# Council Assessment Panel
# **Agenda & Reports**

**28 July 2025**

## Our Vision

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

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

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

Telephone 8366 4555
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
Socials /cityofnpsp @cityofnpsp

City of Norwood Payneham & St Peters

23 July 2025

## To all Members of the Council Assessment Panel:

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

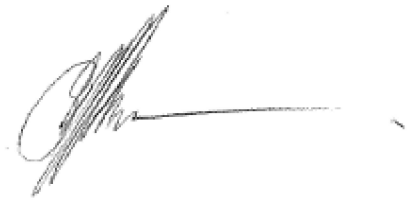
**NOTICE OF MEETING**

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

**Monday 28 July 2025, commencing at 6.30pm.**

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

Yours faithfully



Geoff Parsons
**ASSESSMENT MANAGER**

Page No.

1. COMMENCEMENT AND WELCOME ..... 1

2. APOLOGIES ..... 1

3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 21 JULY 2025 ..... 1

4. DECLARATION OF INTERESTS ..... 1

5. DEVELOPMENT APPLICATIONS – PDI ACT ..... 2

5.1 DEVELOPMENT NUMBER ID 24028066 – TOWN PLANNING ADVISORS - 2 COLLEGE STREET COLLEGE PARK SA 5069 ..... 2

5.2 DEVELOPMENT NUMBER ID 25003620 – GALVIN GROUP STUDIO PTY LTD - 74A FIFTH AVENUE ST PETERS SA 5069 ..... 14

5.3 DEVELOPMENT NUMBER ID 25010926 – LISA RICKARD - 60 & 62 SECOND AVENUE ST PETERS SA 5069 ..... 29

5.4 DEVELOPMENT NUMBER ID 25010933 - LISA RICKARD - 62 & 60 SECOND AVENUE ST PETERS SA 5069 ..... 42

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT ..... 55

7. REVIEW OF ASSESSMENT MANAGER DECISIONS ..... 55

8. ERD COURT APPEALS ..... 55

9. OTHER BUSINESS ..... 55

10. CONFIDENTIAL REPORTS ..... 55

11. CLOSURE ..... 55

**VENUE** Don Pyatt Hall, Norwood Town Hall

**HOUR** 6.30pm

**PRESENT**

**Panel Members**
Mr Stephen Smith
Mr Ross Bateup
Mr Julian Rutt
Mr Paul Mickan

**Staff**
Geoff Parson – Manager, Development & Regulatory Services
Kieran Fairbrother – Senior Urban Planner
Ned Feary - Senior Urban Planner
Tala Aslat – Administration Officer

**APOLOGIES**
Mr Mark Adcock
Cr Christel Mex

**ABSENT**

## 1. COMMENCEMENT AND WELCOME

## 2. APOLOGIES

## 3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 21 JULY 2025

## 4. DECLARATION OF INTERESTS

## 5. DEVELOPMENT APPLICATIONS – PDI ACT

### 5.1 DEVELOPMENT NUMBER ID 24028066 – TOWN PLANNING ADVISORS - 2 COLLEGE STREET COLLEGE PARK SA 5069

| | |
|---|---|
| **DEVELOPMENT NO.:** | 24028066 |
| **APPLICANT:** | Town Planning Advisors |
| **ADDRESS:** | 2 COLLEGE ST COLLEGE PARK SA 5069 |
| **NATURE OF DEVELOPMENT:** | Single-storey alterations and additions to existing dwelling (Representative Building) including a basement, partial demolition of existing dwelling and associated fencing and retaining, and the construction of a garage, tennis court lighting and retractable net |
| **ZONING INFORMATION:** | **Zones:**<br>• Established Neighbourhood<br>**Overlays:**<br>• Airport Building Heights (Regulated)<br>• Historic Area<br>• Heritage Adjacency<br>• Prescribed Wells Area<br>• Regulated and Significant Tree<br>• Stormwater Management<br>• Urban Tree Canopy<br>**Technical Numeric Variations (TNVs):**<br>• Minimum Site Area (Minimum site area for a detached dwelling is 900 sqm)<br>• Maximum Building Height (Levels) (Maximum building height is 2 levels)<br>• Site Coverage (Maximum site coverage is 40 per cent) |
| **LODGEMENT DATE:** | 17 Sept 2024 |
| **RELEVANT AUTHORITY:** | Assessment Panel at City of Norwood Payneham and St. Peters |
| **PLANNING & DESIGN CODE VERSION:** | P&D Code (in effect) Version 2024.17 12/9/2024 |
| **CATEGORY OF DEVELOPMENT:** | Code Assessed - Performance Assessed |
| **NOTIFICATION:** | Yes |
| **RECOMMENDING OFFICER:** | Kieran Fairbrother<br>Senior Urban Planner |
| **REFERRALS STATUTORY:** | Nil |
| **REFERRALS NON-STATUTORY:** | David Brown, Heritage Advisor |

## CONTENTS:


| | | | |
|---|---|---|---|
| **APPENDIX 1:** | **Relevant P&D Code Policies** | **ATTACHMENT 4:** | **Representation Map** |
| **ATTACHMENT 1:** | **Application Documents** | **ATTACHMENT 5:** | **Representations** |
| **ATTACHMENT 2:** | **Subject Land Map** | **ATTACHMENT 6:** | **Response to Representations** |
| **ATTACHMENT 3:** | **Zoning Map** | **ATTACHMENT 7:** | **Internal Referral Advice** |


## DETAILED DESCRIPTION OF PROPOSAL:

This application involves the following elements:

- Partial demolition of the existing dwelling, including a non-original box bay window facing the primary street and internal alterations.
- Demolition of an outbuilding
- Single-storey additions to the existing dwelling comprising:
  - New French doors to the primary façade (in lieu of the box bay window);
  - A new ensuite to the rear;
  - A single-storey living area addition to the side of the dwelling (adjacent Eton Lane), with a basement below that links to the garage;
- A double-car garage in the northwest corner of the site;
- Renovation of the existing, disused tennis court (which does not constitute development in its own right);
- New tennis court lights and a retractable sports net along the Torrens Street frontage and against the rear of the dwelling; and
- Associated retaining walls and boundary fencing.

This application does not include the construction of the carport, swimming pool or pool equipment shed, as they were approved in a separate development application.

## SUBJECT LAND & LOCALITY:

### Site Description:

**Location reference:** 2 COLLEGE ST COLLEGE PARK SA 5069

**Title ref.:** CT 5688/953 **Plan Parcel:** F136397 AL46 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

| | |
|---|---|
| Shape: | regular |
| Frontage Width: | 46.06m to College Street, 42.67m to Torrens Street and 48.23m to Eton Lane |
| Area: | approximately 2078m$^2$ |
| Topography: | the site sits slightly higher than footpath level on College Street and Torrens Street, with ground levels falling towards the northwest corner of the site where it meets Eton Lane |
| Existing structures: | a single-storey Queen Anne style sandstone fronted dwelling that has undergone significant renovations over the years, associated fencing and ancillary structures and a disused tennis court |
| Existing vegetation: | significant areas of landscaping exist between the dwelling and both street frontages and where the disused tennis court exist |

## Locality

The locality is considered to comprise the area outlined in **Attachment 2**. This locality predominantly encompasses dwellings with frontages to Torrens Street and College Street that are within 70m of the subject land, along with part of the school grounds west of Eton Lane.

This locality is characterised by low density residential development, with the exception of the school oval that adjoins Eton Lane. The built form within this locality is predominantly comprised of single-storey, historical dwellings set on larger allotments. The are two exceptions to this. The first is 6 College Street, which has a two-storey component at the rear of the dwelling that is not readily visible from College Street. The second is the dwelling at 4 Torrens Street, which has a large three-storey addition at the rear of the dwelling, that is not readily visible from the primary street frontage but is unmissable from Eton Lane and adjoining allotments. This locality enjoys a very high level of amenity due to a combination of the high-quality built form, the larger allotment sizes and consistent, mature street tree plantings.

## CONSENT TYPE REQUIRED:

Planning Consent

## CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Partial demolition of a building or structure: Code Assessed - Performance Assessed
  Fence: Code Assessed - Performance Assessed
  Retaining wall: Code Assessed - Performance Assessed
  Other - Residential - Tennis court lighting and sports net: Code Assessed - Performance Assessed
  Building Alterations: Code Assessed - Performance Assessed
  Dwelling addition: Code Assessed - Performance Assessed
  Outbuilding (Carport or garage): Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code

## PUBLIC NOTIFICATION

- **REASON**
  The freestanding basketball wall and tennis court lighting are undefined elements and are therefore not exempt from public notification per Table 5.

- **LIST OF REPRESENTATIONS**

Only one representation was received during the public notification period, from the adjacent neighbour at

- **SUMMARY**

The sole representor expressed concerns about:

- Noise and light spill from the tennis court
- Noise from the pool equipment (which does not form part of this application)
- The retractable net for the tennis court being left expanded when not in use, negatively impacting the streetscape

- Unknowns regarding the use and frequency of the basketball wall – which has now been removed from this proposal
- The garage showing enough space for three vehicles when it does not meet the minimum dimensions to do so.

## INTERNAL REFERRALS

- David Brown, Heritage Advisor

Council's Heritage Advisor is supportive of the proposal.

## PLANNING ASSESSMENT

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

**Demolition**

Performance Outcome 7.3 of the Historic Area Overlay states:

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

The outbuilding in the northwest corner of the site is not part of the original building's fabric, and its demolition is therefore supported by this Performance Outcome.

Performance Outcome 7.2 of the Historic Area Overlay states:

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

With respect to the partial demolition of the existing dwelling, Council's Heritage Advisor has confirmed that the box bay window facing College Street is a non-original addition, supported by Performance Outcome 7.2. There is a small chimney at the rear of the dwelling (western side) that is proposed to be removed. Given this is not visible from the street, it does not contribute to the historic character of the streetscape and its demolition can be supported by this Performance Outcome also. Similarly, the demolition of the ensuite wall on the northern side of the dwelling contributes very little to the streetscape (being one of the less elegant features of this building), and so its demolition is considered acceptable.

**Building Height**

Performance Outcome 4.1 of the Established Neighbourhood Zone states:

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

The corresponding Designated Performance Feature contains a TNV of two (2) building levels.

Performance Outcome 1.1 of the Historic Area Overlay states:

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

With respect to building heights, the Historic Area Statement states "single storey, two storeys in some locations".

Performance Outcome 2.2 of the Historic Area Overlay states:

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

The proposed pavilion-style side addition is single storey and consistent with the height of the associated dwelling, satisfying these Performance Outcomes notwithstanding that it won't be readily visible from the streetscape. Similarly, the ensuite addition to the rear has been designed to match the height of the existing ensuite wall, thereby not impacting on streetscape character in a manner consistent with these Performance Outcomes.

The garage measures 4.4m tall from ground to the top, which is taller than a typical garage and therefore at odds with Performance Outcome 2.2 above. However, this is not considered fatal to the proposal because the garage will only be seen from Eton Lane, which has a low level of visual amenity and is bounded by other structures on adjacent allotments of similar or greater heights.

**Heritage, Design & Appearance**

Performance Outcome 4.2 of the Established Neighbourhood Zone states:

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

Performance Outcome 10.2 of the Established Neighbourhood Zone states:

> *The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches*

Performance Outcome 2.1 of the Historic Area Overlay states:

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

Performance Outcome 3.1 of the Historic Area Overlay states:

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

Performance Outcome 2.5 of the Historic Area Overlay states:

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

The side addition is set well behind the main face of the associated dwelling, and behind an approved carport structure, such that it won't be readily visible from the primary street frontage. It will be visible from Eton Lane, however, although this lane does enjoy a relatively low level of amenity. Notwithstanding, this addition is a pavilion-style structure, heavily comprised of glazing with rendered surrounds, designed to take advantage of the northern sunlight. The additions sits lower than the ridgeline of the roof of the associated

dwelling, thereby complementing the original building through a sympathetic design. The materials employed are modern but compatible and are acceptable. Similarly, the ensuite addition will employ a white rendered wall akin to the existing wall condition and will not adversely affect the streetscape character of this dwelling from Torrens Street.

Performance Outcome 10.1 of the Established Neighbourhood Zone states:

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

The garage, being set so far back on Eton Lane, will not impact either the College Street or Torrens Street streetscapes and therefore cannot dominate the appearance of the associated dwelling, consistent with this Performance Outcome. Although the garage is tall, Eton Lane enjoys a low level of amenity and the presence of a three-storey building two sites to the north ensures that this garage will remain relatively discreet in comparison.

**Setbacks and Visual Impact**

Performance Outcome 2.4 of the Historic Area Overlay states:

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

Performance Outcome 6.1 of the Established Neighbourhood Zone states:

> *Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.*

Performance Outcome 7.1 of the Established Neighbourhood Zone states:

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

Performance Outcome 8.1 of the Established Neighbourhood Zone states:

> *Buildings are set back from side boundaries to provide:*
> - *(a) Separation between buildings in a way that complements the established character of the locality*
> - *(b) Access to natural light and ventilation for neighbours.*

Performance Outcome 9.1 of the Established Neighbourhood Zone states:

> *Buildings are set back from rear boundaries to provide:*
> - *(a) Separation between buildings in a way that complements the established character of the locality*
> - *(b) Access to natural light and ventilation for neighbours*
> - *(c) Private open space*
> - *(d) Space for landscaping and vegetation.*

The dwelling additions are sufficiently set back from the rear boundary to not produce any impacts on the adjoining neighbour and sufficiently set back from the side street boundaries to continue to complement the established character of the locality – consistent with Performance Outcomes 8.1 and 6.1 of the Zone
The garage at the rear of the site is proposed to be sited on both the secondary street boundary and the rear boundary of the site. For the purposes of Performance Outcome 6.1 above, while Eton Lane is not technically a rear laneway for this site – because the site's primary street frontage is College Street – for all intents and purposes it serves the same as a rear laneway, as it does for all adjacent properties to the north. The pattern of development along this section of Eton Lane involves buildings constructed on or close to the rear boundary and so the siting of the garage on this boundary is consistent with the existing character of Eton Lane and therefore acceptable.

