commercial	9m	South West
Public Institution	82m	West
Education	105m	North
Non Private Residential	130m	South
Recreation	150m	North East
Reserves	424m	North

Land Use Generalised Data Source: Dept of Planning, Transport and Infrastructure - South Australia
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Heritage

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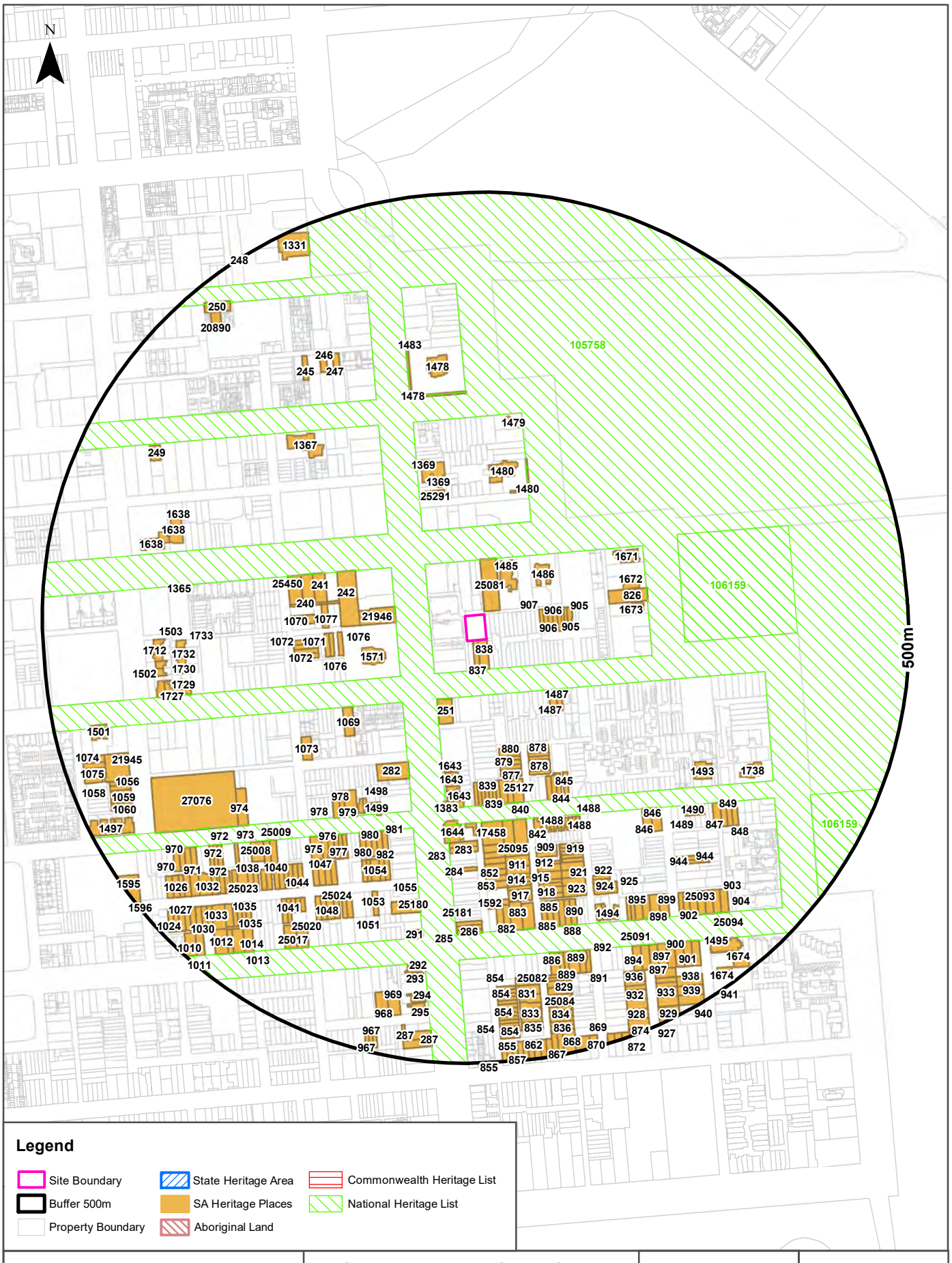

Heritage

5 Albert Lane, Adelaide, SA 5000

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
105758	The Adelaide Park Lands and City Layout	South Tce, Adelaide SA	3/03/001/0279	Historic	Listed place	2008-11-07	35m	North East
106159	Adelaide Park Lands - Additional Area and Values	Fullerton Rd, Adelaide SA	3/03/001/0279	Historic	Nomination now ineligible for PPAL		234m	East

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
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SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
837	318 Angas Street ADELAIDE	Local	House	House	1/11/2001	0m	South
838	320 Angas Street ADELAIDE	Local	House	House	1/11/2001	0m	South
25081	321-325 Wakefield Street ADELAIDE	Local		Former Dwellings	24/02/2011	3m	North
1485	329 Wakefield Street ADELAIDE	State	House	Dwelling ('Carhayes')		37m	North East
908	22 James Street ADELAIDE	Local	House	Attached House	1/11/2001	64m	East
907	20 James Street ADELAIDE	Local	House	Attached House	1/11/2001	69m	East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
251	122-130 Hutt Street 301 - 303 Angas Street ADELAIDE	Local	House	Former House	1/11/2001	70m	South
1486	339 Wakefield Street ADELAIDE	State	House	Dwelling ('Cartref')		70m	North East
906	18-18a James Street ADELAIDE	Local	House	Attached House	1/11/2001	74m	East
21946	95-99 Hutt Street ADELAIDE	Local	Business House - Offices	Feeney House	30/08/2007	82m	West
905	10-16 James Street ADELAIDE	Local	House	Row Houses	1/11/2001	85m	East
1487	343-345 Angas Street ADELAIDE	State	Historic Sites (unclassified)	Salvation Army Women's Hostel		98m	South East
1571	101-119 Hutt Street ADELAIDE	Local	Restaurant - Cabaret - Nightclub	Naval Military & Air Force Club	1/11/2001	98m	West
242	281-285 Wakefield Street ADELAIDE	Local	Business House - Offices	Office (former house) designated site comprises that part of the CT to a depth of half town acre 352 from the Wakefield Street alignment	1/11/2001	125m	West
880	17a-19 Gladstone Street ADELAIDE	Local	House	Attached Houses	1/11/2001	130m	South
878	10-20 Gladstone Street ADELAIDE	Local	House	Row Houses	1/11/2001	136m	South East
879	15-17 Gladstone Street ADELAIDE	Local	House	Attached Houses	1/11/2001	141m	South
25291	4-8 Nil Street ADELAIDE	Local		Former coach house	27/03/2013	142m	North
1643	146-158 Hutt Street ADELAIDE	State	Business: Commercial/Retail	Shops (former 'Victoria Terrace' Dwellings)		144m	South
1076	13-13a & 17 Kenton Street ADELAIDE	Local	House	Row Houses	1/11/2001	147m	West
826	159-160 East Terrace ADELAIDE	Local	House	Former House	1/11/2001	148m	East
1480	120 East Terrace ADELAIDE	State	House	House - 'Dimora', front fence and gates and southern boundary wall		148m	North
240	267-271 Wakefield Street ADELAIDE	Local	House	House	1/11/2001	151m	West
877	9-13 Gladstone Street ADELAIDE	Local	House	Row Houses	1/11/2001	151m	South
1369	56 Hutt Street ADELAIDE	State	Business: Commercial/Retail	Bray House		156m	North
1069	279-281 Angas Street ADELAIDE	Local	House	Attached House	1/11/2001	157m	South West
282	143-147 Hutt Street , 33-39 Hume Street ADELAIDE	Local	Business House - Offices	Dormer House	1/11/2001	159m	South West
1077	14 Kenton Street ADELAIDE	Local	House	House	1/11/2001	162m	West
241	273-275 Wakefield Street ADELAIDE	Local	House	House	1/11/2001	164m	West
1671	144-153 East Terrace ADELAIDE	State	House	Dwelling ('Weeroni')		167m	North East
1672	157 East Terrace ADELAIDE	State	House	Dwelling (former Duntocher, sometime Wesleyan Methodist Manse)		167m	East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
839	332-340 Carrington Street ADELAIDE	Local	Flat - Units	Row Houses	1/11/2001	168m	South
840	342 Carrington Street ADELAIDE	Local	House	House	1/11/2001	168m	South
841	344 Carrington Street ADELAIDE	Local	House	House	1/11/2001	168m	South
25127	346-350 Carrington Street ADELAIDE	Local		Former Shop and Dwelling	24/02/2011	168m	South
1673	161-163 East Terrace ADELAIDE	State	House	Dwelling ('Craigweil')		169m	East
1072	28-30 Cardwell Street ADELAIDE	Local	House	Row Houses	1/11/2001	176m	West
843	360 Carrington Street (known as 358) ADELAIDE	Local	House	House	1/11/2001	177m	South East
844	360a-362 Carrington Street (known as 360-362) ADELAIDE	Local	House	Attached Houses	1/11/2001	177m	South East
1071	26 Cardwell Street ADELAIDE	Local	House	House	1/11/2001	177m	West
1070	16 Cardwell Street ADELAIDE	Local	House	Attached House	1/11/2001	178m	West
845	366 Carrington Street ADELAIDE	Local	House	House	1/11/2001	181m	South East
1383	160 Hutt Street ADELAIDE	State	Restaurant - Cabaret - Nightclub	Chianti Restaurant (former Shop)		188m	South
25450	263-265 Wakefield Street ADELAIDE	Local		Former Dwelling	27/03/2013	192m	West
1644	162-166 Hutt Street ADELAIDE	State	Hotel - Motel - Inn	General Havelock Hotel and Outbuilding (former Stables)		213m	South
17458	333-339 Carrington Street 2-8 Corryton Street ADELAIDE	Local	Flat - Units	Row Houses	30/03/2006	215m	South
25125	341-343 Carrington Street ADELAIDE	Local		Dwelling	24/02/2011	215m	South
25126	345-349 Carrington Street ADELAIDE	Local		Former Shop and Dwelling	24/02/2011	216m	South
1073	54-56 Cardwell Street 2 - 4 Hume Street ADELAIDE	Local	House	Semi-Detached Houses	1/11/2001	217m	South West
1499	306-308 Carrington Street ADELAIDE	State	House	Dwelling and Shop		217m	South West
842	353 Carrington Street (known as 351), 2-6 Kate Court ADELAIDE	Local	House	House	1/11/2001	218m	South
979	298 Carrington Street ADELAIDE	Local	House	House	1/11/2001	221m	South West
1498	302-304 Carrington Street ADELAIDE	State	House	Dwelling		221m	South West
1479	109-113 East Terrace ADELAIDE	State	House	Dwelling		224m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
1488	355-367 Carrington Street ADELAIDE	State	House	Dwelling - Terrace Houses		224m	South
978	294-296 Carrington Street ADELAIDE	Local	House	Attached Houses	1/11/2001	230m	South West
283	168-170 Hutt Street ADELAIDE	Local	Business: Commercial/Retail	Terrace Shops	1/11/2001	236m	South
850	12-14 Corryton Street ADELAIDE	Local	House	Attached Houses	1/11/2001	243m	South
982	309 Carrington Street ADELAIDE	Local	House	House	1/11/2001	244m	South West
981	305-307 Carrington Street ADELAIDE	Local	House	Attached Houses	1/11/2001	247m	South West
25095	11-13 Kate Court ADELAIDE	Local		Dwelling	24/02/2011	249m	South
909	12 Kate Court ADELAIDE	Local	House	Attached House	1/11/2001	252m	South
980	301-303 Carrington Street ADELAIDE	Local	House	Attached Houses	1/11/2001	253m	South West
1367	265-279 Flinders Street ADELAIDE	State	Colleges of Advanced Education	School of Music (former Flinders Street Primary School)		254m	North West
25096	12A Kate Court ADELAIDE	Local		Dwelling	24/02/2011	256m	South
919	13-15 Marion Street ADELAIDE	Local	House	Row Houses	1/11/2001	257m	South East
851	16-18 Corryton Street ADELAIDE	Local	House	Attached Houses	1/11/2001	258m	South
25021	11 Marion Street ADELAIDE	Local		Dwelling	24/02/2011	258m	South East
910	14 Kate Court ADELAIDE	Local	House	Attached House	1/11/2001	259m	South
911	17 Kate Court ADELAIDE	Local	House	House	1/11/2001	259m	South
1478	93-100 East Terrace ADELAIDE	State	Business House - Offices	Dwelling ('Rymill House', previously 'The Firs') including Western and Southern Boundary Walls		263m	North
284	178 Hutt Street ADELAIDE	Local	Business: Commercial/Retail	Terrace Shop	1/11/2001	268m	South
977	291 & 295 Carrington Street ADELAIDE	Local	House	Row Houses	1/11/2001	270m	South West
912	18-20 Kate Court ADELAIDE	Local	House	House	1/11/2001	271m	South
913	19 Kate Court ADELAIDE	Local	House	House	1/11/2001	271m	South
846	393-397 Carrington Street 1-9 Tomsey Street ADELAIDE	Local	House	Attached Houses	1/11/2001	272m	South East
852	20-22 Corryton Street ADELAIDE	Local	House	Attached Houses	1/11/2001	272m	South
1055	86-88 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	273m	South
25012	293 Carrington Street ADELAIDE	Local		Dwelling	24/02/2011	273m	South West
25097	17 Marion Street ADELAIDE	Local		Dwelling	24/02/2011	275m	South East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
1054	84 McLaren Street ADELAIDE	Local	House	House	1/11/2001	278m	South West
920	19 Marion Street ADELAIDE	Local	House	House	1/11/2001	279m	South
976	287-289 Carrington Street ADELAIDE	Local	House	Attached Houses	1/11/2001	279m	South West
914	21-21a Kate Court ADELAIDE	Local	House	Attached Houses	1/11/2001	280m	South
915	22-26 Kate Court ADELAIDE	Local	House	Row Houses	1/11/2001	283m	South
1052	80-82 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	283m	South West
853	24 Corryton Street ADELAIDE	Local	House	House	1/11/2001	286m	South
1493	416-420 Carrington Street ADELAIDE	State	House	Dwelling ('Springhill Lodge')		286m	South East
921	21-23 Marion Street ADELAIDE	Local	House	Attached Houses	1/11/2001	288m	South
975	283-285 Carrington Street 82-90 Cardwell Street ADELAIDE	Local	House	Attached Houses	1/11/2001	288m	South West
916	23-25 Kate Court ADELAIDE	Local	House	Attached Houses	1/11/2001	290m	South
917	27-29 Kate Court ADELAIDE	Local	House	House	1/11/2001	299m	South
918	28-30 Kate Court ADELAIDE	Local	House	Attached Houses	1/11/2001	301m	South
1050	68 McLaren Street ADELAIDE	Local	House	House	1/11/2001	304m	South West
923	27-29 Marion Street ADELAIDE	Local	House	House	1/11/2001	306m	South
922	24-26 Marion Street ADELAIDE	Local	House	Attached Houses	1/11/2001	307m	South East
1049	66 McLaren Street ADELAIDE	Local	House	House	1/11/2001	308m	South West
1489	407 Carrington Street ADELAIDE	State	House	Dwelling		308m	South East
1592	32 Corryton Street ADELAIDE	Local	House	House	1/11/2001	309m	South
1490	409 Carrington Street ADELAIDE	State	House	Dwelling		311m	South East
883	302-304 Halifax Street ADELAIDE	Local	House	House	1/11/2001	312m	South
1047	64 McLaren Street ADELAIDE	Local	House	House	1/11/2001	312m	South West
25180	187-189 Hutt Street ADELAIDE	Local		Shop and Dwelling	24/02/2011	312m	South
882	300 Halifax Street ADELAIDE	Local	House	House	1/11/2001	315m	South
884	306-310 Halifax Street 33-39 Kate Court ADELAIDE	Local	House	House	1/11/2001	315m	South
924	28 Marion Street ADELAIDE	Local	House	House	1/11/2001	315m	South East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
974	258-260 Carrington Street ADELAIDE	Local	House	House	1/11/2001	315m	South West
1053	81 McLaren Street ADELAIDE	Local	House	House	1/11/2001	315m	South
1491	411 Carrington Street ADELAIDE	State	House	Dwelling		316m	South East
27076	228-256 Carrington Street, 7-29 Hume Lane, 1-32 RegentStN ADELAIDE	State	House	Manitoba Housing Complex		316m	South West
885	314-316 Halifax Street 34-40 Kate Court ADELAIDE	Local	House	House	1/11/2001	317m	South
1046	62 McLaren Street , 92-100 Cardwell Street ADELAIDE	Local	House	House	1/11/2001	317m	South West
881	298 Halifax Street ADELAIDE	Local	House	House	1/11/2001	318m	South
888	318-320 Halifax Street ADELAIDE	Local	House	Attached Houses	1/11/2001	319m	South
1492	413 Carrington Street ADELAIDE	State	House	Dwelling		320m	South East
890	322-324 Halifax Street ADELAIDE	Local	House	Attached Houses	1/11/2001	321m	South
925	30 Marion Street ADELAIDE	Local	House	House	1/11/2001	322m	South East
1483	22 Hutt Street ADELAIDE	State	House	Office (former Coach House of 'Rymill House', previously 'The Firs')		322m	North
247	44 Tucker Street ADELAIDE	Local	House	House	1/11/2001	326m	North West
25010	269 Carrington Street ADELAIDE	Local		Dwelling	24/02/2011	327m	South West
1044	54-56 McLaren Street , 91-99 Cardwell Street ADELAIDE	Local	House	Attached Houses	1/11/2001	328m	South West
847	419 Carrington Street ADELAIDE	Local	House	House	1/11/2001	329m	South East
1051	71-73 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	329m	South West
1365	221 Wakefield Street ADELAIDE	State	Secondary School/College	Office (former Our Boys Institute Building) [facade only]		330m	West
25181	198 Hutt Street ADELAIDE	Local		Shop and Dwelling	24/02/2011	331m	South
246	38 Tucker Street ADELAIDE	Local	House	House	1/11/2001	332m	North West
1729	222 Angas Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		332m	West
1730	224 Angas Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		332m	West
1733	226A Angas Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		332m	West
25009	267 Carrington Street ADELAIDE	Local		Dwelling	24/02/2011	332m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
1731	224A Angas Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		334m	West
1732	226 Angas Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		334m	West
245	32 Tucker Street ADELAIDE	Local	House	House	1/11/2001	336m	North West
285	198a Hutt Street ADELAIDE	Local	Business: Commercial/Retail	Terrace Shop and Residence	1/11/2001	336m	South
848	421 Carrington Street ADELAIDE	Local	House	House	1/11/2001	336m	South East
1042	50-52 McLaren Street ADELAIDE	Local	House	Row Houses	1/11/2001	336m	South West
25024	67 McLaren Street ADELAIDE	Local		Dwelling	24/02/2011	337m	South West
1738	207-210 East Terrace ADELAIDE	State	House	Public Schools Club Building (former Residence of William and Lawrence Bragg, sometime Sandford House)		338m	South East
25008	265 Carrington Street ADELAIDE	Local		Dwelling	24/02/2011	338m	South West
1494	332-340 Halifax Street ADELAIDE	State	House	Dwelling - Row Houses		339m	South East
286	200 Hutt Street ADELAIDE	Local	Business: Commercial/Retail	Shop	1/11/2001	340m	South
1048	65 McLaren Street ADELAIDE	Local	House	House	1/11/2001	340m	South West
944	20-22 Tomsey Street ADELAIDE	Local	House	Attached Houses	1/11/2001	341m	South East
849	423-425 Carrington Street ADELAIDE	Local	House	Attached Houses	1/11/2001	342m	South East
1728	220 Angas Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		342m	West
291	* 274-280 Halifax Street 199 Hutt Street ADELAIDE	Local	Business: Commercial/Retail	Shops and Offices	1/11/2001	345m	South
1045	61-63 McLaren Street , 104-108 Cardwell Street ADELAIDE	Local	House	Attached Houses	1/11/2001	345m	South West
1638	214 Wakefield Street ADELAIDE	State	Secondary School/College	Christian Brothers College (CBC) - Brothers House and Hurley Wing (originally Dormitory/Gymnasium wing) [External load-bearing walls only]		345m	West
893	344-346 Halifax Street ADELAIDE	Local	House	Attached Houses	1/11/2001	347m	South East
1040	48 McLaren Street ADELAIDE	Local	House	House	1/11/2001	348m	South West
895	348 Halifax Street ADELAIDE	Local	House	Attached Houses	1/11/2001	351m	South East
1727	216 Angas Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		352m	West
1039	42-44 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	354m	South West
896	350 Halifax Street ADELAIDE	Local	House	House	1/11/2001	355m	South East
20654	228 Frome Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		356m	West
1503	220 Frome Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		357m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
1712	224 Frome Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		358m	West
20653	226 Frome Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		358m	West
20655	230 Frome Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		358m	West
898	354 Halifax Street ADELAIDE	Local	House	House	1/11/2001	359m	South East
1043	53-55 McLaren Street , 103-107 Cardwell Street ADELAIDE	Local	House	Attached Houses	1/11/2001	359m	South West
973	255 Carrington Street ADELAIDE	Local	House	House	1/11/2001	362m	South West
1502	214 Angas Street ADELAIDE	State	House	Dwelling ('Elder Mews') (former Adelaide Workmen's Homes)		362m	West
899	356-358 Halifax Street , 33-39 Tomsey Street ADELAIDE	Local	House	House	1/11/2001	364m	South East
1041	49-51 McLaren Street ADELAIDE	Local	House	Row Houses	1/11/2001	366m	South West
1038	38-40 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	367m	South West
25023	34-36 McLaren Street ADELAIDE	Local		Dwelling	24/02/2011	373m	South West
902	364-366 Halifax Street , 36-40 Tomsey Street ADELAIDE	Local	House	former Shop and Residence	1/11/2001	376m	South East
886	315 Halifax Street ADELAIDE	Local	House	House	1/11/2001	378m	South
972	245-249 Carrington Street ADELAIDE	Local	House	Row Houses	1/11/2001	378m	South West
887	317-319 Halifax Street ADELAIDE	Local	House	Attached Houses	1/11/2001	380m	South
889	321-323 Halifax Street ADELAIDE	Local	House	House	1/11/2001	380m	South
25092	368-370 Halifax Street ADELAIDE	Local		Dwelling	24/02/2011	383m	South East
891	325 Halifax Street ADELAIDE	Local	House	House	1/11/2001	384m	South
1037	32 McLaren Street ADELAIDE	Local	House	House	1/11/2001	385m	South West
25020	236-238 Halifax Street ADELAIDE	Local		Dwellings	24/02/2011	385m	South West
292	* 201 Hutt Street ADELAIDE	Local	House	House	1/11/2001	386m	South
892	327 Halifax Street 1-7 Power Street ADELAIDE	Local	House	House	1/11/2001	386m	South
25093	372 Halifax Street ADELAIDE	Local		Dwelling	24/02/2011	388m	South East
1036	28-30 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	392m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
25017	232-234 Halifax Street ADELAIDE	Local		Dwellings	24/02/2011	392m	South West
25094	374 Halifax Street ADELAIDE	Local		Dwelling	24/02/2011	393m	South East
293	* 205 Hutt Street ADELAIDE	Local	House	House	1/11/2001	397m	South
903	376 Halifax Street ADELAIDE	Local	House	House	1/11/2001	399m	South East
894	345 Halifax Street ADELAIDE	Local	House	Attached House	1/11/2001	401m	South East
1035	25-35 McLaren Street ADELAIDE	Local	House	Row Houses	1/11/2001	402m	South West
971	237-239 Carrington Street ADELAIDE	Local	House	Attached Houses	1/11/2001	403m	South West
1034	24 McLaren Street ADELAIDE	Local	House	House	1/11/2001	403m	South West
25082	11 Ada Street ADELAIDE	Local		Dwelling	24/02/2011	403m	South
904	380 Halifax Street ADELAIDE	Local	House	House	1/11/2001	404m	South East
249	217-219 Flinders Street ADELAIDE	Local	Business House - Offices	Offices and Laboratories (Flinders Hall Former St Paul's School)	1/11/2001	405m	North West
828	10 Ada Street ADELAIDE	Local	House	House	1/11/2001	405m	South
25091	347-349 Halifax Street ADELAIDE	Local		Dwelling	24/02/2011	405m	South East
829	12a Ada Street ADELAIDE	Local	House	Attached House	1/11/2001	408m	South
25083	12 Ada Street ADELAIDE	Local		Dwelling	24/02/2011	408m	South
897	351-353 Halifax Street ADELAIDE	Local	House	Attached Houses	1/11/2001	409m	South East
1032	20-22 McLaren Street ADELAIDE	Local	House	House	1/11/2001	410m	South West
854	52a-70 Corryton Street ADELAIDE	Local	House	Row Houses	1/11/2001	412m	South
831	15 Ada Street ADELAIDE	Local	House	House	1/11/2001	413m	South
970	233-235 Carrington Street ADELAIDE	Local	House	Attached Houses	1/11/2001	415m	South West
900	357-361 Halifax Street ADELAIDE	Local	House	Attached Houses	1/11/2001	417m	South East
294	* 213 Hutt Street ADELAIDE	Local	House	House	1/11/2001	420m	South
830	14-16 Ada Street ADELAIDE	Local	House	Attached Houses	1/11/2001	420m	South
1031	18 McLaren Street ADELAIDE	Local	House	House	1/11/2001	421m	South West
969	26-28 Cairns Street ADELAIDE	Local	House	Attached Houses	1/11/2001	423m	South
1014	216-218 Halifax Street ADELAIDE	Local	House	House	1/11/2001	423m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
21945	11-19 Regent Street North ADELAIDE	Local	House	Row House	30/08/2007	423m	West
832	17 Ada Street ADELAIDE	Local	House	House	1/11/2001	424m	South
1033	21-23 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	424m	South West
901	363-367 Halifax Street , 1-9 St. John Street ADELAIDE	Local	House	Attached Houses	1/11/2001	426m	South East
936	27 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	426m	South East
968	20-22 Cairns Street ADELAIDE	Local	House	Attached Houses	1/11/2001	427m	South
25084	18-20 Ada Street ADELAIDE	Local		Dwelling	24/02/2011	428m	South
25022	14-16 McLaren Street ADELAIDE	Local		Dwelling	24/02/2011	429m	South West
1013	212-214 Halifax Street ADELAIDE	Local	House	House	1/11/2001	431m	South West
1056	21 Regent Street ADELAIDE	Local	House	House	1/11/2001	431m	South West
295	* 215 Hutt Street ADELAIDE	Local	House	House	1/11/2001	432m	South
833	19-21 Ada Street ADELAIDE	Local	House	Attached Houses	1/11/2001	432m	South
1057	23 Regent Street ADELAIDE	Local	House	House	1/11/2001	433m	South West
1030	17-19 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	435m	South West
1058	25 Regent Street ADELAIDE	Local	House	House	1/11/2001	435m	South West
1028	12 McLaren Street ADELAIDE	Local	House	House	1/11/2001	436m	South West
1059	27 Regent Street ADELAIDE	Local	House	Shop	1/11/2001	437m	South West
17460	25 Royal Avenue ADELAIDE	Local	House	House	30/03/2006	437m	South East
1501	187-191 Angas Street ADELAIDE	State	Hotel - Motel - Inn	Seven Stars Hotel		438m	West
937	28 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	439m	South East
1012	206-208 Halifax Street ADELAIDE	Local	House	House	1/11/2001	440m	South West
1026	8-10 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	440m	South West
1060	29 Regent Street ADELAIDE	Local	House	former House	1/11/2001	440m	South West
834	22-24 Ada Street ADELAIDE	Local	House	Attached Houses	1/11/2001	442m	South
1495	373-383 Halifax Street ADELAIDE	State	Religious Building	St John's Anglican Church		442m	South East
934	23 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	443m	South East
1029	13-15 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	445m	South West
20890	261-269 Pirie Street ADELAIDE	State	Hotel - Motel - Inn	Tivoli Hotel (including former Ballroom)		447m	North West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
932	21 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	448m	South East
1497	204-218 Carrington Street ADELAIDE	State	House	Dwelling ('Albert Terrace')		449m	South West
17461	26 Royal Avenue ADELAIDE	Local	House	House	30/03/2006	449m	South East
1074	12-14 Eden Street ADELAIDE	Local	House	Attached Houses	1/11/2001	450m	West
835	23-27 Ada Street ADELAIDE	Local	House	Row Houses	1/11/2001	451m	South
1075	18-20 Eden Street ADELAIDE	Local	House	Attached Houses	1/11/2001	452m	West
836	26-30 Ada Street ADELAIDE	Local	House	Row Houses	1/11/2001	455m	South
935	24 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	455m	South East
1027	9-11 McLaren Street ADELAIDE	Local	House	Attached Houses	1/11/2001	455m	South West
250	261-269 Pirie Street ADELAIDE	Local	Hotel - Motel - Inn	Tivoli Hotel	1/11/2001	456m	North West
930	17 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	459m	South East
938	15 St John Street ADELAIDE	Local	House	House	1/11/2001	459m	South East
287	227-229 Hutt Street ADELAIDE	Local	House	Attached Houses	1/11/2001	460m	South
933	22 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	460m	South East
1331	52-60 East Terrace ADELAIDE	State	Historic Sites (unclassified)	Former Municipal Tramways Trust (MTT) No.1 Converter Station		465m	North West
1011	200 Halifax Street ADELAIDE	Local	House	House	1/11/2001	466m	South West
1025	7 McLaren Street ADELAIDE	Local	House	House	1/11/2001	466m	South West
928	13 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	469m	South East
939	19 St John Street ADELAIDE	Local	House	House	1/11/2001	469m	South East
868	360 Gilles Street ADELAIDE	Local	House	House	1/11/2001	470m	South
931	18 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	470m	South East
967	15-17 Cairns Street ADELAIDE	Local	House	Row Houses	1/11/2001	470m	South
1024	5 McLaren Street ADELAIDE	Local	House	House	1/11/2001	471m	South West
1010	196-198 Halifax Street ADELAIDE	Local	House	Attached Houses	1/11/2001	472m	South West
867	354-356 Gilles Street ADELAIDE	Local	House	Attached Houses	1/11/2001	473m	South
1674	10-14 St Johns Street ADELAIDE	State	Religious Building	St John's Church Hall and Rectory		474m	South East
855	334-336 Gilles Street 74-80 Corryton Street ADELAIDE	Local	House	Attached Houses	1/11/2001	477m	South
857	338-340 Gilles Street ADELAIDE	Local	House	Attached Houses	1/11/2001	477m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
860	342-344 Gilles Street ADELAIDE	Local	House	Attached Houses	1/11/2001	477m	South
862	346-348 Gilles Street ADELAIDE	Local	House	House	1/11/2001	478m	South
864	350 Gilles Street ADELAIDE	Local	House	House	1/11/2001	478m	South
866	352 Gilles Street ADELAIDE	Local	House	House	1/11/2001	478m	South
1595	59 Regent Street South ADELAIDE	Local	Civic/Community Centre	Box Factory Community Centre	1/11/2001	478m	South West
940	21 St John Street ADELAIDE	Local	House	House	1/11/2001	479m	South East
926	9 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	480m	South
17459	16 Royal Avenue ADELAIDE	Local	House	House	30/03/2006	481m	South East
869	362-366 Gilles Street ADELAIDE	Local	House	House	1/11/2001	482m	South
870	366a-368 Gilles Street 33-39 Power Street ADELAIDE	Local	House	House	1/11/2001	484m	South
929	14 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	486m	South East
871	374-376 Gilles Street 34-40 Power Street ADELAIDE	Local	House	Attached Houses	1/11/2001	488m	South
872	380 Gilles Street ADELAIDE	Local	House	House	1/11/2001	491m	South
873	382 Gilles Street ADELAIDE	Local	House	House	1/11/2001	491m	South
927	10 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	491m	South East
874	384-388 Gilles Street 1-9 Royal Avenue ADELAIDE	Local	House	House	1/11/2001	493m	South
248	47-51 Tam-O-Shanter Place 22 - 26 Devonshire Place ADELAIDE	Local	Historic Sites (unclassified)	ETSA Warehouse	1/11/2001	496m	North West
941	22 St John Street ADELAIDE	Local	House	House	1/11/2001	498m	South East
1596	61-65 Regent Street South ADELAIDE	Local	House	Row Houses	1/11/2001	498m	South West
943	29 St John Street ADELAIDE	Local	House	House	1/11/2001	500m	South East

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Aboriginal Land

Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

Natural Hazards

5 Albert Lane, Adelaide, SA 5000

Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
N/A	No records in buffer					

Bushfire Overlays Data Source: Attorney-General's Department - South Australia
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Bushfires and Prescribed Burns History

Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
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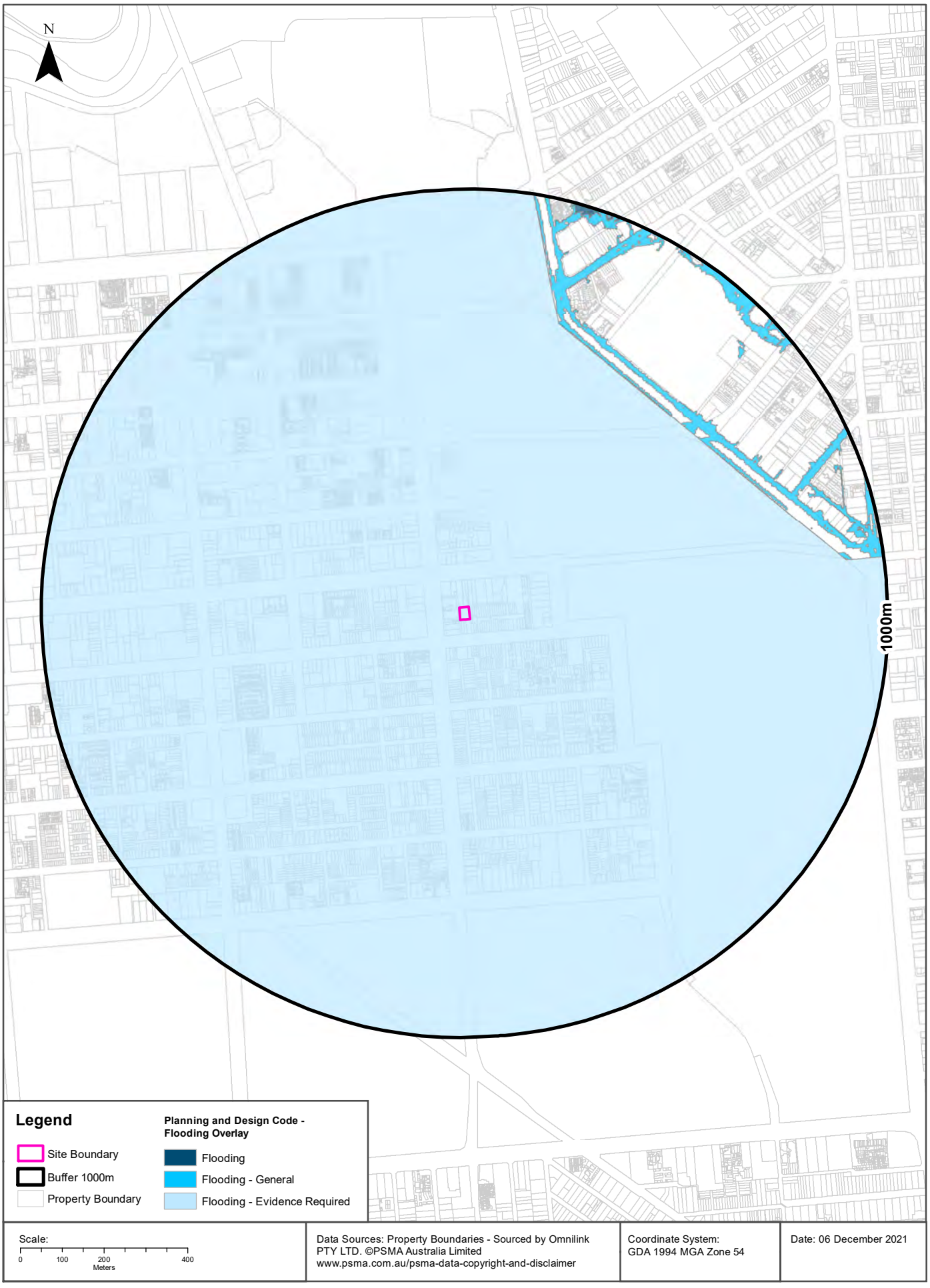
Natural Hazards - Flood

5 Albert Lane, Adelaide, SA 5000



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 06 December 2021

Natural Hazards

5 Albert Lane, Adelaide, SA 5000

Flooding Overlays

Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	19/03/2021		0m	On-site
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	19/03/2021		660m	North East
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	19/03/2021		722m	North

Flooding Overlays Data Source: Attorney-General's Department - South Australia
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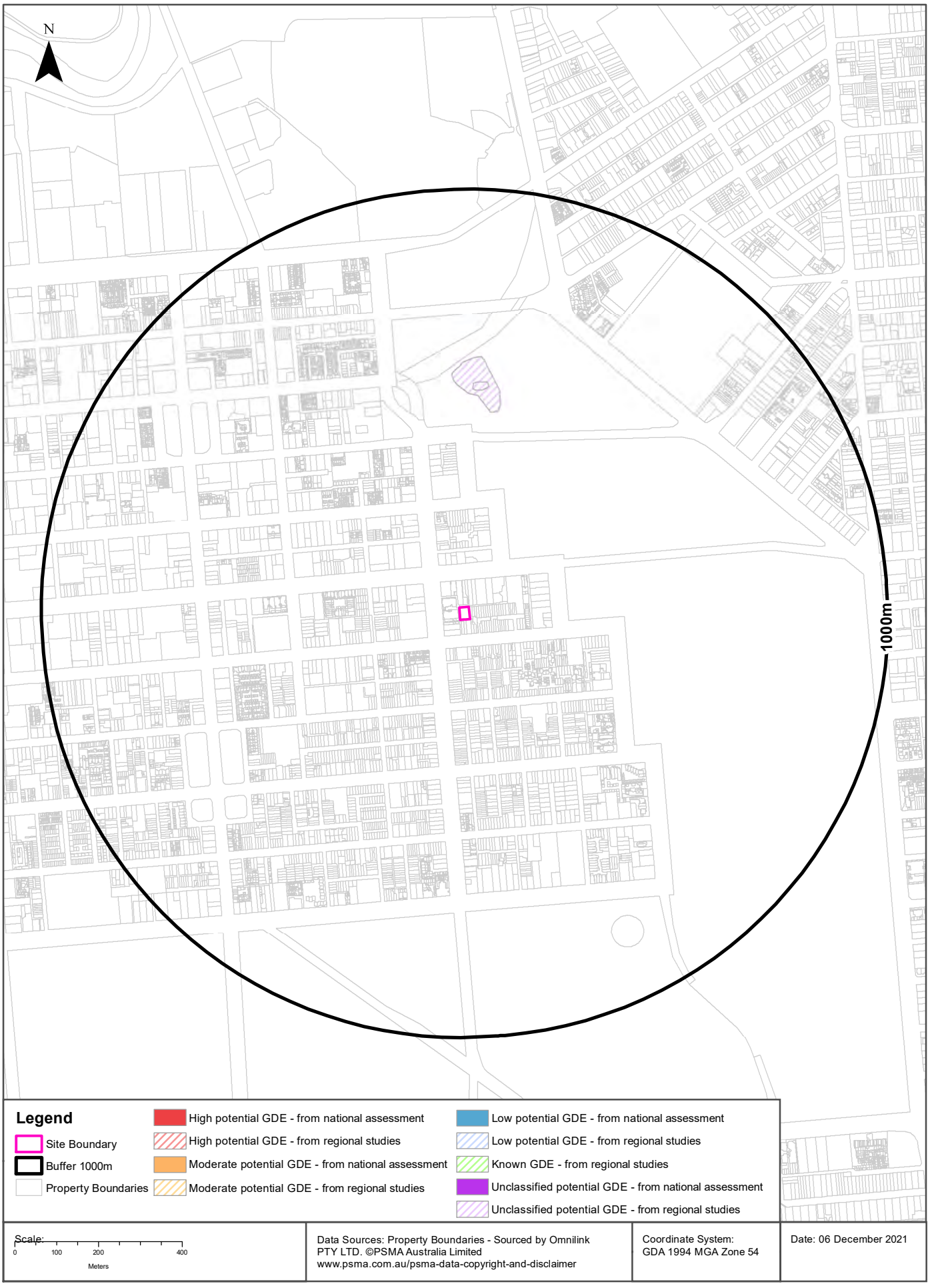
Ecological Constraints - Groundwater Dependent Ecosystems Atlas

5 Albert Lane, Adelaide, SA 5000



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System: GDA 1994 MGA Zone 54

Date: 06 December 2021

Ecological Constraints

5 Albert Lane, Adelaide, SA 5000

Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic		Unclassified potential GDE - from regional studies	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Wetland		470m	North

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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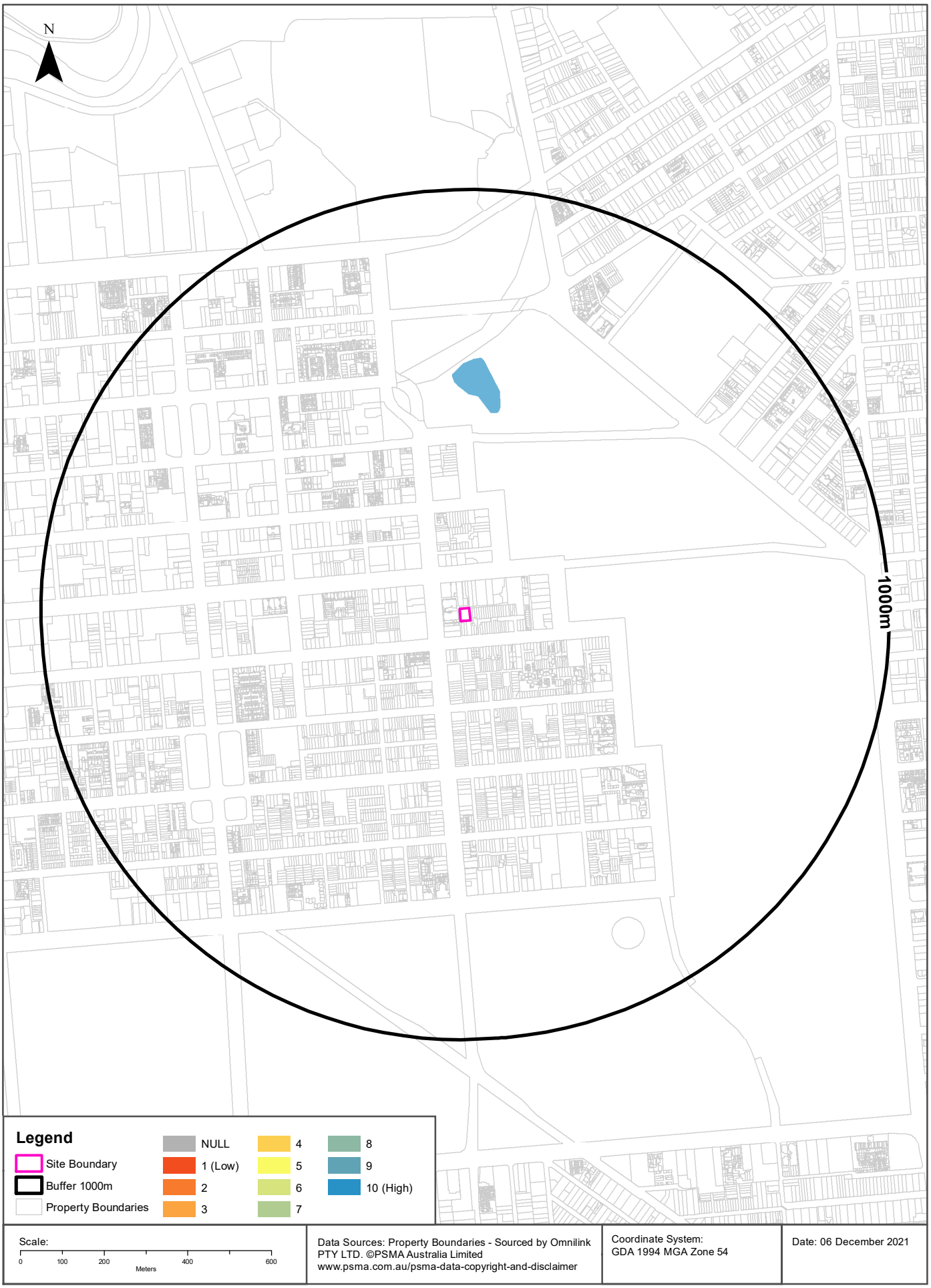
Ecological Constraints - Inflow Dependent Ecosystems Likelihood

5 Albert Lane, Adelaide, SA 5000



Ecological Constraints

5 Albert Lane, Adelaide, SA 5000

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic		10	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Wetland		470m	North

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

5 Albert Lane, Adelaide, SA 5000

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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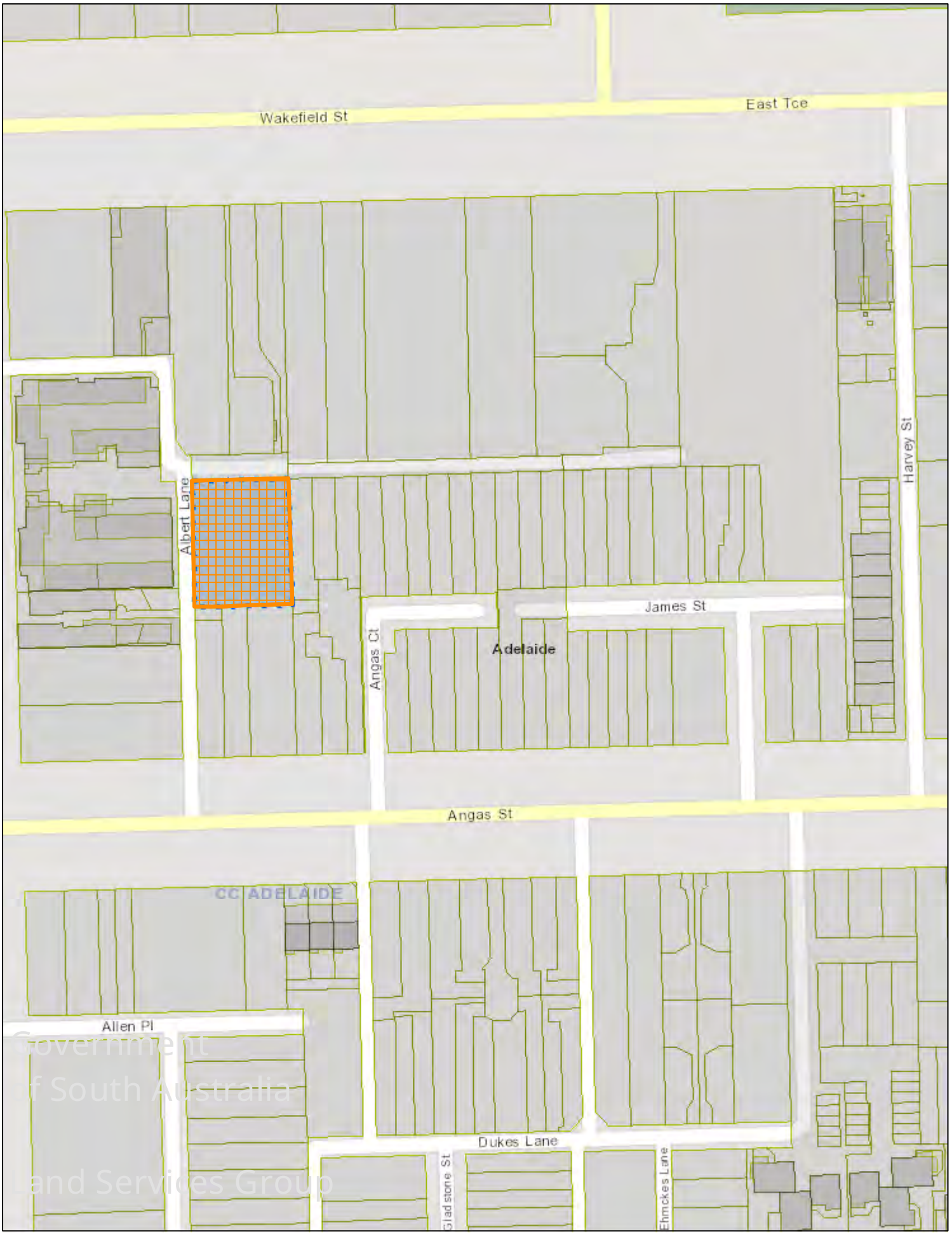
APPENDIX B CERTIFICATES OF TITLE

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Date created:
December 9, 2021



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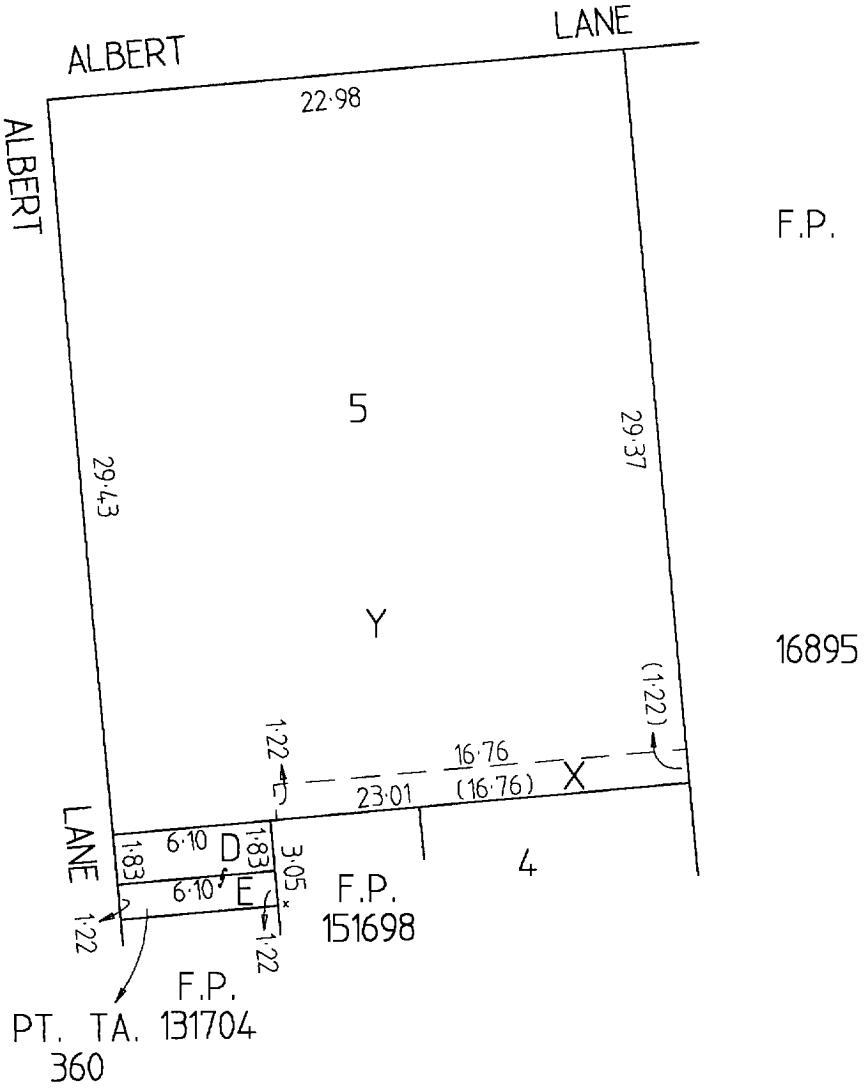

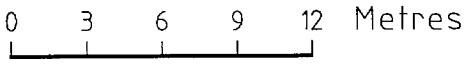

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(C) 96208

South Australia.

(CERTIFICATE OF TITLE.)

Register Book, Vol. CCCVI Folio 47

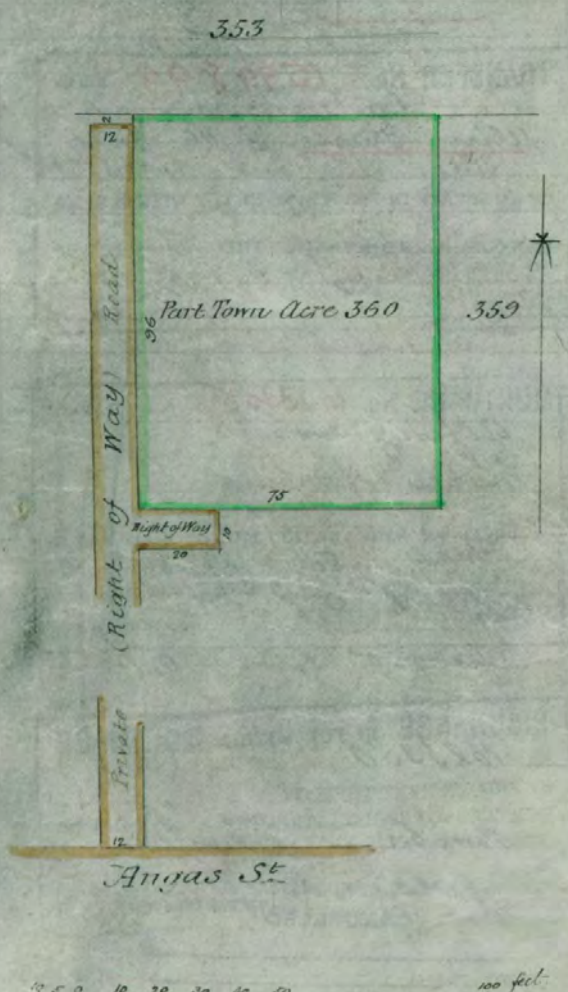
Gustav Kindermann of Adelaide Confectioner is now seised of an estate in fee simple, subject nevertheless to such encumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon, in That piece of land situated in the City of Adelaide, being portion of the Town Acre numbered 360 and bounded as appears in the plan in the margin hereof and therein colored green, which said piece of land contains twenty six perches or thereabouts and measures as well on the North side next part of the acre 353 as on the South side next other part of the said acre 360 seventy five feet or thereabouts and as well on the East side next part of the acre 359 as on the West side partly next a private road of the width of twelve feet and partly next other part of the said Acre 360 ninety two feet or thereabouts together with as much of the soil over the stobs of land of the width of ten feet and twelve feet respectively as shown in the said plan and thereon marked Right of Way Portion of which said Right of Way was conveyed to the said Gustav Kindermann by Memorandum of Transfer No 96208

which said Town Acre 360 is delineated in the public map of the said city, deposited in the office of the Surveyor General, and was originally granted the 23rd day of December, 1837, under the hand and seal of James Hurtle Fisher, Esquire, Resident Commissioner of the said Province, to John Hughes.

In witness whereof, I have hereunto signed my name and affixed my seal this Twenty third day of October one thousand eight hundred and seventy nine in presence of

W. W. Andrews

Registrar-General.



Pursuant to Application No 295924 Ferdinand Julius Sobels of Adelaide Agent is proprietor of an estate in fee simple in the within land as one of the executors named in the will dated the 2 day October 1895 of the within named Gustav Kindermann who died on the 6 day October 1895 as appears by Probate dated the 22 day October 1895 Produced for registration the 19 day November 1895 at 2 past 9

E J Heath

Transfer No 340476 from Ferdinand Julius Sobels to Charles Henry Bliss of Adelaide Painter for an estate in fee simple in the within land Produced for registration the 9 day May 1899 at 11.50 am

E J Heath Dep Reg Genl

Mortgage No 340477 from Charles Henry Bliss to Ferdinand Julius Sobels Produced for registration the 9 day May 1899 at 11.50 am

E J Heath Dep Reg Genl

DISCHARGE OF THE above MORTGAGE No 340477 BY RECEIPT ENDORSED THEREON, PRODUCED FOR REGISTRATION THE 3 DAY OF August 1905 AT 2.20 pm

Vernon Edwards

DEP. REG. GENL.

FA 147164 T 1702602

Mortgage No 473750 from Charles Henry Bliss to Alfie Sophie West Produced for registration the 3 day of August 1908 at 2.20 pm

Vernon H Edwards Dep Reg Gen

Mortgage No 474576 from Charles Henry Bliss to Ferdinand Julius Lobeck Produced for registration the 15 day of August 1908 at 11 o'am

Wilfred Anthms Dep Reg Gen

Transfer No 483519 from Charles Henry Bliss to Bridget Murphy wife of Michael Murphy of Adelaide Laborer of an estate in fee simple in the within land Produced for registration the 16 day of February 1909 at 1.45 pm

Wilfred Anthms Dep Reg Gen

DISCHARGE OF THE above MORTGAGE NO 474576 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 7 DAY OF July 1914 AT 10.50 M

DEP. REG. GEN.

DISCHARGE OF THE above MORTGAGE NO 473750 BY RECEIPT ENDORSED THEREON, PRODUCED FOR REGISTRATION THE 7 DAY OF October 19 14 AT 10.50 am

Dep. Reg. General

Transfer No 607785 from Bridget Murphy to Ernest Thomas Tignell of Adelaide Caretaker and Emily Laura Cameron Tignell wife of Ernest Thomas Tignell of Adelaide aforesaid as tenants in common in fee simple in the within land Produced for registration the 1st day of February 1911 at 2 pm

Vernon H Edwards Dep Reg Gen

Transfer No 945737 from Charles Thomas Tignell to the above named Emily Laura Cameron Tignell of his estate and interest in the within land Produced for registration the 9 day of September 1913 at 2 pm

Dep Reg Gen

TRANSMISSION APPLICATION No 147164

Charles Thomas Tignell of Albert Lane Adelaide

PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN AND AS THE EXECUTOR NAMED IN THE WILL DATED THE 20 DAY OF October 1944 OF THE ABOVE NAMED Emily Laura Cameron Tignell WHO DIED ON THE 19 DAY OF April 1946 AS APPEARS BY PROBATE DATED THE 13 DAY OF June 1946 PRODUCED FOR REGISTRATION THE 15 DAY OF August 1946 AT 2.45 pm

DEP. REG. GEN.

TRANSFER No 147164 FROM Charles Thomas Tignell to the said Charles Thomas Tignell OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 15 DAY OF August 1946 AT 2.45 pm

DEP. REG. GEN.

T 149622

TRANSFER No 1496312 FROM Charles Thomas Tignell to Ellen Charles Cameron of 186 Hutt Street Adelaide Master Butcher OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 3 DAY OF April 1947 AT 12.30 pm

DEP. REG. GEN.

T 1599899

TRANSFER No 1599899 FROM Ellen Charles Cameron to Alfie Grasso of 110 Hutt Street Adelaide Retired OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 7 DAY OF January 1949 AT 1 pm

DEP. REG. GENL.

M 623350

MORTGAGE No 623350 FROM Alfie Grasso to Marsi Homburg PRODUCED FOR REGISTRATION THE 25 DAY OF May 1950 AT 12.30 pm

DEP. REG. GENL.

T 623350 T 1702602 M 170260

DISCHARGE OF THE WITHIN MORTGAGE No 623350 BY ENDORSEMENT THEREON PRODUCED FOR REGISTRATION THE 8 DAY OF November 1951 AT 2.30 p.m.

DEP. REG. GENL.

CANCELLED

AND Fees CERTIFICATE OF TITLE ISSUED VOL 1702602 FOLIO 178 VOL 1948

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,

Vol. 2178 *Folio* 48

New Certificate of Title for the whole of the Land in Vol.306 Folio 47

ALFIO GRASSO of 110 Hutt Street Adelaide Retired

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

THAT piece of land situated in the CITY OF ADELAIDE, being PORTION OF THE TOWN ACRE numbered 360 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green TOGETHER with a right of way over the Private Road as delineated in the said plan and therein colored brown

which said Town Acre is delineated in the public map of the said City deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this twenty first day of November 19 57

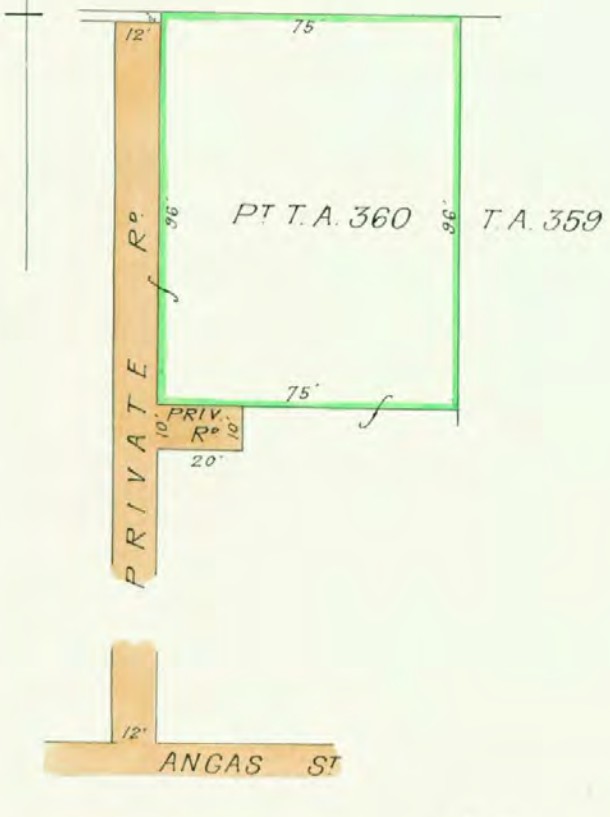
Signed the 21st day of November 19 57, in the presence of A Pott

Registrar-General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

1702602 1703603

T.A. 353



TRANSFER No. 1702602 FROM

Alfio Grasso to Salvatore D'Amico of 5 Albert Lane Off Hutt Street Adelaide Cabinet Maker

OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND

PRODUCED FOR REGISTRATION THE 8 DAY OF November 1957 AT 2.30pm

DEP. REG. GENL.

MORTGAGE No. 1702603. FROM

Salvatore D'Amico to Marsi Homburg

PRODUCED FOR REGISTRATION THE 8 DAY OF November 1957 AT 2.30pm

DEP. REG. GENL.

1702603 11/9/57

DISCHARGE OF THE WITHIN MORTGAGE No. 1702603 BY ENDORSEMENT THEREON

PRODUCED FOR REGISTRATION THE 1 DAY OF September 1964 AT 10.40pm

DEP. REG. GENL.

M ~~1893940~~

MORTGAGE No. 1893940 FROM
Salvatore D'Amico
to Renolf Homburg
PRODUCED FOR REGISTRATION THE 7 DAY OF
June 1955 AT 2.40 p.m.
(including other land)
G.E. Crossweller DEP. REG. GENL.

~~D 1893940~~ ~~To 153233~~ ~~M 2153234~~

DISCHARGE OF MORTGAGE No. 1893940 BY ENDORSEMENT
THEREON, PRODUCED 21/9/1959 AT 11am
Bennetts
DEP. REG. GEN.

TRANSFER No. D153233 FROM Salvatore
D'amico to Alfred Edgar Clifford
Gwell of 51 Dartt Avenue merchant
Payneham South
OF THE WITHIN LAND. PRODUCED 21/9/1959 AT 11am
Bennetts
DEP. REG. GEN.

MORTGAGE No. D153234 FROM
Alfred Edgar Clifford Gwell
TO THE COMMERCIAL BANK OF AUSTRALIA LIMITED.
PRODUCED 21/9/1959 AT 11am
Bennetts
DEP. REG. GEN.

A 2249658 R/W

~~D 153234 M 2256976~~
P/A 187538 L K D Anderson DPS

DISCHARGE OF MORTGAGE No. 2153234 BY ENDORSEMENT
THEREON. PRODUCED 5/1/1961 AT 2.40 p.m.
L K D Anderson
DEP. REG. GEN.

MORTGAGE No. 2256976 to Executor Trustee
and Agency Company of
South Australia Limited
PRODUCED 5/1/1961 AT 2.40 p.m.
(including other land)
L K D Anderson
DEP. REG. GEN.

~~D 2256976~~ M 3231300
amerghy noted T 2/10

Application No 2249658
Pursuant to Section 352 of Local Government Act 1934-1959 whereby the within land is now together with a free and unrestricted right of way over portion of the land in C.T Vol. 143 Fol. 4 and the balance of the land in C.T 140/83 and 140/84
Produced 30.11.1960 at 11.30 am
J.A. Hughes Dep Reg. Gen.

Cancelled and new Certificate of Title issued Vol 4028 Folio 993
J.A. Hughes. Dep Reg. Gen

ORIGINAL CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4028 Folio 993

CANCELLED
AND NEW CERTIFICATE OF TITLE
ISSUED VIDE 6857055 VOL. 4357 FOL. 703

Pursuant to Application 2249658 Registered on Vol. 140 Folio 83 and others
and New Certificate for the whole of the Land in Vol. 2178 Folio 48

ALFRED EDGAR CLIFFORD GRIVELL of 51 Devitt Avenue Payneham South 5070 Merchant 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 360 CITY OF ADELAIDE delineated by bold black lines on the plan hereon TOGETHER with a right of way over the land marked Private Road A as delineated hereon TOGETHER ALSO with a free and unrestricted right of way over the land marked Private Road B as delineated hereon

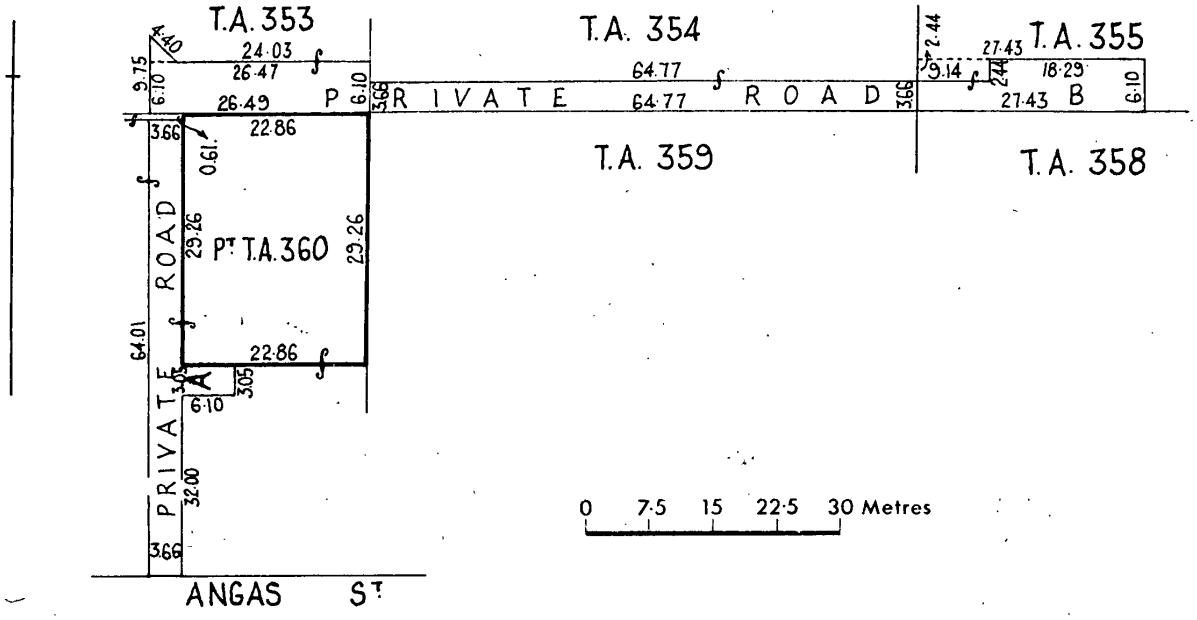
In witness whereof I have signed my name and affixed my seal this 6th day of November 1974

Signed the 6th day of November)
1974, in the presence of Dorothy)

B. L. Nairn

Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA



OVER

MORTGAGE 2256976 to EXECUTOR TRUSTEE AGENCY COMPANY OF SOUTH AUSTRALIA LIMITED of portion of the within land Produced 5.1.1960 at 2.40 p.m. (Including other land)

B. L. Nairn
Dep.Reg.Genl.

M-~~3231300~~

MORTGAGE 3231300 to EXECUTOR TRUSTEE AND AGENCY COMPANY OF SOUTH AUSTRALIA LIMITED of portion of the within land Produced 12.8.1971 at 2.40 p.m.

R. London
Dep.Reg.Genl.

~~FA 4619086--4619087--~~

APPLICATION 4619086 The within land is transmitted to REX DEAN GRIVELL of 15 Snows Road Stirling 5152 Property Owner and LLOYD WILLIAM POTTER of 125 Woodland Way Woodforde 5072 Retired and RONALD WILLIAM JEW of 97 King William Street Adelaide 5000 Solicitor as the Executors named in the Will dated 15.6.1976 of Alfred Edgar Clifford Grivell who Died 17.6.1976 vide Probate dated 9.8.1976 Produced 23.9.1980 at 11.15 a.m.

TRANSFER 4619087 to the within named REX DEAN GRIVELL of the within land Produced 23.9.1980 at 11.15 a.m.

~~L-4713196--L-4713197--~~

LEASE 4713196 to BRUCE SIDNEY BISHOP of portion of the within land Term of 3 years commencing and including 1.1.1981 and expiring 31.12.1984 Produced 13.4.1981 at 12.20 p.m. (Including Other Land)

LEASE 4713197 to BRUCE SIDNEY BISHOP of portion of the within land Term of 3 years commencing and including 1.1.1981 and expiring 31.12.1984 Produced 13.4.1981 at 12.20 p.m. (Including Other Land)

~~Exp 5375131--(196,197)~~

EXTENSION 5375131 of Lease 4713196 & 4713197 for 2 years commencing on 1.1.1985 Produced 31.1.1985 at 11.5 a.m.

~~CAVEAT 6028328~~ Lodged 3.6.1985 at 15:05

CAVEAT 6028328 lodged by TRIKORP O'CONNOR PTY. LTD. over the within land Produced 3.6.1985 at 15:05 (Including other land)

~~CX 6102402 DM 6102403~~
~~DM 6102405 T 6102406 M 6102407~~
~~DM-6117844--T-6117845~~

CAVEAT 6028328 has been withdrawn vide 6102402 Produced 23.10.1985 at 14:50

DISCHARGE of Mortgage 2256976 vide 6102403 Produced 23.10.1985 at 14:50

DISCHARGE of Mortgage 3231300 vide 6102405 Produced 23.10.1985 at 14:50

TRANSFER 6102406 to TRIKORP O'CONNOR PTY. LTD. of 121 Greenhill Road Unley 5061 of the within land Produced 23.10.1985 at 14:50

MORTGAGE 6102407 to T O'CONNOR & SONS LTD. Produced 23.10.1985 at 14:50 (Including Other Land)

DISCHARGE of Mortgage 6102407 vide 6117844 Produced 22.11.1985 at 15:25

MORTGAGE 6117845 to NATIONAL WESTMINSTER FINANCE AUSTRALIA LIMITED Produced 22.11.1985 at 15:25 (Including Other Land)

~~St 6278937~~ (4713196/7)

SURRENDER of Lease 4713196 and 4713197 vide 6278937 Produced 24.11.1986 at 11:20

~~DM 6291857 T 6291858~~

P/A 6245391
The within land is discharged from Mortgage 6117845 vide 6291857 Produced 19.12.1986 at 12:15

TRANSFER 6291858 to POSEIDON LIMITED of 106 Hutt Street Adelaide 5000 of the within land Produced 19.12.1986 at 12:15

NEW C.T. REQUIRED BEFORE FURTHER REGN.
SEE FACE OF CT

ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4357 Folio 703

New Certificate for the whole of the Land in Vol.4028 Folio 993

POSEIDON LTD. of 120 Hutt Street 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 360 CITY OF ADELAIDE HUNDRED OF ADELAIDE and delineated on the diagram hereon

TOGETHER with a right of way over the land marked A

~~TOGETHER with a free and unrestricted right of way over the land marked B~~

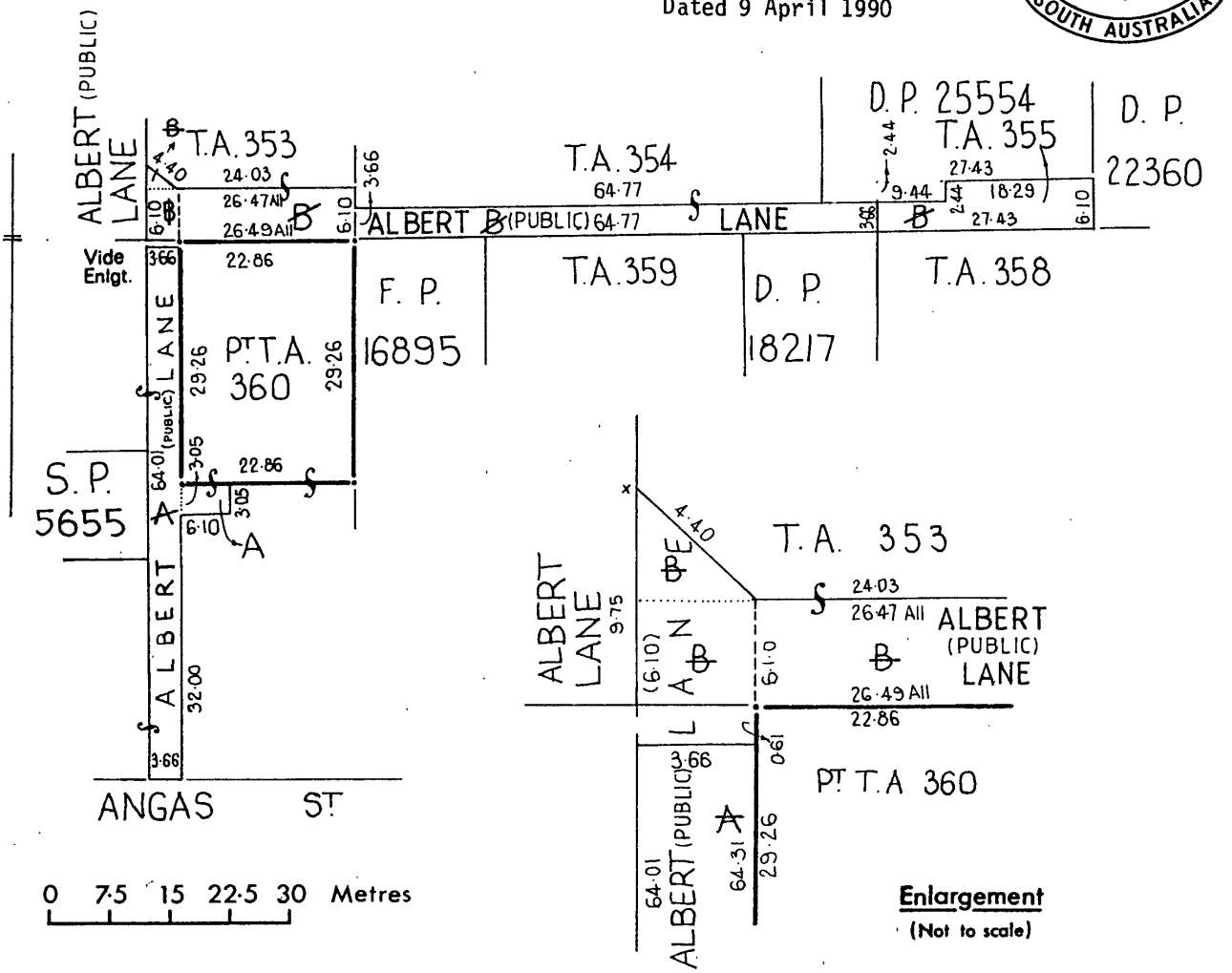
23/10/90

PLAN FOR LEASING PURPOSES
GP 253/1992

Deputy Registrar-General

Dated 9 April 1990

REGISTRAR-GENERAL SOUTH AUSTRALIA



Albert Lane declared Public vide N.6986543

VOL 4357 FOL 703

TRANSFER 6857035 to F.E. STEVENS PTY LTD. of Level 20 State Bank Centre 91 King William Street Adelaide 5000 of the within land Produced 19.1.1990 at 12:35

MORTGAGE 6857036 to THE CO-OPERATIVE BUILDING SOCIETY OF SOUTH AUSTRALIA Produced 19.1.1990 at 12:35 (Including Other Land)

MORTGAGE 6857037 to CO-OP FINANCIAL SERVICES PTY. LTD. Produced 19.1.1990 at 12:35 (Including Other Land)

P/A 6761915
The within land is discharged from Mortgage 6857036 vide 6928711 Produced 7.6.1990 at 14:40

The within land is discharged from Mortgage 6857037 vide 6928712 Produced 7.6.1990 at 14:40

TRANSFER 6928713 to BUIK HOLDINGS PTY LTD of 193 West Terrace Adelaide 5000 of the within land Produced 7.6.1990 at 14:40

MORTGAGE 6928714 to NATIONAL AUSTRALIA BANK LTD. Produced 7.6.1990 at 14:40

NOTIFICATION No. 6986543 (Albert Lane) HAVING BEEN REGISTERED IN THE LANDS TITLES REGISTRATION OFFICE, THE WITHIN RIGHT OF WAYA/ ~~EASEMENT~~ IS PARTIALLY DISCHARGED BY FORCE OF SECTION 305 (2a) OF THE LOCAL GOVERNMENT ACT, 1934, ENTERED 23/10/90
DJH

NOTIFICATION No. 6986543 (Albert Lane) HAVING BEEN REGISTERED IN THE LANDS TITLES REGISTRATION OFFICE, THE WITHIN RIGHT OF WAYB/ ~~EASEMENT~~ IS ~~PARTIALLY~~ DISCHARGED BY FORCE OF SECTION 305 (2a) OF THE LOCAL GOVERNMENT ACT, 1934, ENTERED 23/10/90
DJH

Dup CT requires amendment.