The garage is 4.4m tall and extends 11.1m in length along the rear boundary of the site; a boundary shared with 2 Torrens Street. This will abut the neighbour's own garage for a length of approximately 6m, then extending a further 5.1m adjacent the dwelling's rear yard (private open space). This will have a noticeable visual impact on the use of the private open space associated with 2 Torrens Street, by way of approximately 22m$^2$ of walling adjacent this area. But, being located south of this private open space, the wall will not produce any overshadowing, which is a positive. Notably, in their representation, the occupant of 2 Torrens Street did not object to this boundary wall, from which one could infer that they are comfortable with the impact of this wall (which could be because of an existing planning consent they have in place for their own dwelling additions along this boundary, which will minimise any impacts of this wall). Accordingly, despite being at odds with Performance Outcome 7.1 of the Zone, the impact that this wall will have is not considered to be fatal to the application as a whole.

**Tennis Court Lighting and Retractable Net**

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

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

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

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

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

As demonstrated by the 'Lightning Design Analysis' Plan in **Attachment 1**, the tennis court lights achieve the relevant "pre-curfew hours" maximum but would fail the "curfew hours" maximum. Consequently, the lights are considered to satisfy Performance Outcome 6.1 (above) providing the lights are not permitted to be used between the hours of 11pm and 6am. Although the tennis court is unlikely to be used during these hours, Condition No. 3 has been recommended to ensure the continued compliance with AS4282-1997 and Performance Outcome 6.1.

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

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

The retractable net proposed for the tennis court extends along the eastern and southern side of the tennis court – along the Torrens Street frontage of the site and adjacent to the rear of the dwelling. This will have zero impact on the amenity of the neighbouring dwelling at 2 Torrens Street. The net does, however, have the ability to impact the visual amenity of the Torrens Street streetscape. But, as pointed out by the applicant in their response to representations (see **Attachment 6**), the net is visually permeable and will not be an imposing structure in the streetscape. It is likely that the net may only be visible at certain angles and is therefore not considered to negatively impact the streetscape. Nevertheless, the net is the same height as the existing chain mesh fence on the subject site, but with fewer poles and more visual permeability, so in this context the net is an appropriate structure.

**Site Coverage, Private Open Space, Soft Landscaping and Fencing/Retaining**

Performance Outcome 3.1 of the Established Neighbourhood Zone states:

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

The corresponding Designated Performance Feature suggests that site coverage should not exceed 40%. Upon completion of this development, site coverage will remain far below 40% and hence satisfy this Performance Outcome.

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

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

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

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

The dwelling will still maintain an abundance of private open space, conveniently accessible from internal living areas, in accordance with these Performance Outcomes.

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

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

The proposed development does not result in any significant change in soft landscaping on the site, with the additions and garage being constructed over existing hard-surfaced areas. As such, the site will still be over 40% comprised of soft landscaping and so Performance Outcome 22.1 is considered to be satisfied.

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

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

Retaining walls are required along the boundary with Eton Lane, adjacent to the dwelling addition, and along the rear boundary shared with 2 Torrens Street. With respect to the rear boundary retaining, the levels provided on the Siteworks Plan indicate that this retaining is internal to the site, meaning there will be no impact on the neighbour consistent with this Performance Outcome.

The retaining wall required along the Eton Lane boundary varies in height, from 510mm closer to College Street to 1.6m adjacent to the new dwelling addition. Atop these retaining walls will be solid sheet metal fencing to provide privacy to the dwelling site. The total height of the combined fencing and retaining is 2.37m at the College Street end and 2.9m further north where it adjoins the rendered wall of the garage and basement link. This retaining is required to accommodate the finished floor levels of the addition (which will match the existing dwelling), which is a justifiable outcome. Furthermore, as mentioned in other sections of this report, Eton Lane has a very low level of amenity and therefore these retaining walls and the fencing above will not have a negative impact on visual amenity of this public place and is hence consistent with this Performance Outcome also.

**Access and Parking**

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

*Sufficient on-site vehicle parking…[is] provided to meet the needs of the development…*

While this application proposes a new two car garage, this is in addition to an existing two car carport located to the western side of the dwelling which is accessed from College Street. Thus, after completion of the development, the site will provide for four (4) covered parking spaces which exceeds the requirements set out in Table 1 of the Transport, Access and Parking module of 2 spaces and is therefore sufficient.

Performance Outcome 23.5 of the Design in Urban Areas module of the general development policies states:

*Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.*

Eton Lane is approximately 4.5 metres wide from boundary to boundary. Ordinarily, this does not provide enough width to allow vehicles to enter and exit the garage in no less than a three-point turn manoeuvre. In this case, though, the garage opening is 6.6m wide and the garage is approx. 6.3m deep, to provide extra room for manoeuvrability as demonstrated by the applicant's turn path diagram; therefore satisfying Performance Outcome 23.5.

**Question of Seriously at Variance**

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2024.17, dated 12/09/2024), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code because all proposed elements of this development are envisaged within the Established Neighbourhood Zone and this Historic Area, are compatible with the built form in the locality, and tennis court lights are not a foreign element to this locality and those proposed will not result in any nuisance by way of light spill.

## CONCLUSION

The proposed development involves acceptable minor alterations to the existing dwelling and a contextually-responsive addition to the west of this dwelling, both of which are supported by Council's Heritage Advisor. The additions employ a contemporary palette of materials which successfully provides visual separation between 'old and new', in a manner that complements the existing Representative Building. Set well back behind the façade of the dwelling, the addition will remain relatively discreet in the streetscape thereby failing to impact streetscape character at all. The small northern addition is similarly successful in design and siting.

The new garage, rendered wall and retaining and fencing along the west boundary will produce noticeable changes in the Eton Lane landscape, replacing much smaller structures that currently exist on the site. However, because of the low level of amenity enjoyed in this laneway, and the presence of much larger, imposing structures elsewhere along the lane, this is not considered to be problematic for this application because, although noticeable, these structures will not negatively impact the visual amenity of Eton Lane.

The boundary wall for the garage will produce impose some visual impact on the adjoining dwelling's private open space, but for the reasons stated above, and the affected neighbour's absence of opposition to this wall, this is not considered fatal to the proposal.

Elsewhere, the dwelling site will maintain sufficient private open space and soft landscaping and will not exceed the relevant site coverage expectations. Sufficient and functional car parking spaces will be provided on the site. The lighting plan provided for the tennis court lights show that the lux levels will comply with the relevant Australian Standard during the daytime hours, and hence Condition No. 3 has been recommended to ensure that they are not used outside of these hours to ensure no nuisance by way of light spill is imposed on the adjoining dwelling site. Finally, the retractable nets proposed for the tennis court are not considered to have any discernible impact on the Torrens Street streetscape character.

## RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 24028066, by Town Planning Advisors is granted Planning Consent subject to the following conditions:

**CONDITIONS**
**Planning Consent**

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
All stormwater from buildings and hard-surfaced areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

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

Condition 3
The tennis court lights are not permitted to be used between 11pm and 6am the following day.

Condition 4
Any change in gradient required to accommodate vehicle access into the garage shall be accommodated for entirely within the boundaries of the subject land. No changes to the finished levels in Eton Lane are permitted without separate authorisation from the Council.

**ADVISORY NOTES**
***Planning Consent***

Advisory Note 1
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

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

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

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

Advisory Note 3
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 4
The Applicant is advised that the property is located within an Historic Overlay area and that Approval must be obtained for most works involving the construction, demolition, removal, conversion, alteration or addition to any building and/or structure (including all fencing).

Advisory Note 5
The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 6
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

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

Advisory Note 7
The Applicant is advised that construction noise is not allowed:

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

Advisory Note 8
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 9
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 10
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

**Address:** 2 COLLEGE ST COLLEGE PARK SA 5069

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

Property Zoning Details

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP1)*
Heritage Adjacency
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

**Local Variation (TNV)**

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

Selected Development(s)

Dwelling addition

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

Dwelling addition - Code Assessed - Performance Assessed

# Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| | |
|---|---|
| PO 4.2<br>Additions and alterations do not adversely impact on the streetscape character. | DTS/DPF 4.2<br>Additions and alterations:<br>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street<br>or<br>(b) meet all of the following:<br>(i) do not include any development forward of the front façade building line<br>(ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building. |
| Secondary Street Setback | |
| PO 6.1<br>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character. | DTS/DPF 6.1<br>Building walls are set back from the secondary street boundary (other than a rear laneway):<br>(a) no less than:<br>or<br>(b) 900mm, whichever is greater<br>or<br>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.<br>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero. |
| Boundary Walls | |
| PO 7.1<br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 7.1<br>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:<br>(a)<br>or<br>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:<br>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(ii) side boundary walls do not: |

| | |
|---|---|
| | A. exceed 3.2m in wall height from the lower of the natural or finished ground level<br>B. exceed 8m in length<br>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>D. encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| PO 7.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character. | DTS/DPF 7.2<br>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1. |
| Side Boundary Setback | |
| PO 8.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:<br>(a) no less than:<br>(b) in all other cases (i.e., there is a blank field), then:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |
| Rear Boundary Setback | |
| PO 9.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 9.1<br>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:<br>(a) 4m for the first building level<br>(b) 6m for any second building level. |

| Appearance | |
|---|---|
| PO 10.1<br>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street. | DTS/DPF 10.1<br>Garages and carports facing a street (other than an access lane way):<br>(a) are set back at least 0.5m behind the building line of the associated dwelling<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m. |
| PO 10.2<br>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality. | DTS/DPF 10.2<br>None are applicable. |

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

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

**Interpretation**

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

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

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

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

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) |

| | |
|---|---|
| or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) residential flat building. | Except development that:<br>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2<br>or<br>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division | None specified. |

| | |
|---|---|
| (g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

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

None specified.

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

None specified.

# Part 3 - Overlays

## Airport Building Heights (Regulated) Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Building height does not pose a hazard to the operation of a certified or registered aerodrome. | DTS/DPF 1.1<br>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.<br><br>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable. |

## Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development:<br>(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*<br>(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. |

# Heritage Adjacency Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>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<br>None are applicable. |

### Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development which in the opinion of the relevant authority materially affects the context within which the **State Heritage Place** is situated. | 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. |

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |

| | |
|---|---|
| PO 2.1<br>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is consistent with the prevailing building and wall heights in the historic area. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the historic area. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the historic area. | DTS/DPF 2.5<br>None are applicable. |
| Alterations and additions | |
| PO 3.1<br>Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade. | DTS/DPF 3.1<br>Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street. |
| PO 3.2<br>Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement. | DTS/DPF 3.2<br>None are applicable. |
| Context and Streetscape Amenity | |
| PO 6.1<br>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure. | DTS/DPF 6.2<br>None are applicable. |
| Ruins | |
| PO 8.1<br>Development conserves and complements features and ruins associated with former activities of significance. | DTS/DPF 8.1<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |

| Statement# | Statement |
|---|---|

**College Park Historic Area Statement (NPSP1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings. |
| Allotments, subdivision and built form patterns | Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.<br><br>Side and rear setbacks providing large separation distances between dwellings. |
| Architectural styles, detailing and built form features | Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.<br><br>The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or dressed and coursed sandstone. Verandahs along |

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

| Statement# | Statement | |
|---|---|---|
| | | front garden, which enhances dwelling and streetscape quality.<br><br>Wide streets lined with mature trees. |
| | Representative Buildings | Identified - refer to SA planning database. |

### Procedural Matters (PM) - Referrals

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

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

# Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br><br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br><br>One of the following is satisfied:<br><br>(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*<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

## Design in Urban Areas

## Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br><br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

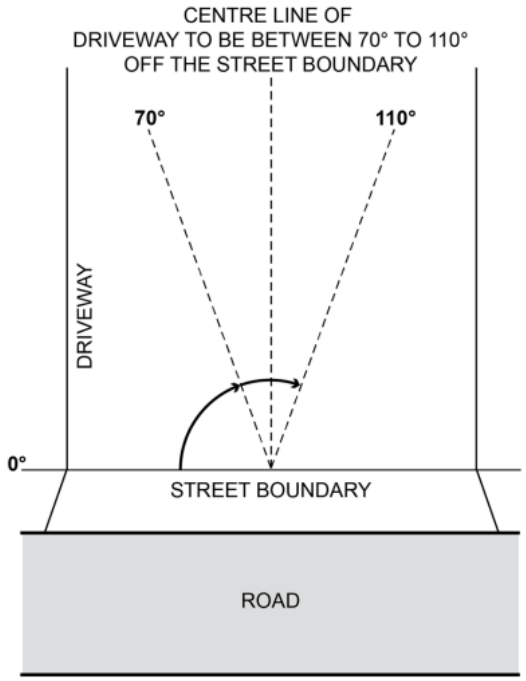
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| Earthworks and sloping land | |
| PO 8.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1<br>Development does not involve any of the following:<br><br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | DTS/DPF 8.2<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):<br><br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br><br>(a) do not contribute to the instability of embankments and cuttings<br>(b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3<br>None are applicable. |

| | |
|---|---|
| PO 8.4<br>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<br>None are applicable. |
| PO 8.5<br>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5<br>None are applicable. |
| Overlooking / Visual Privacy (low rise buildings) | |
| PO 10.1<br>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<br>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:<br>(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<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(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<br>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<br>One of the following is satisfied:<br>(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<br>or<br>(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:<br>(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<br>or<br>(ii) 1.7m above finished floor level in all other cases |
| All residential development | |
| Outlook and Amenity | |
| PO 18.1<br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1<br>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas. |
| Residential Development - Low Rise | |
| External appearance | |
| PO 20.3<br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 20.3<br>None are applicable |
| Private Open Space | |

| | |
|---|---|
| PO 21.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 21.1<br>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| PO 21.2<br>Private open space is positioned to provide convenient access from internal living areas. | DTS/DPF 21.2<br>Private open space is directly accessible from a habitable room. |
| **Landscaping** | |
| PO 22.1<br>Soft landscaping is incorporated into development to:<br>(a) minimise heat absorption and reflection<br>(b) contribute shade and shelter<br>(c) provide for stormwater infiltration and biodiversity<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 22.1<br>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<br>(a) a total area for the entire development site, including any common property, as determined by the following table:<br>**Site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>>200-450 / 20%<br>>450 / 25%<br>(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<br>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 23.2<br>Uncovered car parking space are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.2<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 23.3 | DTS/DPF 23.3 |

| | |
|---|---|
| Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | Driveways and access points satisfy (a) or (b):<br>(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<br>(b) sites with a frontage to a public road greater than 10m:<br>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;<br>(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<br>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<br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br>(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<br>(b) where newly proposed, is set back:<br>(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<br>(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<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 23.5<br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 23.5<br>Driveways are designed and sited so that:<br>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping<br>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: |

| | |
|---|---|
| |  <br>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site. |
| PO 23.6<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6<br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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<br>Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1<br>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:<br>(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<br>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |