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

Certificate of Title

Title Reference: CT 5214/458

Status: CANCELLED

Parent Title(s): CT 4357/703

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 13/09/1994

Title Cancelled: 22/05/1997

Child Title(s): CT 5420/855

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
30/04/1997	26/05/1997	8288069	RECTIFICATION OF TITLE	REGISTERED	
16/12/1996	22/04/1997	8220432	DISCHARGE OF MORTGAGE	REGISTERED	7754305 7754306
13/07/1994	16/09/1994	7754306	VARIATION OF ORDER OF PRIORITY	REGISTERED	NATIONAL AUSTRALIA BANK LTD. 6928714 7754305
13/07/1994	16/09/1994	7754305	MORTGAGE	REGISTERED	ZURICH AUSTRALIAN LIFE INSURANCE LTD.
07/06/1990	19/06/1990	6928714	MORTGAGE	REGISTERED	

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Certificate of Title

Title Reference: CT 5420/855

Status: CANCELLED

Parent Title(s): CT 5214/458

Dealing(s) Creating Title: DDA 8288069

Title Issued: 22/05/1997

Title Cancelled: 19/06/1997

Child Title(s): CT 5427/991

Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
30/07/1996	17/07/1997	8152003	REQUEST FOR NEW TITLES	REGISTERED	BUIK HOLDINGS PTY. LTD. (ACN: 007 960 705)
07/06/1990	19/06/1990	6928714	MORTGAGE	REGISTERED	

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Certificate of Title

Title Reference: CT 5427/991

Status: CURRENT

Parent Title(s): CT 5420/855

Dealing(s) Creating Title: RT 8152003

Title Issued: 19/06/1997

Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
24/03/2017	12/04/2017	12701527	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
07/08/2009	26/08/2009	11233036	CHANGE OF ADDRESS	REGISTERED	LOUISVILLE PTY. LTD. (ACN: 060 669 883)
30/06/2009	23/07/2009	11207894	TRANSFER	REGISTERED	LOUISVILLE PTY. LTD. (ACN: 060 669 883)
15/08/2003	22/08/2003	9660754	DISCHARGE OF MORTGAGE	REGISTERED	8601005
14/12/1998	22/12/1998	8601005	MORTGAGE	REGISTERED	STATE BANK OF NEW SOUTH WALES LTD.
14/12/1998	22/12/1998	8601004	DISCHARGE OF MORTGAGE	REGISTERED	6928714
07/06/1990	19/06/1990	6928714	MORTGAGE	REGISTERED	

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REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 5427 Folio 991

Parent Title(s)	CT 5420/855				
Creating Dealing(s)	RT 8152003				
Title Issued	19/06/1997	**Edition**	5	**Edition Issued**	26/08/2009

Estate Type

FEE SIMPLE

Registered Proprietor

LOUISVILLE PTY. LTD. (ACN: 060 669 883)
OF 278 FLINDERS STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 5 FILED PLAN 37412
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED D APPURTENANT ONLY TO THE LAND MARKED Y

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED E

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED D APPURTENANT ONLY TO THE LAND MARKED X

Schedule of Dealings

Dealing Number	Description
12701527	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G253/1992

Administrative Interests	NIL

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APPENDIX C SA EPA SECTION 7 SEARCH

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Kleinfelder
Level 1
60 Hindmarsh Square
ADELAIDE SA 5000

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

21 December, 2021

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5427 Folio 991
Address	5 Albert Lane, ADELAIDE SA 5000

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO

b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

APPENDIX D DANGEROUS GOODS DATABASE SEARCH

Freedom of information application

Status: Complete with payment

Tax invoice

Your payment was successful.

Your FOI application number is 11723196.

Your bank receipt number is 134808564579.

A copy of this receipt has been emailed to jwedwards@kleinfelder.com.

Agency:	Department of the Premier and Cabinet
Office:	Service SA
ABN:	47 958 010 688
Address:	GPO Box 1533, Adelaide, SA, 5001
Total amount paid including GST:	$38.25
Date:	14/12/2021

Request details

This is an application to:	Access documents
Do you know which agency holds the documents?	Yes
Name of agency	Department of Treasury and Finance
Agency telephone	8429 0839
Agency email	Freedomofinformation2@sa.gov.au
Agency please note	
Is this application to access or amend	Neither of the above

Document details

Agency email	Freedomofinformation2@sa.gov.au
Describe the documents you wish to access.	Dangerous Substance Search on behalf of Commercial Construction and Interiors (CCI) for environmental investigation for property 5 Albert Lane, Adelaide South Australia, CT Vol 5427 Fol 991
'From' date	
'To' date	
Relevant document reference numbers (if known)	
How would you like to access the documents?	I want a copy

Applicant details

Given name	Joshua
Family name	Edwards
Organisation	Kleinfelder
Address entered	60 HINDMARSH SQUARE, ADELAIDE, SOUTH AUSTRALIA, 5000
My postal address is different	
Preferred phone	0431765634
Alternative phone	
Email	jwedwards@kleinfelder.com
Re-enter your email address	jwedwards@kleinfelder.com

Proof of identity

Acceptable proof of identity includes a scanned copy or photograph of your driver's licence, Medicare card, Centrelink	KLFSCAN_20211214_084417.pdf (/iSolutions.Forms.Service/FileContentsHandler.ashx?formId=59067e69ad9c5a0cdc2bd788&applicationId=61b7b9f44d43318cfcb14846&controlName=Att

card or passport.

Fees

Todays date	14/12/2021

Application cost

Based on the information provided the fee for this application is	$38.25
Do you require a fee waiver?	No

Review

I declare that all the information I have provided is true and correct, and I have read and understood the Outline of Responsibilities (see link at the bottom of this page).	checked

Print this page

Next

Government of South Australia
Department of Treasury and Finance

State Administration Centre
200 Victoria Square
Adelaide SA 5000
GPO Box 1045
Adelaide SA 5001
DX56205
Tel 08 8226 9500
Fax 08 8226 3819
http://www.treasury.sa.gov.au
ABN 19 040 349 865

File: T&F21/1351
A2155840

10 January 2022

Mr Joshua Edwards
Kleinfelder
60 Hindmarsh Square
ADELAIDE SA 5000

Sent via email: jwedwards@kleinfelder.com

Dear Mr Edwards

Freedom of Information – Dangerous Substances licence

I refer to your application under the *Freedom of Information Act 1991* (FOI Act), received by the Department of Treasury and Finance (DTF) on 14 December 2021.

Your application specifically requested:

'Dangerous Substance Search on behalf of Commercial Construction and Interiors (CCI) for environmental investigation for property 5 Albert Lane, Adelaide South Australia, CT Vol 5427 Fol 991'

SafeWork SA regulates licensable quantities of dangerous substances as prescribed by the *Dangerous Substances (General) Regulations 2017*, specifically:

- Regulation 39 (Class 6 or 8 substances),
- Regulation 11 (Class 2 substances), and
- Regulation 22 (Class 3 substances).

All other dangerous substances are not regulated by SafeWork SA, as a result, the information provided only relate to the class of substances as prescribed in *Dangerous Substances (General) Regulations 2017.*

The purpose of this letter is to advise you that **no results were recorded for licensable quantities of dangerous substances regulated by SafeWork SA for 5 Albert Lane, ADELAIDE.**

Appeal Rights

If you are dissatisfied with this outcome, you have the right to make a 'sufficiency of search' complaint to the Ombudsman under the *Ombudsman Act 1972.* If you have any questions about an application to the Ombudsman, please contact the office on (08) 8226 8699.

If you require any further information, please phone Inthira Stocker on (08) 8429 0839.

Yours sincerely

Maria Ross
ACCREDITED FREEDOM OF INFORMATION OFFICER

APPENDIX E SITE INSPECTION PHOTOGRAPHS

Photo 1:
Centre of site looking north.

Photo 2:
Centre of site looking, north east

Photo 3:
Centre of site looking south east

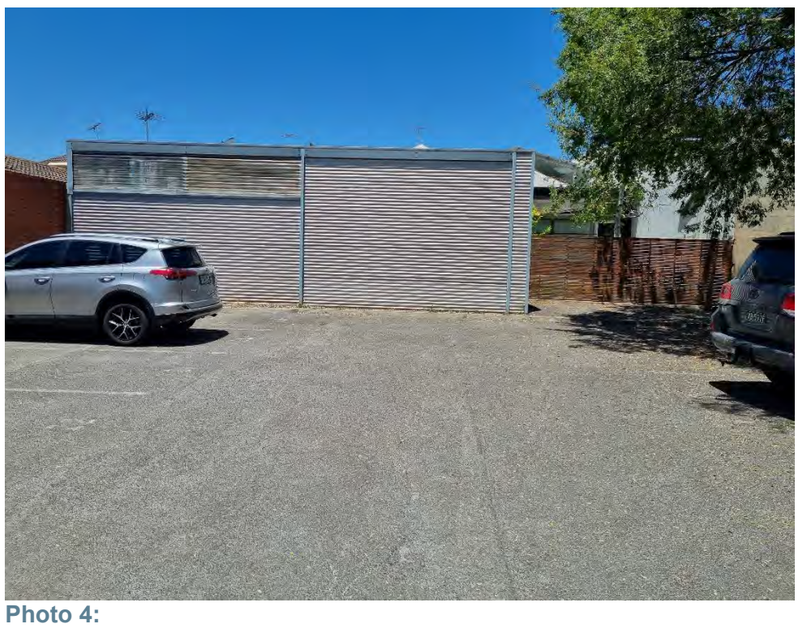


Photo 4:
Centre of site looking south.

Photo 5:
Centre of site looking south west.

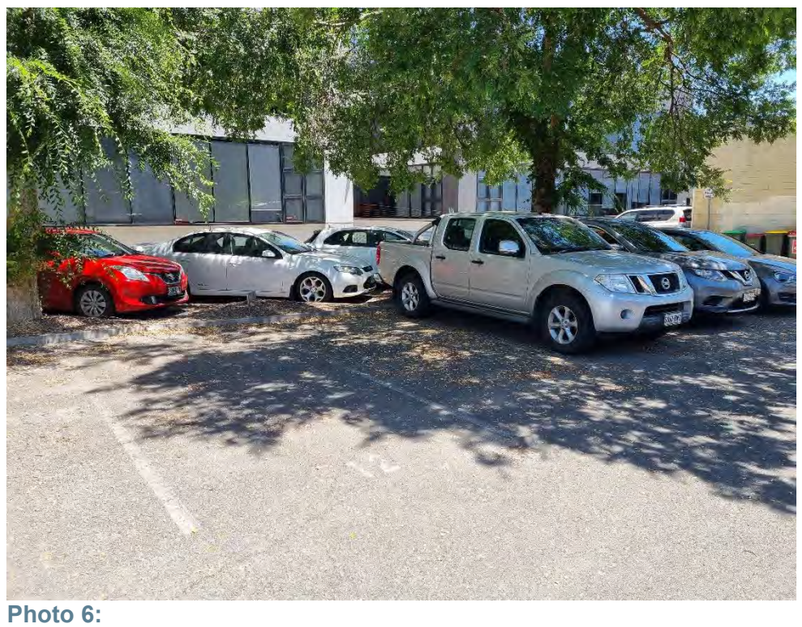


Photo 6:
Centre of site looking north west.

Photo 7:
Northern boundary looking south

Photo 8:
Southern boundary looking north

Photo 9:
Staining observed along eastern boundary

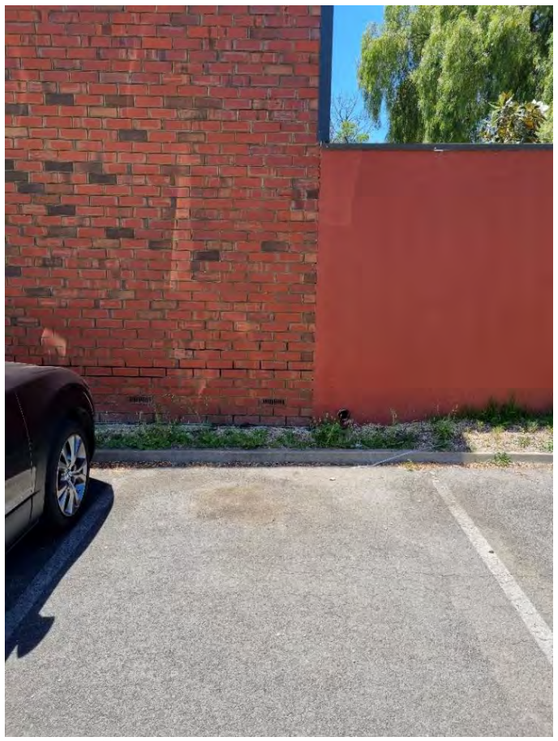


Photo 10:
Location of staining along eastern boundary.

APPENDIX F SITE CONTAMINATION DECLARATION FORM

Schedule 2 — Site contamination declaration form

Site contamination declaration form

Council area:

Adelaide City Council

Regarding the land comprised in Certificate of Title Register Book Volume 5427 Folio 991, 5 Albert Lane Adelaide, South Australia (the **subject land**)

I, Elaine Spence CEnvP(SC), a site contaminationconsultant / ~~site contamination auditor~~, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

Preliminary Site Investigation (PSI) 5 Albert Lane, Adelaide, South Australia 20223967.001A (Kleinfelder, January 2022)

(b) Investigations were conducted in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*. (ASC NEPM)

Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*

(a) A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land;

(b) A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land.

~~**Part 3—Site contamination exists or may exist***~~

~~(a) site contamination exists or may exist on or below the surface of the land as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land), class 2 activity, class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land;~~

~~(b) the site contamination originated or is likely to have originated—~~

~~(i) on the subject land*—~~

~~(A) as a result of the following activities carried on there *[insert details of the class 1, class 2 or class 3 activity or activities or notification of site contamination of underground water]*;~~

~~(B) at the following location: *[insert or attach a map showing the site(s) or possible site(s) of those activities]*; or~~

~~(ii) on adjacent land (i.e. class 1 activity or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas))*—~~

~~(A) as a result of the following activities carried on there *[insert details of the class 1 activity or activities]*;~~

~~(B) at the following location: *[insert or attach a map showing the site(s) or possible site(s) of those class 1 activities]*; and~~

~~*(C)* the subject site is impacted by a notification of site contamination of underground water originating from adjacent land:~~

~~**Part 4—Observations***~~

~~The subject land is located on land within a *[select any that apply]*~~

~~Groundwater prohibition area (as shown on the South Australian Property and Planning Atlas)~~

~~subject of a notation under section 103P of the *Environment Protection Act 1993* on the relevant title that a site contamination audit report has been prepared in respect of the land.~~

Date

12 January 2022

Signature of site contamination consultant ~~/ site contamination auditor~~

Elaine Spence

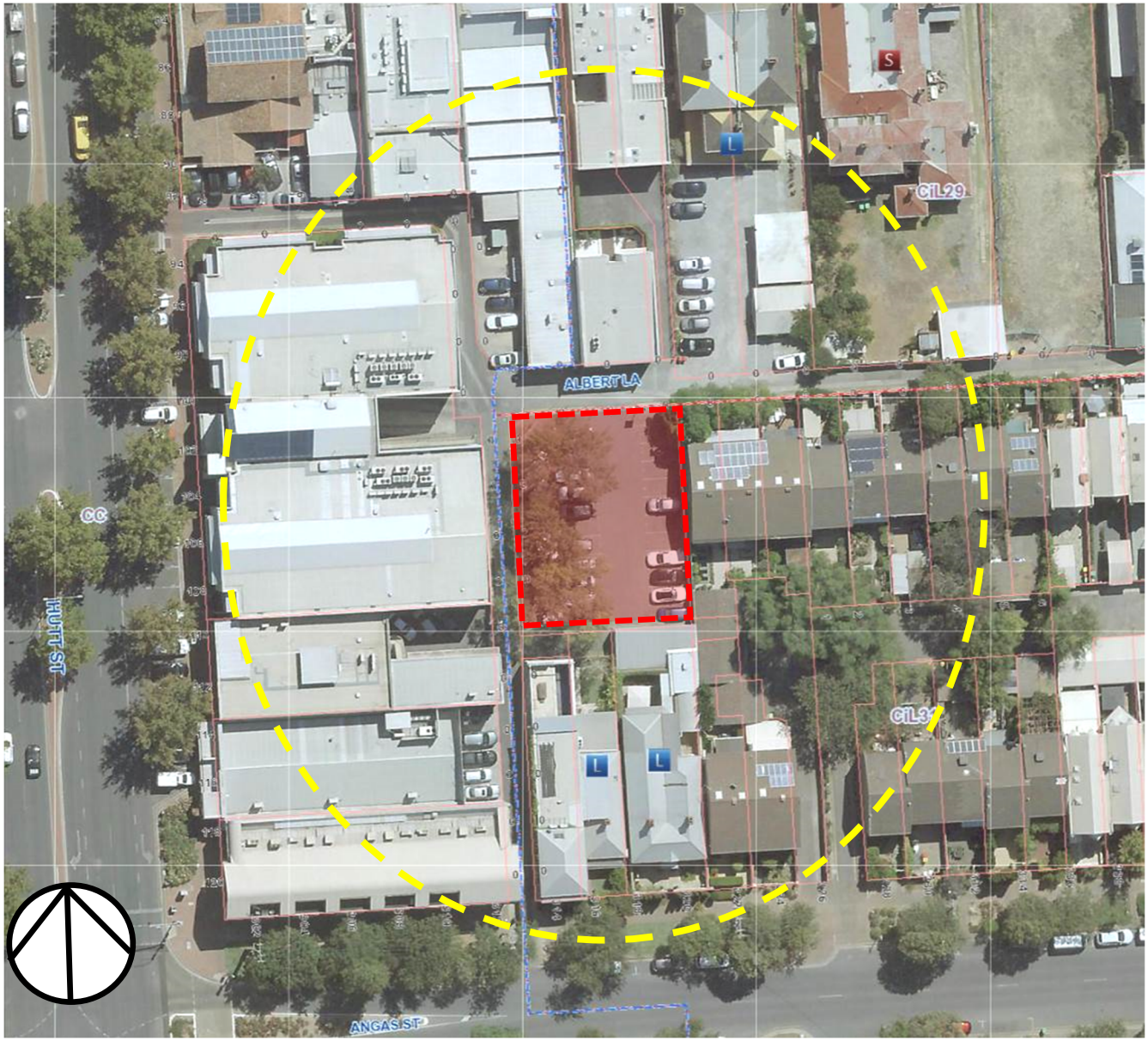
Kleinfelder Australia Pty Ltd

** Delete whichever is not applicable*

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)* but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on *'Construction environmental management plans (CEMP)'* provides assistance on meeting the obligations of the *Environment Protection Act 1993.* *

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: $20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016.*

ATTACHMENT 2 – Subject Land & Locality Plan

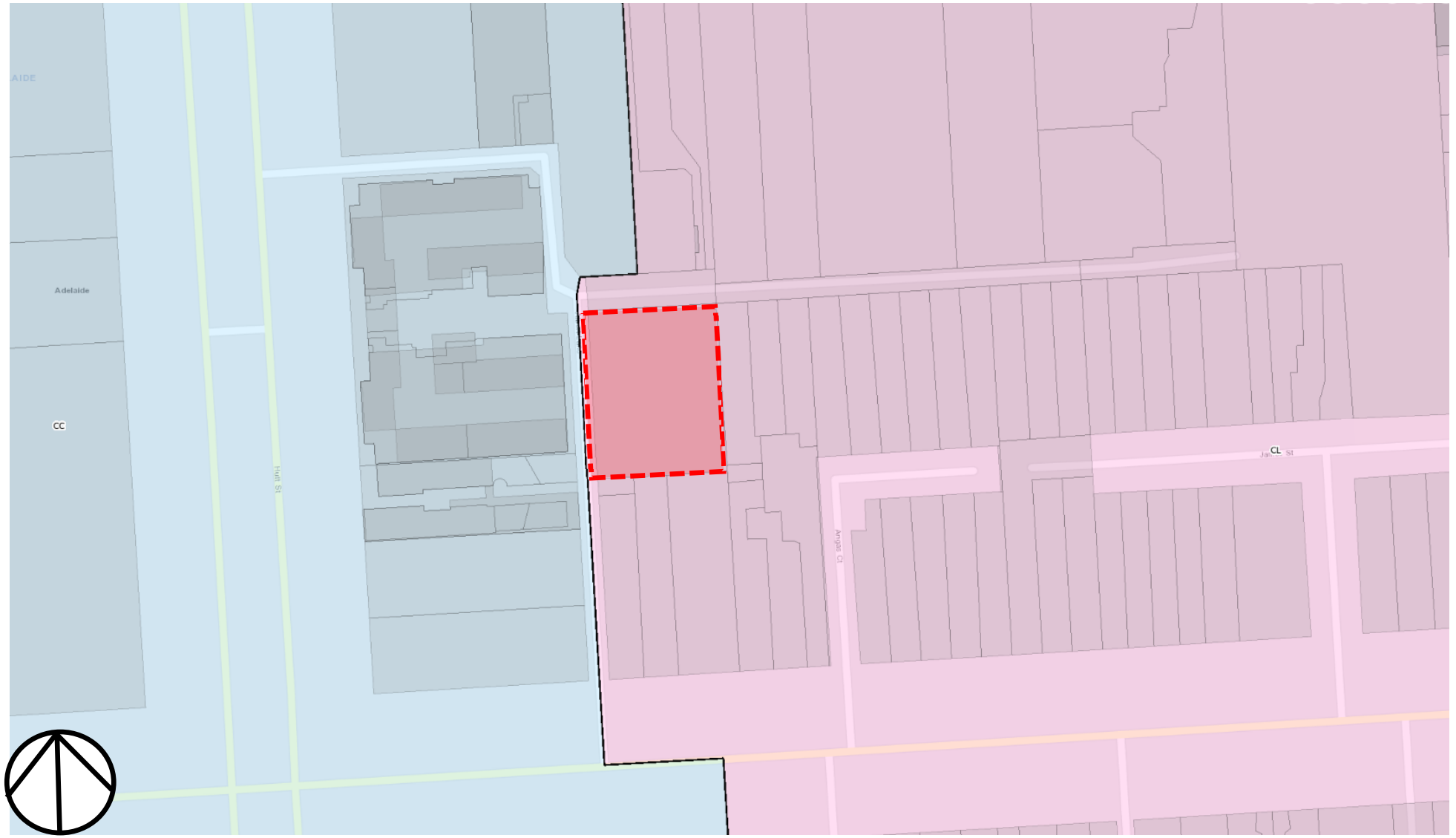


LEGEND

Subject Site

Locality

ATTACHMENT 3 – Zone Map



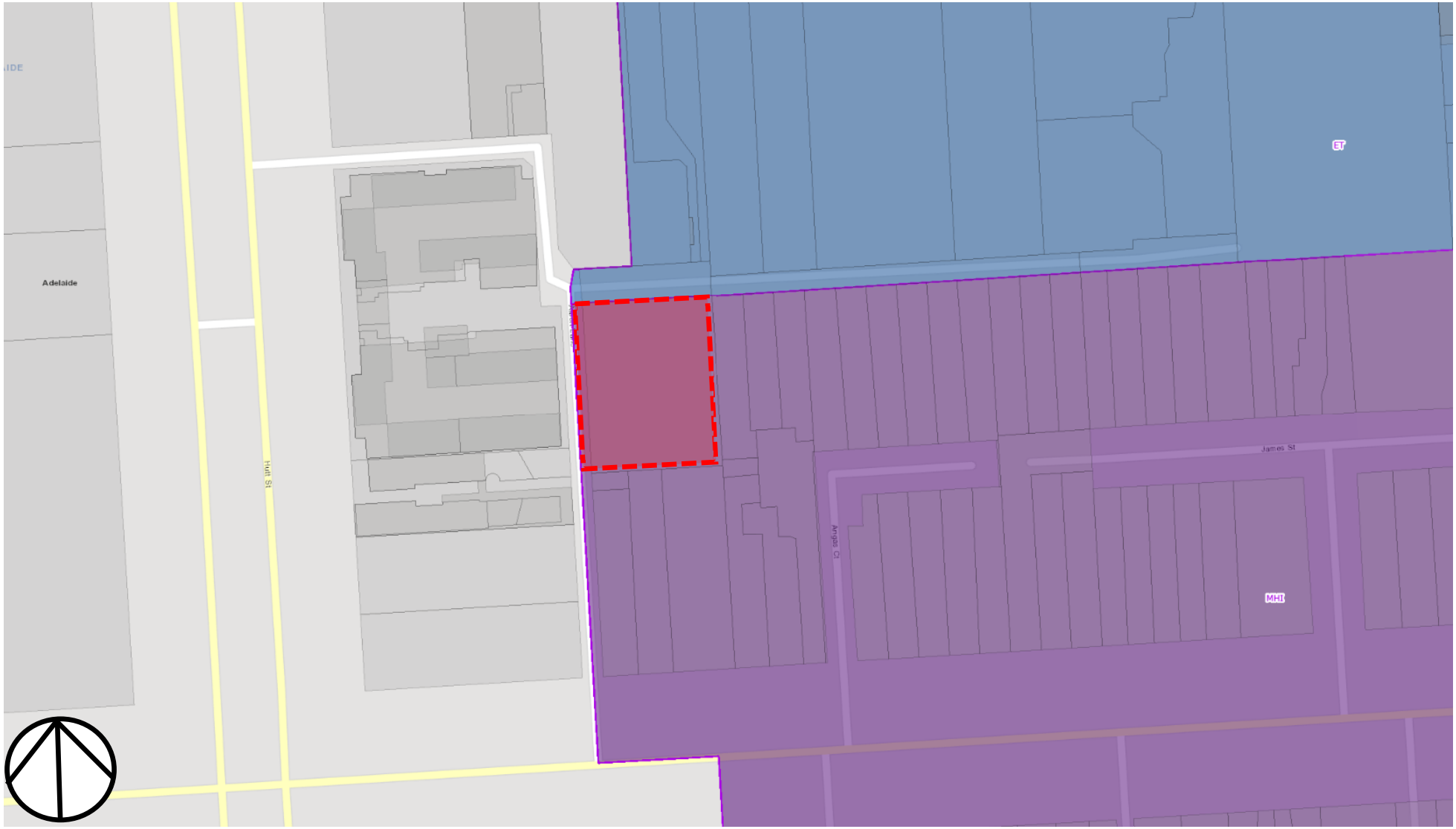
LEGEND

Subject Site

City Living Zone

Capital City Zone

ATTACHMENT 3 – Sub-Zone Map



LEGEND

Subject Site

Medium High Intensity Subzone

Capital City Zone

ATTACHMENT 4 – Representation Map

LEGEND

Subject Site

Properties Notified

R Representor

1 Representor Wishing to be Heard

ATTACHMENT 5 – Representations

Details of Representations

Application Summary

Application ID	21037088
Proposal	Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three
Location	5 ALBERT LANE ADELAIDE SA 5000

Representations

Representor 1 - Daniel Hains

Name	Daniel Hains
Address	320 Angas Street ADELAIDE SA, 5000 Australia
Phone Number	0409 044 443
Email Address	d.hains@bigpond.com
Submission Date	14/03/2022 06:32 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	The applicants have made some modifications to the proposal since it was rejected by the Independent Planning Panel of the City of Adelaide. However they have failed to address 3 major concerns of the owners of adjoining properties. 1. OVER-SHADOWING The modifications to the proposal have improved the over-shadowing of 320 Angas Street but remains unacceptable for 318 Angas Street and properties to the east of the site. The proposed building exceeds the maximal 11 metres height for construction in the City Living Zone. 2. TRAFFIC CONGESTION ON ALBERT LANE There are 157 parking bays using Albert Lane at present. We have commissioned a survey by Melissa Mellen of MFY Pty Ltd. It concludes that the lane is currently unsafe for pedestrians particularly at the Angas Street end. Even with the reduced traffic associated with working from home due to Covid the vehicle per day traffic movement exceeds the Standard (AS/NZS2890.1:2004) for a single width roadway servicing residential developments. It should be noted that there is a substantial development underway on Wakefield Street that will use Albert Lane and the former Parkwynd Hospital site will surely be developed and has access to the Lane. Ms Mellen is of the

	opinion that Albert Lane is currently non-compliant and is over capacity with respect to the number of vehicles that can be safely accommodated. CAR PARKING The application is for a three level car park with apartments above. The developer has conceded that he needs the height to give the apartments a view. He justifies this with the proposition that he is required by regulation to continue to provide 31 car parks in association with his commercial property at 120 Hutt Street. We are informed that this regulation no longer exists. He does not need to build what is in effect a multi-storey car park but only to provide car parking for the residents in the new apartments. This would allow the building to reduce in height by one level and be within city living zone regulations. It would also resolve the over-shadowing objections at least for properties to the South of the site.

Attached Documents

Representations

Representor 2 - Susan Hains

Name	Susan Hains
Address	320 Angas Street ADELAIDE SA, 5000 Australia
Phone Number	0411204774
Email Address	hainssusan@gmail.com
Submission Date	14/03/2022 08:01 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	The proposed development at 5 Albert Lane should be rejected: It is principally a 3 level multi-storey car park (60%) with 2 levels of apartments, which is shoe-horned into a site that is surrounded by residential properties on 3 sides, putting pressure on an already stressed Lane. Due to changes in regulations, 31 car parks are no longer a requirement for the office building at 120 Hutt Street. Our professional traffic report states that the narrow, single-width, two-way traffic lane is currently non-compliant and overloaded with lack of line of sight at entrance/exit points and at the sharp 90 degree bend. There is often the need to reverse, gridlocks and ire aplenty. It is currently a danger to pedestrians, cyclists and drivers/passengers. Albert Lane has 157 car parks currently accessed from the Lane - with a plan of 10 more to the proposed development. In addition to this the new residential development which has just commenced building on Wakefield Street; the existing vacant land on Wakefield Street; and the old "Parkwynd" Hospital (which is no longer operating and will, no doubt, be developed) - will all have access to the Lane. Despite minor alterations to the original plan, the proposed development exceeds the height limit for the City Living Zone resulting in unacceptable overshadowing to neighbouring properties. It will also increase the current traffic dangers in Albert Lane.

Attached Documents

Representations

Representor 3 - Susan Hains

Name	Susan Hains
Address	320 Angas Street ADELAIDE SA, 5000 Australia
Phone Number	0411204774
Email Address	hainssusan@gmail.com
Submission Date	14/03/2022 08:02 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	The proposed development at 5 Albert Lane should be rejected: It is principally a 3 level multi-storey car park (60%) with 2 levels of apartments, which is shoe-horned into a site that is surrounded by residential properties on 3 sides, putting pressure on an already stressed Lane. Due to changes in regulations, 31 car parks are no longer a requirement for the office building at 120 Hutt Street. Our professional traffic report states that the narrow, single-width, two-way traffic lane is currently non-compliant and overloaded with lack of line of sight at entrance/exit points and at the sharp 90 degree bend. There is often the need to reverse, gridlocks and ire aplenty. It is currently a danger to pedestrians, cyclists and drivers/passengers. Albert Lane has 157 car parks currently accessed from the Lane - with a plan of 10 more to the proposed development. In addition to this the new residential development which has just commenced building on Wakefield Street; the existing vacant land on Wakefield Street; and the old "Parkwynd" Hospital (which is no longer operating and will, no doubt, be developed) - will all have access to the Lane. Despite minor alterations to the original plan, the proposed development exceeds the height limit for the City Living Zone resulting in unacceptable overshadowing to neighbouring properties. It will also increase the current traffic dangers in Albert Lane.

Attached Documents

Representations

Representor 4 - Susan Hains

Name	Susan Hains
Address	320 Angas Street ADELAIDE SA, 5000 Australia
Phone Number	0411204774
Email Address	hainssusan@gmail.com
Submission Date	14/03/2022 08:03 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	The proposed development at 5 Albert Lane should be rejected: It is principally a 3 level multi-storey car park (60%) with 2 levels of apartments, which is shoe-horned into a site that is surrounded by residential properties on 3 sides, putting pressure on an already stressed Lane. Due to changes in regulations, 31 car parks are no longer a requirement for the office building at 120 Hutt Street. Our professional traffic report states that the narrow, single-width, two-way traffic lane is currently non-compliant and overloaded with lack of line of sight at entrance/exit points and at the sharp 90 degree bend. There is often the need to reverse, gridlocks and ire aplenty. It is currently a danger to pedestrians, cyclists and drivers/passengers. Albert Lane has 157 car parks currently accessed from the Lane - with a plan of 10 more to the proposed development. In addition to this the new residential development which has just commenced building on Wakefield Street; the existing vacant land on Wakefield Street; and the old "Parkwynd" Hospital (which is no longer operating and will, no doubt, be developed) - will all have access to the Lane. Despite minor alterations to the original plan, the proposed development exceeds the height limit for the City Living Zone resulting in unacceptable overshadowing to neighbouring properties. It will also increase the current traffic dangers in Albert Lane.

Attached Documents

Representations

Representor 5 - Susan Hains

Name	Susan Hains
Address	320 Angas Street ADELAIDE SA, 5000 Australia
Phone Number	0411204774
Email Address	hainssusan@gmail.com
Submission Date	14/03/2022 08:05 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	The proposed development at 5 Albert Lane should be rejected: It is principally a 3 level multi-storey car park (60%) with 2 levels of apartments, which is shoe-horned into a site that is surrounded by residential properties on 3 sides, putting pressure on an already stressed Lane. Due to changes in regulations, 31 car parks are no longer a requirement for the office building at 120 Hutt Street. Our professional traffic report states that the narrow, single-width, two-way traffic lane is currently non-compliant and overloaded with lack of line of sight at entrance/exit points and at the sharp 90 degree bend. There is often the need to reverse, gridlocks and ire aplenty. It is currently a danger to pedestrians, cyclists and drivers/passengers. Albert Lane has 157 car parks currently accessed from the Lane - with a plan of 10 more to the proposed development. In addition to this the new residential development which has just commenced building on Wakefield Street; the existing vacant land on Wakefield Street; and the old "Parkwynd" Hospital (which is no longer operating and will, no doubt, be developed) - will all have access to the Lane. Despite minor alterations to the original plan, the proposed development exceeds the height limit for the City Living Zone resulting in unacceptable overshadowing to neighbouring properties. It will also increase the current traffic dangers in Albert Lane.

Attached Documents

Representations

Representor 6 - Susan Hains

Name	Susan Hains
Address	320 Angas Street ADELAIDE SA, 5000 Australia
Phone Number	0411204774
Email Address	hainssusan@gmail.com
Submission Date	14/03/2022 08:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	I disagree that the proposed development warrants planning consent: It is principally a 3 level multi-storey car park (60%) with 2 levels of apartments, which is shoe-horned into a site that is surrounded by residential properties on 3 sides, putting pressure on an already stressed Lane. Due to changes in regulations, 31 car parks are no longer a requirement for the office building at 120 Hutt Street. Our professional traffic report states that the narrow, single-width, two-way traffic lane is currently non-compliant and overloaded with lack of line of sight at entrance/exit points and at the sharp 90 degree bend. It is currently a danger to pedestrians, cyclists and drivers/passengers. Albert Lane has 157 car parks currently accessed from the Lane - with a plan of 10 more in the proposed development. In addition to this the new residential development which has just commenced building on Wakefield Street; the existing vacant land on Wakefield Street; and the old "Parkwynd Hospital" (which is no longer operating and will, no doubt, be developed) will all have access to the Lane. Despite minor alterations to the original plan, the proposed development exceeds the height limit for the City Living Zone, resulting in unacceptable overshadowing to neighbouring properties. It will also increase the current traffic dangers in Albert Lane.

Attached Documents

Representations

Representor 7 - Sam and Margo Hill-Smith

Name	Sam and Margo Hill-Smith
Address	113 Pirie Street ADELAIDE SA, 5000 Australia
Phone Number	0402231517
Email Address	margohs@bigpond.com
Submission Date	16/03/2022 12:23 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons	We own and are currently developing and building a new residential property on our block at 335 Wakefield Street, Adelaide. All appropriate approvals from both Heritage and Adelaide City Council have been met and are in place and excavation and construction work already underway. The finished residential property will use both front access (Wakefield Street) and rear access to the property (Albert Lane). Our principal concern is that the proposed mixed use development by Buik Holdings will place additional stress in regard to traffic management, access, safety, noise and security issues from extra traffic flow generated by the new development into Albert Lane, an already narrow and somewhat overburdened access lane for existing residents. There is a specific place on the footprint of the NW corner of the new Buik proposal which encroaches into a narrow turning corner of Albert Lane. We believe this would be improved with a larger setback or a change in the design of the building corner into a curve so as to aid the already tight visibility for vehicles coming around the corner and avoiding collisions with either cars, cyclists or people. The proposal seeks to develop 5 apartments, with 10 additional parking spaces required as well as developing the existing 31 car park spaces into the new multi level building. Making a request for 41 car parks. It seems to us that the new proposal is more heavily weighted toward being a design of a multi storey car park and much less so a design for residential development under the term 'mixed use'. It does not seem even a 50/50 split. We want to raise the question of whether the current proposal meets council height requirements for residential developments. We are concerned that there could be

	future use of the proposed car parks potentially as a fee-paying public car park either during the day or after business hours, which would introduce unreasonable traffic stresses as well as safety, noise and security concerns. Although not currently resident at our property, we will be living there in the very near future and have invested heavily in its development, so we understand the upgrading of an area with high quality building development and have support for some of the Buik proposal. We are also about to become part of a new neighbourhood and can appreciate and support some concerns expressed by our near neighbours for whom similar but also more pressing concerns of other issues impact them. Our final question and concern relates 'green space' and we do not think the Buik proposal has made any or sufficient plans in the proposal for what we understood to be a council requirement of a % of a property footprint needing to be allocated to greenspace. We look forward to hearing more detail about the proposal and a response to concerns raised. If we are afforded the opportunity to address or seek representation at the meeting we would be happy to do so in person or with a representative on our behalf. Sam + Margo Hill-Smith

Attached Documents

Representations

Representor 8 - Richard Edwards

Name	Richard Edwards
Address	2 Albert Lane ADELAIDE SA, 5000 Australia
Phone Number	0417866195
Email Address	rikedwards_@hotmail.com
Submission Date	17/03/2022 07:24 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	The proposed development is not in character with its surroundings, and will overlook all existing houses on Angas Street. Our main concern is the nature of Albert lane; it is a small lane supporting one vehicle in 2 directions. The lane is congested during peak periods, and the addition of the proposed property will increase traffic through the lane and make matters considerably worse. On top of this the lane is terribly maintained by the council, who continually ignore our emails requesting it to be cleaned and maintained.

Attached Documents

Representations

Representor 9 - John and Sally Gamble

Name	John and Sally Gamble
Address	UNIT 1 326 ANGAS STREET ADELAIDE SA, 5000 Australia
Phone Number	0417201189
Email Address	john.gamble01@icloud.com
Submission Date	17/03/2022 03:52 PM
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

Rep1-2433571.pdf

FW: Penultimate versions of representations -- 322 and 326

JG
John Gamble <john.gamble01@icloud.com>
To Duty Planner
Cc 'John Gamble'

Reply | Reply All | Forward

Thu 17/03/2022 3:00 PM

You replied to this message on 17/03/2022 3:05 PM.

- 3872468 - Representation on Application - Performance Assessed Development.pdf 628 KB
- 3872474 - Attachment A UPRS.pdf 1005 KB
- Attachment B MFY 21-0054 John Gamble 17 Mar 22.pdf 429 KB
- Attachment B Photos of vehicles in Albert Lane_r (002).pdf 227 KB
- Attachment B Safety hazards and access impediments (aerial) Albert Lane (002).pdf 450 KB
- Attachment C JG personal accident.pdf 39 KB
- Attachment D Letter of advice - 5 Albert Lane 17.3.22.pdf
- 3872478 - Attachment F Courtyard Photographs.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Att Mr Dylan Grieve, Senior Planner, City of Adelaide

Please find Representation by Sally and John Gamble re Buik Holdings Application ID 21037088.
Please do not hesitate to call should you have any queries.
I will also deliver hard copies x 3 to the Pirie St offices today, in respect of 322 and 326 Angas St.
Best Regards
John Gamble

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Buik Holdings *[applicant name]*
Development Number:	Application ID: 21037088 *[development application number]*
Nature of Development:	Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three *[development description of performance assessed elements]*
Zone/Sub-zone/Overlay:	Adelaide *[zone/sub-zone/overlay of subject land]*
Subject Land:	5 Albert Lane, Adelaide 5000; title CT5427/991; plan parcel F37412AL5 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Dylan Grieve, Senior Planner, City of Adelaide *[relevant authority name]*
Phone Number:	8203 7809 *[authority phone]*
Close Date:	17 March 2022 *[closing date for submissions]*

My name*: John and Sally Gamble	My phone number: 0417201189
My postal address*: 1/326 Angas St Adelaide 5000	My email: john.gamble01@icloud.com

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

The specific reasons I believe that planning consent should be refused are:

1 There are serious vehicle safety issues arising from the configuration of Albert Lane, exacerbated by this proposed carpark development. Refer to Attachment A and to Attachment B [A report by MFY Traffic and Parking Consultants]. Refer to Attachment C [to do with a personal accident experience].

2 There is already an excessive number of carparks verging on Albert Lane; additional apartment developments are in train; there is apparently no Council requirement on Buik Holdings to construct carparks on the premise of ancillary use, or is this a "Public" carpark? Under normal business conditions there will be unmanageable congestion at peak periods. Refer to Attachment A; to the Attachment B [report by MFY Traffic and Parking Consultants] and to Attachment D [correspondence from Botten Levinson Lawyers and Attachment E [photos of Albert lane congestion].

3 We take exception to several comments and omissions within the URPS Report submitted on behalf of the Applicant. Most of the design issues to which all neighbouring residents objected, still remain in the latest design iteration. In particular, 326 Angas St will have ALL afternoon sunlight from the northwest shaded year- round by the adjoining 4 storey wall. A proposal was put by John Gamble to the Applicant, that this wall could remain be set back on the courtyards [only] of 1/326 Angas St to enable plantings against the wall. This suggestion has been ignored. URPS give blithe assurances that the residents have agreed to issues of overshading, and have utterly avoided any references to traffic management and to the plight of the residents to the north.
Refer to Attachment A. Refer to Attachment F [being photographs of the front courtyard of 326 Angas St to conceptualise the impact of the wall on shade and overbearing on this property].

4 The motivation of the Applicant in seeking to build to four levels above ground, is to afford a view from the upper- level apartments over all other buildings in the area. We do not believe that this is justification for the excessive height targeted, to the prejudice of all surrounding residents.

[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: Date: 16 March 2022

Return Address: PO Box 2252, Adelaide 5000 *[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 A
To the Adelaide City Council Assessment Panel ["CAP"] in response to the Report on behalf of Buik Holdings by URPS dated 21 January 2022.

We take objection to much of the content within the URPS Report.

URPS head the Report as comprising a **"Car Park for Continuing Use in Association with the Office Building at 118-120 Hutt Street Adelaide"**.
Please note our Objection to the proposed **CAR PARK DEVELOPMENT**:

Why three levels of Carpark?

1. Adelaide City Council no longer imposes any requirement in this area for a carparking facility to be maintained as ancillary to a commercial office premises.
2. The overwhelming number of neighbouring residents who object to the three levels of carparking proposed by Buik Holdings, do so on multiple grounds.
3. It is obvious that the number of proposed carparks [41 in all] is grossly excessive to the residential component of the development being five apartments in all, allowing for two vehicles per apartment.
4. leaving 31 spaces ostensibly devoted to the Buik Holdings office building at 118-120 Hutt St.
5. There is no mandatory commercial requirement in this location.
6. There are no restrictions on Buik Holdings' ability to offer carpark spaces for lease or sale to adjoining office occupants or to the public at large. Buik Holdings has in the past made car park spaces available to other than tenants of 118-120 Hutt St.
7. The other profit motive for constructing three levels of carpark [and acknowledged by Buik Holdings] is to gain a height above ground that affords the upper level apartments a lofty view over the vistas to the south and east.
8. .....and thus impacting on the sunlight that is currently enjoyed by all residents in those directions.
9. Furthermore, we note that Buik Holdings' proposed addition of another floor on the office building at 118-120 Hutt St, involves replacement of the existing mezzanine floor.
   That building will still be only three levels above ground, and will only marginally increase the occupancy of that building.
10. **The Buik Holdings development at 5 Albert Lane will be the only building in the precinct that is four levels above ground. For the sake of an unnecessary level of carpark!**
11. **In total there are 158 carparks in the immediate area, all of which utilise Albert lane**
    - **...When one includes the current and proposed further residential developments in the immediate area, the carpark numbers could increase to more than 200 (on a conservative count), all relying on the 3m to 5m wide Albert Lane Driveway.**
    - **...Adding casual traffic, it is obvious that this equates to far more than 30 vehicle movements per peak hour; perhaps in excess of 100 hourly, and with conflicting movements between residents and business traffic.**

URPS goes on in its paper to cite the numerous reasons why the Council Assessment Panel {"CAP'} refused the initial application by Buik Holdings.
The URPS Report understates the continuing matters of concern for the owners to the south and to the east, and completely ignores the concerns of the owners to the north.
Those concerns are well documented by the owners and their consultants, and will be reiterated in their depositions to Council.

The URPS paper purports that the applicant has amended the design to address concerns of the owners, following a conference with them.
We disagree with that proposition:

1 the proposed building still exceeds the maximum height specified in City Living DTS/DFP 2.2. It exceeds the height of all other buildings in the vicinity.
2 The reduction of the height in the new plans is inconsequential.
3 The "East external wall moved to east boundary' **is incorrectly purported to be "in accordance with eastern neighbours' preference".** We on the eastern boundary at 326 Angas St, were averse to the original plans, which showed a metre wide void on the eastern boundary, an inaccessible no-man's land in which rubbish, debris and vermin was sure to accumulate. We suggested to Peter Buik that he could consider leaving an open metre width on our front and rear courtyards [to allow for a green barrier against the walls of the new building]. The new building could have walls constructed against the western side of our house only. This suggestion has been ignored in the new plans, to the extent that the new building will now have no setback on our boundary. **Contrary to the repeated assurances by URPS, we at 326 Angas St did not agree to this proposed siting of the eastern wall.**
4 Nor do we recall having discussed a wall finish to a "dark grey tonal range" for "plantings". To repeat, we proposed that Buik Holdings provide space for plantings against their eastern wall.
5 The issues of overshadowing are dealt with in sections of the URPS paper in respect of 316, 318 and 320 Angas St, all to the south of the proposed building. No doubt the residents of those properties will respond. **Note that no attempt has been made to allude to the impact on properties at 322 and 324 Angas St, the residents of which had no right of objection under the previous code, because they are not immediately adjacent to the carpark site. No doubt they will be severely impacted by shadowing from the northwest.**
1/2/3 326 Angas St is undeniably cut off from any sun from the northwest year round. Take the trouble to stand in our front courtyards at any time of the year to visualise the impact that a four-story wall will have on our frontage.
Attached are photos of the sunlight that enters the 1/326 courtyard at around 1pm 15th March; then imagine the shadow that a 14m wall will cast over that space year round. Total shade from noon till night.

Conclusion:
6 The amendments made to the height and setback of the building only marginally reduce the overshadowing to the south, and do little to reduce the visual impact
7 The amendments do nothing to reduce the overshadowing and visual impact to the east. In fact, the impact is worse.
8 The previous application was not "narrowly refused" [as alleged by URPS]: it was defeated on valid grounds. Very little has changed in the new application.

URPS studiously avoid any reference to the issue of Traffic Management:

1. No regard at all has been made in the URPS paper to the issue of traffic control, safety, congestion and the pressures of future developments on vehicle ingress/egress in Albert Lane.
2. Residents to the north of the proposed building have been completely overlooked in the URPS paper, and they have great concern about viable access to their garages. The turning point at the north west of the proposed building is too abrupt for a single turn by refuse vehicles [they currently cut the carpark corner] and the angle of entry to the residents' garages is non-viable.
3. MFY Traffic Management Consultants have been engaged to advise on the adequacy of Albert Lane / Angas St to cope with traffic volumes safely and efficiently.
4. The width of Albert Lane is 3m at and along its entry point, and 5m at best, and has to accommodate two-way traffic.
5. There is no clearance to adjacent buildings at the intersection of Albert lane and Angas St.
6. Drivers exiting Albert Lane have no sight lines to pedestrians, scooters and cyclists.
7. Our observations and personal experiences are of repetitive dangerous exits by many drivers emerging from Albert lane at speed. **Viz: the author's hospitalisation with a serious injury**. Numerous instance of vehicles reversing out of Albert Lane are observed.
8. Delivery trucks and refuse vehicles regularly halt to unload within the laneway, impeding all other traffic.
9. Under current Covid business restrictions we have recently recorded an average of **32 vehicle movements per hour at peak periods**. This at a time when only 25% of staff are recommended office occupants.
10. Extrapolating that number of movements to normal business conditions, it is reasonable to assume that the offices adjacent to Albert Lane would add at least 4x the number of traffic movements [perhaps as many as 100 vehicle movements per hour at peak morning and afternoon], and **more than 300 vehicle movements per day. .**
11. Add to this the additional residential occupants within the proposed development [two vehicles apiece], **all trying to exit/enter a single lane portal with a sharp turn into Albert Lane, to and from three levels of Buik carpark.**
12. Add to this the inevitable apartment complexes destined for three Wakefield St frontages.
13. Add to this the inevitable Parkwynd development.
14. .....rendering Albert Lane [and its extension onto Hutt St] an unviable throughway!
15. MFY cite Australian traffic management guidelines, whereby "30 or more movements in a peak hour [in and out combined] would usually provide provision for two vehicles to pass on the driveway ie a minimum width of 5.5m".

Conclusion:
The traffic movements in Albert Lane under normal business conditions will be unsafe and lead to unmanageable traffic snarls and congestion.

MLM/21-0054

17 March 2022

Traffic • Parking • Transport

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MFY Pty Ltd
ABN 79 102 630 759

Mr John Gamble
1/326 Angas Street
Adelaide SA 5000

By email: john.gamble01@icloud.com

Dear John

PROPOSED MIXED DEVELOPMENT – 5 ALBERT LANE

Executive Summary

The development of 5 Albert Lane seeks to introduce additional parking to provide for residential dwellings on the site while maintaining the existing commercial parking provision of 31 spaces. While the traffic assessment accompanying the proposal has considered in detail the design of the site and, importantly, how access to and from the site will be safe and convenient for residents, it has not considered the safety associated with additional vehicle movements in Albert Lane.

Albert Lane is a two-way single width traffic lane which provides access to approximately 160 parking spaces associated with various uses. Traffic movements to and from the lane exceed 300 vpd and, hence, the narrow width of the lane compromises safety for users. This is compounded by a number of factors, including commercial loading and sub standard sightlines.

While forecast volumes associated with the residential component of the development will be low, the incremental increase of traffic using the lane will compound existing safety issues, particularly in respect to the risk of pedestrian/vehicle conflict and exacerbate the delays created by other activities such as loading in the lane and instances where opposing vehicles are required to reverse from the lane which will occur should there be an increase of traffic volumes which oppose the tidal flow currently experienced in the lane.

1 INTRODUCTION

This report responds to a request to review the traffic and parking assessment associated with the proposed mixed development at 5 Albert Lane in Adelaide. Specifically, you have sought my view as to whether the proposal will compromise safety for existing users of Albert Lane and whether there would be increased conflicts as a result of the proposed development.

In completing this review I have inspected the subject lane and reviewed the traffic and parking assessment completed for the proposal. I have also considered the existing traffic conditions associated with the lane, including traffic count data collected during peak traffic periods.

2 EXISTING SITUATION

Albert Lane is an access lane which is in the care and control on the City of Adelaide. The lane is constructed in a T-configuration and intersects with Hutt Street and Angas Street. The width of Albert Lane varies along its length but typically varies between 3.5 m and 4 m in width which only provides for a single carriageway width. Despite the single lane traffic width, the direction of traffic movements are not limited along the lane (that is traffic can enter and exit the lane at both the Hutt Street and Angas Street intersections).

The intersection of Albert Lane with Angas Street and Hutt Street are brick paved with construction similar to a crossover. The lane is set-back from the building at the Hutt Street intersection by approximately 1.5m, with a low hedge and low wall being provided at the boundary. This facilitates sight distance to pedestrians on the footpath for drivers exiting Albert Lane.

There is, however, no clearance to adjacent buildings at the intersection of Albert Lane and Angas Street. This means that drivers exiting Albert Lane do not have sight lines to pedestrians. Figure 1 is an image of the intersection of Albert Lane with the footpath within the Angas Street road reserve.

Figure 1: Streetview image of Albert Lane at the intersection with Angas Street (source: Google Maps)

It can be seen on the above image that there is a solid wall obstructing vision for exiting drivers to an eastbound pedestrian on the footpath.

In addition to the above restriction, the existing wall adjacent the right-angle corner within Albert Lane restricts sight distance, as illustrated in Figure 2.

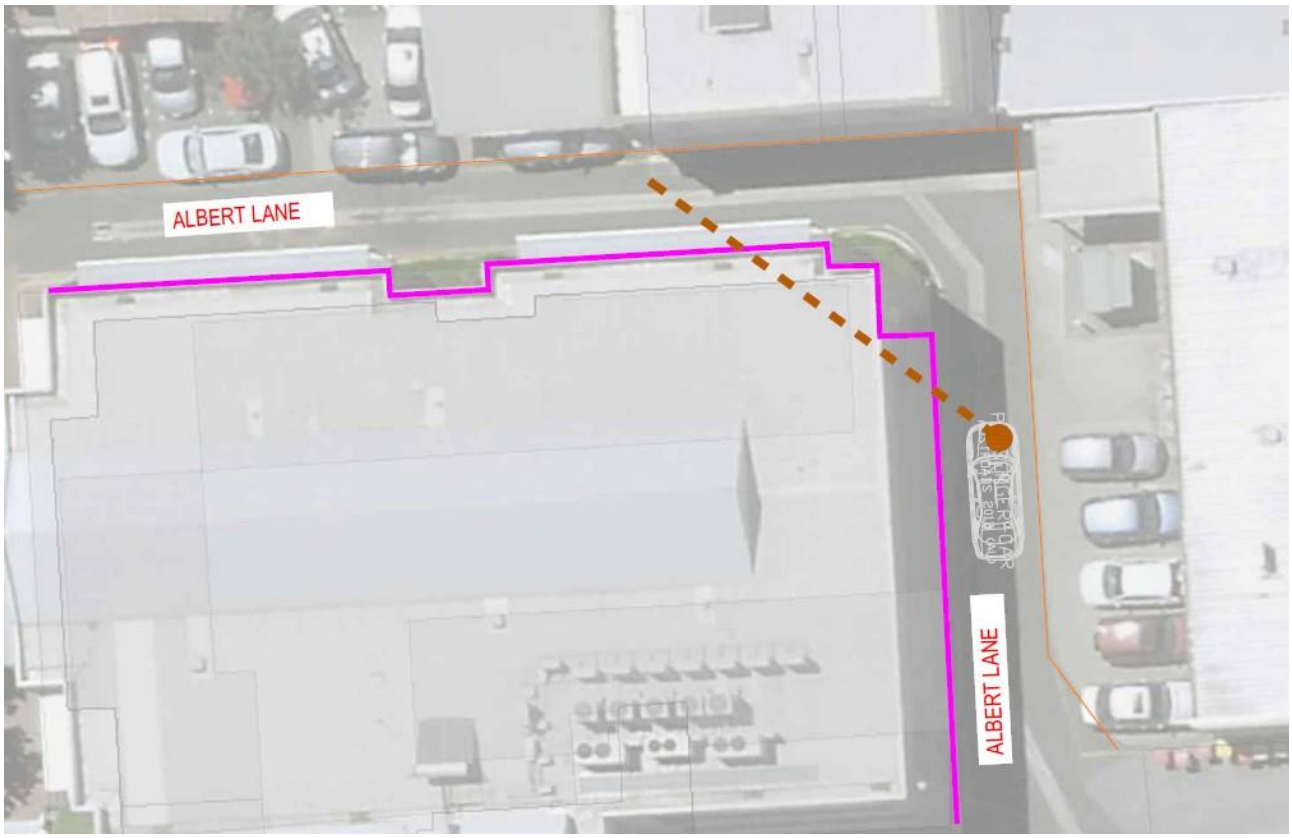

Figure 2: Sight distance constrained by existing wall

Albert Lane provides access to existing residential parking (garages), the rear of Parkwynd Private Hospital and the rear of commercial tenancies fronting Hutt Street and Wakefield Street. A number of parking spaces are also accessed directly from the lane. In total, approximately 160 parking spaces are accessed via Albert lane.

The subject site which is accessed via the lane is an existing at-grade car park with 31 parking spaces. The car park provided for parking associated with commercial tenancies on Hutt Street, albeit I am instructed that the lease of the parking spaces has since lapsed. Notwithstanding this, I have assumed that the approval for the parking is associated with commercial tenancies, albeit I note that the Planning and Design Code does not identify a parking requirement for development on the site previously associated with these spaces.

Deliveries to a number of commercial tenancies, including the IGA supermarket, occur via Albert Lane. Such deliveries occur primarily in vans or small trucks, albeit there is a demand for larger delivery vehicles and refuse vehicles. Figure 3 is a photograph of a delivery vehicle stopped while delivering in Albert Lane.

Figure 3: Image of delivery vehicle stopped in Albert Lane

Traffic data collected in Albert Lane on Wednesday 9th February for the periods 7:00am to 9:30am and 4:00 pm to 6:00pm. Analysis of these data identified the following:

- a peak of 32 vehicles per hour were recorded using Albert Lane during the morning peak hour. Of these movements, 29 entered the lane and three exited the lane;
- a peak of 32 vehicles per hour was also recorded using Albert Lane during the afternoon peak hour. Of these movements, 29 exited the lane and three entered the lane; and
- two trucks were recorded in Albert Lane during the morning period.

The above results identify that the majority of peak traffic movements would appear to relate to drivers associated with commercial tenancies, with entry movements during the morning peak and exit movements during the evening peak. Significantly, the data were collected during a period where COVID-19 restrictions applied such that it was recommended that only 25% of staff be located at the office. Further, the tenant occupying the spaces on the subject site had vacated the associated commercial tenancy. Accordingly, it would be expected that volumes would be higher following relaxation of this restriction. This will be further compounded when recently approved development with access via the lane are constructed.

The peak hour traffic volume would typically represent ten percent of the daily traffic volume. On this basis, there would be approximately 320 vpd accessing Albert Lane.

Austroads Guide to Road Design Part 3 Geometric Design provides advice in respect to the width of roads. In relation to Urban Roads, however, it concentrates on arterial road design criteria rather than residential streets which does not provide guidance for the design criteria for Albert Lane.

AGRD03 does provide the following guidance for rural single width carriageways:

> *On many roads in Australia, traffic volumes are less than 150 vehicles per day. Some of these are arterial*

> *roads passing through sparsely settled flat country where the terrain leads to a high operating speed. Where traffic volumes are less than 150 vehicles per day and, particularly, where terrain is open, single lane carriageways may be used. The traffic lane width adopted on such roads should be at least 3.7 m.*

By way of comparison, the Australian Model Code for Residential Development identifies that a single carriageway width can be provided on roads with up to 300 vpd. This is also consistent with the advice provided in Australian Standard, *Parking Facilities, Part 1 Off-Street Parking* (AS/NZS2890.1:2004) which identifies that a single width driveway can be provided where volumes do not exceed 30 vph.

The data collected confirmed that the number of movements accessing Albert Lane exceed 300 vpd (or 30 vph), even during the period of increased COVID restrictions. While there are occasions where access is restricted (such as during deliveries) and drivers are then required to execute reversing manoeuvres to facilitate two-way access along Albert Lane, it is anticipated that the traffic movements generally function due to the tidal flow observed (that is the majority of movements are entering during the morning peak period and exiting during the afternoon peak hour).

3 PROPOSED DEVELOPMENT

The proposal seeks to develop a residential building with five two-bedroom apartments and 41 parking spaces. Each of the apartments would be allocated two parking spaces, with the balance of 31 spaces effectively replacing the existing spaces on the site.

The Cirqa report has undertaken an assessment of the design of the proposed car park and concluded that the design generally complies with AS/NZS2890.1:2004. The exception includes single width signalised ramps proposed between the basement and first floor levels of the car park. In relation to these ramps, the Cirqa report provides justification in respect to their safety and functionality, including reference to the following advice provided in AS/NZS2890.1:2004.

> *As a guide, 30 or more movements in a peak hour (in and out combined) would usually provide provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5m.*

In regard to the design of the proposed car park and driveway I concur with the assessment prepared by Cirqa.

However, while the Cirqa report has completed a detailed analysis of the proposed operation of the site, it has not executed the same due diligence when assessing the potential impact on the adjacent road network.

The Cirqa report has identified that the forecast volumes associated with five apartments to be three vehicles in the morning peak hour and two vehicles in the afternoon peak hour. However, the Cirqa analysis has relied on the rates recommended for a high-density dwelling development in the RMS “Guide to Traffic Generating Developments”. These recommendations were based on data

collected at existing residential flat buildings in Sydney which all exceeded six stories. It is therefore unlikely that the proposed development will generate traffic volumes at such a low rate.

Notwithstanding the above, even if the site was to generate at a rate consistent with a typical urban detached dwelling (eight trips per day), it would still only generate approximately 40 trips per day or four trips during the morning and afternoon peak hours. Such a volume is low. What is relevant though, is that these trips will be opposing the tidal movements in Albert Lane.

Further, if the detailed assessment in the Cirqa report which justified the single lane ramp within the car park was to be applied to Albert Lane, it would be identified that the width of Albert Lane does not satisfy the minimum two-way width criteria. While Albert Lane is a public road (and therefore the criteria identified in AS/NZS2890.1 do not strictly apply), the safety criteria are equally relevant on this trafficable area.

The operation of Albert Lane has, in my view, reached capacity in respect to the number of vehicles that can be safely accommodated. There are existing functionality and safety issues, including loading access requirements and sight distance constraints, that will be further compromised by increased traffic volumes (even if they are minor in nature), particularly when the increased volumes will oppose the tidal traffic flow in the lane. This will increase instances where opposing vehicle are entering and exiting the lane and therefore increase the number of undesirable reversing movements along the lane and at the intersections.

Arguably it would be appropriate to apply a higher design standard to Albert Lane, given that it is a public road. Given the nature of Albert Lane, I am of the view that it could effectively be considered as a driveway access for adjacent development. In applying this Standard the minimum width and sight distance criteria should be considered and a traffic control solution developed to provide for safe and convenient accessibility for all road users in Albert Lane.

In developing a solution for the site, the requirement to maintain the existing 31 parking spaces warrants further consideration. While these spaces were associated with a commercial development fronting Hutt Street, the lease connecting these spaces to the tenancy has expired. There is some question, therefore, as to the anticipated use of the spaces, particularly in respect to any potential to further increase traffic volumes in Albert Lane. Given the parking requirements in the Planning and Design Code identify no off-street parking need be provided for commercial development fronting Hutt Street, there is merit in exploring the opportunity to reduce the traffic generation associated with the site through a reduction in parking provision on the land.

Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN
BUSINESS WOMAN OF THE YEAR

VEHICLES IN ALBERT LANE

3-axle trucks usually reverse out of the lane; many smaller trucks too. The intended building impinges on their only turning area, so all trucks will have to do so.

250 mm clearance; 210 at electricity box (orange circle). Damage to 316 Angas Street (red circle).

Deliveries to IGA in Albert Lane, which block all traffic.

Drivers delivering to IGA who do not want to block Albert Lane double-park in Angas Street — their only alternative.

Typical Albert Lane fiasco: a large truck has no alternative to reversing out to Angas Street (behind camera), forcing the cars behind it to do the same.

SAFETY HAZARDS AND ACCESS IMPEDIMENTS — ALBERT LANE

Hazard: Wall obscures view. 39% of cars reverse out after dropping off a passenger.*

Access: Only cars can negotiate corner.

Access: building corner will not be rounded; 2-axle trucks will no longer be able to reverse by 3-point turns here.

Hazard: Wall obscures view to right. Entering car must reverse out of lane into Angas Street if another car is leaving.

Hazard: 50% of cars leave lane at speed unsafe for pedestrians and cyclists.*

Hazard: Trucks delivering to IGA frequently double-park here (or park in the lane).

* Traffic survey conducted 9 February 2022.

Attachment C

To Adelaide City Council

Re Buik Holdings Development Application 21037088

Safety Issue re ingress/access to Albert Lane and Angas St.

Angas St is particularly narrow when heading east from the Hutt St intersection. There is no room for a bike lane, and in fact it is unsafe for a cyclist to use that section of the roadway.

As a result, I and others tend to use the wider footpath along Angas St from the intersection.

On the 27th of April 2018 I was riding my bike on the northern footpath of Angas St when a passenger car exited suddenly from Albert Lane right in front of me. I could not see the car until it emerged onto the footpath, nor could the driver see me in time to stop.

I went straight into the car, was thrown over the bonnet, and landed in a heap. My left foot was at right angles, luckily not torn off, and required major reconstruction with multiple plates and pins.

Cars regularly exit Albert Lane at speed, unsighted.

Three-point U- turns in Angas St are constant, many necessitated by the IGA delivery trucks needing to find a park, and regularly opting to park in Albert Lane as a last resort.

John Gamble 15 March 2022

BOTTEN LEVINSON
Lawyers

Our ref: THG/221096

17 March 2022

Mr John & Mrs Sally Gamble
1/326 Angas Street
ADELAIDE SA 5000

By email: john.gamble01@icloud.com

Dear John and Sally

DA 21037088 – relevance of existing car park – 5 Albert Lane, Adelaide

You have sought our advice on the relevance of the existing at-grade car park at 5 Albert Lane, Adelaide (**land**) to the assessment of a new development proposal described by Council as *"Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three"* (DA 21037088) (**proposed development**).

Background

The existing car park at 5 Albert Lane was approved in 1986 as ancillary to the office building located at 118-120 Hutt Street/302-312 Angas Street (Plan No. P13548B). It was a condition of that approval that the 30 car parking spaces thereby approved would remain available for use in association with those premises.

That office building is now located in the Capital City Zone under the Planning and Design Code. There is no longer any requirement in this zone to provide off-street car parking for offices.

The Council recently granted planning consent to expand the office building at 120 Hutt Street by DA 21017974. This consent did not include any requirement that car parking be provided at 5 Albert Lane, and we understand that there is currently no Land Management Agreement in place over the land at 5 Albert Lane which ties the use of the existing car park to those offices.

A development application has now been lodged seeking approval for a five-level building comprising three levels of car parking and two levels of apartments. The application documents assert that of the 41 car parking spaces proposed, 31 remain ancillary to the office building on Hutt Street.

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Relevance of existing use of land as a car park?

The only relevance of the existing use of the land as a car park in the assessment of the proposed development is that:

1. The car parking in the new application is potentially not a change of use; and

2. Traffic assessments can consider the existing traffic generation associated with the existing car park;

Change of use?

On the material available there does not appear to be any mechanism linking the proposed multi-level car park at 5 Albert Lane to the office building on Hutt Street. There is no meaningful association such that the proposed use can still be said to be as ancillary car parking. The application should therefore be processed as including a change of use to in effect a multi-level public carpark. On that basis, the existing use of the land as an at-grade ancillary carpark is of limited relevance from a land use perspective. The applicant cannot claim any right or expectation to include 31 carparks in addition to the carparks required for the apartments.

Traffic assessment

Irrespective of whether the proposed development involves a change of use to a public car park, it will be relevant for the planning authority to have regard to the existing traffic generation lawfully associated with the existing car park.

However, it will also be necessary to assess any additional traffic generation and any changes in the nature of traffic movements associated with the proposed development when compared to the existing use of the land as an ancillary car park. This may include changes in the frequency, timing and direction of movements, and potentially the use of the car park by drivers who are less familiar with the driving environment.

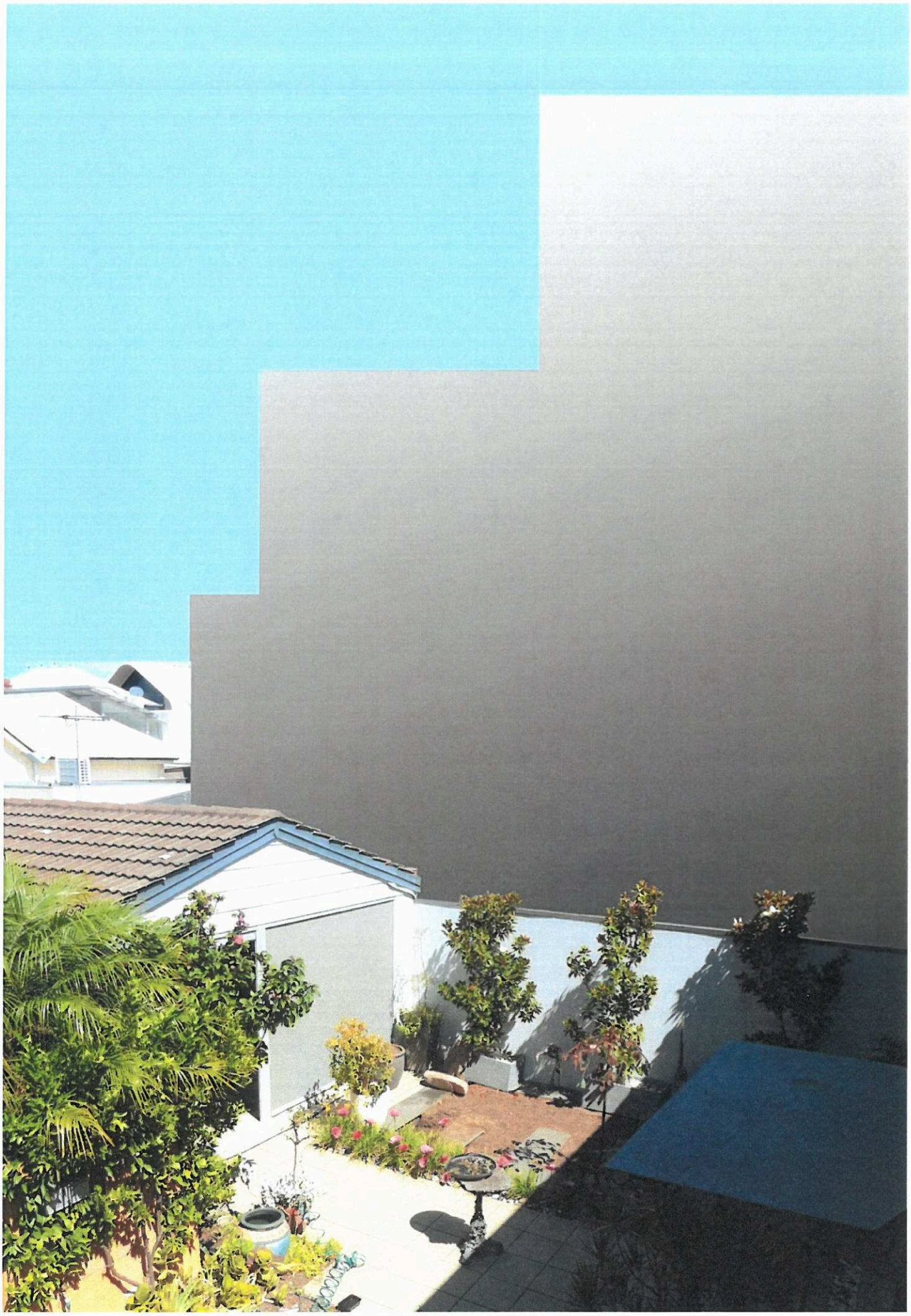
I understand that Melissa Mellen of MFY traffic engineers holds the view that Albert Lane is in essence already over-subscribed and unsafe, and that any increase in use of the lane is not supported. Ms Mellen has recommended that consideration be given to at least reducing the number of 'commercial' car parks included in the development.