## Table 1 - Private Open Space

| Dwelling Type | Dwelling / Site Configuration | Minimum Rate |
|---|---|---|

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

# Infrastructure and Renewable Energy Facilities

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Wastewater Services | |
| PO 12.2<br>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<br>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |

# Interface between Land Uses

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

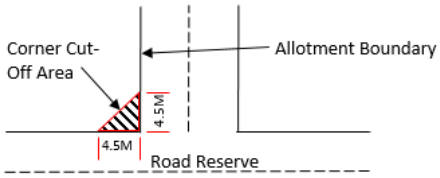
# Transport, Access and Parking

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Vehicle Parking Rates | |
| PO 5.1<br>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:<br>(a) availability of on-street car parking<br>(b) shared use of other parking areas<br>(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<br>(d) the adaptive reuse of a State or Local Heritage Place. | DTS/DPF 5.1<br>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:<br>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area<br>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply<br>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. |
| Corner Cut-Offs | |
| PO 10.1<br>Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1<br>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:<br>  |

## Table 1 - General Off-Street Car Parking Requirements

| Class of Development | Car Parking Rate (unless varied by Table 2 onwards)<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |

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

| Class of Development | Car Parking Rate<br><br>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:<br><br>1 space for each dwelling with a total floor area less than 75 square metres<br><br>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres<br><br>3 spaces for each dwelling with a total floor area greater than 150 square metres.<br><br>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings. | Capital City Zone<br><br>City Main Street Zone<br><br>City Riverbank Zone<br><br>Adelaide Park Lands Zone<br><br>Business Neighbourhood Zone (within the City of Adelaide)<br><br>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone |

**Address:** 2 COLLEGE ST COLLEGE PARK SA 5069

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

Property Zoning Details

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP1)*
Heritage Adjacency
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

**Local Variation (TNV)**

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

Selected Development(s)

Outbuilding

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

Outbuilding - Code Assessed - Performance Assessed

# Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| **Site coverage** | |
| PO 3.1<br>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. | DTS/DPF 3.1<br>Development does not result in site coverage exceeding:<br>**Site Coverage**<br>Maximum site coverage is 40 per cent<br>In instances where:<br>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies<br>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. |
| **Ancillary buildings and structures** | |
| PO 11.1<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 11.1<br>Ancillary buildings and structures:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m$^2$<br>(c) are constructed, added to or altered so that they are situated at least<br>(i) 500mm behind the building line of the dwelling to which they are ancillary<br>or<br>(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and |

(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 11.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 11.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 11.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 11.3

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

| Allotment size | Floor area |
|---|---|
| ≤500m2 | 60m2 |
| >500m2 | 80m2 |

(c) are not constructed, added to or altered so that any part is situated:

| | |
|---|---|
| | (i) in front of any part of the building line of the main building to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br><br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br><br>(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:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(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<br><br>(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<br>(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<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |

# Part 3 - Overlays

# Airport Building Heights (Regulated) Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Building height does not pose a hazard to the operation of a certified or registered aerodrome. | DTS/DPF 1.1<br>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.<br><br>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable. |

## Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development:<br>(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*<br>(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. |

# Heritage Adjacency Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>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<br>None are applicable. |

### Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development which in the opinion of the relevant authority materially affects the context within which the **State Heritage Place** is situated. | 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. |

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |
| PO 2.1<br>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is consistent with the prevailing building and wall | DTS/DPF 2.2<br>None are applicable. |

| | |
|---|---|
| heights in the historic area. | |
| PO 2.3<br>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the historic area. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the historic area. | DTS/DPF 2.5<br>None are applicable. |
| Ancillary development | |
| PO 4.1<br>Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting. | DTS/DPF 4.2<br>None are applicable. |
| Context and Streetscape Amenity | |
| PO 6.1<br>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure. | DTS/DPF 6.2<br>None are applicable. |
| Ruins | |
| PO 8.1<br>Development conserves and complements features and ruins associated with former activities of significance. | DTS/DPF 8.1<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| | **College Park Historic Area Statement (NPSP1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality. |

| Statement# | Statement |
|---|---|
| | These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |
| | Eras, themes and context: Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings. |
| | Allotments, subdivision and built form patterns: Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.<br><br>Side and rear setbacks providing large separation distances between dwellings. |
| | Architectural styles, detailing and built form features: Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.<br><br>The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or dressed and coursed sandstone. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling. |
| NPSP1 | Building height: Single storey, two storey in some locations. |
| | Materials: External walls made of bluestone or dressed and coursed sandstone. Stone, brick |

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

### Procedural Matters (PM) - Referrals

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

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

# Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br>One of the following is satisfied:<br>(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*<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

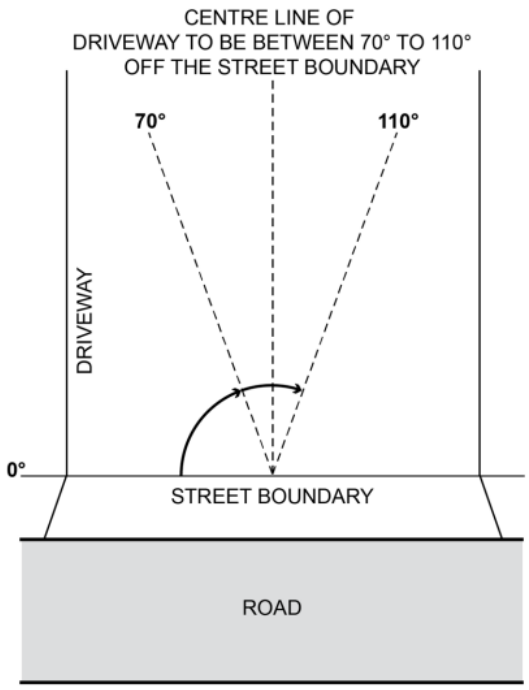
| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting |

| | |
|---|---|
| | (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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| Earthworks and sloping land | |
| PO 8.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1<br>Development does not involve any of the following:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | DTS/DPF 8.2<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):<br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br>(a) do not contribute to the instability of embankments and cuttings<br>(b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>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<br>None are applicable. |
| Residential Development - Low Rise | |
| Car parking, access and manoeuvrability | |
| PO 23.1<br>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space |

| | |
|---|---|
| | (ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br><br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 23.3<br>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | DTS/DPF 23.3<br>Driveways and access points satisfy (a) or (b):<br><br>(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<br>(b) sites with a frontage to a public road greater than 10m:<br>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;<br>(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<br>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<br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br><br>(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<br>(b) where newly proposed, is set back:<br>(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<br>(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<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 23.5<br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 23.5<br>Driveways are designed and sited so that:<br><br>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping<br>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: |




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

**Address:** 2 COLLEGE ST COLLEGE PARK SA 5069

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

### Property Zoning Details

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP1)*
Heritage Adjacency
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

**Local Variation (TNV)**

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

### Selected Development(s)

Fence

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

Fence - Code Assessed - Performance Assessed

# Part 2 - Zones and Sub Zones

# Established Neighbourhood Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

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

# Heritage Adjacency Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>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<br>None are applicable. |

## Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development which in the opinion of the relevant authority materially affects the context within which the **State Heritage Place** is situated. | 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. |

# Historic Area Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Ancillary development | |
| PO 4.4<br>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building. | DTS/DPF 4.4<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| | **College Park Historic Area Statement (NPSP1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>Eras, themes and context: Subdivision during the 1870s with dwellings built between |

| Statement# | Statement | |
|---|---|---|
| | | 1870s and 1920s. Detached dwellings. |
| | Allotments, subdivision and built form patterns | Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.<br><br>Side and rear setbacks providing large separation distances between dwellings. |
| | Architectural styles, detailing and built form features | Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.<br><br>The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or dressed and coursed sandstone. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling. |
| NPSP1 | Building height | Single storey, two storey in some locations. |
| | Materials | External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.<br><br>Traditional colours and |

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

| Statement# | Statement |
|---|---|
| | |

### Procedural Matters (PM) - Referrals

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

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

# Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br>One of the following is satisfied:<br>(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*<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is: |

| | |
|---|---|
| | (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| Fences and walls | |
| PO 9.1<br>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<br>None are applicable. |

# Transport, Access and Parking

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Sightlines | |
| PO 2.2<br>Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | DTS/DPF 2.2<br>None are applicable. |
| Corner Cut-Offs | |

| | |
|---|---|
| Light Spill | |
| PO 6.1<br>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<br>None are applicable. |
| PO 6.2<br>External lighting is not hazardous to motorists and cyclists. | DTS/DPF 6.2<br>None are applicable. |

Proske

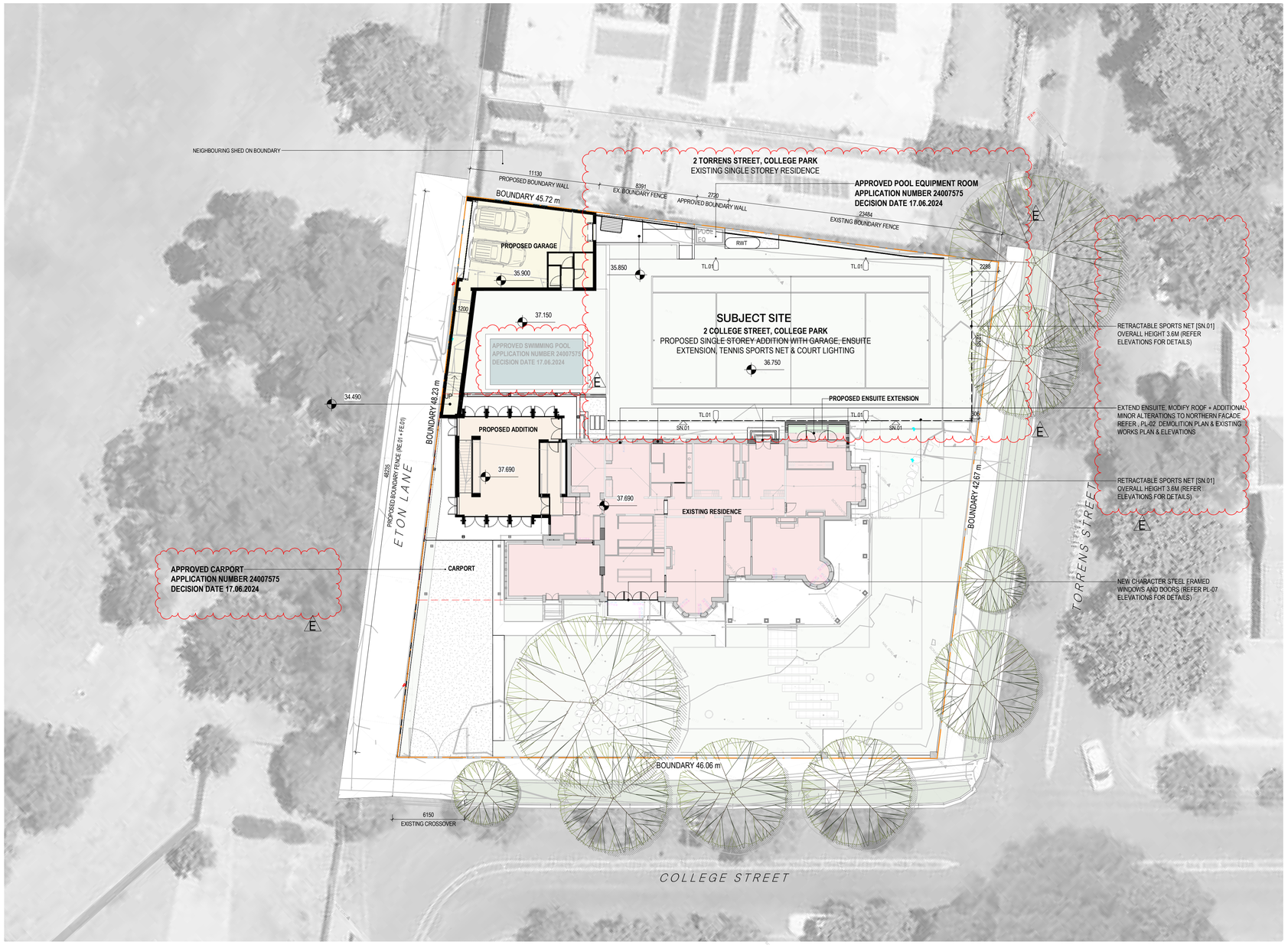
23-017 Dimitri & Marie Sarantaugas
2 College Road, College Park

PROJECT STATUS
**Planning**

DATE
**14.07.2025**

| SHEET NO | SHEET NAME | REV |
|---|---|---|
| PL-00 | Cover Sheet | B |
| PL-01 | Site Plan | E |
| PL-02 | Demolition Plan & Existing Works Plan | A |
| PL-03 | Garage & Basement Floor Plan | A |
| PL-04 | Proposed Floor Plan | E |
| PL-05 | Proposed Roof Plan | A |
| PL-06 | Proposed Elevations | C |
| PL-07 | Proposed Elevations | E |
| PL-08 | Design Sections | C |

# College Park House




EXISTING RESIDENCE

PROPOSED ADDITION

PROPOSED ENSUITE EXTENSION

PROPOSED GARAGE

**SITE PLAN**
SCALE 1 : 200

# Proske

Attachment 1

LEVEL 1, 27 HALIFAX STREET,
ADELAIDE SA 5000
08 8271 0100
PROSKE.COM.AU

## BUILDING AREA SCHEDULE

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

TOTAL ALLOTMENT AREA = 2078m2

| DESCRIPTION | AREA |
|---|---|
| CELLAR FL | |
| BASEMENT | 82 m² |
| EXISTING CELLAR | 28 m² |
| | 110 m² |
| GROUND FL | |
| EXISTING RESIDENCE | 344 m² |
| TERRACE | 111 m² |
| GARAGE | 92 m² |
| LINK | 28 m² |
| ADDITION LINK | 22 m² |
| | 597 m² |
| TOTAL BUILDING AREA | 707 m² |

0 1m 5m 10m

CLIENT
**Dimitri & Marie Sarantaugas**

| DRAWN | CHECKED | DATE |
|---|---|---|
| MC | MC | 14.07.2025 |

| SCALE | PAPER SIZE |
|---|---|
| 1 : 200 | A1 |

COPYRIGHT RESERVED PROSKE ARCHITECTS 2023
The Architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by Builder prior to commencement on site. Any discrepancies to be reported to this Proske immediately and prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.