These matters clearly require careful consideration by the Council in its assessment of the application.

I trust this assists.

Yours faithfully

Tom Game
BOTTEN LEVINSON
Mob: 0419 809 361
Email: thg@bllawyers.com.au



Representations

Representor 10 - Hon Rachel Sanderson MP

Name	Hon Rachel Sanderson MP
Address	84 Prospect Road, PROSPECT SA, 5082 Australia
Phone Number	82691838
Email Address	adelaide@parliament.sa.gov.au
Submission Date	17/03/2022 04:29 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	Please see attached submission from the Hon Rachel Sanderson MP, State Member for Adelaide, made on behalf of local residents

Attached Documents

R_Sanderson_submission_Albert_Ln.pdf

Hon. Rachel Sanderson MP
State Member for Adelaide

Electorate Office:
84 Prospect Road, Prospect, SA 5082
Phone: (08) 8269 1838
Email: adelaide@parliament.sa.gov.au
www.rachelsanderson.com.au
facebook.com/MemberAdelaide
@AdelaideMP

16 March 2022

RE: APPLICATION 21037088
5 ALBERT LANE ADELAIDE SA 5000

As the State Member for Adelaide, I write on behalf of residents who have contacted me in relation to the abovementioned development application.

I note the developer is seeking to build a four-level with basement, residential flat building with three levels of carparking spanning from the basement to level one and then two levels of apartments on levels two and three.

Residents have advised me of their concerns in relation to the proposed development – particularly in regard to the proposed height of the building; impact on the character of the local area; impact on local heritage character and properties; impacts on traffic in surrounding local roads and laneways; and damage or removal of significant trees on the allotment.

As I understand it, the site is subject to a maximum building height of three levels and 11 metres in height from the ground in total. The eastern section of the CBD is known for its low to medium density housing. Many buildings in the vicinity have even fewer storeys. There are also many heritage properties within this area – with two Local Heritage listed places directly adjacent the site and two State Heritage places nearby, and therefore the site in question has a heritage adjacency overlay as part of its zoning.

Residents have raised concerns with overshadowing, loss of amenity and privacy and reduction of access to sunlight if the development was to be approved with four storeys. Many have raised that they have made an investment in putting solar panels on their residences which will now be ineffective if a development of the size that is proposed goes ahead. Privacy concerns have also been raised in relation to overlooking into the backyards of local residences.

There have also been concerns raised with me by residents about the impact on the heritage character of the local area. The eastern section of the CBD is well known to be the home of many heritage cottages and houses, and this proposed development is next to Local Heritage listed places at 318 and 320 Angas Street. Concerns raised by many residents have been that a large-scale development with the designs provided as part of the consultation process does not complement the heritage of the area as a whole. The desired outcome of the Heritage Adjacency overlay is that developments adjacent heritage places maintain the heritage and cultural values of those places. The performance outcome should be that the development does not

dominate, encroach on or unduly impact the setting of the place. The two adjacent Local Heritage Places are both single-storey character residences which will be overshadowed by a four-storey building. Residents believe that the sheer size of the development will dominate over these heritage places and will not be in line with the performance outcomes of the Code.

Further, in the same theme, residents have also raised that the height of the development will be of detriment to the character of the whole area which, as mentioned, is low to medium density with buildings not generally higher than three storeys. The commercial tenancies to the west of the site are between two to three storeys in height. Residences and commercial tenancies on the northern, southern and eastern sides are between one to two storeys in height. A four-storey building will be significantly different to the surrounding area.

Concerns with the three levels of parking have been raised by residents. Five apartments are proposed, yet there will be 41 parking spaces. 10 of these are designated to be residential reserved parks for the residents of the apartments. The site only has entry from Albert Lane, which is a small laneway that is a No Through Road. Residents are concerned with the level of traffic that will be using an unsuitable road for accessing parking in this building and that, there will be more accidents and damage done to the road which was not originally designed for this volume of traffic.

At present, the laneway is already non-compliant with the Australian Road Standards and has many blind spots at entry and exit points as well as at the 90-degree turn which is adjacent this site. Residents have stated that cars are often needing to reverse in the laneway, gridlocks are often occurring and it is extremely dangerous at present to all road users, including pedestrians and cyclists. While the site is currently a car park, it has 24 spaces for cars, which is just over half the capacity of the proposed car parking space. This is a significant increase which concerns residents in relation to increased traffic in the laneway due to the current issues with traffic management.

Environmental concerns regarding the loss of established trees on the property have also been expressed to me. Further, many are concerned about heat impacts and the viability of the proposed minimal landscaping. Some have raised that the plans do not adequately provide more greening to reduce the impacts of heat in the local area.

It would be appreciated if these concerns of the residents I represent be considered by the Panel when assessing this application.

Yours sincerely

Hon Rachel Sanderson MP
State Member for Adelaide

Representations

Representor 11 - Trevor Wright

Name	Trevor Wright
Address	1 Bill River Road WILLIAM CREEK SA, 5710 Australia
Phone Number	0433 767 727
Email Address	williamcreek2000@me.com
Submission Date	18/03/2022 01:15 PM
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

RepTrevorWright1-2440794.pdf

Development 5 Albert Lane

Trevor Wright <williamcreek2000@me.com>
To Duty Planner

Reply | Reply All | Forward

Thu 17/03/2022 10:36 PM

Representation on application ID21037088 -- Trevor Wright.pdf
227 KB

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi,
Please find attached pdf file. Re 5 Albert Lane Development.
Regards
Trevor Wright

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Buik Holdings *[applicant name]*
Development Number:	Application ID: 21037088 *[development application number]*
Nature of Development:	Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three *[development description of performance assessed elements]*
Zone/Sub-zone/Overlay:	Adelaide *[zone/sub-zone/overlay of subject land]*
Subject Land:	5 Albert Lane, Adelaide 5000; title CT5427/991; plan parcel F37412AL5 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Dylan Grieve, Senior Planner, City of Adelaide *[relevant authority name]*
Phone Number:	8203 7809 *[authority phone]*
Close Date:	17 March 2022 *[closing date for submissions]*

My name*: Trevor Wright	My phone number: 0433 767 727
My postal address*: 1 Bill River Road WILLIAM CREEK SA 5710	My email: williamcreek2000@me.com

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

Objection to development proposal at 5 Albert Lane

As the owner of an apartment at 315a Wakefield Street, which would face the northern walls of the proposed development if it is approved, I wish to lodge an objection to the building.

Gross scale of the building

I have concerns about the size of the building and the fact that it overlooks my apartment, which has transparent or translucent windows in three bedrooms and bathrooms.

My principal concern is surely obvious to any neutral observer presented with the plans: the building's size is totally out of scale for the site. It exceeds the guidelines for structures in its zone and will be twice the height of all nearby buildings. These are two-storey shops and offices on Hutt Street and largely two-storey houses to the east, south and north. Two of them, adjoining the building's southern boundary, are heritage listed. The proposed building will dominate the whole vicinity.

Given that planning regulations are prepared with great care and professional insight, I wonder why such a development should get to the stage at which it has been approved subject only to the Assessment Panel process. Communities have to go to considerable expense and effort, in very limited time frames — and with only five minutes to present their case — when planning regulations appear to have been flouted.

Capacity of Albert Lane

At present about 160 parking spaces are accessed from the lane and I estimate the number of vehicles per day would exceed 400 if it had been possible to conduct the traffic counts when office occupancy had returned to 100% instead of 25% necessitated by Covid-19 controls. This level of traffic already leads to vehicles needing to back up for distances of almost 100 metres in the face of another with more assumed right-of-way. Because the lane is only 3.5 metres wide, the only point at which vehicles can turn around is at the "crossroads" just outside my westerly apartment. It is a constant source of amazement to see heavy trucks making seven-point (plus) turns at this point. It is almost impossible for trucks with dual rear axles to achieve the turn, and those that succeed (and smaller trucks and vans) must use a corner in the kerbing that will be squared off by the development's boundary walls if construction proceeds. In the face of frequent chaos in the lane, it is essential to limit growth in traffic. The first step in doing so is to deny 30-odd car parking spaces in the proposed building being made available by the developer for commercial letting of one sort or another.

Other factors:

- one or several cars — especially in peak traffic periods — frequently have to reverse from the lane into either of two main thoroughfares (Angas and Hutt) because they have no other alternative;
- there are no footpaths for the many office workers in nearby offices, and the proposed building has none either;
- as there is no space for tradesmen doing repairs to buildings to park their vehicles, they are often left with having to block the lane in order to carry fittings or tools into the premises;

- bin collection is fraught with problems for the people who collect them because of lack of places to leave them out — with the lane itself being only 3.5 metres wide they cannot be placed in it.

Up to half a dozen further building projects are likely to be commenced in, say, the next five or ten years. Inevitably they will require access to Albert Lane. In the face of such eventualities it is completely inappropriate for 5 Albert Lane to have 30-odd commercial parking places within its confines now that zoning regulations do not require such provision to be made.

To summarise: Albert Lane is already experiencing traffic loads well above its capacity. The proposed design is huge, going up to the boundary on all sides. If it is to proceed, it must be two storeys lower (by removal of commercial parking places) and exhibit boundary design that is sensitive to its context, not least by making satisfactory provision for pedestrians and rounding its obstructive north-west corner.

I wish to address the panel or, if I am absent from Adelaide on the date, to appoint a representative of my choice.

T. WRIGHT
17 March 2022

[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:
  - [I do not understand this] [*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: ← If my absence requires

**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 March 2022

Return Address: PO Box 2252, Adelaide 5000 *[relevant authority postal address]* or

Email: planning@cityofadelaide.com.au *[relevant authority email address]* or

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

Representations

Representor 12 - Elizabeth Rushbrook

Name	Elizabeth Rushbrook
Address	317 WAKEFIELD STREET ADELAIDE SA, 5000 Australia
Phone Number	
Email Address	itqueen@bigpond.com
Submission Date	18/03/2022 01:35 PM
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

Rep-ERushbrook-2441046.pdf

FW: Submission re Proposed Development at 5 Albert Lane Adelaide SA - E Rushbrook

Reply | Reply All | Forward

Fri 18/03/2022 7:08 AM

DG Dylan Grieve
To Duty Planner

You replied to this message on 18/03/2022 1:20 PM.

Letter of advice - 5 Albert Lane 17.3.22.pdf 195 KB
21-0054 John Gamble 17 Mar 22.pdf 426 KB
Submission 17 March 2022.pdf 187 KB

From: Elizabeth Rushbrook <itqueen@bigpond.com>
Sent: Thursday, 17 March 2022 10:34 PM
To: Dylan Grieve <D.Grieve@cityofadelaide.com.au>
Subject: Submission re Proposed Development at 5 Albert Lane Adelaide SA - E Rushbrook

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good evening

Please find attached a submission responding to the notice of development application for 5 Albert Lane Adelaide.
I would appreciate notification of its receipt.

Kind Regards
Elizabeth Rushbrook

Mr Dylan Grieve
Senior Planner
City of Adelaide
25 Pirie Street
Adelaide SA
Email d.grieve@cityofadelaide.com.au

Dear Mr Grieve

Thank you for the correspondence regarding the second development proposal for 5 Albert Lane Adelaide. I accept the offer to address the Council Assessment Panel meeting when it considers the new application (DA 21037088).

As a resident of 317 Wakefield Street, I have two car parks, and I use Albert Lane regularly to drive in and out of my property. Visitors and service providers such as gardeners and repair personnel such as plumbers also use the Lane to access my property. Furthermore, Albert Lane is where I place my three bins for waste collection, which requires three different trips by the relevant waste collection vehicles over different days.

I continue to oppose the development, which is now submitted under the *Planning and Development Code* firstly to retain safe and reliable access to Albert Lane in order to access Hutt and Angus Streets. Secondly, I wish to retain appropriate waste collection services by having room for the placement and collection of bins by the contractors.

I believe that my use of Albert Lane will be severely compromised by the proposed development of the commercial car park of 31 places as part of the application to construct five apartments with their associated car parks.

1. Existing Use of Albert Lane

Albert Lane's description is a 'single-width laneway with no separation between vehicles, pedestrians and cyclists and a central spoon drain'[1] is accurate. It is T shaped Lane with exits on both Hutt Street and Angus Street, with the development positioned on the corner of the T.

Traffic

In my opinion, the traffic and parking report by CIRQA only considers the development site, Hutt Street and Angus Streets and not the impact a commercial car park may have upon the **existing users** of Albert Lane. For this reason, MFY has been contracted to supply an independent report on the use and safety of Albert Lane. It is tabled an attachment to this submission, and I draw your attention to the following passage.

> *The operation of Albert Lane has, in my view, reached capacity in respect to the number of vehicles that can be safely accommodated. There are existing functionality and safety issues, including loading access requirements and sight distance constraints, that will be further compromised by increased traffic volumes (even if they are minor in nature), particularly when the increased volumes will oppose the tidal traffic flow in the Lane. This will increase instances where opposing vehicle are entering and exiting the Lane and therefore increase the number of undesirable reversing movements along the Lane and at the intersections.*[2]

Therefore, highlighted in this report are the dual concerns of increased capacity and safety.

Waste management

The current waste management procedures are congested and contested, and any new waste bin collection Albert Lane is not viable due to lane width. This matter is not addressed extensively in the MFY report but the relevant comments are:

[1] URPA (2021), 2.
[2] MFY, letter to John Gamble of 17 March 2022, page 6.

*Deliveries to a number of commercial tenancies, including the IGA supermarket, occur via Albert Lane. Such deliveries occur primarily in vans or small trucks, albeit there is a demand for larger delivery vehicles and refuse vehicles..*and *….there are occasions where access is restricted (such as during deliveries), and drivers are then required to execute reversing manoeuvres to facilitate two-way access along Albert Lane.*[3]

This essential service will come under increased pressure due to the proposed development.

Pedestrians and cyclists

Neither CIRQA nor MFY consider the existing use by pedestrians or cyclists in their reports on the use of Albert Lane. Albert Lane is currently in a poor state of repair. It also has no separation between cars and pedestrians. It is noted that the proposed development makes provision for bike storage[4] but makes no recommendations to improve safety for these bike users.

Conclusion

In my opinion, the proposed development threatens the safe use of Albert Lane by residents and will further compromise their amenity. In addition, the use of the Lane by pedestrians and cyclists has yet to be thoroughly examined.

2. Commercial Car Park

In my opinion, the developer's documentation does not provide the authority to develop a 31-place commercial car park in a primarily residential area in the City Living Zone (CLZ). Further, there is no longer any link between the developer's property at 120 Hutt Street and a statutory car parking requirement.[5] In addition, a Land Management Agreement has not been submitted at this point.[6]

For instance, I note the desired outcomes of the CLZ, which governs the use and development of the area.[7] It is

'*predominantly lowrise, 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*.' (DO1)

A commercial car park does not comply with this policy and, in addition, exceeds the height requirement for the CLZ.[8] Other submissions will address the effect this has upon the residents of Albert Lane and the amenity of the neighbourhood.

In my opinion, the reports by URPS and CIRQA do not provide any details on the operation and management of the commercial car park, such as operating hours, noise, doors etc and its effect upon residents and users of Albert Lane. Other submissions will address some of the issues arising from these matters.

Overlays

The new *Planning and Development Code* introduces overlays sets out additional circumstances that may apply in particular areas.[9] The following are most relevant to this proposal.

- *Heritage Adjacency Overlay –Development adjacent to State and Local Heritage Places maintain the heritage and cultural values of those Places. (DO1)*

Two local heritage listed buildings face Angus Street and back onto the proposed development. They are 318 and 320 Angus Street, and they have been renovated and maintained to a high standard. Due to its height and mass, the proposed development is visible from both Angus Street and Hutt Streets. The view from Angus Street reveals that there is no attempt to reflect the shapes of the heritage buildings, such as the peaked roofs

[3] MFY letter to John Gamble of 17 March 2022, page 3 and 5.
[4] See CIRQA, page 7.
[5] Botten Levinson Lawyers letter to John Gamble of 17 March 2022, page 1.
[6] Conversation with Assessment Manager City of Adelaide on 15 March 2022.
[7] Plan SA, *Guide to the Phase Three (Urban Areas) Planning and Design Code March 2021*, page 3.
[8] URPS, page 4.
[9] Plan SA, *Guide to the Phase Three (Urban Areas) Planning and Design Code March 2021*, page 3.

or materials of these buildings in the proposed development.[10] As the proposed development negatively impacts these homes due to its scale and mass, it does not meet the requirement not to *dominate, encroach on or unduly impact on the setting of the Place*. (PO1.1)

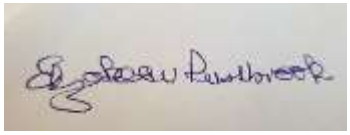
- *Urban Tree Canopy Overlay - Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees. (DO1*).

As Adelaide is one of the hottest capital cities, there is increased sensitivity to the removal of tree canopy in urban areas. The proposed development will remove three mature trees currently situated in the car park, and the plans do not show any planting of new mature trees or use of the Urban Tree Canopy Off-set Scheme. In place of a landscaping plan for the proposed development, the drawings show a hedge along the northern end and the part of the western boundary accompanied by a line of shrubs.[11] All other greening appears to be the responsibility of the apartment tenants/owners. It is noted that the previous CAP assessment noted the lack of landscaped open space provisions.

Conclusion

The *Planning, Development and Infrastructure Act* 2016 establish seven attributes of the planning process in South Australia, one of which is to promote certainty for people and bodies proposing to undertake development while at the same time providing scope for innovation.[12] Certainty is essential for residents investing financially and emotionally in their homes and developers seeking appropriate sites for commercial outcomes. Rigorous application of the *Planning and Development Code* will assist in providing that certainty.

Yours sincerely



Elizabeth Rushbrook
317 Wakefield Street
Adelaide
17 March 2022.

Attachments

[10] Refer to PROSKE, PERSPECTIVE VIEW 01: ANGAS STREET LOOKING NORTHWARD, PL16.
[11] Refer to PROSKE, 3D PERSPECTIVE VIEW 03: ALBERT LANE LOOKING SOUTHWARD, PL17.
[12] *Planning, Development and Infrastructure Act* 2016 (SA) s12(2)(c).

BOTTEN LEVINSON
Lawyers

Our ref: THG/221096

17 March 2022

Mr John & Mrs Sally Gamble
1/326 Angas Street
ADELAIDE SA 5000

By email: john.gamble01@icloud.com

Dear John and Sally

DA 21037088 – relevance of existing car park – 5 Albert Lane, Adelaide

You have sought our advice on the relevance of the existing at-grade car park at 5 Albert Lane, Adelaide (**land**) to the assessment of a new development proposal described by Council as *"Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three"* (DA 21037088) (**proposed development**).

Background

The existing car park at 5 Albert Lane was approved in 1986 as ancillary to the office building located at 118-120 Hutt Street/302-312 Angas Street (Plan No. P13548B). It was a condition of that approval that the 30 car parking spaces thereby approved would remain available for use in association with those premises.

That office building is now located in the Capital City Zone under the Planning and Design Code. There is no longer any requirement in this zone to provide off-street car parking for offices.

The Council recently granted planning consent to expand the office building at 120 Hutt Street by DA 21017974. This consent did not include any requirement that car parking be provided at 5 Albert Lane, and we understand that there is currently no Land Management Agreement in place over the land at 5 Albert Lane which ties the use of the existing car park to those offices.

A development application has now been lodged seeking approval for a five-level building comprising three levels of car parking and two levels of apartments. The application documents assert that of the 41 car parking spaces proposed, 31 remain ancillary to the office building on Hutt Street.

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BL Lawyers Pty Ltd trading as Botten Levinson Lawyers ABN 36 611 397 285 ACN 611 397 285

Relevance of existing use of land as a car park?

The only relevance of the existing use of the land as a car park in the assessment of the proposed development is that:

1. The car parking in the new application is potentially not a change of use; and

2. Traffic assessments can consider the existing traffic generation associated with the existing car park;

Change of use?

On the material available there does not appear to be any mechanism linking the proposed multi-level car park at 5 Albert Lane to the office building on Hutt Street. There is no meaningful association such that the proposed use can still be said to be as ancillary car parking. The application should therefore be processed as including a change of use to in effect a multi-level public carpark. On that basis, the existing use of the land as an at-grade ancillary carpark is of limited relevance from a land use perspective. The applicant cannot claim any right or expectation to include 31 carparks in addition to the carparks required for the apartments.

Traffic assessment

Irrespective of whether the proposed development involves a change of use to a public car park, it will be relevant for the planning authority to have regard to the existing traffic generation lawfully associated with the existing car park.

However, it will also be necessary to assess any additional traffic generation and any changes in the nature of traffic movements associated with the proposed development when compared to the existing use of the land as an ancillary car park. This may include changes in the frequency, timing and direction of movements, and potentially the use of the car park by drivers who are less familiar with the driving environment.

I understand that Melissa Mellen of MFY traffic engineers holds the view that Albert Lane is in essence already over-subscribed and unsafe, and that any increase in use of the lane is not supported. Ms Mellen has recommended that consideration be given to at least reducing the number of 'commercial' car parks included in the development.

These matters clearly require careful consideration by the Council in its assessment of the application.

I trust this assists.

Yours faithfully

Tom Game
BOTTEN LEVINSON
Mob: 0419 809 361
Email: thg@bllawyers.com.au

MLM/21-0054

17 March 2022

Traffic • Parking • Transport

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MFY Pty Ltd
ABN 79 102 630 759

Mr John Gamble
1/326 Angas Street
Adelaide SA 5000

By email: john.gamble01@icloud.com

Dear John

PROPOSED MIXED DEVELOPMENT – 5 ALBERT LANE

Executive Summary

The development of 5 Albert Lane seeks to introduce additional parking to provide for residential dwellings on the site while maintaining the existing commercial parking provision of 31 spaces. While the traffic assessment accompanying the proposal has considered in detail the design of the site and, importantly, how access to and from the site will be safe and convenient for residents, it has not considered the safety associated with additional vehicle movements in Albert Lane.

Albert Lane is a two-way single width traffic lane which provides access to approximately 160 parking spaces associated with various uses. Traffic movements to and from the lane exceed 300 vpd and, hence, the narrow width of the lane compromises safety for users. This is compounded by a number of factors, including commercial loading and sub standard sightlines.

While forecast volumes associated with the residential component of the development will be low, the incremental increase of traffic using the lane will compound existing safety issues, particularly in respect to the risk of pedestrian/vehicle conflict and exacerbate the delays created by other activities such as loading in the lane and instances where opposing vehicles are required to reverse from the lane which will occur should there be an increase of traffic volumes which oppose the tidal flow currently experienced in the lane.

1 INTRODUCTION

This report responds to a request to review the traffic and parking assessment associated with the proposed mixed development at 5 Albert Lane in Adelaide. Specifically, you have sought my view as to whether the proposal will compromise safety for existing users of Albert Lane and whether there would be increased conflicts as a result of the proposed development.

In completing this review I have inspected the subject lane and reviewed the traffic and parking assessment completed for the proposal. I have also considered the existing traffic conditions associated with the lane, including traffic count data collected during peak traffic periods.

2 EXISTING SITUATION

Albert Lane is an access lane which is in the care and control on the City of Adelaide. The lane is constructed in a T-configuration and intersects with Hutt Street and Angas Street. The width of Albert Lane varies along its length but typically varies between 3.5 m and 4 m in width which only provides for a single carriageway width. Despite the single lane traffic width, the direction of traffic movements are not limited along the lane (that is traffic can enter and exit the lane at both the Hutt Street and Angas Street intersections).

The intersection of Albert Lane with Angas Street and Hutt Street are brick paved with construction similar to a crossover. The lane is set-back from the building at the Hutt Street intersection by approximately 1.5m, with a low hedge and low wall being provided at the boundary. This facilitates sight distance to pedestrians on the footpath for drivers exiting Albert Lane.

There is, however, no clearance to adjacent buildings at the intersection of Albert Lane and Angas Street. This means that drivers exiting Albert Lane do not have sight lines to pedestrians. Figure 1 is an image of the intersection of Albert Lane with the footpath within the Angas Street road reserve.

Figure 1: Streetview image of Albert Lane at the intersection with Angas Street (source: Google Maps)

It can be seen on the above image that there is a solid wall obstructing vision for exiting drivers to an eastbound pedestrian on the footpath.

In addition to the above restriction, the existing wall adjacent the right-angle corner within Albert Lane restricts sight distance, as illustrated in Figure 2.

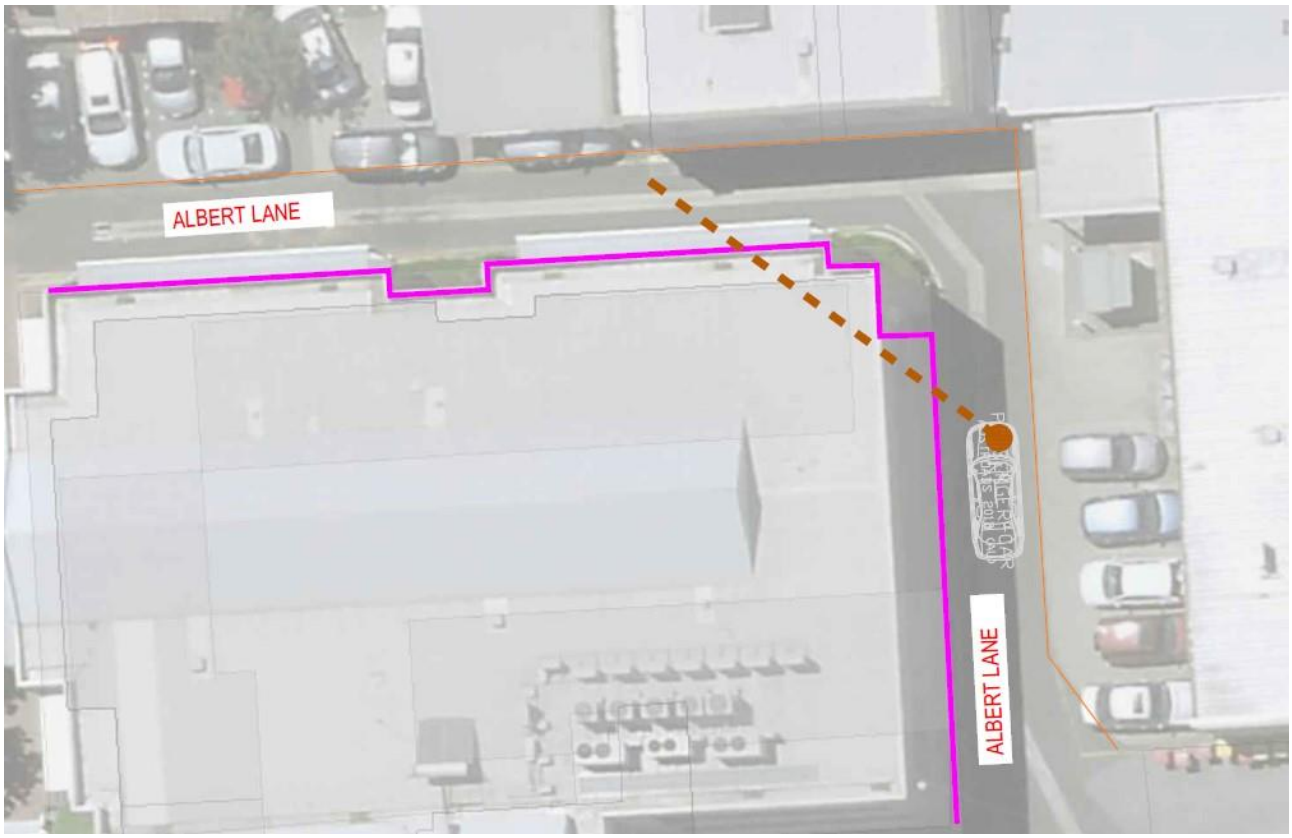


Figure 2: Sight distance constrained by existing wall

Albert Lane provides access to existing residential parking (garages), the rear of Parkwynd Private Hospital and the rear of commercial tenancies fronting Hutt Street and Wakefield Street. A number of parking spaces are also accessed directly from the lane. In total, approximately 160 parking spaces are accessed via Albert lane.

The subject site which is accessed via the lane is an existing at-grade car park with 31 parking spaces. The car park provided for parking associated with commercial tenancies on Hutt Street, albeit I am instructed that the lease of the parking spaces has since lapsed. Notwithstanding this, I have assumed that the approval for the parking is associated with commercial tenancies, albeit I note that the Planning and Design Code does not identify a parking requirement for development on the site previously associated with these spaces.

Deliveries to a number of commercial tenancies, including the IGA supermarket, occur via Albert Lane. Such deliveries occur primarily in vans or small trucks, albeit there is a demand for larger delivery vehicles and refuse vehicles. Figure 3 is a photograph of a delivery vehicle stopped while delivering in Albert Lane.

Figure 3: Image of delivery vehicle stopped in Albert Lane

Traffic data collected in Albert Lane on Wednesday 9th February for the periods 7:00am to 9:30am and 4:00 pm to 6:00pm. Analysis of these data identified the following:

- a peak of 32 vehicles per hour were recorded using Albert Lane during the morning peak hour. Of these movements, 29 entered the lane and three exited the lane;
- a peak of 32 vehicles per hour was also recorded using Albert Lane during the afternoon peak hour. Of these movements, 29 exited the lane and three entered the lane; and
- two trucks were recorded in Albert Lane during the morning period.

The above results identify that the majority of peak traffic movements would appear to relate to drivers associated with commercial tenancies, with entry movements during the morning peak and exit movements during the evening peak. Significantly, the data were collected during a period where COVID-19 restrictions applied such that it was recommended that only 25% of staff be located at the office. Further, the tenant occupying the spaces on the subject site had vacated the associated commercial tenancy. Accordingly, it would be expected that volumes would be higher following relaxation of this restriction. This will be further compounded when recently approved development with access via the lane are constructed.

The peak hour traffic volume would typically represent ten percent of the daily traffic volume. On this basis, there would be approximately 320 vpd accessing Albert Lane.

Austroads Guide to Road Design Part 3 Geometric Design provides advice in respect to the width of roads. In relation to Urban Roads, however, it concentrates on arterial road design criteria rather than residential streets which does not provide guidance for the design criteria for Albert Lane.

AGRD03 does provide the following guidance for rural single width carriageways:

> *On many roads in Australia, traffic volumes are less than 150 vehicles per day. Some of these are arterial*

> *roads passing through sparsely settled flat country where the terrain leads to a high operating speed. Where traffic volumes are less than 150 vehicles per day and, particularly, where terrain is open, single lane carriageways may be used. The traffic lane width adopted on such roads should be at least 3.7 m.*

By way of comparison, the Australian Model Code for Residential Development identifies that a single carriageway width can be provided on roads with up to 300 vpd. This is also consistent with the advice provided in Australian Standard, *Parking Facilities, Part 1 Off-Street Parking* (AS/NZS2890.1:2004) which identifies that a single width driveway can be provided where volumes do not exceed 30 vph.

The data collected confirmed that the number of movements accessing Albert Lane exceed 300 vpd (or 30 vph), even during the period of increased COVID restrictions. While there are occasions where access is restricted (such as during deliveries) and drivers are then required to execute reversing manoeuvres to facilitate two-way access along Albert Lane, it is anticipated that the traffic movements generally function due to the tidal flow observed (that is the majority of movements are entering during the morning peak period and exiting during the afternoon peak hour).

3 PROPOSED DEVELOPMENT

The proposal seeks to develop a residential building with five two-bedroom apartments and 41 parking spaces. Each of the apartments would be allocated two parking spaces, with the balance of 31 spaces effectively replacing the existing spaces on the site.

The Cirqa report has undertaken an assessment of the design of the proposed car park and concluded that the design generally complies with AS/NZS2890.1:2004. The exception includes single width signalised ramps proposed between the basement and first floor levels of the car park. In relation to these ramps, the Cirqa report provides justification in respect to their safety and functionality, including reference to the following advice provided in AS/NZS2890.1:2004.

> *As a guide, 30 or more movements in a peak hour (in and out combined) would usually provide provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5m.*

In regard to the design of the proposed car park and driveway I concur with the assessment prepared by Cirqa.

However, while the Cirqa report has completed a detailed analysis of the proposed operation of the site, it has not executed the same due diligence when assessing the potential impact on the adjacent road network.

The Cirqa report has identified that the forecast volumes associated with five apartments to be three vehicles in the morning peak hour and two vehicles in the afternoon peak hour. However, the Cirqa analysis has relied on the rates recommended for a high-density dwelling development in the RMS “Guide to Traffic Generating Developments”. These recommendations were based on data

collected at existing residential flat buildings in Sydney which all exceeded six stories. It is therefore unlikely that the proposed development will generate traffic volumes at such a low rate.

Notwithstanding the above, even if the site was to generate at a rate consistent with a typical urban detached dwelling (eight trips per day), it would still only generate approximately 40 trips per day or four trips during the morning and afternoon peak hours. Such a volume is low. What is relevant though, is that these trips will be opposing the tidal movements in Albert Lane.

Further, if the detailed assessment in the Cirqa report which justified the single lane ramp within the car park was to be applied to Albert Lane, it would be identified that the width of Albert Lane does not satisfy the minimum two-way width criteria. While Albert Lane is a public road (and therefore the criteria identified in AS/NZS2890.1 do not strictly apply), the safety criteria are equally relevant on this trafficable area.

The operation of Albert Lane has, in my view, reached capacity in respect to the number of vehicles that can be safely accommodated. There are existing functionality and safety issues, including loading access requirements and sight distance constraints, that will be further compromised by increased traffic volumes (even if they are minor in nature), particularly when the increased volumes will oppose the tidal traffic flow in the lane. This will increase instances where opposing vehicle are entering and exiting the lane and therefore increase the number of undesirable reversing movements along the lane and at the intersections.

Arguably it would be appropriate to apply a higher design standard to Albert Lane, given that it is a public road. Given the nature of Albert Lane, I am of the view that it could effectively be considered as a driveway access for adjacent development. In applying this Standard the minimum width and sight distance criteria should be considered and a traffic control solution developed to provide for safe and convenient accessibility for all road users in Albert Lane.

In developing a solution for the site, the requirement to maintain the existing 31 parking spaces warrants further consideration. While these spaces were associated with a commercial development fronting Hutt Street, the lease connecting these spaces to the tenancy has expired. There is some question, therefore, as to the anticipated use of the spaces, particularly in respect to any potential to further increase traffic volumes in Albert Lane. Given the parking requirements in the Planning and Design Code identify no off-street parking need be provided for commercial development fronting Hutt Street, there is merit in exploring the opportunity to reduce the traffic generation associated with the site through a reduction in parking provision on the land.

Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN
BUSINESS WOMAN OF THE YEAR

Representations

Representor 13 - Luke Stradwick

Name	Luke Stradwick
Address	318 ANGAS STREET ADELAIDE SA, 5000 Australia
Phone Number	0432 159 997
Email Address	michelleroesler@hotmail.com
Submission Date	18/03/2022 02:01 PM
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

Rep-LukeStradwick-2441480.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Buik Holdings *[applicant name]*
Development Number:	Application ID: 21037088 *[development application number]*
Nature of Development:	Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three *[development description of performance assessed elements]*
Zone/Sub-zone/Overlay:	City of Adelaide *[zone/sub-zone/overlay of subject land]*
Subject Land:	5 Albert Lane, Adelaide 5000; title CT5427/991; plan parcel F37412AL5 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Dylan Grieve, Senior Planner, City of Adelaide *[relevant authority name]*
Phone Number:	8203 7809 *[authority phone]*
Close Date:	17 March 2022 *[closing date for submissions]*

My name*: Dr Luke Stradwick	My phone number: 0432 159 997
My postal address*: 318 Angas Street ADELAIDE SA 5000	My email: michelleroesler@hotmail.com

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

The specific reasons I believe that planning consent should be refused are in the attached PDF.

[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:
  - (This appears to be redundant) [*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: Clive Huggan

**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 March 2022

Return Address: PO Box 2252, Adelaide 5000 *[relevant authority postal address]* or

Email: planning@cityofadelaide.com.au *[relevant authority email address]* or

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

Objection to planning consent – 5 Albert Lane – Luke Stradwick

I am the owner of the state heritage listed property at 318 Angas Street, the northern boundary of which immediately adjoins the southern boundary of the proposed development at 5 Albert Lane.

On 28 April 2021, when the Council Assessment Panel reviewed Buik Holdings' earlier application for this development, my representative pointed out elements of non-compliance that Council had not ruled against, and in particular comprehensively addressed the question of extreme overshadowing of my property. The CAP declined to approve the development following my, and neighbours', objections.

I ask that in your deliberations you consider the inappropriate scale and mass of the proposal and the resulting overshadowing it would perpetrate.

Scale and mass

The development application shows no substantive change to the proposal and has not appropriately addressed the reasons why the development was refused by the CAP in April 2021. In particular, the building still exceeds the prescribed height of "3 storeys or 11 metres building height" for the City Living Zone (DTS/DFP 2.2) by one storey and 3 metres. It is higher than all other buildings in the vicinity — double the height of most. Capital City Zoning of the adjacent Hutt Street buildings, all of them two storeys, does not apply to the adjacent Residential Zone, where the height limit remains at three storeys. With such gross non-compliance, it is not surprising that the development does not provide a transition between Hutt Street and the residential zone.

It is my understanding that the previous requirement to provide parking spaces for commercial offices (120 Hutt Street in this case) is no longer current. In the absence of such compulsion, there is no justification for four storeys above ground; parking in the basement would suffice for the number of occupants and the building could be two storeys high above ground.

My house and its immediate neighbour, no. 320 Angas Street, are local-place heritage listed.[1] They back on to the proposed development, which would be highly visible immediately behind them from Angas Street. However, I note that PO1.1 states:

> Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact the setting of the Place.

The scale and mass of the proposed development does not comply with the policy; in fact it affects the two dwellings very badly, as shown in the diagrams on page 3.

Overshadowing

The minor amendments made to the height and setback of the building in this proposal only marginally reduce the overshadowing of the adjoined properties at 316 and 318 Angas Street. The reduction of 500 mm to the over-all building height is trivial. The increased setback on the southern boundary is ineffectual because the building is grossly over-sized for the site, extending to the full extent of its boundaries, and overshadowing is therefore still extreme, with only the most minuscule amount of sunlight at the winter solstice. The diagrams on page 4–5 provide the details necessary for an understanding of the significance of this factor. A remark made by a representative of the developer — "*That* shadowing is only on one day of the year" — revealed an attitude that denigrated the enormous disadvantage that people living in the building's shadow will experience.

---

1 Local Heritage Place, Class Type Townscape, numbers 837 and 838.

I attach a report by Alexander Wilkinson Design. My views above are consistent with the professional opinion expressed in the report.

Conclusion

I ask that you consider the facts I have presented and conclude that the mass and scale of the proposed development and the resulting effects on occupants of 318 Angas Street and other nearby residents — overshadowing and visual — require rejection of the development proposal.

I also endorse the objections of my wife, Dr Michelle Roesler, concerning traffic congestion and safety matters overshadowing, which also affects 318 Angas Street.

I wish my representative, Mr Clive Huggan, to address the panel on my behalf when it considers the application.

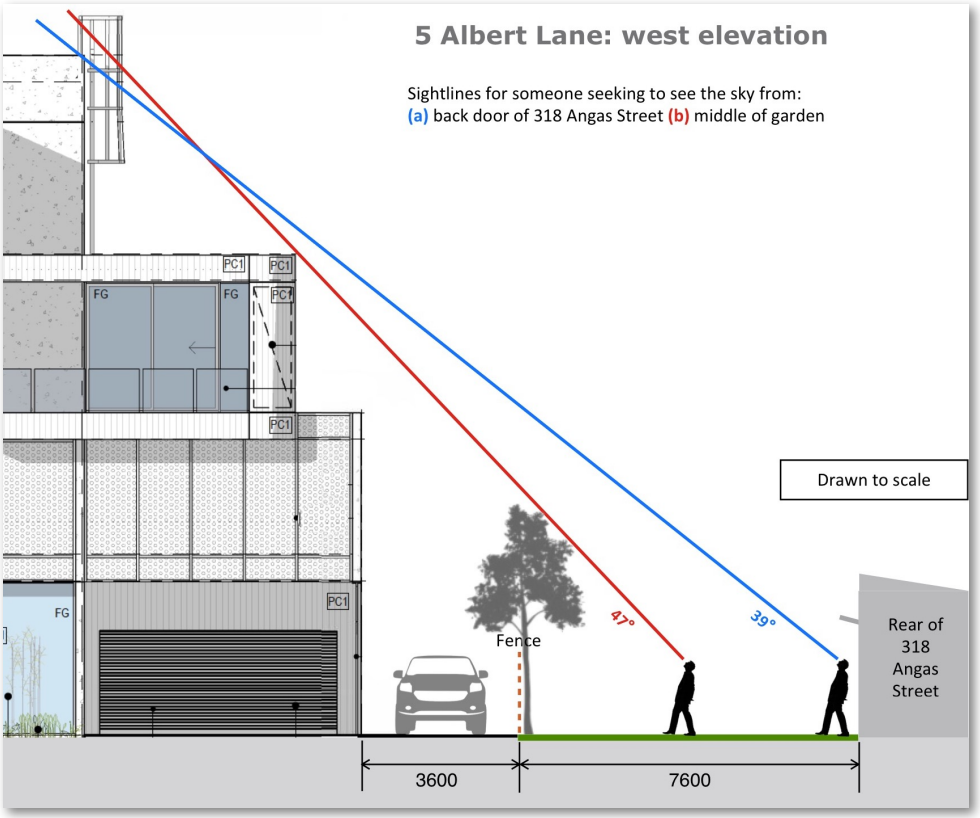
Luke Stradwick 17 March 2022

Attached: Report by Alexander Wilkinson Design

SIZE OF THE BUILDING

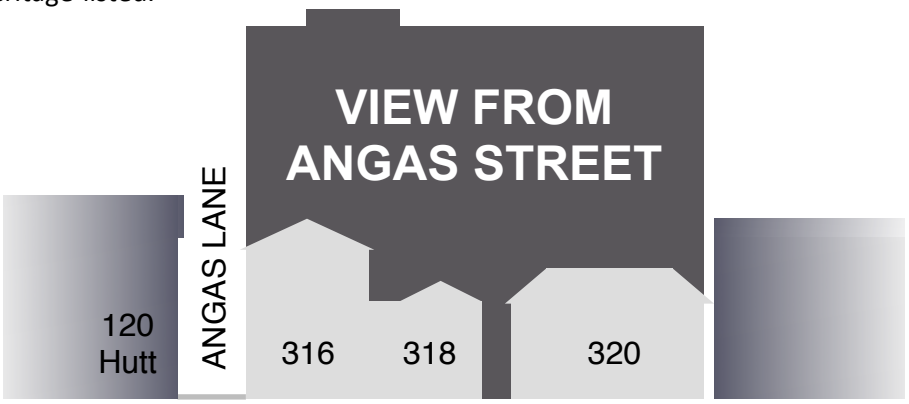
Close up

The building exceeds the prescribed height of "3 storeys or 11 metres building height" by one storey and three metres. It is twice the height of the tallest nearby building. Its scale and mass are overwhelming to nearby homes.



From the two streets

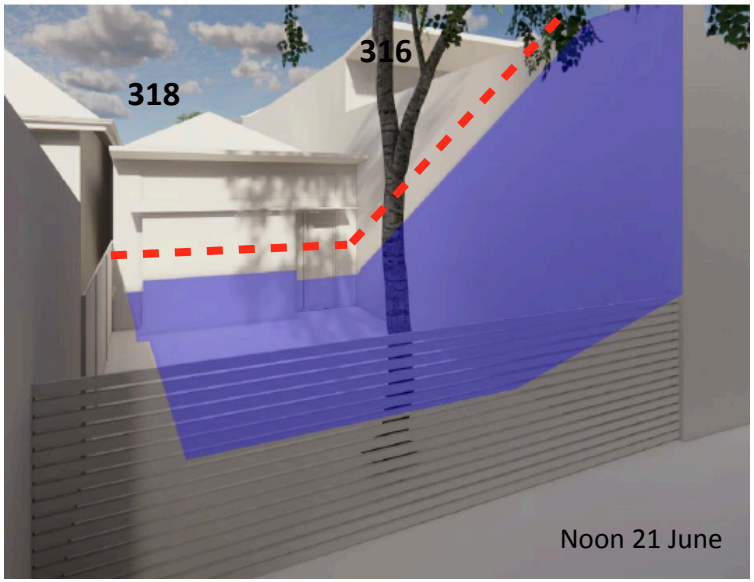
Planning regulations require a development not to "dominate, encroach on or unduly impact the setting of a State or Local Heritage Place". Two immediately adjoining properties (318 and 320 Angas Street) are heritage-listed.



Overshadowing diagrams, noon 21 June: Proske / Wilkinson comparison

Proske diagram

Wilkinson limit →



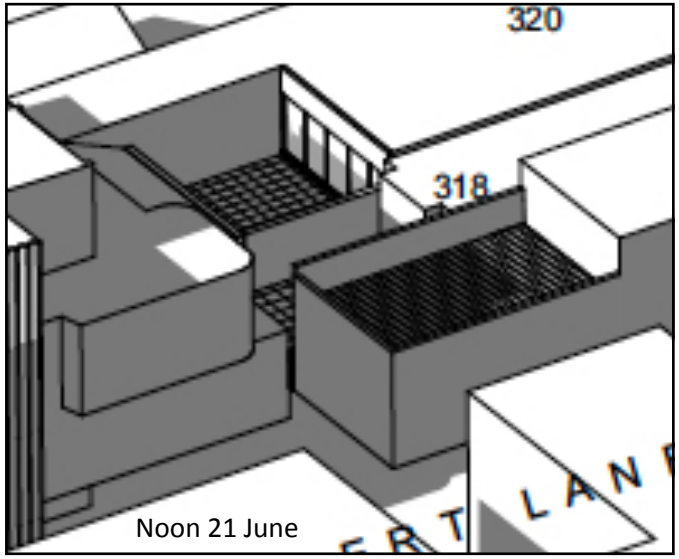
There is less than a metre difference between the shadowing diagrams of the developer (generated by Proske Architecture and Interiors) and the consultant I have engaged, Alexander Wilkinson Design. That is not very significant and I see no point in establishing which is the more correct.

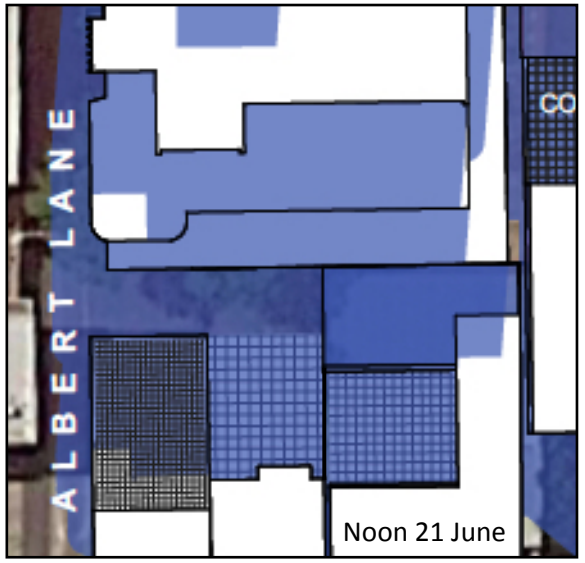
Mr Wilkinson has provided more detailed images of the progression of shade during the winter solstice. Two examples are below, for comparison between the Proske and Wilkinson diagrams. Overleaf are Mr Wilkinson's sequence diagrams.

The images overleaf show that:

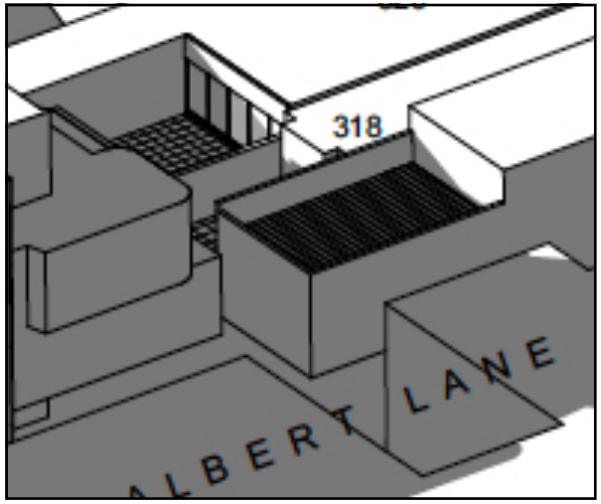
the amount of sun reaching 318 Angas Street and its back garden at the winter solstice is minuscule.

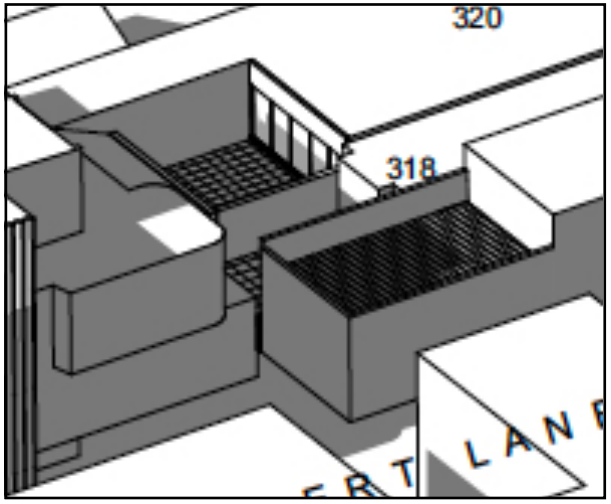
Wilkinson

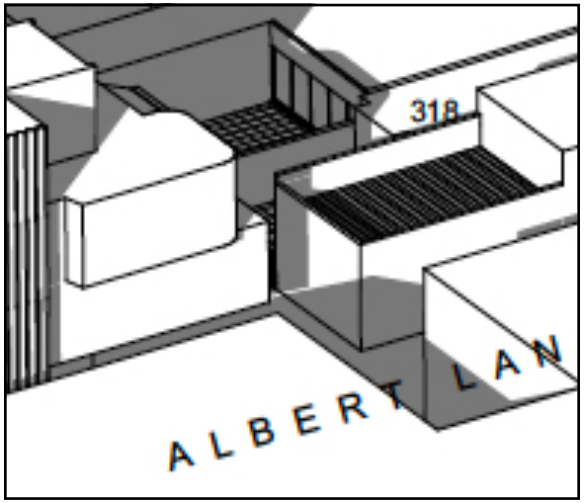




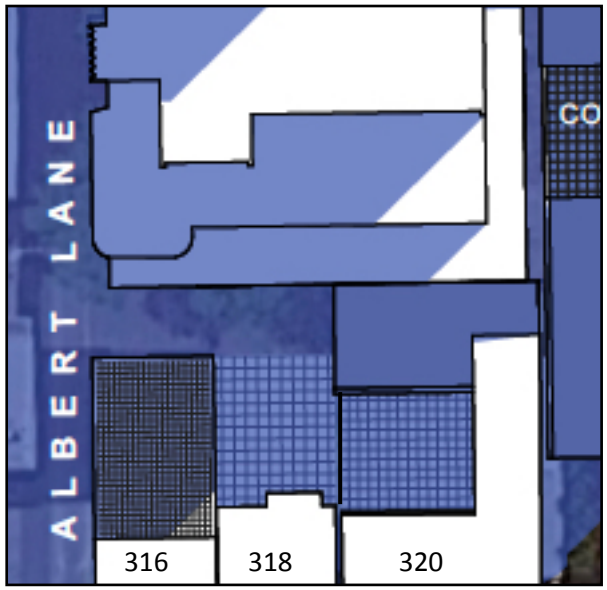
Overshadowing through the day, 21 June

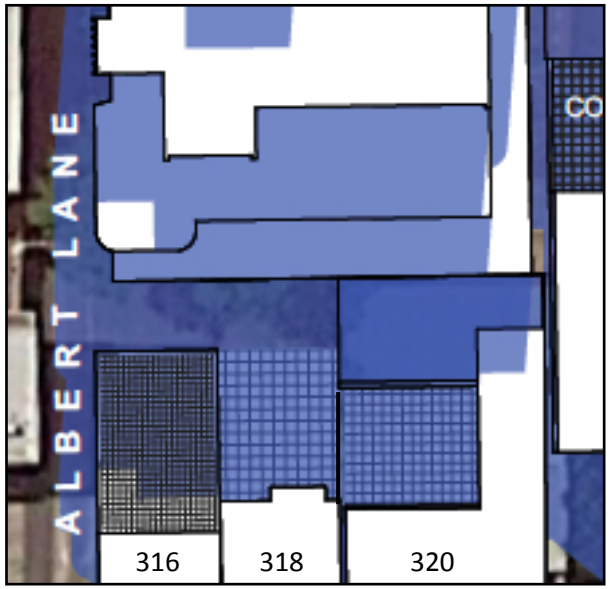


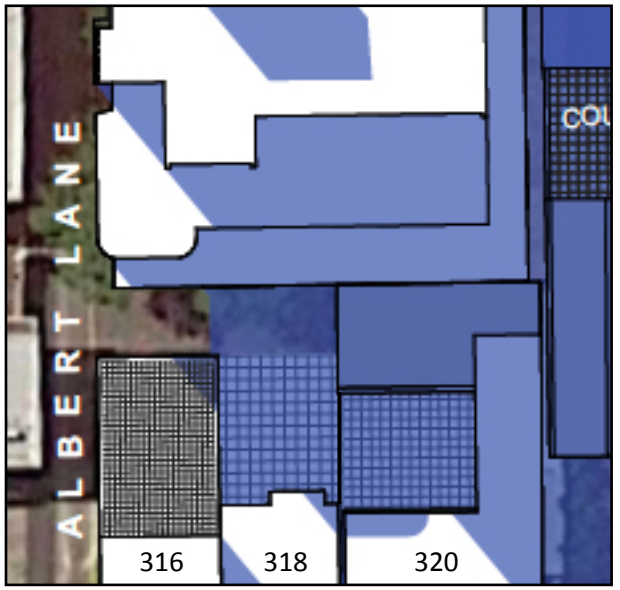




9 am **Noon** **3 pm**







25 January 2021

Seb Grose
Senior Planner Planning Assessment
City of Adelaide

Development Application DA/564/2020
5Albert Lane
ADELAIDE

per email: S.Grose@cityofadelaide.com.au

ALEXANDER WILKINSON
design +
planning by design
Violet Bank
Cnr Old + New Street
North Adelaide, SA 5006
Telephone 0407493192
sandy@alexanderwilkinson.com.au
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PLANNING SUBMISSION – on behalf of Michelle Roesler & Luke Stradwick

5 ALBERT LANE, ADELAIDE - DA/564/2020

1.0 INTRODUCTION

I have been engaged by Michelle Roesler and Luke Stradwick of 316 & 318 Angas Street, Adelaide, two immediately adjacent Local Heritage houses to the south of the proposed development, pictured below. They have engaged me to provide a planning opinion in response to the adjoining owner notification letter they have received. My clients have disposed these two dwellings as one dwelling for their own purposes, but have designed it so that it can readily revert back to two separate dwellings at a future stage.

This submission has been prepared in with regard to the provisions of the City of Adelaide Development Plan, Consolidated – 30 April 2020.

I have degrees in both Architecture and Town Planning.
I have been a development assessment planner and heritage advisor at the City of Adelaide and have been a member of the City of Adelaide Development Assessment Panel from 2007 until 2014 and currently sit on the City of Unley Council Assessment Panel. I established my design, heritage and planning practice, ALEXANDER WILKINSON DESIGN in 1999. I have appeared as an expert witness before the ERD Court particularly on matters of Streetscape and Heritage on a number of occasions.

Michelle Roesler & Luke Stradwicks place at 316&318 Angas Street immediately south of subject land.

2.0 BACKGROUND

This Development Application has been lodged as a Category 2 application.
The site is a Residential Zone with a three storey, 11metre height limit.
This would have been known by the applicant at time of preparation of the Development Application and at time of purchase had it been recently been purchased.
The Capital City Zoning of the adjacent Hutt Street buildings did not pertain to this residential Zone adjacent, where the height limit remains at 3-storeys.

3.0 DESCRIPTION OF DEVELOPMENT APPLICATION

The subject land size is Site area 676.2m^2,

TOTAL proposed floor area 822 m^2

The development equates to a PLOT RATIO 1.22.

The proposal has car parking over three levels to serve the existing provision of 31 cars for the adjacent offices at 120 Hutt Street plus 10 cars for the five (5) apartments.

The proposal is described in the Public Notification as:

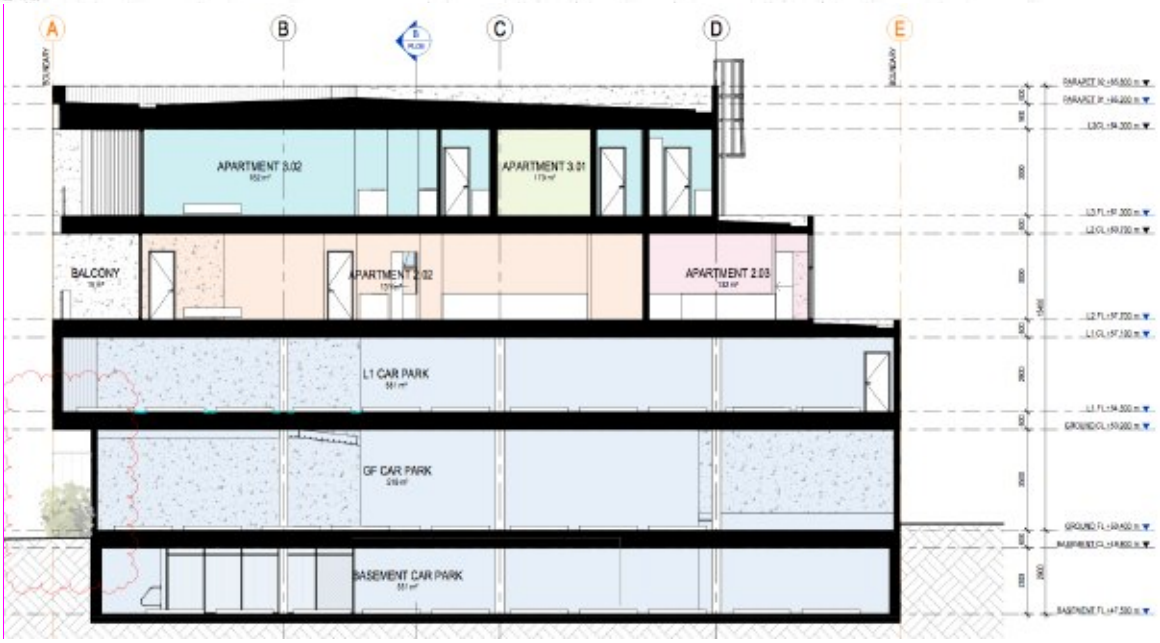
> Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three.

This description is misleading and infers that the development is 3 storeys height, whereas in reality, the development is a five (5) level building comprising car parking at basement ground (level 1) and level 2 with apartments are on levels three and four.

The perspective on the front cover makes the setbacks on the southern side appear more than they are as the aligned drawings on the following page illustrate. The setbacks on the perspective look like 30 degrees but in only actually 45 degrees which is why the development obliterates my clients winter sun access, which comes in a 31degrees at noon and less in the morning.

Whilst the proposal exhibits some architectural style, quality and flair, its 4-storey scale and boundary interfaces are nonetheless severe.

WEST ELEVATION

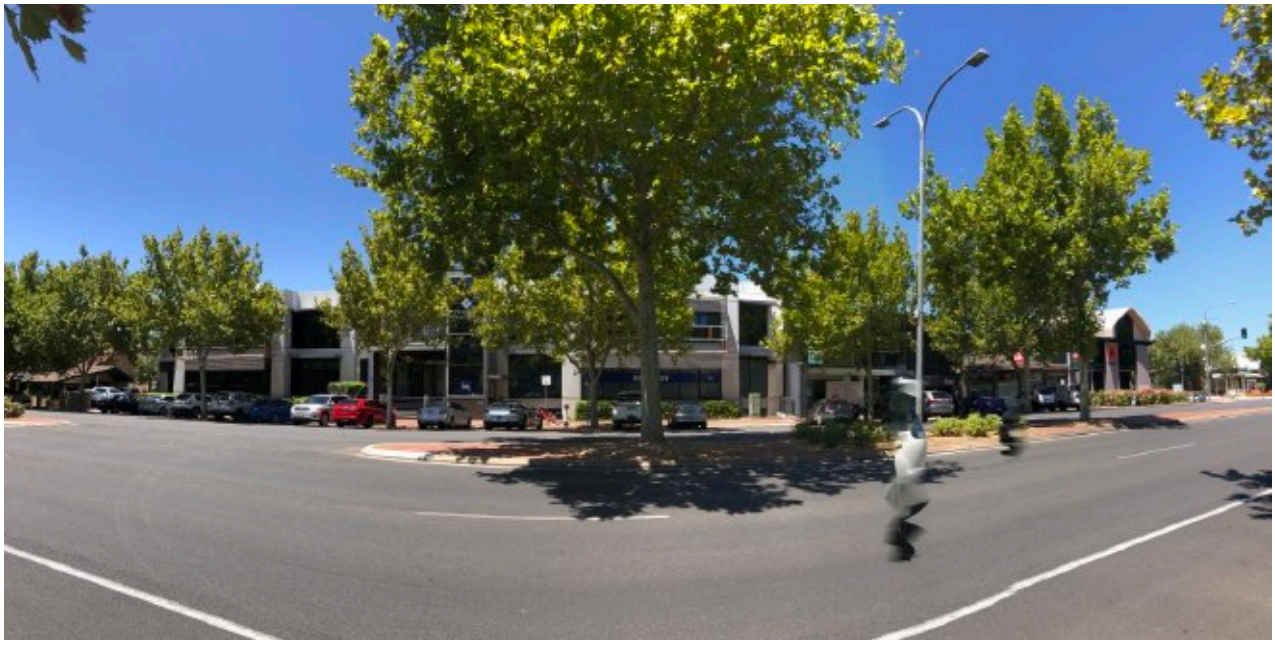


3.0 LOCALITY

The site is in the City Living Zone Policy Area 31. The site is on the border of the Capital City Zone, but sits entirely within the City Living Zone, which has a three-storey height limit and sections where a two-storey height limit apply.

The client's cottage at 318 Angas Street is a single storey Local Heritage place as is 320 Angas Street, where the requirement is to maintain a single storey streetscape presentation. The client's engaged Troppo Architects to design a very sympathetic two storey rear addition to 318, which incorporated the upper level set back and within the roof space.

To the west of the site are modern office buildings that are two storeys above an under-croft car park accessed via Albert Lane, which could be described as two and a half storeys. Whilst these buildings sit within the Capital City Zone, where a 22m height limit is theoretically possible, they are unlikely to be redeveloped to this theoretical height limit because it would not be economic to demolish such substantial and valuable modern buildings that are nowhere near the end of their economic life. See photo overpage.



Recent modern office development on Hutt Street immediately west of the subject land.

Clients' properties at 316 & 318 Angas Street. Albert Lane on the left is the interface of the Hutt Street zone with the adjacent residential zone in which the site sits behind my clients' properties.

3m Right of way between my clients' properties and subject land providing rear access to 318 and 320, whose garage is at the end of the ROW.

Subject Land bounded by Albert Lane on two sides, disposed as ancillary parking for the Hutt Street buildings adjacent on the right of the photograph.

Subject Land - bounded by Albert Lane on two sides, disposed as ancillary parking for the Hutt Street buildings adjacent on the right of the photograph.

Figure 1 – View of the subject land as taken from Albert Lane (looking south)

Note full sun on the rear of the Angas Street residential properties in this photo provided by the applicant.

The rear of 316, 318 and 320 Angas Street can be seen at the southern end of the existing car park. The eastern adjacent 1980's townhouses which have a 12m long two storey wall on the boundary with front and rear courtyards immediately east of the site.

The rear yard of 318 Angas Street can be seen here with sun landing on the timber slat back fence and gate.

4.0 ASSESSMENT

4.1 Land Use
No issue is taken with the land use as proposed comprising maintaining the existing provision of ancillary parking, and the development of residential apartments above.

4.2 Height/Scale

The zoning does anticipate development up to 3 storeys away from street frontages on sites such as this. As such objection would not be made to a 3 storey development provided it was set sufficiently away form boundaries such that it didn't impact my client's residential amenity or the backdrop setting of their local heritage houses per the principle below.

PDC 7 **Development to a maximum building height of 3 storeys or 11 metres is appropriate where:**

(a) **the scale relationship of the proposed building with neighbouring buildings is satisfactory; and**

(b) **the amenity impacts on adjacent sites acceptable.**

The proposal however goes an entire floor over this maximum height limit with only a 45^{o} setback angle on the southern aspect that resultantly overshadows my clients' property.
I feel for the eastern adjacent townhouse owners/occupiers who would be even more severely impacted by the development hard on their side boundary adjacent their courtyards.

Not only does the development exceed the storey height limit but at 15.4m vs 11m maximum, it exceeds the height limit by 4.4m when a normal storey in typically in the order of 3.0-3.3m. This comes about because of the large ground floor ceiling height etc , which is perhaps done to elevate the apartments to give them a better view. This only compounds the over height impact on the amenity of neighbouring residential properties.

The justification argued by URPS Planning Consultants, engaged by the applicant, is based on the adjacent capital city zone where the maximum height limit is 22m.

To the west of the site are modern office buildings that are two storeys above an under-croft car park accessed via Albert Lane, which could be described as two and a half storeys.

Whilst these buildings sit within the Capital City Zone, where a 22m height limit is theoretically possible, they are unlikely to be redeveloped to this theoretical height limit because it would not be economic to demolish such substantial and valuable modern buildings that are nowhere near the end of their economic life. See applicants' images overpage.

This representation of theoretical development potential pictured over the page is a common ruse used by Planning Consultants that often bears no relevance in real economic terms as the buildings on the adjacent sites are recent developments that are unlikely to be redeveloped for the foreseeable future.

Were the properties in the capital city zone ripe for redevelopment, this argument would have more sway.

Applicant's representation of theoretical development potential to west of site.

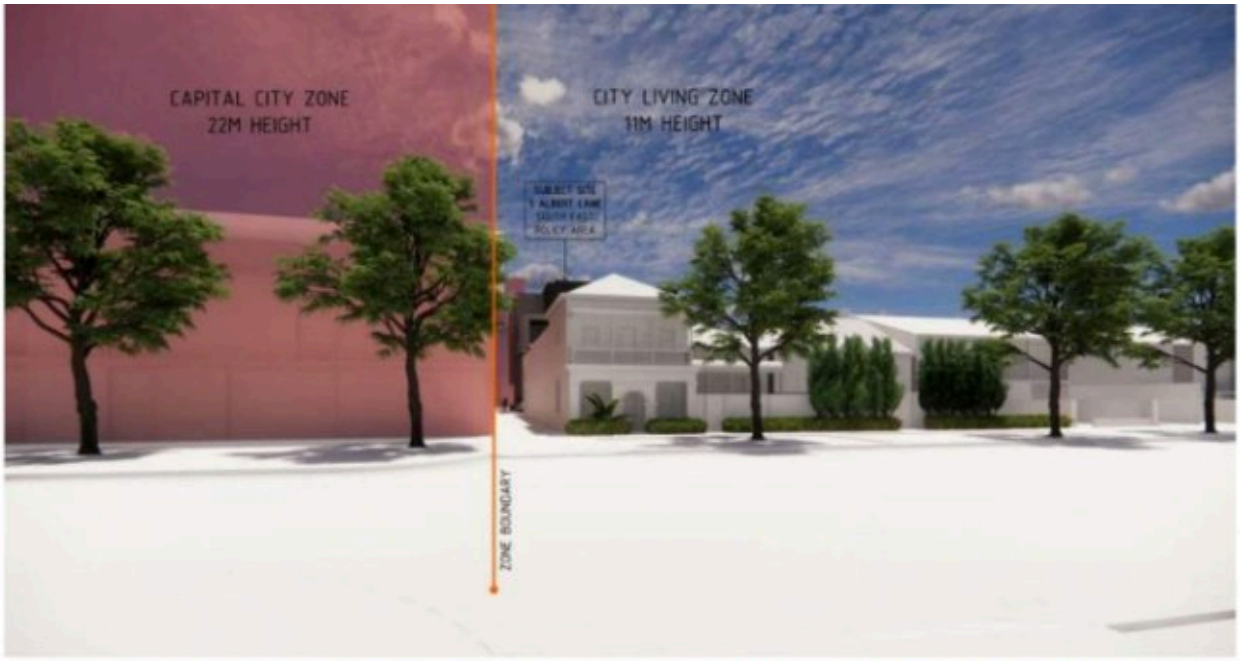
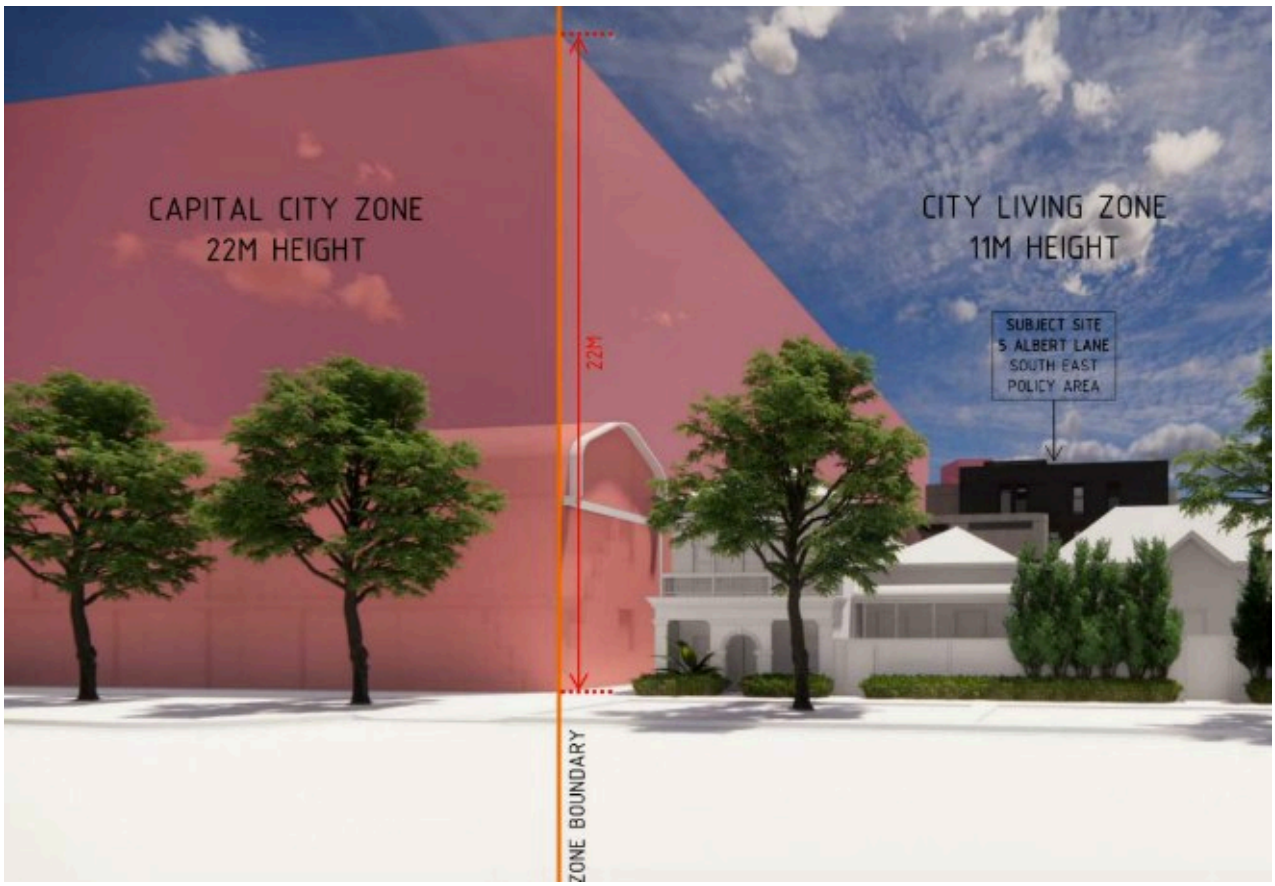


Figure 3 – Diagram prepared by Proske Architecture and Interiors showing the site's adjacency to the CC Zone and also the limited visual impact of the development to Angas Street



4.3 Setbacks

PDC 6 **Buildings or additions, including those of innovative and contemporary design, should reinforce the Policy Area and demonstrate a compatible visual relationship with adjacent heritage places or the Adelaide Historic (Conservation) Zone in terms of its:...**

(b) width of frontage and the front and side boundary building set-back patterns;...

The image provided by the applicant on the previous page illustrates how the proposed 4-storey development will be readily visible behind the Local Heritage places in Angas Street contrary to PDC6 outlined above.

If the fourth level over and above the Development Plan allowance were removed or sited at the northern end of the site, then it would not be visible as it clearly will be as proposed and illustrated.

Principle of Development Control 8 of the City Living Zone states:

PDC 8 **Where development proposes a building higher than the prevailing building heights that contribute to the desired character of a locality, the taller building elements should be setback from street frontages to avoid a detrimental impact on the prevailing character.**

PDC8 pertains to development higher than the prevailing height, which is one to two storeys. It is not a principle envisaging development higher than the maximum allowable height. It does not therefore provide license to exceed the maximum height.

4.4 Dwelling Unit Factor

No issue taken with Dwelling Unit Factor

4.5 Plot Ratio

The proposed floor area is 822m^2 on this 676.3m^2 site.
The maximum Plot Ratio is 0.8, which would allow 540.8m^2 of apartments.
The proposed floor area is 281.2m^2 over the maximum such that the plot ratio is 1.22, as such it is 52.5% over the maximum plot ratio.
Under previous Development Plans being over the plot ratio and height were non-complying triggers. Such triggers have been removed in the current Development plan, removing rights of appeal from affected property owners such as my clients.
Whilst some degree above the plot ratio may be acceptable, exceeding planning provisions by up to 10% is a commonly accepted degrees subject to design.
I would suggest that exceeding it by over 50% is both greedy and excessive and well and truly beyond the pale.
The entire fourth level equates to the amount that the proposal is over the plot ratio.

4.6 Design and Appearance

PDC6 discussing high quality medium scale apartment development on larger non-residential sites, but this is within the context of a zone with a maximum 3-storey height. The site area is akin to a quarter acre block, not what could necessarily be considered large.

4.7 Landscaped Open Space

Principle of Development Control 5 in Policy Area 31 states:

PDC 5 A minimum of 20 percent landscaped open space should be provided on the site of any development.