## Planning

| | | |
|---|---|---|
| - | Planning | 27.08.2024 |
| A | RFI | 06.11.2024 |
| B | Planning | 14.03.2025 |
| C | Planning RFI | 20.03.2025 |
| D | Planning RFI - Civil | 07.05.2025 |
| E | Reps | 14.07.2025 |

DRAWING TITLE
**Site Plan**

PROJECT
**College Park House**

PROJECT N°
23-017

PROJECT ADDRESS
**2 College Road, College Park**

DRAWING N°
PL-01.E

MEMBER
AUSTRALIAN INSTITUTE
OF ARCHITECTS

Proske
LEVEL 1, 27 HALIFAX STREET,
ADELAIDE SA 5000
08 8271 0100
PROSKE.COM.AU

DEMOLISH EXISTING SHED ALONG WITH ASSOCIATED FLOORS, WALLS AND ROOF STRUCTURE

PROPOSED REMOVED OF EXISTING LOW CHIMNEY STACK, REFER PROPOSED FIRST FLOOR PLAN

REMOVE EXISTING RAINWATER TANK

REMOVE INTERNAL FLOOR TILES

REMOVE INTERNAL WALLS AND INSTALL NEW ROOF BEAM

REMOVE INTERNAL FLOOR TILES

REMOVE INTERNAL WALLS AND INSTALL NEW ROOF BEAM

REMOVE INTERNAL WINDOW AND INFILL EXISTING OPENING

REMOVE FIREPLACE RETAIN EXISTING CHIMNEY STACK ABOVE

REMOVE INTERNAL DOOR, BREAKOUT EXISTING WALL & RECENTER INTERNAL DOOR SYMMETRICALLY OVER THE FORMAL DINING ROOM

REMOVE EXISTING GROUND COVER, EXTENT SHOWN HATCHED

EXISTING TREES REMOVED

REMOVE EXTERNAL WINDOW AND INFILL OPENINGS TO MATCH EXISTING ADJACENT

RELOCATE EXISTING EXTERNAL PLUMBING INSIDE THE MAIN BUILDING WALL LINE, REDIRECT ALL PERIMETER STORMWATER TO NEW RAINWATER TANK

REMOVE EXISTING PAVING SLAB

REMOVE EXISTING EXTERNAL STAIR

REMOVE EXISTING WINDOWS AND INFILL OPENINGS TO MATCH EXISTING ADJACENT

DEMOLISH EXISTING NORTHERN WALL

DE-FIT EXISTING ENSUITE AND ADJUST PLUMBING ACCORDINGLY

REMOVE EXISTING ENSUITE WALL, INSTALL NEW ROOF BEAM

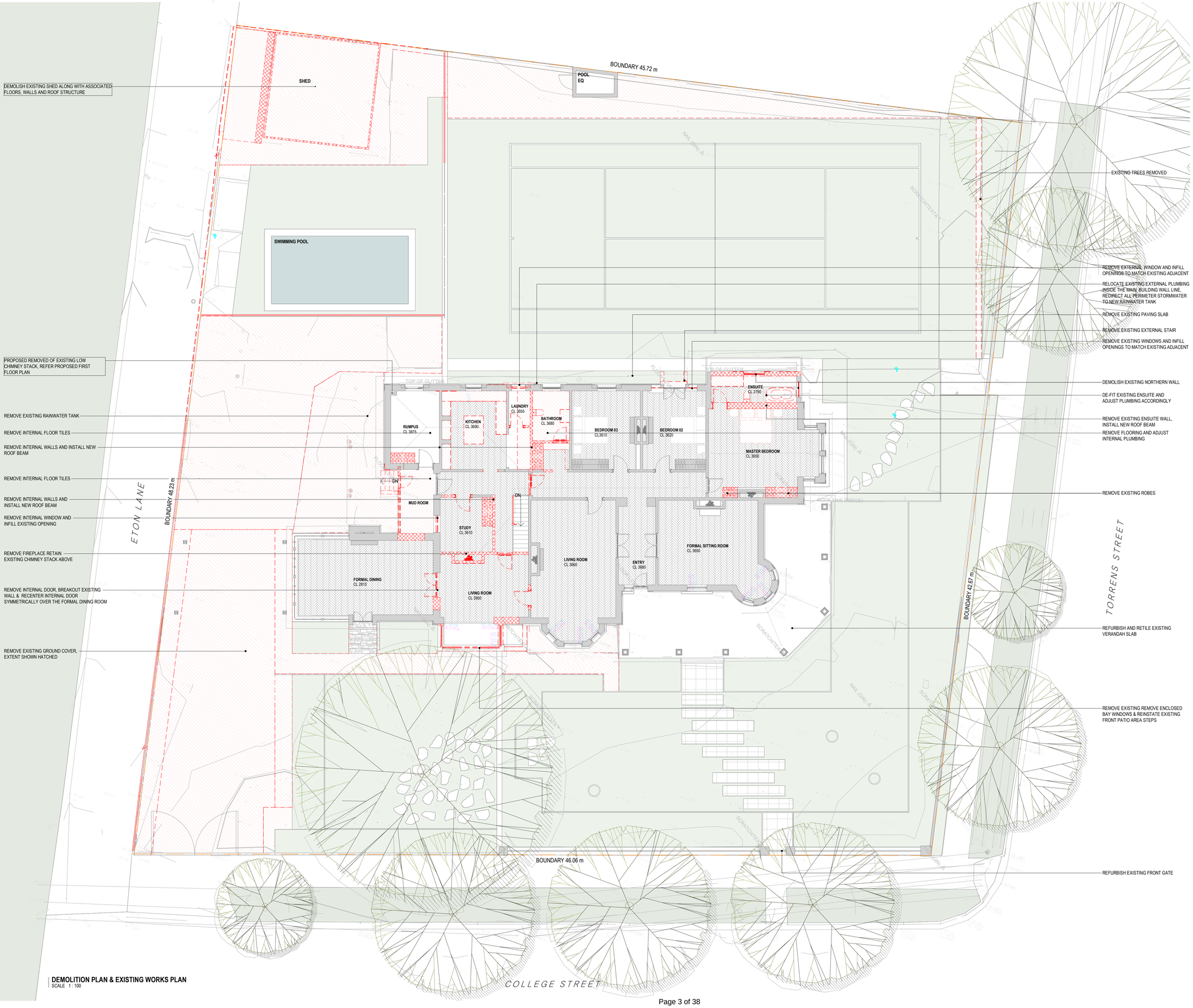
REMOVE FLOORING AND ADJUST INTERNAL PLUMBING

REMOVE EXISTING ROBES

REFURBISH AND RETILE EXISTING VERANDAH SLAB

REMOVE EXISTING REMOVE ENCLOSED BAY WINDOWS & REINSTATE EXISTING FRONT PATIO AREA STEPS

REFURBISH EXISTING FRONT GATE




**DEMOLITION PLAN & EXISTING WORKS PLAN**
SCALE 1 : 100

0 1m 2m 5m

CLIENT
**Dimitri & Marie Sarantaugas**

| DRAWN | CHECKED | DATE |
|---|---|---|
| MC | MC | 14.03.2025 |

| SCALE | PAPER SIZE |
|---|---|
| 1 : 100 | A1 |

COPYRIGHT RESERVED PROSKE ARCHITECTS 2023
The Architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by Builder prior to commencement on site. Any discrepancies to be reported to this Proske immediately and prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.

## Planning

| | | |
|---|---|---|
| - | Planning | 27.08.2024 |
| A | Planning | 14.03.2025 |

PROJECT
**College Park House**

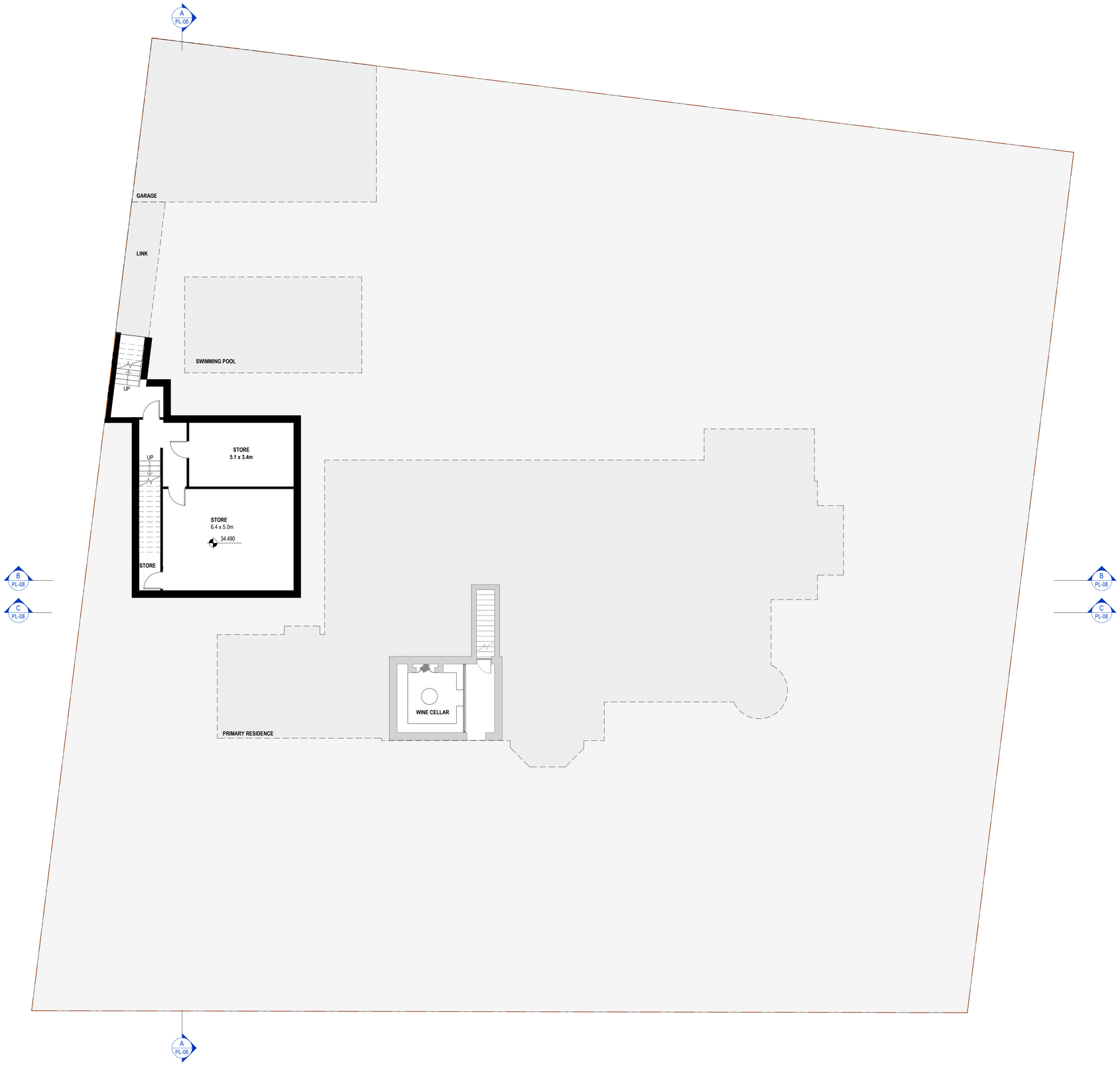
PROJECT ADDRESS
**2 College Road, College Park**

DRAWING TITLE
**Demolition Plan & Existing Works Plan**

PROJECT N°
23-017

DRAWING N°
PL-02.A

MEMBER
AUSTRALIAN INSTITUTE
OF ARCHITECTS




**BASEMENT FL**
SCALE 1 : 100


Proske

LEVEL 1, 27 HALIFAX STREET,
ADELAIDE SA 5000
08 8271 0100
PROSKE.COM.AU


Attachment 1

0 1m 2m 5m

CLIENT
**Dimitri & Marie Sarantaugas**

| DRAWN | CHECKED | DATE |
|---|---|---|
| MC | MC | 14.03.2025 |

| SCALE | PAPER SIZE |
|---|---|
| 1 : 100 | A1 |


COPYRIGHT RESERVED PROSKE ARCHITECTS 2023
The Architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by Builder prior to commencement on site. Any discrepancies to be reported to this Proske immediately and prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.


## Planning

| | | |
|---|---|---|
| - | Planning | 27.08.2024 |
| A | Planning | 14.03.2025 |

DRAWING TITLE
**Garage & Basement Floor Plan**

PROJECT
**College Park House**

PROJECT N°
23-017

PROJECT ADDRESS
**2 College Road, College Park**

DRAWING N°
PL-03.A


MEMBER
AUSTRALIAN INSTITUTE
OF ARCHITECTS

Proske
LEVEL 1, 27 HALIFAX STREET,
ADELAIDE SA 5000
08 8271 0100
PROSKE.COM.AU

APPROVED POOL EQUIPMENT ROOM
APPLICATION NUMBER 24007575
DECISION DATE 17.06.2024

BOUNDARY 45.72 m

11128
EXTENT OF GARAGE WALL ON BOUNDARY

GARAGE
7.0-6.8 x 6.1m
+CARLIFT

SHWR 1.6 x 1.6m
STORE
STORE
STORE
SAUNA 1.6 x 2.4m
WC 1.6 x 1.6m

SERVICE COURT
1:4
POOL EQUIPMENT
RWT

35.900
37.150
36.750
37.690

APPROVED SWIMMING POOL
APPLICATION NUMBER 24007575
DECISION DATE 17.06.2024

SUBJECT SITE

**2 COLLEGE STREET, COLLEGE PARK**
PROPOSED SINGLE STOREY ADDITION WITH GARAGE, ENSUITE EXTENSION, TENNIS SPORTS NET & COURT LIGHTING

RETRACTABLE SPORTS NET [SN.01]

TENNIS COURT
30.9m x 13.9m

BASEMENT SHOWN BLUE

EXTENT OF PERIMETER STEEL ARBOR CANOPY SHOWN RED DASHED

BOUNDARY 48.23 m

1200

UP

LAUNDRY
4.3 x 2.15m

650 1050 450

UNDERCOVER TERRACE
5.0 x 8.4m

BED 5
BED 2
BATH
BED 3
BED 4
ENS
ROBE
STORE
MASTER

DN

PANTRY
650 1365 890
FR

LINEN

POW

KITCHEN
LIVING
FORMAL SITTING ROOM
FORMAL DINING

CARPORT

APPROVED CARPORT
APPLICATION NUMBER 24007575
DECISION DATE 17.06.2024

ETON LANE

TORRENS STREET

BOUNDARY 42.67 m

BOUNDARY 46.06 m

COLLEGE STREET

TL.01 SN.01 3288 606

A PL-08 B PL-08 C PL-08 E

## BUILDING AREA SCHEDULE

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

TOTAL ALLOTMENT AREA = 2078m2

| DESCRIPTION | AREA |
|---|---|
| CELLAR FL | |
| BAREMENT | 82 m² |
| EXISTING CELLAR | 28 m² |
| | 110 m² |
| GROUND FL | |
| EXISTING RESIDENCE | 344 m² |
| TERRACE | 111 m² |
| GARAGE | 92 m² |
| LINK | 28 m² |
| ADDITION LINK | 22 m² |
| | 597 m² |
| TOTAL BUILDING AREA | 707 m² |

0 1m 2m 5m

CLIENT
**Dimitri & Marie Sarantaugas**

| DRAWN | CHECKED | DATE |
|---|---|---|
| MC | MC | 14.07.2025 |

| SCALE | PAPER SIZE |
|---|---|
| 1:100 | A1 |

COPYRIGHT RESERVED PROSKE ARCHITECTS 2023
The Architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by Builder prior to commencement on site. Any discrepancies to be reported to this Proske immediately and prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.

## Planning

| | | |
|---|---|---|
| - | Planning | 27.08.2024 |
| A | RFI | 06.11.2024 |
| B | Planning | 14.03.2025 |
| C | Planning RFI | 20.03.2025 |
| D | Planning RFI - Civil | 07.05.2025 |
| E | Reps | 14.07.2025 |

DRAWING TITLE
**Proposed Floor Plan**

PROJECT
**College Park House**

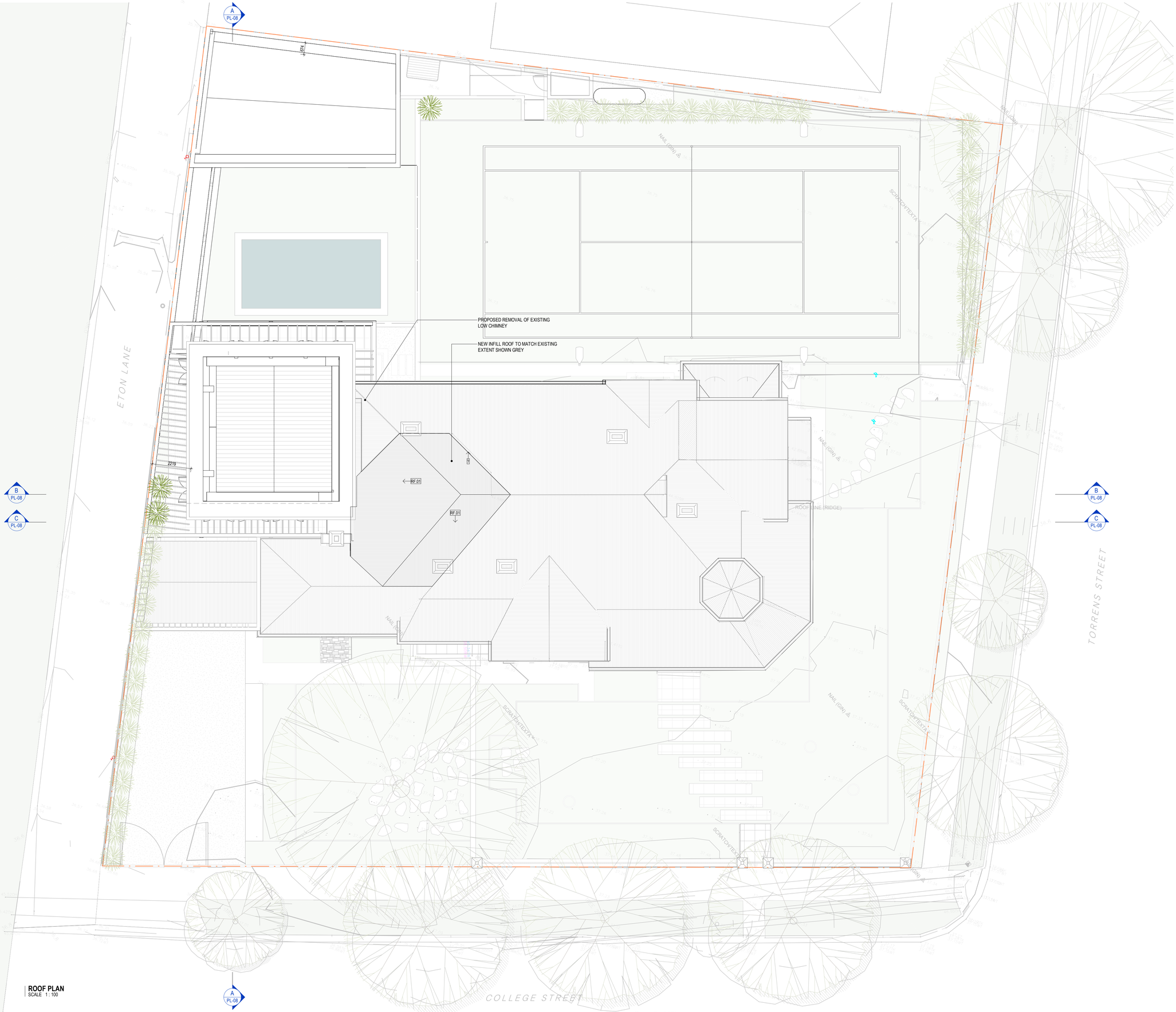
PROJECT N°
23-017

PROJECT ADDRESS
**2 College Road, College Park**

DRAWING N°
PL-04.E

MEMBER AUSTRALIAN INSTITUTE OF ARCHITECTS

**GROUND FLOOR PLAN**
SCALE 1 : 100




**ROOF PLAN**
SCALE 1 : 100



Proske
LEVEL 1, 27 HALIFAX STREET,
ADELAIDE SA 5000
08 8271 0100
PROSKE.COM.AU

0 1m 2m 5m

CLIENT
**Dimitri & Marie Sarantaugas**

| DRAWN | CHECKED | DATE |
|---|---|---|
| MC | MC | 14.03.2025 |

| SCALE | PAPER SIZE |
|---|---|
| 1 : 100 | A1 |

COPYRIGHT RESERVED PROSKE ARCHITECTS 2023
The Architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by Builder prior to commencement on site. Any discrepancies to be reported to this Proske immediately and prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.

## Planning

| | | |
|---|---|---|
| – | Planning | 27.08.2024 |
| A | Planning | 14.03.2025 |

DRAWING TITLE
**Proposed Roof Plan**

PROJECT
**College Park House**

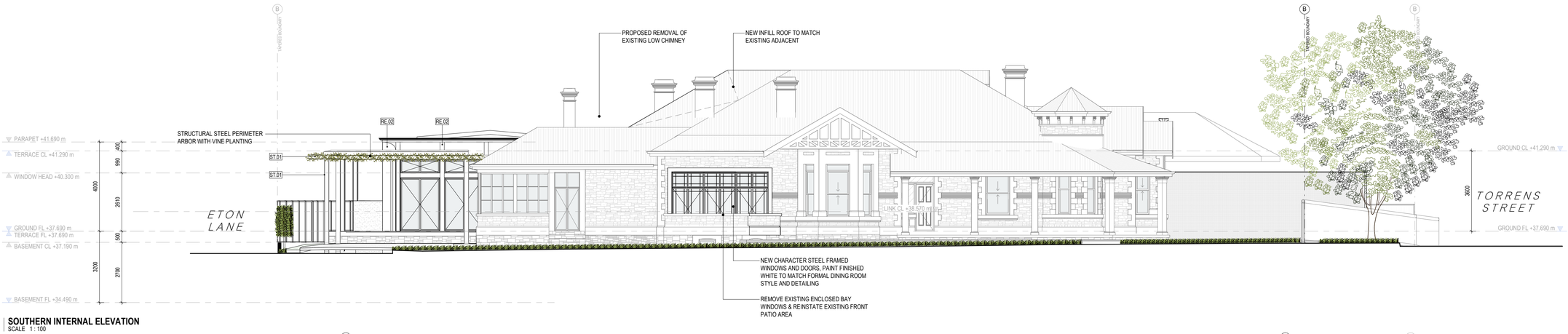
PROJECT N°
23-017

PROJECT ADDRESS
**2 College Road, College Park**

DRAWING N°
PL-05.A

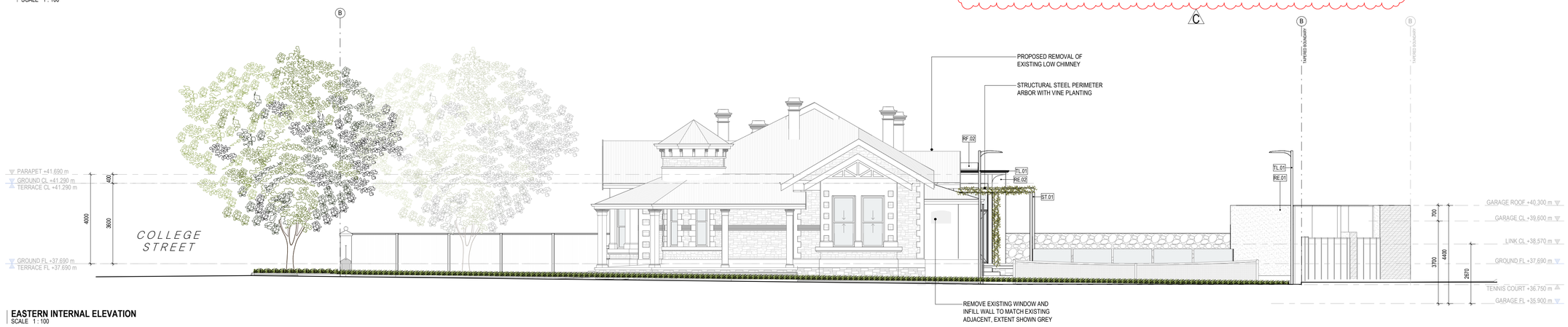
MEMBER
AUSTRALIAN INSTITUTE
OF ARCHITECTS

**SOUTHERN STREETSCAPE ELEVATION (COLLEGE STREET)**
SCALE 1 : 100




**SOUTHERN INTERNAL ELEVATION**
SCALE 1 : 100

**EASTERN STREETSCAPE ELEVATION (TORRENS STREET)**
SCALE 1 : 100




**EASTERN INTERNAL ELEVATION**
SCALE 1 : 100



Proske
LEVEL 1, 27 HALIFAX STREET,
ADELAIDE SA 5000
08 8271 0100
PROSKE.COM.AU

Attachment 1

## EXTERNAL FINISHES - PL

| CODE | DESCRIPTION |
|---|---|
| BAL.1 | BALUSTRADE 01<br>FRAMELESS GLASS POOL BALUSTRADE WITH RECESSED CHANNEL<br>FINISH: CLEAR |
| DP.01 | EXTERNAL DOWNPIPE 01<br>PAINT FINISHED UPVC CLOSED SYSTEM<br>COLOUR: COLORBOND 'OFF WHITE' |
| FE.01 | FENCE TYPE 01<br>GOOD NEIGHBOUR FENCE<br>COLOUR: COLORBOND 'BASALT' FINISH (OR SIMILAR) |
| FE.02 | FENCE TYPE 02<br>PAINT FINISHED METAL ROD / TUBULAR FENCE<br>COLOUR: COLORBOND 'NIGHT SKY' |
| GD.01 | GARAGE DOOR 01<br>AUTOMATED ROLLER DOOR<br>COLOUR: COLORBOND 'SOUTHERLY' FINISH |
| GL | GLAZING EXTERNAL 01<br>TRANSPARENT CLEAR GLAZING |
| RE.01 | RENDER FINISH 01<br>PAINT FINISHED RENDER OVER MASONRY, SANDY TEXTURAL FINISH<br>COLOUR: LIGHT WARM SANDY FINISH |
| RE.02 | RENDER FINISH 02<br>PAINT FINISHED ACRYLIC RENDER<br>COLOUR: DULUX NATURAL WHITE |
| RF.01 | ROOF FINISH 01<br>CUSTOM ORB ROOF SHEETING<br>COLOUR: TO MATCH EXISTING ADJACENT |
| RW.01 | RETAINING WALL 01<br>CONCRETE SLEEPER RETAINING WALL<br>COLOUR: LIGHT GREY FINISH |
| RWT | RAINWATER TANK |
| SN.01 | SPORTS NET 01<br>RETRACTABLE SPORTS NET |
| ST.01 | STEEL TYPE 01<br>PAINT FINISH STRUCTURAL STEEL<br>COLOUR: DULUX NATURAL WHITE |
| TL.01 | TENNIS COURT LIGHTING 01<br>TENNIS COURT LED LIGHTING<br>6.0m HIGH POLE<br>POLE COLOUR: BLACK |

0 1m 2m 5m

CLIENT
**Dimitri & Marie Sarantaugas**

| DRAWN | CHECKED | DATE |
|---|---|---|
| MC | MC | 14.07.2025 |

| SCALE | PAPER SIZE |
|---|---|
| 1 : 100 | A1 |

COPYRIGHT RESERVED PROSKE ARCHITECTS 2023
The Architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by Builder prior to commencement on site. Any discrepancies to be reported to this Proske immediately and prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.