The proposal provides less than 6% that is underneath the rest of the 4-storey building that overhangs it as opposed to 20% of the site. It is generally taken that at least 70% of the 20% should be open to the sky to enable landscaping and even trees.
As proposed with a small landscaped strip underneath the cantilevered building on the northern side there is certainly no opportunity for trees or other landscaping that might provide any benefit to adjoining owners. The existing car park is well landscaped with nice established deciduous trees, all of which would necessarily be removed to make way for this development which occupiers the entirety of this site.

4.8 Noise

Whilst an Acoustic Consultant report from Sonus has been provided to justify the proposal in acoustic terms, it would make far more sense to locate the vehicle entry exit at the northern end adjacent other commercial premises where Albert Lane is wider rather than at the southern end of the site next to the southern adjacent residential properties.

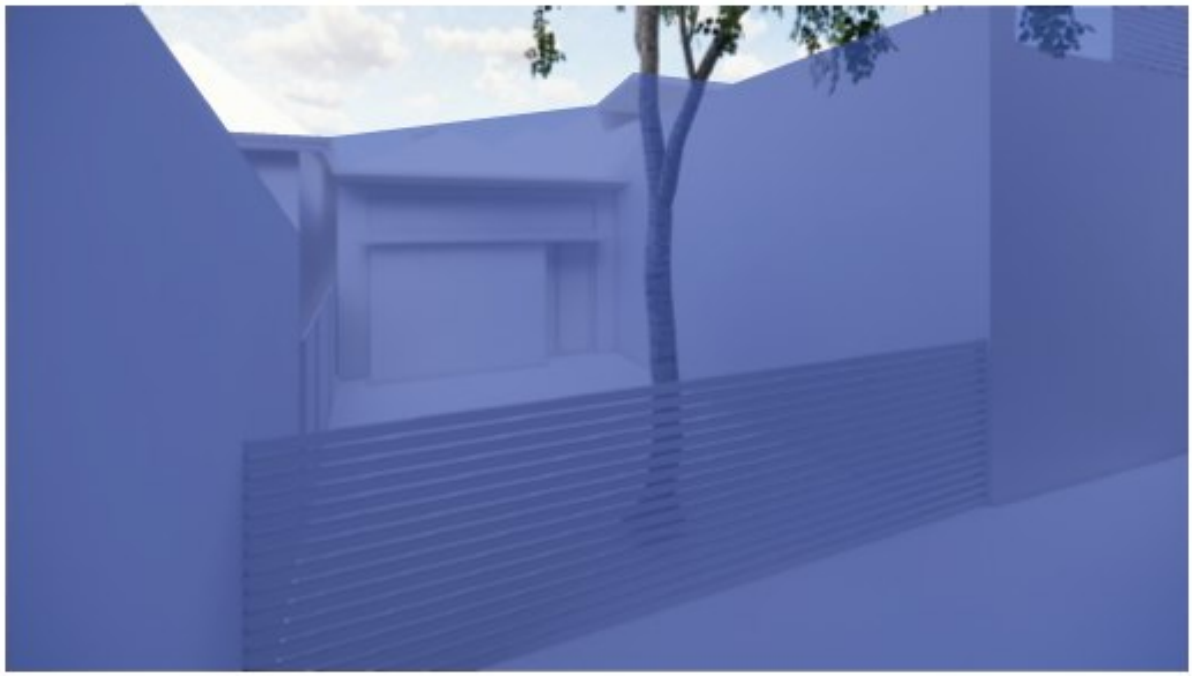
4.9 Overshadowing

The applicants own shadow diagrams illustrate the overshadowing effect of the development; however, the shadows have been shown with a lighter transparent fill to make the shadows seems lighter. This is both disingenuous and misleading.

We have prepared our own overshadowing diagrams based on the applicant's proposed drawings of their proposal and used our information (modelling) of the southern affected residential properties.

The assertions in the URPS report regarding overshadowing are patently incorrect and the overshadowing diagrams and video arial view of the shadow cast minute by minute from 9am to 3pm on the 22nd of June tell the whole storey.

There are images provided by the applicant and in the URPS report that make comparison between the 4-storey development with step backs compared to a three storey that complies with height limit that makes the assertion that the proposal is not much worse In overshadowing terms than a three storey complying height development.
This assertion is fundamentally flawed in that it assumes that the overshadowing principles of Development Control do not apply if the development is within the height limit such that a 3-storey building could be built hard on the southern boundary. This is clearly not the case.



318 ANGAS STREET REAR (NORTH) P.O.S SUNSHADE ANALYSIS: PROPOSED DEVELOPMENT 12PM JUNE 21

The development two images above tell the story which is established in full in our provided shadow diagrams, 3D images and aerial view video.

RECOMMENDATIONS

The Proposal should be refused for the reasons outlined in this submission because it is verging on being **Seriously At Variance** with the Development Plan given the divergence on matters of height, plot ratio and LOS and overshadowing impact on neighbouring residential properties.

If a compromise proposal were to be brought back to Council CAP following the lodgement of an appeal the following measures should be considered:
Removal of the fourth floor (third floor) altogether and ensuring that the building permits at least 2 hours of winter sun to the southern adjacent properties to 20% of their private open space and rear north facing living room windows.

The only way that a fourth level that might exceed the 0.8 plot ratio could be countenanced is if it and the lift were sited at the northern end set in away from boundaries such that it is imperceptible to adjoining residential properties as a 4-storey development, which could be possible given the narrowness of Albert Lane and the overall dimensions of the site.

CONCLUSION

Whilst the proposal has architectural merit as a piece of design it is nonetheless way over the odds in terms of the Development Plan the resultant amenity impacts on neighbouring residential properties.

I therefore urge the members of the CAP to refuse the current application so that the applicant can make substantive changes to seriously endeavour to satisfy provisions of the Policy Area City Living Zone.

We wish to exercise our right to make a verbal representation to the CAP.

Yours Faithfully

ALEXANDER WILKINSON
B.A(Planning)B.Arch.hons(Conservation)

ALEXANDER WILKINSON DESIGN PTY LTD

Representations

Representor 14 - Michelle Roesler

Name	Michelle Roesler
Address	318 ANGAS STREET ADELAIDE SA, 5000 Australia
Phone Number	0432 159 997
Email Address	michelleroesler@hotmail.com
Submission Date	18/03/2022 02:27 PM
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

Rep-MRoesler-2441965.pdf

Objection to application ID21037088, 5 Albert Lane -- Michelle 316

MR
Michelle Roesler <michelleroesler@hotmail.com>
To Duty Planner

Reply | Reply All | Forward

Thu 17/03/2022 11:01 PM

If there are problems with how this message is displayed, click here to view it in a web browser.

Objection to planning consent, 5 Albert Lane - Michelle Roesler.pdf
1 MB

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Objection to application ID21037088, 5 Albert Lane

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Buik Holdings *[applicant name]*
Development Number:	Application ID: 21037088 *[development application number]*
Nature of Development:	Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three *[development description of performance assessed elements]*
Zone/Sub-zone/Overlay:	City of Adelaide *[zone/sub-zone/overlay of subject land]*
Subject Land:	5 Albert Lane, Adelaide 5000; title CT5427/991; plan parcel F37412AL5 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Dylan Grieve, Senior Planner, City of Adelaide *[relevant authority name]*
Phone Number:	8203 7809 *[authority phone]*
Close Date:	17 March 2022 *[closing date for submissions]*

My name*: Dr Michelle Roesler	My phone number: 0432 159 997
My postal address*: 318 Angas Street ADELAIDE SA 5000	My email: michelleroesler@hotmail.com

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

The specific reasons I believe that planning consent should be refused are contained in the attached PDF document.

[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:
  - (This seems redundant) [*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: Clive Huggan

**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 March 2022

Return Address: PO Box 2252, Adelaide 5000 *[relevant authority postal address]* or

Email: planning@cityofadelaide.com.au *[relevant authority email address]* or

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

Objection to planning consent – 5 Albert Lane – Michelle Roesler

I am the owner of the property at 316 Angas Street. It adjoins Albert Lane and the northern boundary adjoins the southern boundary of the proposed development at 5 Albert Lane.

I ask that you consider two issues in your deliberations: traffic congestion and structural integrity.

I endorse the objections of my husband, Dr Luke Stradwick, who has objected to the building's mass, scale and overshadowing of 318 Angas Street. These factors also very seriously affect 316 Angas Street.

Traffic congestion

On 28 April 2021, when the Council Assessment Panel reviewed Buik Holdings' earlier application for this development, my representative pointed out elements of non-compliance that Council had not ruled against, and in particular comprehensively addressed the question of traffic congestion in Albert Lane. The CAP disapproved the development following my, and neighbours', objections.

This second application by the developer has not improved any aspect of traffic congestion. Nor has the traffic and parking report by CIRQA considered any impact a commercial car park may have on the existing users of Albert Lane.

Before acquainting you with the present situation in the lane, I refer to the developer's statement that of the 41 car parking spaces proposed, 31 remain ancillary to his office building at 120 Hutt Street in accordance with planning requirements at the time the open-air car park was established. However, under Capital City Zone regulations there is **no longer any requirement to provide off-street car parking for commercial premises** (please see the attached advice from Botten Levinson Lawyers). It therefore appears that the main cause of the proposal's excessive scale — two levels devoted to public parking — could be usefully deleted from the proposal.

Aside from the foregoing, Albert Lane, originally established for night-cart traffic, is nowadays over-subscribed and unsafe, with traffic aptly described as "frequently chaotic". To facilitate your appreciation of its complexities, key factors are shown graphically on page 4 and photographs on page 5.

The issues are significant:

- A comprehensive survey of traffic in Albert Lane conducted on 9 February (0700–0930 and 1600–1800) counted 152 vehicles at a peak of 32 vehicles per hour. At that time, Covid-19 regulations restricted the number of employees working in offices to 25% of capacity and commercial tenants occupying spaces on the development site had also moved out of their premises. MFY Pty Ltd, traffic and parking consultants, state (on page 4 of the attached report) that peak hour traffic volume would typically represent 10% of daily traffic volume, and that on this basis, there would be approximately **320 vehicles per day accessing Albert Lane**. The report cites advice that a single carriageway width can be provided on roads with up to 300 vehicles per day, and that for roads with less than 150 vehicles per day and particularly where terrain is open, single lane carriageways may be used, measuring at least 3.7 metres. Albert Lane is 3500 to 3600 mm for its entire length. **At normal office occupancy, traffic is manifestly excessive.** Impending enlargement of offices at 120 Hutt Street will add to it.

- The lane has to handle traffic in both directions, but there is only **one place where a vehicle can turn around** (outside the underground car park — white circle on the map on page 4). Vans and trucks cannot leave Albert Lane at the north end because they cannot negotiate the sharp corner.

- If the proposed building is constructed, the crucial **rounded corner** permitting such turn-arounds the **will disappear**. Even so, drivers of many trucks do not attempt to turn around there and instead **reverse south to the Angas Street entrance or enter in reverse**.
- When a vehicle is proceeding south to leave at the Angas Street end, any vehicle entering the lane has to reverse back down the lane to make way. Reversing into busy Angas Street is **exceptionally hazardous**.
- Almost invariably, large **three-axle trucks must reverse** in or out to Angas Street, to the exasperation of drivers who enter unaware that they too will have to reverse out.
- **Trucks delivering to IGA supermarket**, with its entry off the lane, must either double-park in Angas Street or block the lane for 15–20 minutes.
- **Clearance** between a truck's rear-vision mirrors and buildings in the 62 metres from the turning point to the Angas Street end **is only 250 mm each side**.[1] At most other points in the lane's entirety the width is the same or less than 200 mm wider.
- Safety is an ever-present concern for the **many pedestrians who walk along the lane**: there is not enough room for people, even walking single-file, when cars are proceeding. There is no footpath for pedestrians and the most southerly 34 metres is particularly dangerous. The proposed building, which has no footpath and abuts the lane's boundary — i.e., it will increase the length of the narrowest part — will double that hazardous distance.
- Safety of pedestrians and riders of bicycles and electric scooters is jeopardised by vehicles leaving at a speed that precludes being able to stop before colliding. This is not a hypothetical factor: a cyclist neighbour received serious injuries to his ankle when a vehicle collided with him here. The 9 February traffic survey revealed that at the south exit into Angas Street, most of the exiting vehicles driving unsafely did so by sounding their horn and driving out with little if any slowing down. **Leaving unsafely applied to 50% of exits**. Most were large utilities or large SUVs. At the north end, a hazard occurred when cars turned from Hutt Street into the lane, dropped someone off, and reversed out over the footpath and into Hutt Street traffic. **This applied to 39% of exits**.

The foregoing remarks only address pre-existing traffic congestion. The following number of parking spaces will need to be accommodated in the short to medium future in addition to the present 158 spaces:

- 10 vehicles from the proposed development
- about 10 from the enlargement of 120 Hutt Street (approved)
- perhaps 10 or more from the impending development of the former Parkwynd Hospital site
- probably 4 behind 331 Wakefield Street, currently at the planning approval stage
- numbers that cannot be estimated from probable development of sites fronting Wakefield Street.

This may amount to **increased demand of 25%**. Looking ahead, it is clear that **the lane cannot accommodate 31 parking places** for renting, daily occupancy or sale that the proposed development would make available.

---

[1] Australian Design Rule 14/02 limit for trucks manufactured after 2005, including external mirrors: 3000 mm. Width of lane: 3495 mm. An electricity service box intrudes a further 280 mm, potentially fouling taller trucks; clearance then is 210 mm.

Structural integrity

Significant subsidence has already occurred at the rear of my property, 3450 mm south of the southern wall of the development. Construction of a basement about 3 metres deep, so close to my rear wall, is a matter of extreme concern. The wall has already (in 2017) needed underpinning to correct settlement.

I attach a report by consulting structural engineer John Bowley, which includes the following:

> This structure is particularly susceptible to soil movement, and over the past years since construction in 1995 the rear wall has settled due to soil movement, with cracking in the masonry a consequence.
>
> A Site Soil Investigation undertaken previously at the site revealed it be a highly reactive site, containing **extremely reactive Hindmarsh clay** at a depth of 2.1 metres. Underpinning of the rear wall to correct the settlement was undertaken ….
>
> An excavation of this magnitude will penetrate and expose the highly reactive Hindmarsh clay within close proximity of the boundary wall, and could have significant detrimental structural implications on the structure, in the short and long terms, if the design and construction of the excavation was not managed correctly.
>
> The high reactivity of the soil on this site, and of the Hindmarsh clay in particular, makes it extremely sensitive to moisture variation ….

My house is not only vulnerable to subsidence; built in the late 19th century, it was **not designed to accommodate very heavy loadings alongside**. During construction of the new building, very heavy vehicles would be commonplace and I do not doubt would threaten my house's integrity. The "plastic" nature of the underlying clay is **noticeable whenever a heavy vehicle is driven along the lane**: one can feel my house "bounce" up and down when a small (10-tonne) excavator passes through the lane. Damage to the part of the house abutting the lane will be extremely difficult to ameliorate.

Conclusion

I ask that you conclude that traffic capacity, even as it exists at present, and the threats to structural integrity of my house, mandate rejection of the development proposal.

I wish my representative, Mr Clive Huggan, to address the Council Assessment Panel on my behalf when it considers the application.

Together with my neighbours, I also invite members of the panel to meet with us and view the site of the proposed development, particularly in regard to its relationship to Albert Lane. The time will be well spent. I would appreciate this invitation being conveyed to Mr Cunningham.

Michelle Roesler 17 March 2022

Attached: Report by John Bowley, consulting engineer
Report by MFY Pty Ltd traffic and parking consultants
Letter of advice by Botten Levinson Lawyers

SAFETY HAZARDS AND ACCESS IMPEDIMENTS — ALBERT LANE

Hazard: Wall obscures view. 39% of cars reverse out after dropping off a passenger.*

Access: Only cars can negotiate corner.

Access: building corner will not be rounded; 2-axle trucks will no longer be able to reverse by 3-point turns here.

Hazard: Wall obscures view to right. Entering car must reverse out of lane into Angas Street if another car is leaving.

Hazard: 50% of cars leave lane at speed unsafe for pedestrians and cyclists.*

Hazard: Trucks delivering to IGA frequently double-park here (or park in the lane).

* Traffic survey conducted 9 February 2022.

VEHICLES IN ALBERT LANE

3-axle trucks usually reverse out of the lane; many smaller trucks too. The intended building impinges on their only turning area, so all trucks will have to do so.

250 mm clearance; 210 at electricity box (orange circle). Damage to 316 Angas Street (red circle).

Deliveries to IGA in Albert Lane, which block all traffic.

Drivers delivering to IGA who do not want to block Albert Lane double-park in Angas Street — their only alternative.

Typical Albert Lane fiasco: a large truck has no alternative to reversing out to Angas Street (behind camera), forcing the cars behind it to do the same.

JOHN BOWLEY

consulting engineer

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Phone : (08) 8390 1332
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DATE: 13th April, 2021

RESIDENCES AT 316-318 ANGAS STREET, ADELAIDE

CLIENT : Michelle Roesler

I have been asked to comment on the possible structural implications of the proposed three storey development at 5 Albert Lane, Adelaide, at the rear of the properties at 316 and 318 Angas Street, Adelaide.

I have previously provided structural design and advice and for projects at these properties, and in particular recently worked on the residence at 316. This house has a steel framed, masonry and reinforced concrete addition at the rear, with the rear wall on the northern boundary, 3.5 metres from the proposed development.

This structure is particularly susceptible to soil movement, and over the past years since construction in 1995 the rear wall has settled due to soil movement, with cracking in the masonry a consequence. A Site Soil Investigation undertaken previously at the site revealed it be a highly reactive site, containing extremely reactive Hindmarsh clay at a depth of 2.1 metres. Underpinning of the rear wall to correct the settlement was undertaken in 2017.

From reviewing the planning drawings submitted to council it would appear that the construction of the development would include the excavation of a basement, approximately 3 metres below ground level, and approximately 3.5 metres from the rear wall of the residence at 316. An excavation of this magnitude will penetrate and expose the highly reactive Hindmarsh clay within close proximity of the boundary wall, and could have significant detrimental structural implications on the structure, in the short and long terms, if the design and construction of the excavation was not managed correctly.

The high reactivity of the soil on this site, and of the Hindmarsh clay in particular, makes it extremely sensitive to moisture variation, and any significant rainfall during construction of the excavation could have serious consequences for the structure at 316 if this a water was allowed to be absorbed by the clay.

JOHN K. BOWLEY, BE, MIE Aust, CP Eng
Consulting Engineer

BOTTEN LEVINSON
Lawyers

Our ref: THG/221096

17 March 2022

Mr John & Mrs Sally Gamble
1/326 Angas Street
ADELAIDE SA 5000

By email: john.gamble01@icloud.com

Dear John and Sally

DA 21037088 – relevance of existing car park – 5 Albert Lane, Adelaide

You have sought our advice on the relevance of the existing at-grade car park at 5 Albert Lane, Adelaide (**land**) to the assessment of a new development proposal described by Council as *"Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three"* (DA 21037088) (**proposed development**).

Background

The existing car park at 5 Albert Lane was approved in 1986 as ancillary to the office building located at 118-120 Hutt Street/302-312 Angas Street (Plan No. P13548B). It was a condition of that approval that the 30 car parking spaces thereby approved would remain available for use in association with those premises.

That office building is now located in the Capital City Zone under the Planning and Design Code. There is no longer any requirement in this zone to provide off-street car parking for offices.

The Council recently granted planning consent to expand the office building at 120 Hutt Street by DA 21017974. This consent did not include any requirement that car parking be provided at 5 Albert Lane, and we understand that there is currently no Land Management Agreement in place over the land at 5 Albert Lane which ties the use of the existing car park to those offices.

A development application has now been lodged seeking approval for a five-level building comprising three levels of car parking and two levels of apartments. The application documents assert that of the 41 car parking spaces proposed, 31 remain ancillary to the office building on Hutt Street.

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Relevance of existing use of land as a car park?

The only relevance of the existing use of the land as a car park in the assessment of the proposed development is that:

1. The car parking in the new application is potentially not a change of use; and

2. Traffic assessments can consider the existing traffic generation associated with the existing car park;

Change of use?

On the material available there does not appear to be any mechanism linking the proposed multi-level car park at 5 Albert Lane to the office building on Hutt Street. There is no meaningful association such that the proposed use can still be said to be as ancillary car parking. The application should therefore be processed as including a change of use to in effect a multi-level public carpark. On that basis, the existing use of the land as an at-grade ancillary carpark is of limited relevance from a land use perspective. The applicant cannot claim any right or expectation to include 31 carparks in addition to the carparks required for the apartments.

Traffic assessment

Irrespective of whether the proposed development involves a change of use to a public car park, it will be relevant for the planning authority to have regard to the existing traffic generation lawfully associated with the existing car park.

However, it will also be necessary to assess any additional traffic generation and any changes in the nature of traffic movements associated with the proposed development when compared to the existing use of the land as an ancillary car park. This may include changes in the frequency, timing and direction of movements, and potentially the use of the car park by drivers who are less familiar with the driving environment.

I understand that Melissa Mellen of MFY traffic engineers holds the view that Albert Lane is in essence already over-subscribed and unsafe, and that any increase in use of the lane is not supported. Ms Mellen has recommended that consideration be given to at least reducing the number of 'commercial' car parks included in the development.

These matters clearly require careful consideration by the Council in its assessment of the application.

I trust this assists.

Yours faithfully

Tom Game
BOTTEN LEVINSON
Mob: 0419 809 361
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MLM/21-0054

17 March 2022

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MFY Pty Ltd
ABN 79 102 630 759

Mr John Gamble
1/326 Angas Street
Adelaide SA 5000

By email: john.gamble01@icloud.com

Dear John

PROPOSED MIXED DEVELOPMENT – 5 ALBERT LANE

Executive Summary

The development of 5 Albert Lane seeks to introduce additional parking to provide for residential dwellings on the site while maintaining the existing commercial parking provision of 31 spaces. While the traffic assessment accompanying the proposal has considered in detail the design of the site and, importantly, how access to and from the site will be safe and convenient for residents, it has not considered the safety associated with additional vehicle movements in Albert Lane.

Albert Lane is a two-way single width traffic lane which provides access to approximately 160 parking spaces associated with various uses. Traffic movements to and from the lane exceed 300 vpd and, hence, the narrow width of the lane compromises safety for users. This is compounded by a number of factors, including commercial loading and sub standard sightlines.

While forecast volumes associated with the residential component of the development will be low, the incremental increase of traffic using the lane will compound existing safety issues, particularly in respect to the risk of pedestrian/vehicle conflict and exacerbate the delays created by other activities such as loading in the lane and instances where opposing vehicles are required to reverse from the lane which will occur should there be an increase of traffic volumes which oppose the tidal flow currently experienced in the lane.

1 INTRODUCTION

This report responds to a request to review the traffic and parking assessment associated with the proposed mixed development at 5 Albert Lane in Adelaide. Specifically, you have sought my view as to whether the proposal will compromise safety for existing users of Albert Lane and whether there would be increased conflicts as a result of the proposed development.

In completing this review I have inspected the subject lane and reviewed the traffic and parking assessment completed for the proposal. I have also considered the existing traffic conditions associated with the lane, including traffic count data collected during peak traffic periods.

2 EXISTING SITUATION

Albert Lane is an access lane which is in the care and control on the City of Adelaide. The lane is constructed in a T-configuration and intersects with Hutt Street and Angas Street. The width of Albert Lane varies along its length but typically varies between 3.5 m and 4 m in width which only provides for a single carriageway width. Despite the single lane traffic width, the direction of traffic movements are not limited along the lane (that is traffic can enter and exit the lane at both the Hutt Street and Angas Street intersections).

The intersection of Albert Lane with Angas Street and Hutt Street are brick paved with construction similar to a crossover. The lane is set-back from the building at the Hutt Street intersection by approximately 1.5m, with a low hedge and low wall being provided at the boundary. This facilitates sight distance to pedestrians on the footpath for drivers exiting Albert Lane.

There is, however, no clearance to adjacent buildings at the intersection of Albert Lane and Angas Street. This means that drivers exiting Albert Lane do not have sight lines to pedestrians. Figure 1 is an image of the intersection of Albert Lane with the footpath within the Angas Street road reserve.

Figure 1: Streetview image of Albert Lane at the intersection with Angas Street (source: Google Maps)

It can be seen on the above image that there is a solid wall obstructing vision for exiting drivers to an eastbound pedestrian on the footpath.

In addition to the above restriction, the existing wall adjacent the right-angle corner within Albert Lane restricts sight distance, as illustrated in Figure 2.

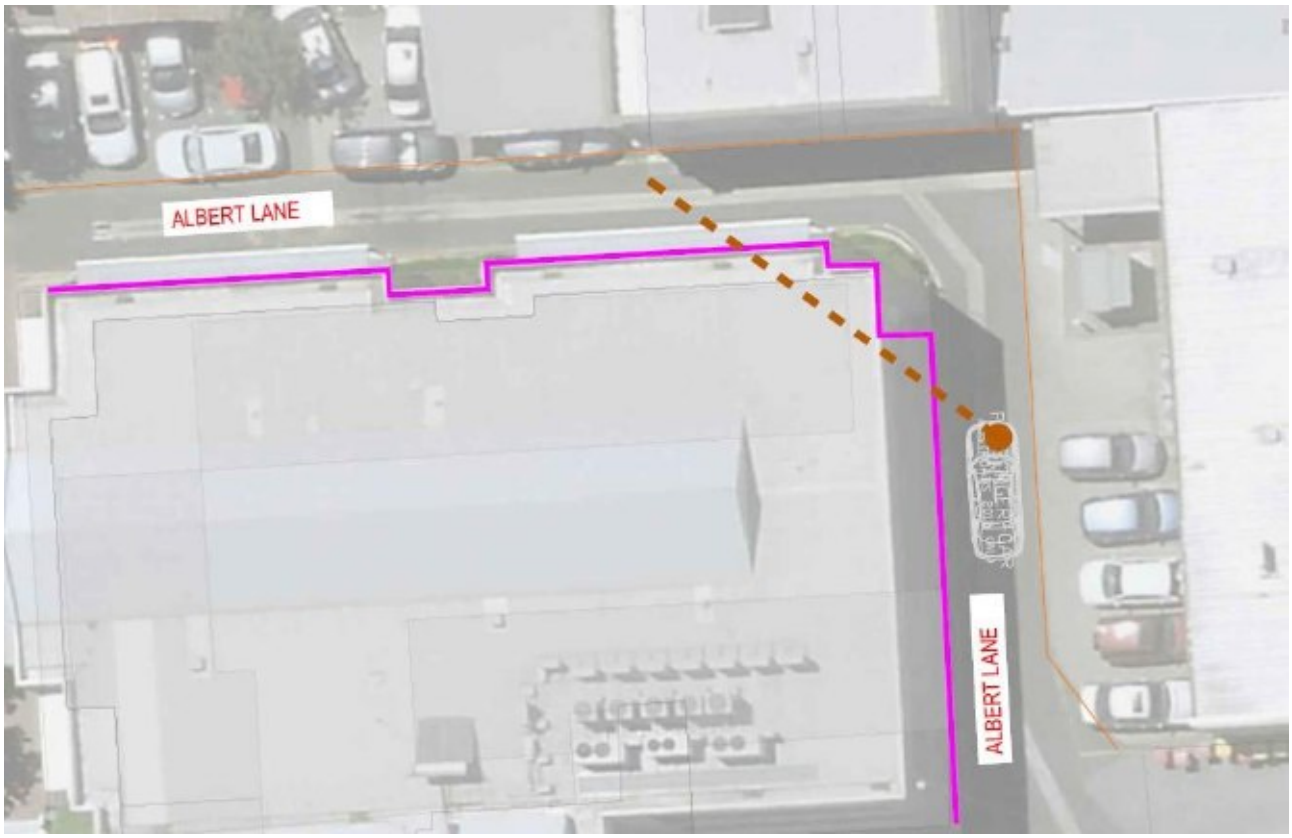

Figure 2: Sight distance constrained by existing wall

Albert Lane provides access to existing residential parking (garages), the rear of Parkwynd Private Hospital and the rear of commercial tenancies fronting Hutt Street and Wakefield Street. A number of parking spaces are also accessed directly from the lane. In total, approximately 160 parking spaces are accessed via Albert lane.

The subject site which is accessed via the lane is an existing at-grade car park with 31 parking spaces. The car park provided for parking associated with commercial tenancies on Hutt Street, albeit I am instructed that the lease of the parking spaces has since lapsed. Notwithstanding this, I have assumed that the approval for the parking is associated with commercial tenancies, albeit I note that the Planning and Design Code does not identify a parking requirement for development on the site previously associated with these spaces.

Deliveries to a number of commercial tenancies, including the IGA supermarket, occur via Albert Lane. Such deliveries occur primarily in vans or small trucks, albeit there is a demand for larger delivery vehicles and refuse vehicles. Figure 3 is a photograph of a delivery vehicle stopped while delivering in Albert Lane.

Figure 3: Image of delivery vehicle stopped in Albert Lane

Traffic data collected in Albert Lane on Wednesday 9th February for the periods 7:00am to 9:30am and 4:00 pm to 6:00pm. Analysis of these data identified the following:

- a peak of 32 vehicles per hour were recorded using Albert Lane during the morning peak hour. Of these movements, 29 entered the lane and three exited the lane;
- a peak of 32 vehicles per hour was also recorded using Albert Lane during the afternoon peak hour. Of these movements, 29 exited the lane and three entered the lane; and
- two trucks were recorded in Albert Lane during the morning period.

The above results identify that the majority of peak traffic movements would appear to relate to drivers associated with commercial tenancies, with entry movements during the morning peak and exit movements during the evening peak. Significantly, the data were collected during a period where COVID-19 restrictions applied such that it was recommended that only 25% of staff be located at the office. Further, the tenant occupying the spaces on the subject site had vacated the associated commercial tenancy. Accordingly, it would be expected that volumes would be higher following relaxation of this restriction. This will be further compounded when recently approved development with access via the lane are constructed.

The peak hour traffic volume would typically represent ten percent of the daily traffic volume. On this basis, there would be approximately 320 vpd accessing Albert Lane.

Austroads Guide to Road Design Part 3 Geometric Design provides advice in respect to the width of roads. In relation to Urban Roads, however, it concentrates on arterial road design criteria rather than residential streets which does not provide guidance for the design criteria for Albert Lane.

AGRD03 does provide the following guidance for rural single width carriageways:

> *On many roads in Australia, traffic volumes are less than 150 vehicles per day. Some of these are arterial*

> *roads passing through sparsely settled flat country where the terrain leads to a high operating speed. Where traffic volumes are less than 150 vehicles per day and, particularly, where terrain is open, single lane carriageways may be used. The traffic lane width adopted on such roads should be at least 3.7 m.*

By way of comparison, the Australian Model Code for Residential Development identifies that a single carriageway width can be provided on roads with up to 300 vpd. This is also consistent with the advice provided in Australian Standard, *Parking Facilities, Part 1 Off-Street Parking* (AS/NZS2890.1:2004) which identifies that a single width driveway can be provided where volumes do not exceed 30 vph.

The data collected confirmed that the number of movements accessing Albert Lane exceed 300 vpd (or 30 vph), even during the period of increased COVID restrictions. While there are occasions where access is restricted (such as during deliveries) and drivers are then required to execute reversing manoeuvres to facilitate two-way access along Albert Lane, it is anticipated that the traffic movements generally function due to the tidal flow observed (that is the majority of movements are entering during the morning peak period and exiting during the afternoon peak hour).

3 PROPOSED DEVELOPMENT

The proposal seeks to develop a residential building with five two-bedroom apartments and 41 parking spaces. Each of the apartments would be allocated two parking spaces, with the balance of 31 spaces effectively replacing the existing spaces on the site.

The Cirqa report has undertaken an assessment of the design of the proposed car park and concluded that the design generally complies with AS/NZS2890.1:2004. The exception includes single width signalised ramps proposed between the basement and first floor levels of the car park. In relation to these ramps, the Cirqa report provides justification in respect to their safety and functionality, including reference to the following advice provided in AS/NZS2890.1:2004.

> *As a guide, 30 or more movements in a peak hour (in and out combined) would usually provide provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5m.*

In regard to the design of the proposed car park and driveway I concur with the assessment prepared by Cirqa.

However, while the Cirqa report has completed a detailed analysis of the proposed operation of the site, it has not executed the same due diligence when assessing the potential impact on the adjacent road network.

The Cirqa report has identified that the forecast volumes associated with five apartments to be three vehicles in the morning peak hour and two vehicles in the afternoon peak hour. However, the Cirqa analysis has relied on the rates recommended for a high-density dwelling development in the RMS “Guide to Traffic Generating Developments”. These recommendations were based on data

collected at existing residential flat buildings in Sydney which all exceeded six stories. It is therefore unlikely that the proposed development will generate traffic volumes at such a low rate.

Notwithstanding the above, even if the site was to generate at a rate consistent with a typical urban detached dwelling (eight trips per day), it would still only generate approximately 40 trips per day or four trips during the morning and afternoon peak hours. Such a volume is low. What is relevant though, is that these trips will be opposing the tidal movements in Albert Lane.

Further, if the detailed assessment in the Cirqa report which justified the single lane ramp within the car park was to be applied to Albert Lane, it would be identified that the width of Albert Lane does not satisfy the minimum two-way width criteria. While Albert Lane is a public road (and therefore the criteria identified in AS/NZS2890.1 do not strictly apply), the safety criteria are equally relevant on this trafficable area.

The operation of Albert Lane has, in my view, reached capacity in respect to the number of vehicles that can be safely accommodated. There are existing functionality and safety issues, including loading access requirements and sight distance constraints, that will be further compromised by increased traffic volumes (even if they are minor in nature), particularly when the increased volumes will oppose the tidal traffic flow in the lane. This will increase instances where opposing vehicle are entering and exiting the lane and therefore increase the number of undesirable reversing movements along the lane and at the intersections.

Arguably it would be appropriate to apply a higher design standard to Albert Lane, given that it is a public road. Given the nature of Albert Lane, I am of the view that it could effectively be considered as a driveway access for adjacent development. In applying this Standard the minimum width and sight distance criteria should be considered and a traffic control solution developed to provide for safe and convenient accessibility for all road users in Albert Lane.

In developing a solution for the site, the requirement to maintain the existing 31 parking spaces warrants further consideration. While these spaces were associated with a commercial development fronting Hutt Street, the lease connecting these spaces to the tenancy has expired. There is some question, therefore, as to the anticipated use of the spaces, particularly in respect to any potential to further increase traffic volumes in Albert Lane. Given the parking requirements in the Planning and Design Code identify no off-street parking need be provided for commercial development fronting Hutt Street, there is merit in exploring the opportunity to reduce the traffic generation associated with the site through a reduction in parking provision on the land.

Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN BUSINESS WOMAN OF THE YEAR

ATTACHMENT 6 – Response to Representations

Ref: 19ADL-0334

2 June 2022

Mr Dylan Grieve
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Dear Dylan

Response to Representations
5 Albert Lane, Adelaide (DA 21037088)

Introduction

We refer to the above application that recently underwent public notification.

The application received 10 representations during the public notification period, with one representation in support (with some concerns) and 9 opposing the development. The main concerns related to building height and design, car parking, amenity impact and traffic congestion.

In addition to responding to the received representations this letter also provides a response to an RFI provided by Council staff dated 28th February 2022.

The map below identifies the nearest representors. The representor in support is the owner of a residential property located on the north-eastern side of the site. The representators objecting to the development are generally located to the south and west of the site on Albert Lane and Angas Street.

Figure 1: Representor Map

Summary of Representations

The following representations were received:

Representor	Address	Support	Wishes to be heard by CAP
D Hains	320 Angas Street, Adelaide, SA	No	Yes
S Hains	320 Angas Street, Adelaide, SA	No	No
S and M Hill-Smith	113 Pirie Street, Adelaide, SA	Yes	Yes
R Edwards	2 Albert Lane, Adelaide, SA	No	No
J and S Gamble	Unit 1 326 Angas Street, Adelaide	No	Yes
Hon R Sanderson MP	84 Prospect Road, Prospect	No	No
T Wright	1 Bill River Road, William Creek, SA	No	Yes
E Rushbrook	317 Wakefield Street, Adelaide	No	Yes

SHAPING GREAT COMMUNITIES

Representor	Address	Support	Wishes to be heard by CAP
L Stradwick	318 Angas Street, Adelaide	No	Yes
M Roesler	318 Angas Street, Adelaide, SA	No	Yes

Responses to Issues Raised

For reference, the subject land is situated in:

- The City Living Zone.
- Medium-High Intensity Subzone.

The documentation lodged with the application included a planning report, waste management, traffic and parking report prepared by CIRQA and a stormwater management report prepared by CPR Consulting Engineers. These reports provided support to the development and address many of the issues raised by the representors.

This response provides additional/supplementary justification for the development and avoids the duplication of earlier statements where possible. It is also accompanied by:

- Impacted architectural plans with the following changes:
    - Extent of Basement reduced (north-west corner) to accommodate 4.5 x 4.5m corner cut-off at ground level.
    - Bicycle Parks relocated to Ground Floor north-west corner.
    - North-west corner radius provided to increase sight lines across corner from within the laneway.
    - Landscape plantings / species noted to northern and western garden beds.
    - Ground Floor finished floor level raised by 130mm to meet requirements of the Stormwater Management Plan prepared by CPR Engineers.
    - External Step Ramp added to access ground floor Lobby as a result of increasing Ground Floor finished floor level.
    - 8x Bicycle Parks added in north-west corner of the car park, 1x car parking space deleted.
    - Floor to ceiling height reduced of level 1 as a result of increasing Ground Floor finished floor level.
    - Northern setback increased by 1350mm to reduce bulk and scale, and reduce visual impact on neighbour to the east (northern P.O.S).