# Planning

| | | |
|---|---|---|
| – | Planning | 27.08.2024 |
| A | Planning | 14.03.2025 |
| B | Planning RFI – Civil | 07.05.2025 |
| C | Reps | 14.07.2025 |

DRAWING TITLE
**Proposed Elevations**

PROJECT
**College Park House**

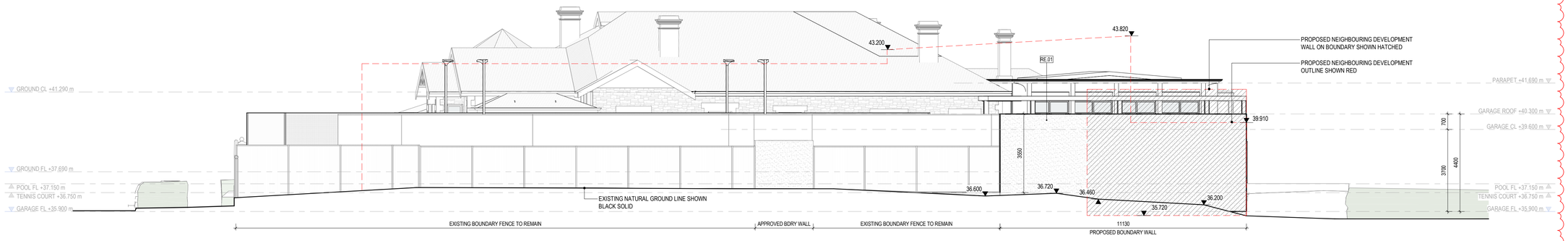
PROJECT N°
**23-017**

PROJECT ADDRESS
**2 College Road, College Park**

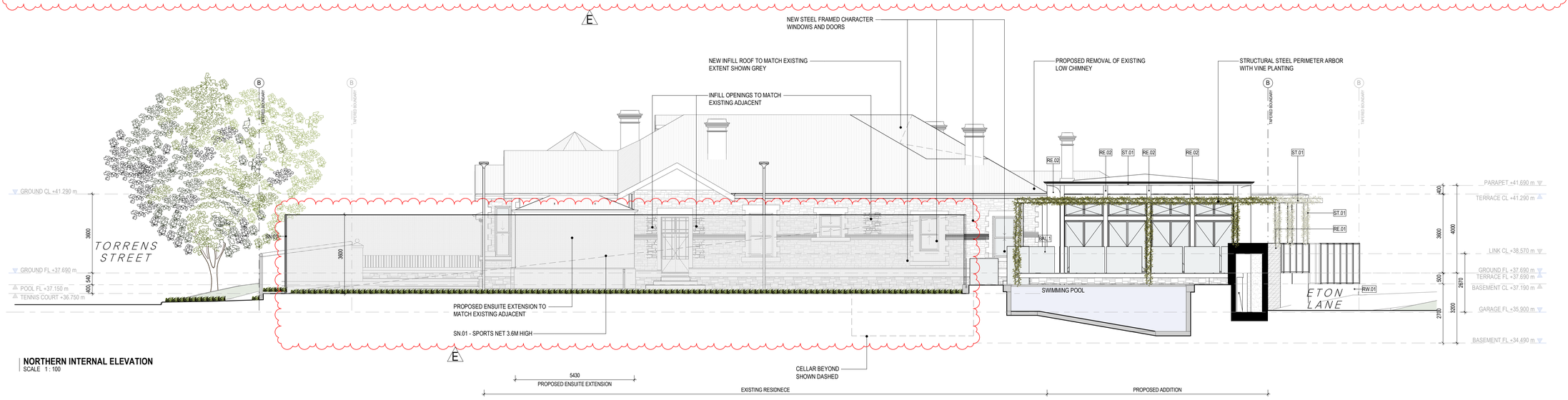
DRAWING N°
**PL-06.C**

MEMBER
AUSTRALIAN INSTITUTE
OF ARCHITECTS

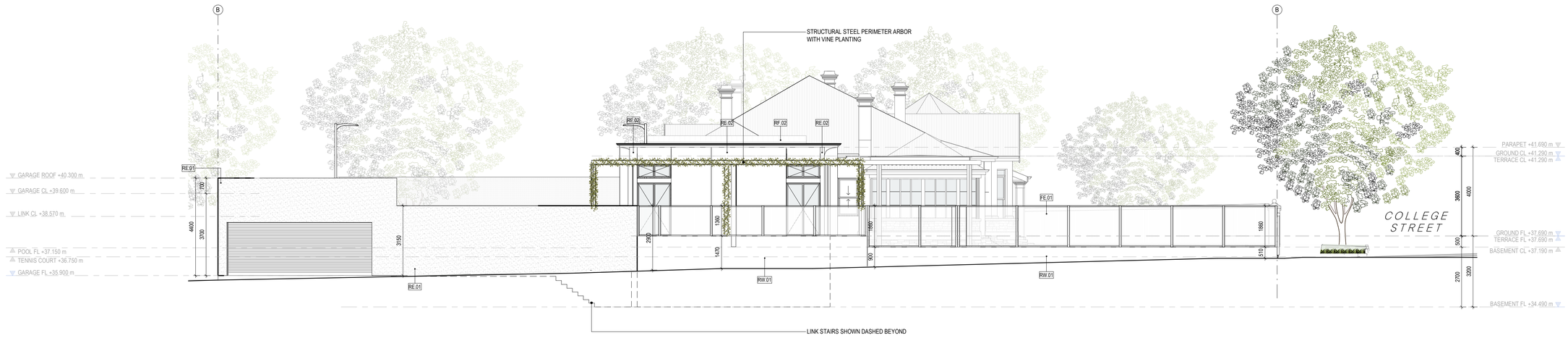
Proske
LEVEL 1, 27 HALIFAX STREET,
ADELAIDE SA 5000
08 8271 0100
PROSKE.COM.AU




**NORTHERN BOUNDARY ELEVATION**
SCALE 1 : 100




**NORTHERN INTERNAL ELEVATION**
SCALE 1 : 100




**WESTERN ELEVATION (ETON LANE)**
SCALE 1 : 100

## EXTERNAL FINISHES - PL

| CODE | DESCRIPTION |
|---|---|
| BAL.1 | BALUSTRADE 01<br>FRAMELESS GLASS POOL BALUSTRADE WITH RECESSED CHANNEL<br>FINISH: CLEAR |
| DP.01 | EXTERNAL DOWNPIPE 01<br>PAINT FINISHED UPVC CLOSED SYSTEM<br>COLOUR: COLORBOND 'OFF WHITE' |
| FE.01 | FENCE TYPE 01<br>GOOD NEIGHBOUR FENCE<br>COLOUR: COLORBOND 'BASALT' FINISH (OR SIMILAR) |
| FE.02 | FENCE TYPE 02<br>PAINT FINISHED METAL ROD / TUBULAR FENCE<br>COLOUR: COLORBOND 'NIGHT SKY' |
| GD.01 | GARAGE DOOR 01<br>AUTOMATED ROLLER DOOR<br>COLOUR: COLORBOND 'SOUTHERLY' FINISH |
| GL | GLAZING EXTERNAL 01<br>TRANSPARENT CLEAR GLAZING |
| RE.01 | RENDER FINISH 01<br>PAINT FINISHED RENDER OVER MASONRY, SANDY TEXTURAL FINISH<br>COLOUR: LIGHT WARM SANDY FINISH |
| RE.02 | RENDER FINISH 02<br>PAINT FINISHED ACRYLIC RENDER<br>COLOUR: DULUX NATURAL WHITE |
| RF.01 | ROOF FINISH 01<br>CUSTOM ORB ROOF SHEETING<br>COLOUR: TO MATCH EXISTING ADJACENT |
| RW.01 | RETAINING WALL 01<br>CONCRETE SLEEPER RETAINING WALL<br>COLOUR: LIGHT GREY FINISH |
| RWT | RAINWATER TANK |
| SN.01 | SPORTS NET 01<br>RETRACTABLE SPORTS NET |
| ST.01 | STEEL TYPE 01<br>PAINT FINISH STRUCTURAL STEEL<br>COLOUR: DULUX NATURAL WHITE |
| TL.01 | TENNIS COURT LIGHTING 01<br>TENNIS COURT LED LIGHTING<br>6.0m HIGH POLE<br>POLE COLOUR: BLACK |

0 1m 2m 5m

CLIENT
**Dimitri & Marie Sarantaugas**

| DRAWN | CHECKED | DATE |
|---|---|---|
| MC | MC | 14.07.2025 |

| SCALE | PAPER SIZE |
|---|---|
| 1 : 100 | A1 |

COPYRIGHT RESERVED PROSKE ARCHITECTS 2023
The Architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by Builder prior to commencement on site. Any discrepancies to be reported to this Proske immediately and prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.

## Planning

| | | |
|---|---|---|
| - | Planning | 27.08.2024 |
| A | RFI | 06.11.2024 |
| B | Planning | 14.03.2025 |
| C | Planning RFI | 20.03.2025 |
| D | Planning RFI - Civil | 07.05.2025 |
| E | Reps | 14.07.2025 |

DRAWING TITLE
**Proposed Elevations**

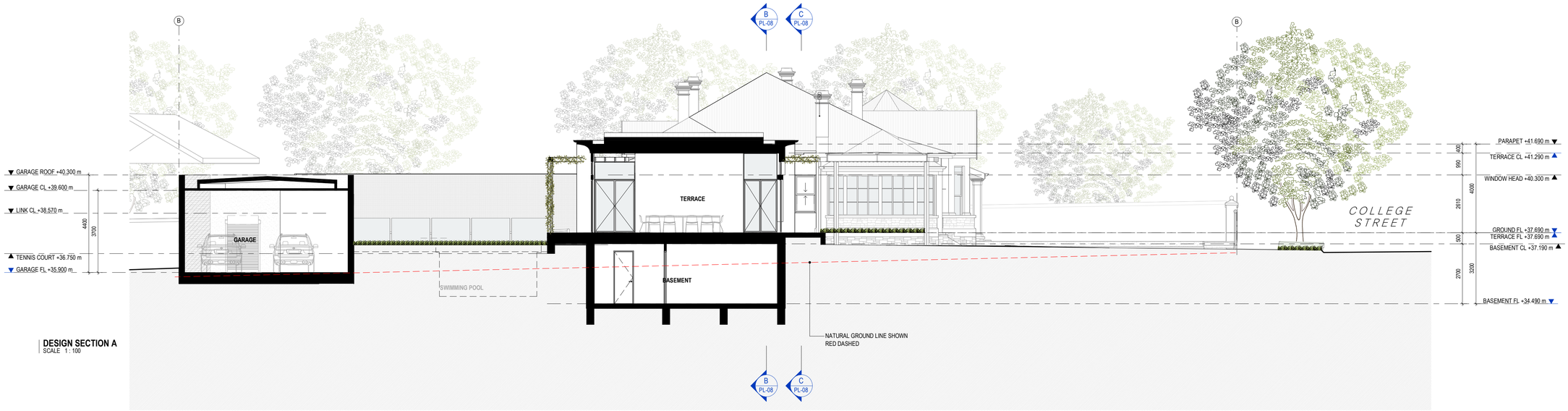
PROJECT
**College Park House**

PROJECT N°
23-017

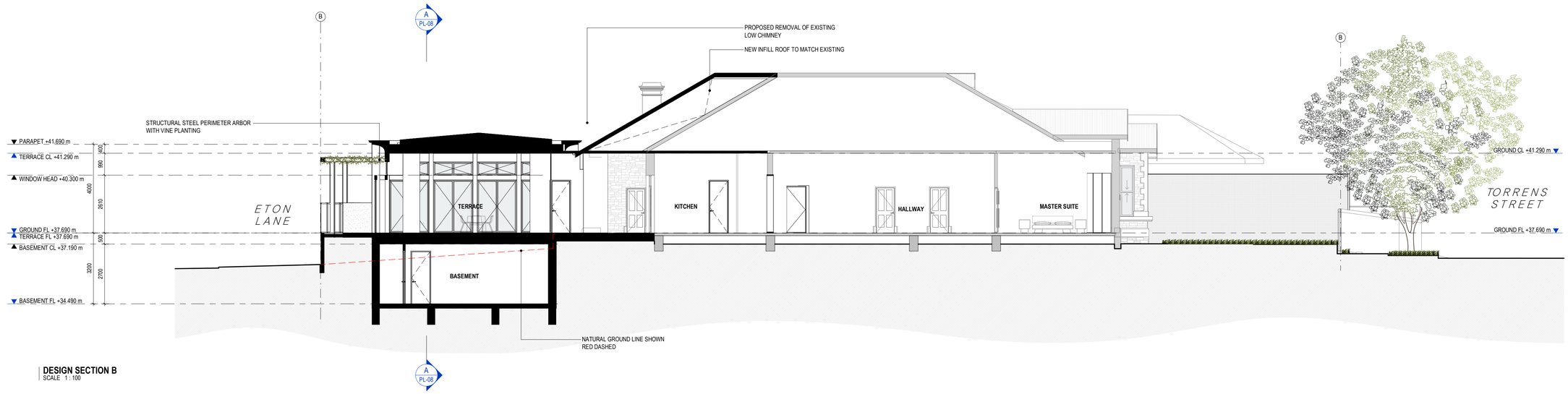
PROJECT ADDRESS
**2 College Road, College Park**

DRAWING N°
PL-07.E

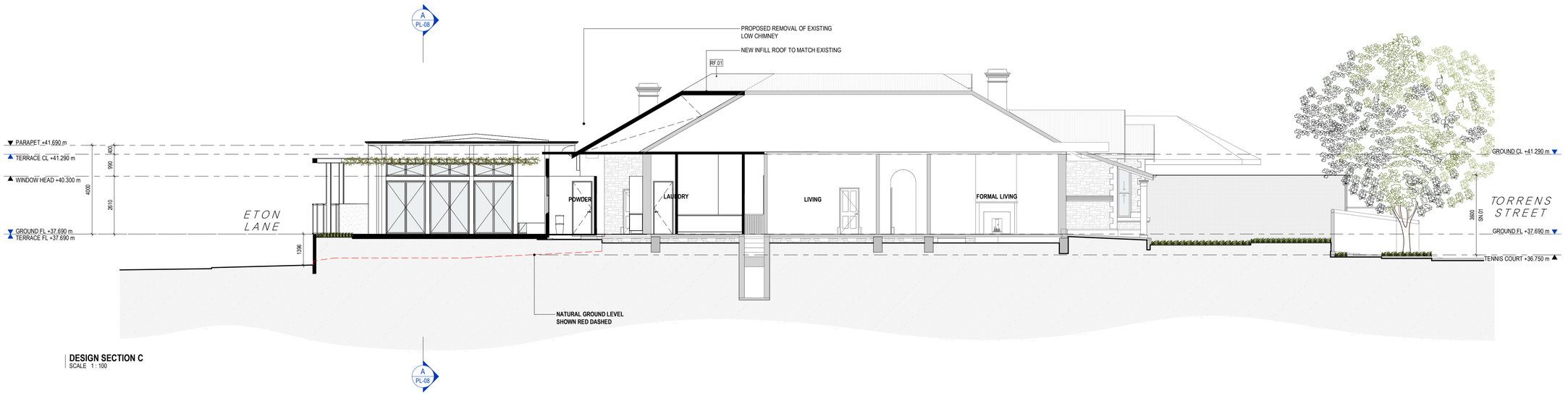
MEMBER
AUSTRALIAN INSTITUTE
OF ARCHITECTS




**DESIGN SECTION A**
SCALE 1 : 100




**DESIGN SECTION B**
SCALE 1 : 100




**DESIGN SECTION C**
SCALE 1 : 100


Proske

LEVEL 1, 27 HALIFAX STREET,
ADELAIDE SA 5000
08 8271 0100
PROSKE.COM.AU


Attachment 1

0 1m 2m 5m

CLIENT
**Dimitri & Marie Sarantaugas**

| DRAWN | CHECKED | DATE |
|---|---|---|
| MC | MC | 07.05.2025 |

| SCALE | PAPER SIZE |
|---|---|
| 1:100 | A1 |


COPYRIGHT RESERVED PROSKE ARCHITECTS 2023
The Architect takes no responsibility for dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, levels and all manufactured items to be verified by Builder prior to commencement on site. Any discrepancies to be reported to this Proske immediately and prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.


## Planning

| | | |
|---|---|---|
| – | Planning | 27.08.2024 |
| A | RFI | 06.11.2024 |
| B | Planning | 14.03.2025 |
| C | Planning RFI – Civil | 07.05.2025 |

DRAWING TITLE
**Design Sections**

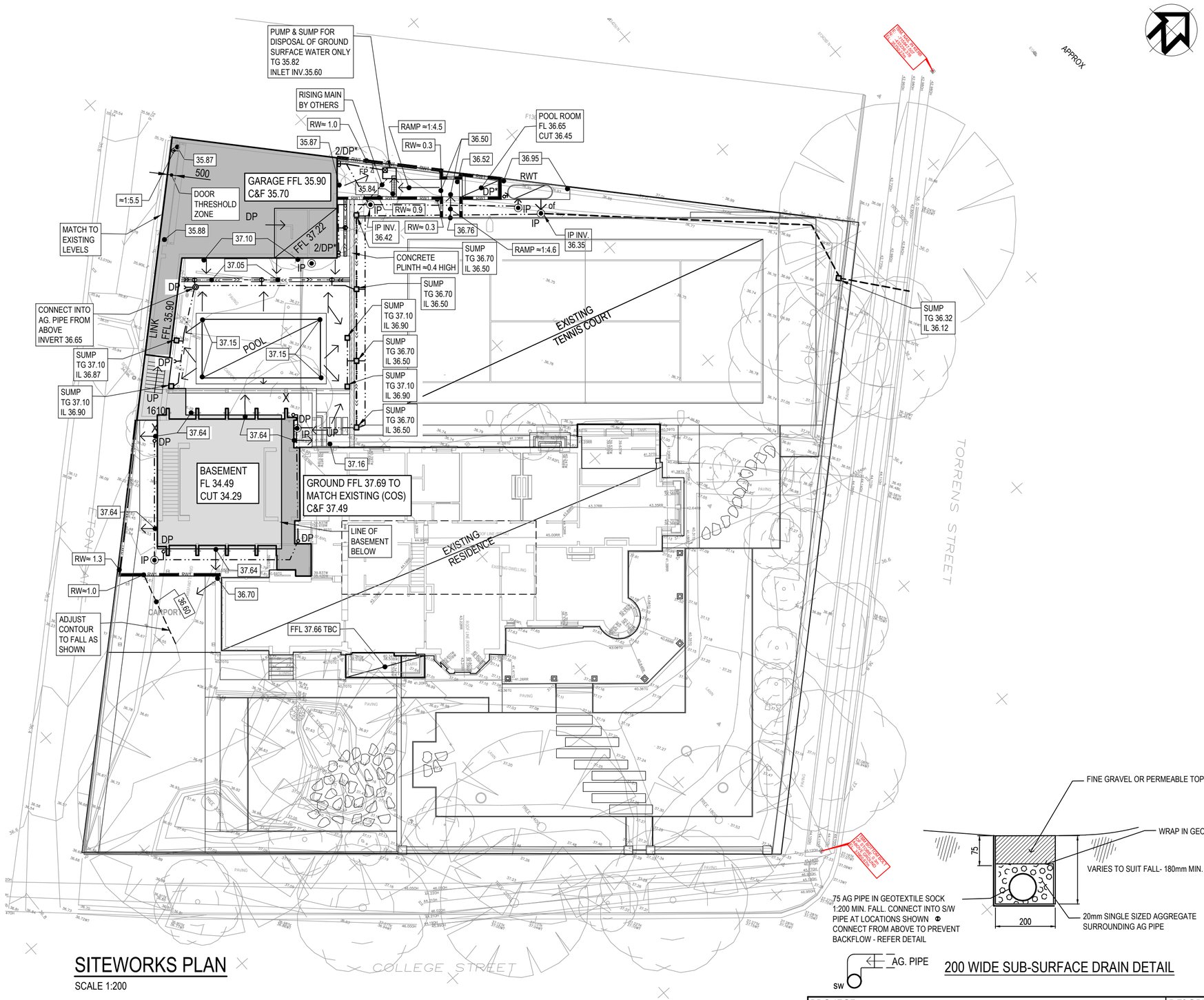
PROJECT
**College Park House**

PROJECT N°
23-017

PROJECT ADDRESS
**2 College Road, College Park**

DRAWING N°
PL-08.C

MEMBER
AUSTRALIAN INSTITUTE
OF ARCHITECTS




## SITEWORKS PLAN

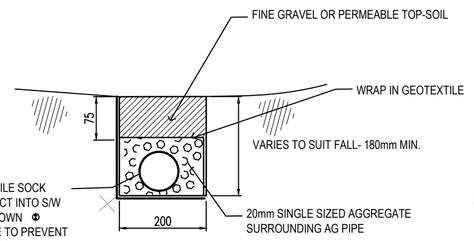
SCALE 1:200

## GENERAL NOTES

1. THIS IS AN ENGINEERING SURVEY PLAN, AND SHOULD NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
2. SURVEYED BY OTHERS.
3. ALL SITE LEVELS AND DETAILS MUST BE CHECKED AND APPROVED BY THE OWNER/BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
4. CONSTRUCTION OF STORMWATER SYSTEMS TO COMPLY WITH AS/NSZ 3500.3 "PLUMBING AND DRAINAGE - PART 3 : STORMWATER DRAINAGE"
5. REFER TO ARCHITECTURAL SITE PLAN FOR SET OUT DIMENSIONS.
6. THE FINISHED GROUND LEVEL ADJACENT TO EXTERNAL FOOTING SHALL BE SET DOWN TO SUIT REQUIRED PAVING LEVELS AND FALLS. REFER TO ENGINEERING REPORT FOR PAVING DETAILS.
7. COVER TO PIPES SHALL COMPLY WITH AS/NSZ 3500.3 PIPES LESS THAN 200mm BELOW THE FINISHED SURFACE UNDER THE DRIVEWAYS SHALL BE ENCASED IN 100mm OF CONCRETE.
8. PROVIDE SUITABLE PROPRIETARY FIRST FLUSH SYSTEM TO RAINWATER TANK INLETS, INCLUDING LEAF SCREENS ETC.
9. THE STORMWATER DRAINAGE SYSTEM SHALL BE INSTALLED AS SHOWN. ALTERATIONS TO THE SYSTEM MUST BE APPROVED BY THIS OFFICE TO ENSURE THAT THE INTEGRITY OF THE DESIGN IS MAINTAINED.
10. SITE CLASSIFICATION TO AS2870-2011 : TO BE CONFIRMED
11. TREE REMOVAL TO BE CONFIRMED WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK ON SITE ANY CHANGES TO THE EXTENT SHOWN ON THIS DRAWING MUST BE CONFIRMED WITH THIS OFFICE
12. THE RETAINING WALL/PLINTH INFORMATION SHOWN IS SPECIFIC TO THE EXTEND OF CUT AND FILL CARRIED OUT ON THIS SITE ONLY. THE DESIGN OF ALL BOUNDARY RETAINING/PLINTH SHALL BE CARRIED OUT TO REFLECT THE INFLUENCE OF ALL EXISTING EARTHWORKS, RETAINING WALL AND STRUCTURES.

## LEGEND

- Ø90 — DN90 STORMWATER PIPE
- Ø100 — DN100 STORMWATER PIPE
- Ø75 — DN75 STORMWATER PIPE
- DP — DOWNPIPES
- DP* — DOWNPIPES DRAINING INTO THE RAINWATER TANKS (SHOWN DP*) SHALL BE SEALED TO THE UNDERGROUND STORMWATER SYSTEM GRADE ALL SEALED SYSTEM STORMWATER TO FLUSH POINT
- FP — FLUSH POINT IN SUMP PROVIDE REMOVABLE SCREW CAP TO END OF PIPE IN SUMP TO ALLOW FOR PERIODIC CLEANING OF SEALED SYSTEM
- 90 PVC RISER + GRATE
- SUMP, (CLASS A GRATED COVER, U.N.O)
- IP — INSPECTION POINT
- RWT — RAINWATER RETENTION/DETENTION TANKS 5000 LITRE MIN. CAPACITY 5000 LITRES RETENTION CONNECTED TO ONE TOILET AND EITHER THE LDRY COLD WATER OUTLETS OR HOT WATER SERVICE. CONNECTED TO TANK BY DN90 PIPE
- of — OVERFLOW PIPE CONNECTED TO TANK OUTLET PIPE
- 100.000 — FINISHED DESIGN LEVELS
- SURFACE FALL
- RW 1.5 — RETAINING WALL HEIGHT
- RW1 — RETAINING WALL/CONCRETE PLINTH (1.5m MAX. HEIGHT) BY OWNER
- CONCRETE PLINTH ≈ 0.4m HIGH
- X — EXISTING TREE TO BE REMOVED
- TG. 99.875 IL. 99.675 — DESIGN LEVEL: TG. TOP OF GRATE IL. INVERT LEVEL
- STRIP DRAIN TO ARCHITECTS SELECTION. FALL IN THE DIRECTION OF ARROWS
- EARTH SPOON DRAIN. FALL IN THE DIRECTION OF ARROWS
- SUB SURFACE DRAIN. FALL IN THE DIRECTION OF ARROWS REFER TO DETAIL




200 WIDE SUB-SURFACE DRAIN DETAIL

| REV | REVISION DESCRIPTION | DATE | CHK |
|---|---|---|---|
| B | ISSUED FOR PLANNING APPROVAL | XX/05/2025 | GS |
| A | ISSUED FOR PLANNING APPROVAL | 05/11/2024 | GS |

GAMA CONSULTING
a: Suite 3, No.83 Fullarton Rd, KENT TOWN, SA 5067
T: 08 7123 4050
admin@gamaconsulting.com.au
www.gamaconsulting.com.au

THIS DRAWING IS COPYRIGHT © AND REMAINS THE PROPERTY OF GAMA CONSULTING PTY LTD

| | |
|---|---|
| PROJECT: SARANTAUGAS RESIDENCE | DESCRIPTION: SITEWORKS PLAN |
| SITE ADDRESS: 2 COLLEGE STREET COLLEGE PARK, SA | |
| CLIENT: DIMITRI SARANTAUGAS | COUNCIL: NORWOOD PAYNEHAM ST PETERS |

**APPROVAL** NOT FOR CONSTRUCTION

| DRAWN | DESIGNED |
|---|---|
| IB | GS |
| DRAFT CHK | DESIGN CHK |
| GS | GS |

DRAWING No. 241078 C-01 REV B

SHEET SIZE: A2

T:\2024\241078\11 CAD\2 CIV\241078-C.DWG

ENVIRONMENTAL LIGHTING AUSTRALIA PTY LTD

QUEENSLAND TENNIS CENTRE - SHOW COURT 1

# ELA UNILUX
## *SHARP CUT OFF v4*

tennislights.com

*Innovative Australian designed and manufactured sports luminaires*

## Versatile and Efficient Sports Lighting

AUSTRALIAN MADE

The ELA Unilux Sharp Cut Off series are high performance LED sports luminaires, proudly designed and manufactured in Australia.

In 2016, after many years excelling in environmenal HID lighting, the ELA design team produced the most versatile LED luminaire as the next generation of sports lighting.

Designed to replace ELA's very successful SPS-MH series, this LED product range has been installed on sports courts throughout Australia since 2016, the updated v4 continues to produce outstanding results through the latest innovative technology.

## Key Features

- Wide range of optics and distributions, and ELA's variable distribution system, designed specifically for sports.
- Outstanding housing made in Australia for Australian conditions.
- Optimum performance and versatility to meet AS2560.
- Low glare and spill light to meet AS4282 obtrusive light standard.
- No external cables. The use of internal cabling reduces installation time, protects cables and enhances appearance.
- Factory fitted connecting cable to reach pole base.
- Integral and remote driver options.
- Unique mounting system to minimize installation times.
- Well established product used extensively throughout Australia – please refer to ELA project list.
- Industry leading performance matched with clean modern aesthetics.
- Ideally suited to new installations and upgrades.

## Applications

- Tennis Courts - Club and Residential
- Outdoor Basketball
- Outdoor Netball
- Multipurpose Courts
- Futsal And Small Sided Football (Soccer)
- Bowling Greens
- Cricket Nets
- Equestrian Arenas
- Refer to ELA Unilux HLF Series for sports field applications.

www.tennislights.com
16/21-22 National Drive, Hallam VIC 3803
PO Box 8154, Croydon VIC 3136

Environmental Lighting Australia Pty Ltd
Ph: 03 5952 5587 E: sales@tennislights.com

# MOUNTING OPTIONS

## OPTION 1 - INTEGRAL ADAPTER

Supplied with integral, slip fit mounting adapter to suit nominated pole top/spigot type. Cable entry is internal (no external cables).

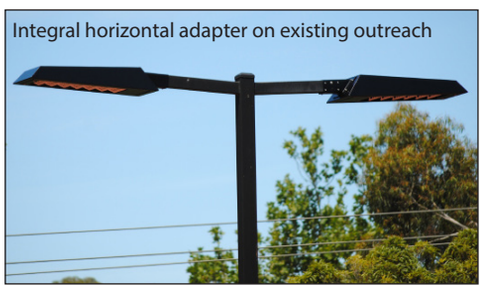
Integral pole top adapter

**Standard integral adapters to suit the following pole top/vertical spigot:**

| Round Pipe: | Square (SHS): |
|---|---|
| 60mm OD (50NB) | 75x75mm |
| 76mm OD (65NB) | 90x90mm |
| 89mm OD (80NB) | 100x100mm |
| 102 OD (90NB) | |
| 114mm OD (100NB) | |

**Standard integral adapters to suit horizontal spigot/outreach:**

| Round Pipe: | Rectangular (RHS): | Square (SHS): |
|---|---|---|
| 60mm OD (50NB) | 75x50mm | 75x75mm |
| 76mm OD (65NB) | 100x50mm | 100x100mm |
| 89mm OD (80NB) | 100x75mm | |
| 102 OD (90NB) | | |


Integral horizontal adapter on existing outreach

**Finish:** Powder coated to match luminaire finish.

**Note:** Sizes listed are the size of the pole top or spigot that the adapters are designed to slip over. The dimensions of the adapters are not shown.