- West setback increased by 830mm to reduce bulk and scale.
- Private open space areas noted on plan.
- Apartment 2.01 and 3.01 NW Balcony areas increased by 1m^2.
- Height of 2 storey wall on eastern boundary reduced by 130mm – further reducing the impact on the neighbour to the east.
- Vertical aluminium battens (FT-1) introduced to northern façade and north-west radius corner to help articulate the increased northern setback at Level 1.

- CIRQA response to traffic, car parking and waste matters.
- CPR Engineers response to stormwater and geotechnical matters.

Responses to Representors Concerns

Building Height

This proposal involves a 4-storey building with a maximum height approximately 14 metres.

Most of the representators suggest that the applicable building height is 2-storeys for buildings facing Albert Lane and Angas Street- and therefore express concern that the proposed building height is incompatible with the streetscape and the setting of the Local Heritage dwellings in the area.

Performance Outcome 2.2 in the City Living Zone states:

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."***

The maximum building height prescribed by DPF 2.2 is 3 levels and 11m.

In response:

- Although the building is nearly 3m taller than the recommended maximum height of 11m, it is important to note that the site is located within the Medium-High Intensity Subzone. This subzone is seeking "medium rise" buildings to increase the residential population and vibrancy of the area. At 4-storeys and 14m in height, the proposed building is "medium rise" as per Part 8 of the Code, which defines medium rise as between 3 to 6 building levels.
- The taller building elements, at the upper levels are located closer to the Albert Lane to address the road frontages, with significant recesses/stepping provided to minimise the building bulk adjacent to the existing Local Heritage dwellings on the southern side.
- The siting and design of the upper levels have been carefully considered to prevent overshadowing and achieve a suitable streetscape. It will substantially improve and activate the Albert Lane frontages as envisaged by the subzone.
- While the proposal exceeds the zone's building height guideline, the total volume/mass/floor area of the building is considered appropriate given the desired outcomes for the zone and that the site is immediately adjacent to the Capital City Zone which allows for significantly larger buildings of unto 22m in height. As per updated plans level 1 setbacks have been increased by 830mm from the western side and 1350mm from the northern side to further reduce bulk and scale. The proposed building height of 14m is deemed acceptable.
- The ground floor's finished floor level has been raised by 130mm to meet stormwater requirements of CPR Engineers, however the floor to ceiling height of Level 1 has been reduced to avoid any change to the building height and overshadowing impacts.

Overlooking/Visual Privacy

Representators raise concerns in relation to overlooking and visual privacy. The Code addresses the following provisions in relation to such amenity impacts:

PO 16.1 ***Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures as:***

- ***(a) appropriate site a 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 neighbour's amenity.***

In response:

- The proposed building will not overlook the private open space of the representors located on the opposite side of Albert Lane because:
  - There is significant separation distance between the proposed building and the private open space of the properties directly east.
  - There are no rear balconies on this side, except for a side balcony where screening is provided.
- The proposed building has an ascending rear setback to provide generous southern setbacks. The rear of the building has been designed to address overlooking, overshadowing, bulk and scale concerns.
- The car parking levels have been appropriately screened to address overlooking concerns.

Amenity Impacts

Representors have raised concerns with overshadowing and visual outlook. The following Code provisions address amenity-related impacts:

PO 18.1 ***Living rooms have an external outlook to provide a high standard of amenity for occupants.***

PO 31.1 ***Dwellings are of a suitable size to provide a high standard of amenity for occupants.***

PO 31.2 ***The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.***

In response:

- The architect has prepared overshadowing diagrams that confirm the proposed building will not result in significant overshadowing of surrounding properties between 9am-3pm on winter solstice. A relatively small amount of shadow will cast over the private open space of the adjoining properties to the east and south around midday and in the late afternoon. The amount of overshadowing is well within the parameters outlined in the Code.
- The updated plans display an increase in northern setback by 1350mm on level 1 and a reduction to the height of the 2 storey wall on the eastern boundary by 130mm to further reduce the impact on the eastern neighbour.
- The proposal is considered to have a positive impact on the visual outlook of those properties facing the north-western corner of Albert Lane - compared to the existing situation (see Figure 2 and Figure 3). Besides partially obstructing the sky, the proposal will not result in the loss of any important/desirable vista.

Figure 2: Proposed outlook to subject land from western side of Albert Lane

Figure 3: Existing outlook to subject land from western side of Albert Lane

- The proposed land uses are appropriate in the Zone. The residential component involves 5 apartments which satisfy performance outcomes 18.1, 31.1 and 31.2 by providing a high standard of amenity for occupants with suitable dwelling sizes that minimises impacts on the outlook and privacy of occupants and neighbours.

Design, Heritage and Character

Representors are concerned that the proposed building will dominate the adjacent Local Heritage Places and say the design is not sufficiently contextual and the proposed materials are inappropriate. Refer to map below for heritage sites.

Figure 4 – Local and State Heritage Places

The Code states the following in terms of the Design Overlay:

PO 1.1 ***Medium to high rise buildings and state significant development demonstrate high quality design.***

The Code states the following in terms of 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.***

The Code states the following in terms of external appearance in the Design in Urban Areas guidelines:

PO 1.1 ***Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope.***

In response:

- The proposal satisfies the above-mentioned performance outcomes by providing a high-quality design. The proposal will not dominate the adjacent heritage dwelling to the southern side as the taller elements have been setback and screening has been provided to prevent amenity impacts. The rear setbacks and façade treatments will minimise overshadowing and overlooking and provide a visual buffer while maintaining the streetscape appearance and setting of the Local Heritage dwellings. The heritage value of the adjacent dwellings will be protected.

SHAPING GREAT COMMUNITIES

- Additionally, the north-western corner of the building has been improved to the building articulation at this corner. This has been achieved by increasing the northern setback and introducing vertical aluminium battens to the northern facade. The development addresses and activates Albert Lane with balconies facing North and West. The balcony areas have been increased by 1m^2.
- The design and materials are attractive and contextual given the site abuts a Capital Zone as well. The building compromises textured, contemporary and durable materials.
- The development will increase and enhance the site's landscaping.
- The substantial amount of screening on the lower and ground floor levels minimizes the visibility of the parking and improves the appearance of the site and adjacent public realm.
- The facade is articulated with balconies and fenestrations that are integral to the form of the building. The external facades are broken down into distinct visual elements to manage the mass of the building.

Transport, Access & Corner Cut-Offs

The Code states the following in terms of transport, accessibility, sightlines, and corner cut off guidelines:

PO 2.2 ***Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians***

PO 10.1 ***Development is located and designed to ensure drivers can safely turn into and out of public road junctions.***

Representors are concerned with potential traffic congestion, manoeuvrability issues, and the scale of the car parking levels.

In response:

- The updated plans have accommodated the 4.5 x 4.5 m corner cut-off by:
  - Reducing the extent of basement at the north-western side.
  - Bicycle parks were relocated to the north-western corner at ground level by deleting a car parking space.
  - Dedicated apartment car parking spaces have not been reduced.
- While the updated plans do not entirely meet the 4.5 x 4.5 DPF, sightlines across corner from within the laneway have been significantly improved.
- Additionally, this provides a significant increase in head clearance to the overhead structure across the north-western corner to mitigate any risk of trucks impact to the building when manoeuvring in the laneway.

- Albert Lane being a public road does not need to strictly comply in terms of width and MFY concurs with the design of the proposed car park and driveway.
- CIRQA has reviewed available crash data which identifies that there have been no reported pedestrian crashes at Albert Lane's intersection with Angas Street nor any reported crashes at the 90 degree bend. Notably, both of these locations have been treated with convex mirrors to assist with vision between road users.
- Given the extremely low traffic generation associated with the proposal, it is considered there would effectively be no change in the impacts of commercial vehicles associated with any commercial activity.
- The potential likelihood/extent of significant trauma or injury resulting from a vehicle conflict (a crash) on a high speed (80 km to 110 km/h) road would be much higher than that associated with conditions in Albert Lane.
- The rates from the RMS/RTA Guide applied by CIRQA related to regional locations. CIRQA has undertaken recent surveys of traffic movements at the Hurtle & Co. Stage 3 development (high density apartment building) which have identified a peak traffic generation rate of 0.11 peak hour trips per dwelling (which occurred in the pm peak hour, with a lower rate in the am peak).
- There will be very few additional movements (if any) distributed to Albert Lane as a result of the proposal. While it is noted that the very low number of residential trips would oppose the primary existing flows in Albert Lane, no acknowledgement has been given to the ability for drivers to utilise the northern section of Albert Lane to connect to Hutt Street which mitigates these impacts.
- The recent amendments to the proposal include greater set-back of the north-western corner of the building. This will result in the building line being setback 1.0 m from the existing kerb line around the adjacent corner within Albert Lane. As above, the kerb line is located within the site itself (i.e. the setback around the corner from the actual property boundary is even more).

Responses to Council's Request for Further Information

Landscaping

Council raised concerns in terms of landscape plantings and their species. The Code has the following relevant landscaping provisions as below:

PO 7.2 ***Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.***

In response:

- Landscape plantings have been placed and designed on the north-western corner. The species consist of Cycas revoluta, Dianella Silver Streak, Sedum reflexum, Zamia furfuracea, Ficus Pumila and Viburunum suspensum.
- The landscape plantings are 0.8m wide on the western side and 1.3m on the northern side to screen car parking and storage areas from public view, to minimize impacts on adjacent sensitive receivers and offer a soft visual buffer on the corner of the site.
- Low plantings have been specified across the north-western corner to ensure there is no visual obstruction to the corner cut-off and sightlines through the corner.
- Private Open Space has been noted on the updated plans.

Stormwater & Water Management Report

Council raised concerns with the relevant water-related requirements of the Planning and Design Code Hazard (Flooding – Evidence Required) and Stormwater Management Overlay.

In response CPR Engineers has prepared a stormwater management and drainage plan with commentary on the basement piles that addresses the outstanding matters. The following have been addressed in the report:

- 2/3000L Reuse RW tanks on level 3.
- On site detention will be provided to reduce the amount of stormwater runoff, to assist with the flooding issue in the lane. This will be done via 9000L of detention tanks (2 rectangular tanks) below ramp in basement.
- Ground floor level has been raised slightly, to achieve at least 150mm freeboard, relative to pavement levels in laneway.
- 2 separate outlets from the pump chamber, which will discharge into the 2 separate spoon drains.
- The drainage plan will enable overload flows from 1:100 ARI storm events to exit the site in an appropriate manner and so as not to affect the neighbouring properties.
- Most of the surface stormwater runoff will be from roof areas, and hence will have less chemical pollutants, when compared with the current surface stormwater from the exposed bitumen carpark.
- Existing sub-surface groundwater will be captured via a series of vertical strip drains to the external face of the basement pile walls and will discharge to a concrete spoon drain to the perimeter of the basement.
- Stormwater pits in the spoon drain will discharge to the pump chamber via in-ground stormwater system within the basement and pumped to the street water table.

Geotechnical Concerns

Council raised concerns regarding the basement, excavation within the zone, management of subsurface, adequate support of retaining walls, recommendations and geotechnical investigation.

In response CPR Engineers has prepared a report with commentary on the basement piles geotechnical details that addresses the outstanding matters. Additionally, management of stormwater and subsurface has been addressed in the Stormwater & Water Management section.

The following have been addressed in their report:

- The retaining wall to the basement of this development will be a contiguous concrete pile wall or secant wall. A capping beam will be provided to the top of the pile wall and will be located to sit on and inside the property boundary.
- A structural sketch has been provided in Appendix B, with further details on the basement retaining wall system for the proposed development.
- During the detailed design phase, a detailed geotechnical site investigation and report will be commissioned. This will be used to determine the type of construction, impact on excavation and the size of the basement retaining wall.
- The basement pile wall will be designed to resist the anticipated traffic loads within Albert Lane, and the imposed loads from the existing two storey building on the eastern boundary.

Car Parking & Traffic Congestion

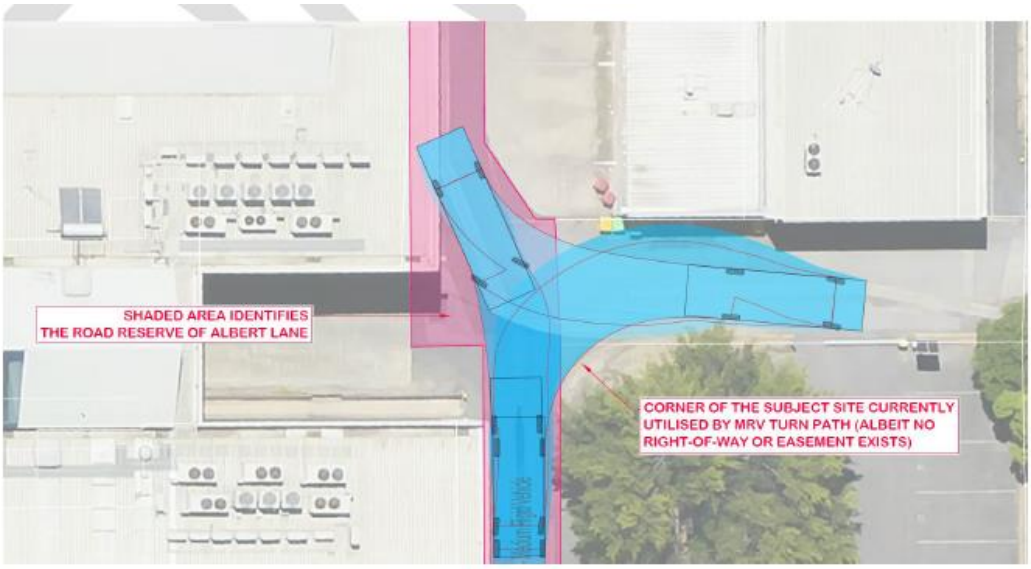
Council has requested further information regarding car parking, waste collection, vehicle access movement, sightlines, ramp bay waiting bays, adjacent properties, bicycle storage, access to space 101 and corner cut-offs.

In response CIRQA has provided the following information:

- The existing spaces on site have existing use rights to be used by the site at 120 Hutt Street. These are long standing and council has agreed they exist.
- There are no provisions within the Code that a development site accommodate public vehicle movements associated with an adjacent roadway (other than where the Road Widening Overlay applies – which is not relevant for the subject site). Given there is no building work proposed within the public road reserve, the status quo in respect to legal access requirements for Council's waste collection vehicle is retained.
- The north-western corner of the building has been amended to provide increased setback from the corner. This will provide additional sight distance provisions between drivers travelling around the corner and other road users in Albert Lane. Notably, this includes pedestrians (the cutback will well exceed the pedestrian sight line requirements of the Australian Standards).

- The design of the proposed car park largely complies with the Australian Standard with a notable exception being the single width ramps between the basement and first floor levels of the car park. As there will be less than 30 movements on each ramp during the peak hours, the single width ramps will adequately service the access requirements of the proposed parking area.
- The access width will be over 6.1m which exceeds the requirement of the Standard.
- No works are proposed within the access area of the adjacent site to the south. Furthermore, no fencing is proposed in the section where the neighbouring property's driveway approaches Albert Lane. Accordingly, the proposed maintains accessibility for the neighbour to the south.
- Headroom clearance has been achieved as the proposal does not include any cantilevered building elements over the public road reserve (nor the adjacent land north of the site). The proposal has increased the setback of the building in the north-western corner and also achieved additional vertical clearance in this area (of over 5.0m).
- The building line (and fencing) adjacent the site access have been setback to allow sight distance between drivers exiting the site and users of the lane (other drivers, pedestrians and cyclists).
- If desired by Council, additional convex mirrors could also be installed to provide further vision for drivers/road users at or adjacent the access point.
- Traffic control systems can include detectors within the spaces that are forward of the waiting bays/holding lines. Such arrangements have been utilised successfully elsewhere within the City of Adelaide.
- There is no requirement for residential parking to be separate and secure from the non-residential components of the development within the Code. The proposed arrangements are considered acceptable.
- There is no requirement for visitor parking (nor parking for persons with disabilities on site). Visitors will be required to park on the adjacent road network and walk to/from the site. Notably, the level of visitor access would be very low and typically occur outside of the periods associated with commuter access within Albert Lane.
- There is no requirement for car wash bays within the Planning and Design Code. Such a requirement is onerous, particularly given the small number of apartments proposed.
- The originally proposed Space 101 had additional manoeuvrability provided as a result of being located adjacent the ramp. Nevertheless, this space has been shifted further from the northern wall as a result of the recent updates and additional manoeuvrability has been achieved.

- The largest vehicle for which turn paths can work within the constraints of Albert Lane (albeit also utilising the corner of the subject site) is an 8.8 m long Medium Rigid Vehicle. The image below illustrates the associated turn path for the existing situation.



- In terms of swept paths Albert Lane has a restricted width that prevents two-way passing along the majority of its length. This includes the section of the subject site where the existing parking spaces immediately abut Albert Lane. This is an existing constraint and the lane appears to operate without notable issue (i.e. there is no recent crash history within Albert Lane and site observations confirm that movements, both vehicular and pedestrian, are adequately accommodated).
- In respect to movements into and out of the site, the proposed access point is classed as a low volume (Category 1) access driveway by the relevant Australian Standard (AS/NZS 2890.1:2004). Notably, the Australian Standard indicates that 30 or more movements in a peak hour requires two-way passing with a minimum width of 5.5 m. The subject proposal (including the retained commercial parking spaces) would generate peak hour movements below this limit. Furthermore, the access width will be over 6.1 m which satisfies the Standard.

Public Realm & External Works

The Code states the following in regards to public realm safety and external appearance guidelines:

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.***

PO 12.8 ***Building services, plant and mechanical equipment are screened from the public realm.***

The proposal satisfies the public realm concerns by providing clear lines of sight for Albert Lane from the north and west sides. An appropriate amount of screening has been incorporated for building services, mechanical equipment and carparking levels from the public realm.

Additionally, we do not anticipate any external site works occurring. The attached CIRQA traffic report confirms and satisfies the design of the proposed carpark and driveway in relation to the adjoining properties safety is satisfactory.

Conclusion

At 4-storeys the proposal challenges the quantitative building height guideline for the City Living Zone. However, the proposed 4-storey building height is supported by the Medium-High Intensity Subzone, which is seeking medium rise buildings (i.e. between 3-6 levels). As there is an inconsistency between the height provisions for the zone and subzone, for the purpose of section 66(3)(b) of the PDI Act 2016, the relevant subzone policy will prevail over a zone policy or a general development policy. The proposed building height is therefore contended to be consistent with the requirements of the Code.

The building has been designed to protect the heritage value and setting of the adjacent Local Heritage Places through its design and siting with no concerns expressed by council's independent heritage architects.

Via expert reports from CIRQA and CPR we have demonstrated technical matters have been resolved regarding traffic, car parking, stormwater and geotechnical concerns. We believe this proposal represents an excellent opportunity to provide a high intensity development that is architecturally designed, attractive and strategically located to complement surrounding land uses and enhance the vibrancy of the area.

This application is worthy of Planning Consent.

Please confirm the meeting arrangements for the Council Assessment Panel so we can be in attendance to respond to the representations.

Please feel free to call me with any questions on 8333 7999.

Yours sincerely

Matthew King
Managing Director

APPENDIX 1– Relevant P&D Code Policies

Address: **5 ALBERT LANE ADELAIDE SA 5000**

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

Heritage Adjacency

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)

Residential flat building

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

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

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 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 Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (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	
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 (Levels)** Maximum building height is 3 levels **Maximum Building Height (Metres)** Maximum building height is 11m (b) is not less than the following building height:

	In relation to DTS/DPF 2.2, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer, *Maximum Building Height (Metres) Technical and Numeric Variation* layer, or *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (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.
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.	DTS/DPF 2.3 None are applicable.
PO 2.4 The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area	DTS/DPF 2.4 None are applicable.
PO 2.5 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.	DTS/DPF 2.5 None are applicable.
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.
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.
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 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.
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.
Site Dimensions and Land Division	
PO 4.1 Allotments created for residential purposes that are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.	DTS/DPF 4.1 Except on a Catalyst Site in the East Terrace Subzone, development accords with the following: (a) site areas (or allotment areas in the case of land division) not less than: **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 (b) site frontages not less than: In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned 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.
Car Parking and Access	
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.	DTS/DPF 5.1 None are applicable.
PO 5.2 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.	DTS/DPF 5.2 None are applicable.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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)
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.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (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	Except development involving any of the following: 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: (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East

(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.	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).
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) personal or domestic services establishment.	Except development that: 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: (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	
DO1	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.
DO2	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

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone

	(e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
Movement and Car Parking	
PO 4.1 Sufficient car parking is provided to meet the needs of occupants of affordable housing.	DTS/DPF 4.1 Dwellings constituting affordable housing are provided with car parking in accordance with the following: (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (ii) is within 400 metres of a bus interchange(1) (iii) is within 400 metres of an O-Bahn interchange(1) (iv) is within 400 metres of a passenger rail station(1) (v) is within 400 metres of a passenger tram station(1) (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. [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.]

Procedural Matters (PM) - Referrals

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

Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the *South Australian Housing Trust Regulations 2010*).	Minister responsible for administering the *South Australian Housing Trust Act 1995*.	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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

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	
PO 1.1 Medium to high rise buildings and state significant development demonstrate high quality design.	DTS/DPF 1.1 None are applicable.

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
Except where the development comprises a variation to an application that has previously:	Government Architect or Associate Government	To provide expert design advice to the relevant authority	Development of a class to which

(a) been referred to the Government Architect or Associate Government Architect or (b) been given development authorisation under the *Planning, Design and Infrastructure Act 2016 or Development Act 1993* any of the following classes of development: (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.	Architect	on how the development: (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.	Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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 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.	DTS/DPF 1.1 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

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.

Procedural Matters (PM) - Referrals

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

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

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
PO 1.1 Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank

Site size (m^2)	**Minimum retention volume (Litres)**	**Minimum detention volume (Litres)**
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A

>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 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 canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following:

Site size per dwelling (m^2)	Tree size* and number required per dwelling
<450	1 small tree
450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height	Mature spread	Soil area around tree within development

	(minimum)	(minimum)	site (minimum)
Small	4 m	2m	10m^2 and min. dimension of 1.5m
Medium	6 m	4 m	30m^2 and min. dimension of 2m
Large	12 m	8m	60m^2 and min. dimension of 4m

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

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

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome	
DO 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: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.

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

	Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	

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

	terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.

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

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones

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

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

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.

All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall

	(d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area 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	

PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an

	intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient 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 or way is at least 6.2m wide along the boundary of the allotment / site
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.

PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.

PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m^2 (c) 2 bedroom dwelling / apartment with a floor area of at least 65m^2 (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m^2, and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	**Minimum internal floor area**
Studio	35m^2
1 bedroom	50m^2
2 bedroom	65m^2

	3+ bedrooms	80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.	
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.	
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
Communal Open Space		
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.	
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.	
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.	
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.	
Car parking, access and manoeuvrability		
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:	

	(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	

PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	

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 <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / 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
Water Supply	
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
DO 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.
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
Activities Generating Noise or Vibration	
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is:

housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.

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 sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented

	in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.

PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
Access for People with Disabilities	
PO 4.1	DTS/DPF 4.1

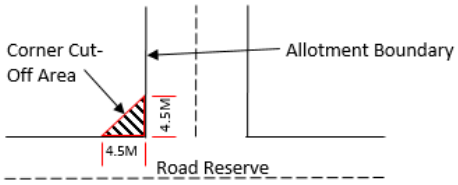
Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 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.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
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	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a

	bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	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.
	2.5 spaces per 100m^2 of gross leasable floor area.

Shop (in the form of a bulky goods outlet)	
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 **Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.**	Designated Areas

	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 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 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
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following: (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)	(a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (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

(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.	(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.]

Address: **5 ALBERT LANE ADELAIDE SA 5000**

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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

Heritage Adjacency

Hazards (Flooding - Evidence Required)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Subzone

Medium-High 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 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 Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (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.
PO 1.2 Non-residential development located and designed to improve community accessibility to services primarily in the form of: (a) small-scale commercial uses such as offices, 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.	DTS/DPF 1.2 None are applicable.
PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial activities improve community access to services are of a scale and type to maintain residential amenity, and primarily comprise: (a) home-based business activities (b) the reuse and adaption of existing commercial premises	DTS/DPF 1.4 A consulting room, office or personal or domestic services establishment (or any combination thereof) satisfies any one of the following: (a) comprises a change in the use of an existing building that is lawfully used as a consulting room, office or personal or

(c) new businesses along street frontages with an established mixed use character, particularly the following: (i) within the Medium-High Intensity Subzone and fronting: A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street (ii) Tynte Street (west of Bevis Street)	domestic services establishment (or any combination thereof) (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) (c) it is wholly located on the ground floor of a building and satisfies one of the following: (i) the building is in the Medium-High Intensity Subzone and has a primary street frontage to any of the following: A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street (ii) the building has a primary street frontage to Tynte Street (west of Bevis Street).
PO 1.5 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.	DTS/DPF 1.5 None are applicable.
PO 1.6 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.	DTS/DPF 1.6 Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied: (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.
Built Form and Character	
PO 2.1 The number of dwellings is increased in the zone while maintaining residential amenity.	DTS/DPF 2.1 The number of dwellings in the zone is increased in accordance with one of the following: (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.
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 (Levels)** Maximum building height is 3 levels **Maximum Building Height (Metres)** Maximum building height is 11m (b) is not less than the following building height: In relation to DTS/DPF 2.2, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer, *Maximum Building Height (Metres) Technical and Numeric Variation* layer, or *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (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.
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.	DTS/DPF 2.3 None are applicable.
PO 2.4 The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area	DTS/DPF 2.4 None are applicable.
PO 2.5 Development designed to provide a strong built-form edge to the	DTS/DPF 2.5 None are applicable.

Park Lands and Wellington Square through the regular siting and pattern of buildings addressing the primary street frontage.	
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.
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.
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 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.
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.
Site Dimensions and Land Division	
PO 4.1 Allotments created for residential purposes that are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.	DTS/DPF 4.1 Except on a Catalyst Site in the East Terrace Subzone, development accords with the following: (a) site areas (or allotment areas in the case of land division)

	not less than: **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 (b) site frontages not less than: In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned 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.
Car Parking and Access	
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.	DTS/DPF 5.1 None are applicable.
PO 5.2 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.	DTS/DPF 5.2 None are applicable.
Advertisements	
PO 6.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 6.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.
Concept Plans	
PO 7.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.	DTS/DPF 7.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 7.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.

Ancillary Buildings and Structures	
PO 8.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 8.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding $60m^2$ (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 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: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (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

<table>
<tr>
<td></td>
<td>(i) or (ii), whichever is less:
(i) a total area as determined by the following table:
<table>
<tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum percentage of site</th></tr>
<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>
</table>
(ii) the amount of existing soft landscaping prior to the development occurring.</td>
</tr>
<tr>
<td>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.</td>
<td>DTS/DPF 8.2
Ancillary buildings and structures do not result in:
(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space
(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</td>
</tr>
</table>

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)
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.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) carport	Except development involving any of the following: 1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2

(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.	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: (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).
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) personal or domestic services establishment.	Except development that: 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: (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	
DO1	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.
DO2	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

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	

PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
Movement and Car Parking	
PO 4.1 Sufficient car parking is provided to meet the needs of occupants of affordable housing.	DTS/DPF 4.1 Dwellings constituting affordable housing are provided with car parking in accordance with the following: (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (ii) is within 400 metres of a bus interchange(1) (iii) is within 400 metres of an O-Bahn interchange(1) (iv) is within 400 metres of a passenger rail station(1) (v) is within 400 metres of a passenger tram station(1) (vi) is within 400 metres of the Adelaide Parklands.

	or (b) 1 carpark per dwelling for any other dwelling. [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.]

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the *South Australian Housing Trust Regulations 2010*).	Minister responsible for administering the *South Australian Housing Trust Act 1995.*	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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

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	
PO 1.1 Medium to high rise buildings and state significant development demonstrate high quality design.	DTS/DPF 1.1 None are applicable.

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
Except where the development comprises a variation to an application that has previously: (a) been referred to the Government Architect or Associate Government Architect or (b) been given development authorisation under the *Planning, Design and Infrastructure Act 2016 or Development Act 1993* any of the following classes of development: (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.	Government Architect or Associate Government Architect	To provide expert design advice to the relevant authority on how the development: (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.	Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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 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.	DTS/DPF 1.1 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	
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.	DTS/DPF 2.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

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
PO 1.1 All development, but in particular involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.	DTS/DPF 1.1 Development satisfies either of the following: (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 *Landscape South Australia Act 2019*.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019:* (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commerical forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019.*			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire	DTS/DPF 1.3 None are applicable.

(v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank

Site size (m^2)	**Minimum retention volume (Litres)**	**Minimum detention volume (Litres)**
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness

			≥35%: N/A

Procedural Matters (PM) - Referrals

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

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 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 canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following:

Site size per dwelling (m^2)	Tree size* and number required per dwelling
<450	1 small tree
450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	$10m^2$ and min.

			dimension of 1.5m
Medium	6 m	4 m	30m^2 and min. dimension of 2m
Large	12 m	8m	60m^2 and min. dimension of 4m

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

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

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

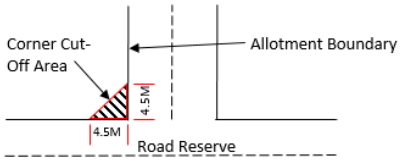
Assessment Provisions (AP)

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 Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building

	B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and 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	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a

coordinated to avoid visual clutter and untidiness.	single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5	DTS/DPF 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.	Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome	
DO 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	DTS/DPF 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.	None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.

Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome	
DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and	DTS/DPF 1.4 None are applicable.

designed to prevent farmed species escaping and entering into any waters.	
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties	DTS/DPF 2.5 None are applicable.

(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 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 *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 None are applicable.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain	DTS/DPF 3.1 None are applicable.

navigational safety.	
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.

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	DTS/DPF 1.1 None are applicable.

odour impacts on rural amenity.	
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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up

	to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome	
DO 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: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of

	the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to	DTS/DPF 3.2 None are applicable.

current and future climate conditions and avoids pest plant and weed species.	
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the	DTS/DPF 7.1 None are applicable.

building structure.	
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	DTS/DPF 8.3 None are applicable.

(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.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:

	(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

and

(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 13.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.

DTS/DPF 13.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car

	Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or

	B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from

	any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways 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.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient 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 or way is at least 6.2m wide along the boundary of the allotment / site

PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	**Minimum internal floor area**
Studio	35m^2
1 bedroom	50m^2
2 bedroom	65m^2
3+ bedrooms	80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom

PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.

PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.

PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.

PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 28.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.

PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (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)	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: 16m2 / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m^2 with a minimum dimension 1.8m

	One bedroom: 8m^2 with a minimum dimension 2.1m Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m Three + bedroom dwelling: 15m^2 with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter	DTS/DPF 3.1 None are applicable.

(c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.

PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3	DTS/DPF 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.	None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony

	is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone

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

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

	>1500 m^2 | 7% site area | 6m | 1 large or medium tree / 60 m^2
	Tree size and site area definitions
	Small tree: 4-6m mature height and 2-4m canopy spread
	Medium tree: 6-12m mature height and 4-8m canopy spread
	Large tree: 12m mature height and >8m canopy spread
	Site area: The total area for development site, not average area per dwelling
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (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	DTS/DPF 14.3 None are applicable.

at street level.	
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open

	space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (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><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum percentage of site</th></tr><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></table> (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public

	street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group** | **Minimum percentage of**

	dwelling(s), average site area) (m^2) | site <150 | 10% 150-200 | 15% >200-450 | 20% >450 | 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4	DTS/DPF 23.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient 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 or way is at least 6.2m wide along the boundary of the allotment / site
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4	DTS/DPF 28.4

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

areas.	(a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** / **Minimum internal floor area** Studio / 35m^2 1 bedroom / 50m^2 2 bedroom / 65m^2 3+ bedrooms / 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.

PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area

	designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access	DTS/DPF 36.1 None are applicable.

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.	
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to:	DTS/DPF 39.4 None are applicable.

(a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure,	DTS/DPF 41.1 Student accommodation provides:

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.	(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the	DTS/DPF 43.1 None are applicable.

entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / 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	Dwellings at ground level:	15m^2 / minimum dimension 3m

above ground level dwellings	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 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 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 *National Parks and Wildlife Act 1972* and/or	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m

Wilderness Protection Act 1992 to minimise fire risk and potential for weed infestation.	or more from a reserve gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992*.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance

			between plantings and transmission lines
	500 kV	Tower	38m
	275 kV	Tower	25m
	132 kV	Tower	30m
	132 kV	Pole	20m
	66 kV	Pole	20m
	Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

Desired Outcome	
DO 1	Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.

Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations 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	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries:

suburban character (b) access to natural light and ventilation for neighbours.	(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	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4 Built form considers local context and provides a quality design	DTS/DPF 8.4 None are applicable.

<table>
<tr><td>response through scale, massing, materials, colours and architectural expression.</td><td></td></tr>
<tr><td>PO 8.5

Entrances to multi-storey buildings are:

(a) oriented towards the street
(b) visible and easily identifiable from the street
(c) designed to include a common mail box structure.</td><td>DTS/DPF 8.5

None are applicable.</td></tr>
<tr><td colspan="2">Outlook and amenity</td></tr>
<tr><td>PO 9.1

Living rooms have an external outlook to provide a high standard of amenity for occupants.</td><td>DTS/DPF 9.1

A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</td></tr>
<tr><td>PO 9.2

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.</td><td>DTS/DPF 9.2

None are applicable.</td></tr>
<tr><td colspan="2">Private Open Space</td></tr>
<tr><td>PO 10.1

Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</td><td>DTS/DPF 10.1

Private open space is provided in accordance with the following table:

<table>
<tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr>
<tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m^2 located behind the building line

Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m</td></tr>
<tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m^2 / minimum dimension 1.8m</td></tr>
<tr><td>One bedroom dwelling</td><td>8m^2 / minimum dimension 2.1m</td></tr>
<tr><td>Two bedroom dwelling</td><td>11m^2 / minimum dimension 2.4m</td></tr>
<tr><td>Three + bedroom dwelling</td><td>15 m^2 / minimum dimension 2.6m</td></tr>
</table>
</td></tr>
<tr><td>PO 10.2

Private open space positioned to provide convenient access from</td><td>DTS/DPF 10.2

At least 50% of the required area of private open space is</td></tr>
</table>

internal living areas.	accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2) — Minimum percentage of site <150 — 10% <200 — 15%

	200-450 | 20% >450 | 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.
Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5	DTS/DPF 14.5

Residential flat buildings provide dedicated areas for bicycle parking.	Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an

	intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient 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 or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: 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: (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	DTS/DPF 18.1

Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or

	B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 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: (a) utilising features of the natural landscape to	DTS/DPF 2.1 None are applicable.

obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.

Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places	DTS/DPF 6.3 None are applicable.

of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.

Renewable Energy Facilities (Solar Power)

PO 9.1

Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.

DTS/DPF 9.1

None are applicable.

PO 9.2

Ground mounted solar power facilities allow for movement of wildlife by:

(a) incorporating wildlife corridors and habitat refuges

(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.

DTS/DPF 9.2

None are applicable.

PO 9.3

Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.

DTS/DPF 9.3

Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	**Approximate size of array**	**Setback from adjoining land boundary**	**Setback from conservation areas**	**Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]**
50MW>	80ha+	30m	500m	2km
10MW<50MW	16ha-<80ha	25m	500m	1.5km
5MW<10MW	8ha to <16ha	20m	500m	1km
1MW<5MW	1.6ha to <8ha	15m	500m	500m
100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

Notes:

1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.

PO 9.4

DTS/DPF 9.4

Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	
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.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the	DTS/DPF 3.2 None are applicable.

operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	

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: (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: **Class of Development** / **Hours of operation** Consulting room: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Office: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday

	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday

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

Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest / Less than 8dB above the level of

	existing or envisaged noise sensitive location	background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality		
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.	
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.	
Light Spill		
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.	
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.	
Solar Reflectivity / Glare		
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.	
Electrical Interference		
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.	

Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.

PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971.*

Land Division

Assessment Provisions (AP)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land,	DTS/DPF 1.2 None are applicable.

preservation of environmental and cultural features of value and the prevailing context of the locality.	
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 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4	DTS/DPF 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.	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 stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2 None are applicable.
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 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping

	station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 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 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.

Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome	
DO 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	DTS/DPF 1.1 None are applicable.

betterment of disturbed areas.	
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 sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment*

	Protection Act 1993 in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.

PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and 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, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.

PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 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.	All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance

	(iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of	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

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.	(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian	DTS/DPF 8.2 None are applicable.

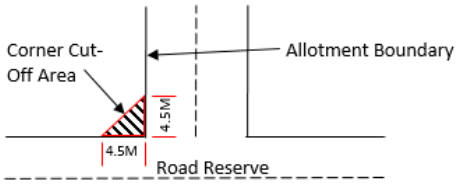
friendly and promotes low speed vehicle movement.	
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 

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	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.

Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	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 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 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** **Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.**		**Designated Areas**
	Minimum number of spaces	**Maximum number of spaces**	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone City Main Street Zone City Riverbank Zone

		1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 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	Dwelling with no separate	None specified.	City Living Zone

of a multi-storey building	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.		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
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following: (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.	(a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (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.]

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

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: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.

Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.

PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive 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	DTS/DPF 1.4 None are applicable.

to satisfy the living requirements of workers.	