## OPTION 2 - ELA PRE-AIMED BRACKET

This option is suited to applications where the luminaire is to be mounted to an outreach, and/or multiple units per pole. Fasteners supplied to attach luminaire to ELA bracket.

Triple forward with custom angles

**This unique mounting system is designed for ease of installation:**

- Cable entry is internal from lighting pole to luminaire (no external cables).
- Tilt angle is pre-set into mounting bracket as per project lighting design.
- Outreach length is based on lighting design

Mounting brackets are fabricated in house by ELA to suit project requirements. Most configurations are standard items, with the ability to fabricate customised options if required.

Double 'V' with outreach

**Standard configurations available:**

- Single, 2 way, 3 way, 4 way
- Range of outreach lengths from 250mm to 1500mm
- Range of aiming configurations - e.g. double 'V', back to back 'T', twin forward etc.
- Range of upward tilt angles

**Please contact ELA for more specific detail on the standard configurations.**

**Standard bracket range to suit the following pole top/vertical spigots:**

| Round Pipe: | Square (SHS): |
|---|---|
| 60mm OD (50NB) | 75x75mm SHS |
| 76mm OD (65NB) | 90x90mm SHS |
| 89mm OD (80NB) | 100x100mm SHS |
| 102 OD (90NB) | 125x125mm SHS |
| 114mm OD (100NB) | 150x150mm SHS |

Back to back 'T' with outreach

**Finish:** Hot dipped galvanized and powder coated options.

## OPTION 3 - ELA ADJUSTABLE TRUNNION BRACKET

This option is suited to applications where the luminaire is to be mounted to a standard crossarm, and/or where adjustment is required. Fasteners supplied to attach luminaire to ELA bracket.

- Adjustable tilt and rotation
- Includes 25mm conduit adapter at rear cable entry
- Does not enclose cables like other ELA mounting options.
- Can be over and under slung.

**Available to mount to the following:**

- Standard type cross arm
- Round pole or spigot as per sizes listed in ELA pre-aimed brackets
- Timber poles when coupled with ELA timber pole bracket

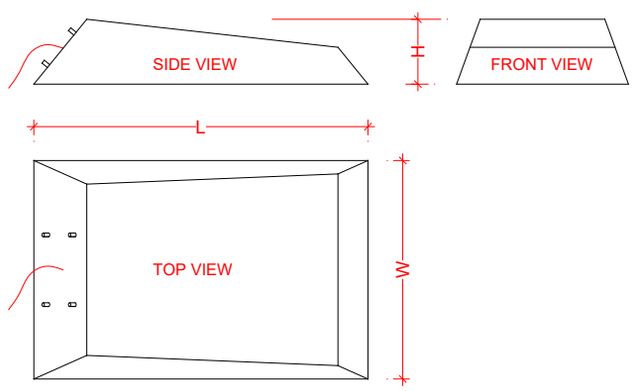
STRATHMORE TENNIS CLUB, VIC

PIMPAMA SPORTS HUB, QLD

Attachment 1

## Wattage / Dimensions / Running Current

| LED WATTAGE | DIMENSIONS (L x W x H) MM | RUNNING CURRENT @ 240 VOLT AMPS (MAX) | RUNNING CURRENT @ 415 VOLT AMPS (MAX) |
|---|---|---|---|
| 210 | 725 x 370 x 145 | **0.91** | **0.53** |
| 280 | 725 x 370 x 145 | **1.22** | **0.70** |
| 350 | 725 x 370 x 145 | **1.52** | **0.86** |
| 420 | 850 x 370 x 145 | **1.83** | **1.05** |
| 490 | 850 x 370 x 145 | **2.13** | **1.23** |
| 560 | 725 x 670 x 145 | **2.44** | **1.40** |
| 700 | 725 x 670 x 145 | **3.04** | **1.75** |
| 840 | 725 x 670 x 145 | **3.65** | **2.10** |
| 980 | 850 x 670 x 145 | **4.26** | **2.45** |
| 1120 | 850 x 670 x 145 | **4.87** | **2.80** |
| 1260 | 970 x 670 x 145 | **5.48** | **3.15** |
| 1400 | 970 x 670 x 145 | **6.09** | **3.50** |




## Driver Location Options:

- 210w to 560w available with integral or remote drivers.
- 700w to 1400w only available with remote drivers.
- Remote drivers can be supplied tray mounted for installation inside pole base, or supplied in a pre-assembled enclosure for mounting on the outside of the pole.

## 10 Year Warranty

Product quality backed by a 10 year warranty, including fixture, LED modules and drivers. Please contact ELA for full details.

## Weight:

Product weight will vary depending on mounting type and location of LED drivers. Please obtain product weight from ELA on a per project basis to ensure accuracy.

## Dimming and Automation

Available to suit either DALI or 0-10v dimming.
(Must specify for quotes/orders).
Other control options available upon request.

## Colours/Finish

Standard powder coated finish in either:

- Honda graphite ripple (dark grey).
- Black ripple.

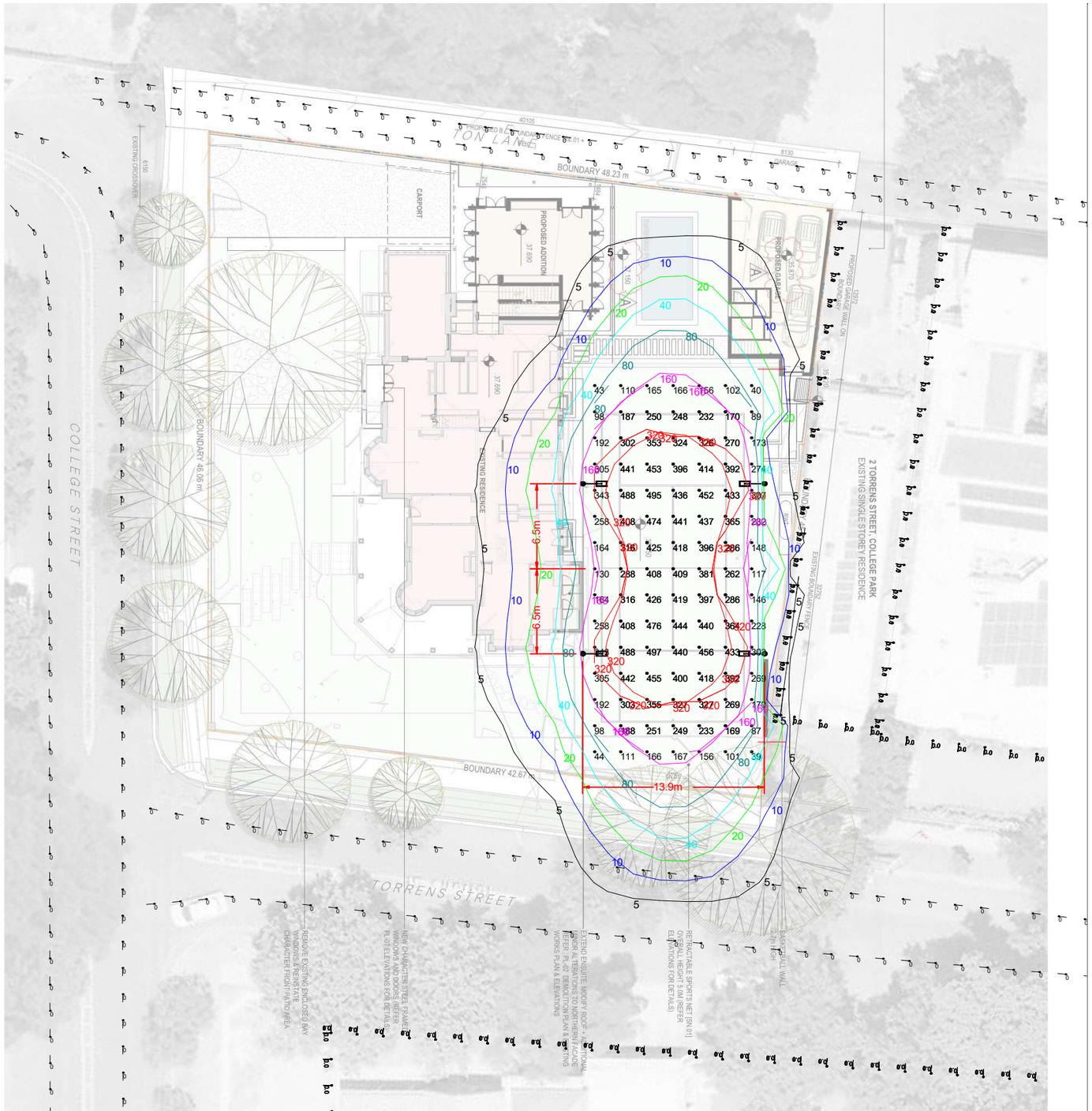
Other colours available upon request.

| | |
|---|---|
| **LED CHIP TYPE** | LUMILED |
| **INPUT VOLTAGE** | 240 VOLT (415 VOLT OPTIONAL) |
| **DRIVER EFFICIENCY** | >91% |
| **COLOUR TEMPERATURE** | 5,000K STANDARD (3000K, 4000K, 5700K OPTIONAL) |
| **CRI** | 70 (90 optional) |
| **RATED LIFE** | 50,000 HOURS |
| **IP RATING** | IP68 MODULES, IP67 DRIVERS, IP54 OTHER ELECTRICAL |
| **WARRANTY** | 10 YEARS |
| **PRODUCT CODE** | S(WATTAGE)-LED(VOLTAGE)<br>EG. S420-LED240 FOR 420 WATT, 240V MODEL |

IMPORTANT: Designed for use on sports lighting applications only.
In the interest of product improvement, specifications may change without notice.

TEMPLETON TENNIS CLUB, VIC

ELA
www.tennislights.com
16/21-22 National Drive, Hallam VIC 3803
PO Box 8154, Croydon VIC 3136
Environmental Lighting Australia Pty Ltd
Ph: 03 5952 5587 E: sales@tennislights.com



| Luminaire Schedule | | |
|---|---|---|
| **Qty** | **Description** | **LLF** |
| 2 | ELA S280-FTMv3 - 1000mm OR | 1.000 |
| 2 | ELA S280-FTMv3 - 1000mm OR - BLS | 1.000 |

## LUMINAIRE MOUNTING:

Mounting Height: 6 metres
Mounting Bracket Outreach: Nil
Luminaire Upward Tilt: Nil (luminaire face mounted horizontal)

## DESIGN NOTES:

Light Loss Factor (LLF) of 1.00 has been applied to all luminaires for the purpose of obtrusive light assessment.

Design complies with AS4282:2023.

No site visit by ELA prior to producing this lighting design.

Isolines shown for horizontal illuminance calculated at court surface level.

## CALCULATION POINTS:

SPORTS COURT:
Plane Height: 1m
Point Spacing: 2m

VERTICAL OBTRUSIVE LIGHT:
Grid starting height: 1.5m
Grid finishing height: 6.5m
Point spacing horizontally: 2m
Point Spacing vertically: 1m

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Project: AS2560.CALCULATIONS** | | | | | | | |
| **Label** | **CalcType** | **Units** | **Avg** | **Max** | **Min** | **Min/Avg** | **Min/Max** |
| PPA | Illuminance | Lux | 366.8 | 497 | 169 | 0.46 | 0.34 |

## Obtrusive Light - Compliance Report

AS/NZS 4282:2023, A3 - Medium District Brightness, Non-Curfew L1
Filename: 2 College Street AGI
21/11/2024 12:34:19 AM

### Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (6):

| Calculation Label | Test Results | Max. Illum. |
|---|---|---|
| OL - TORRENS ST NORTH-EAST_III_Seg1 | PASS | 0.0 |
| OL - TORRENS ST NORTH-EAST_III_Seg2 | PASS | 0.4 |
| OL - 4 TORRENS ST_III_Seg1 | PASS | 1.2 |
| OL - 4 TORRENS ST_III_Seg2 | PASS | 0.0 |
| OL - 2 TORRENS ST_III_Seg1 | PASS | 0.0 |
| OL - 2 TORRENS ST_III_Seg2 | PASS | 6.6 |

### Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (6):

| Calculation Label | Test Results |
|---|---|
| OL - TORRENS ST NORTH-EAST_Cd_Seg1 | PASS |
| OL - TORRENS ST NORTH-EAST_Cd_Seg2 | PASS |
| OL - 4 TORRENS ST_Cd_Seg1 | PASS |
| OL - 4 TORRENS ST_Cd_Seg2 | PASS |
| OL - 2 TORRENS ST_Cd_Seg1 | PASS |
| OL - 2 TORRENS ST_Cd_Seg2 | PASS |

### Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (6):

| Calculation Label | Adaptation Luminance | Test Results |
|---|---|---|
| TI - TORRENS ST 1 | 1 | PASS |
| TI - TORRENS ST 2 | 1 | PASS |
| TI - COLLEGE ST 1 | 1 | PASS |
| TI - COLLEGE ST 2 | 1 | PASS |
| TI - ETON LN 1 | 1 | PASS |
| TI - ETON LN 2 | 1 | PASS |

### Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.0 %
Test Results: PASS

*ELA is a certified licensee of the Australian Made Campaign. Please support Australian Manufacturing.*

**PROJECT:** 2 COLLEGE STREET
COLLEGE PARK SA

**PRODUCT:** ELA UNILUX SHARP CUT OFF 280 WATT LED - TYPE FTMv3
6 METRE MOUNTING HEIGHT

**LIGHTING DESIGN ANALYSIS #** ELA241121A

Date:21/11/2024 | Page 1 of 1 | A3

ENVIRONMENTAL LIGHTING AUSTRALIA
tennislights.com

Environmental Lighting Australia Pty Ltd
16/21-22 National Drive, Hallam VIC 3803
PO Box 8154, Croydon Vic 3136
ABN: 15 179 774 829
**P: 03 5952 5587**
**E: sales@tennislights.com**

# SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Subject Land Map

**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

# SAPPA Report

Attachment 2

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

## Locality Map

**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

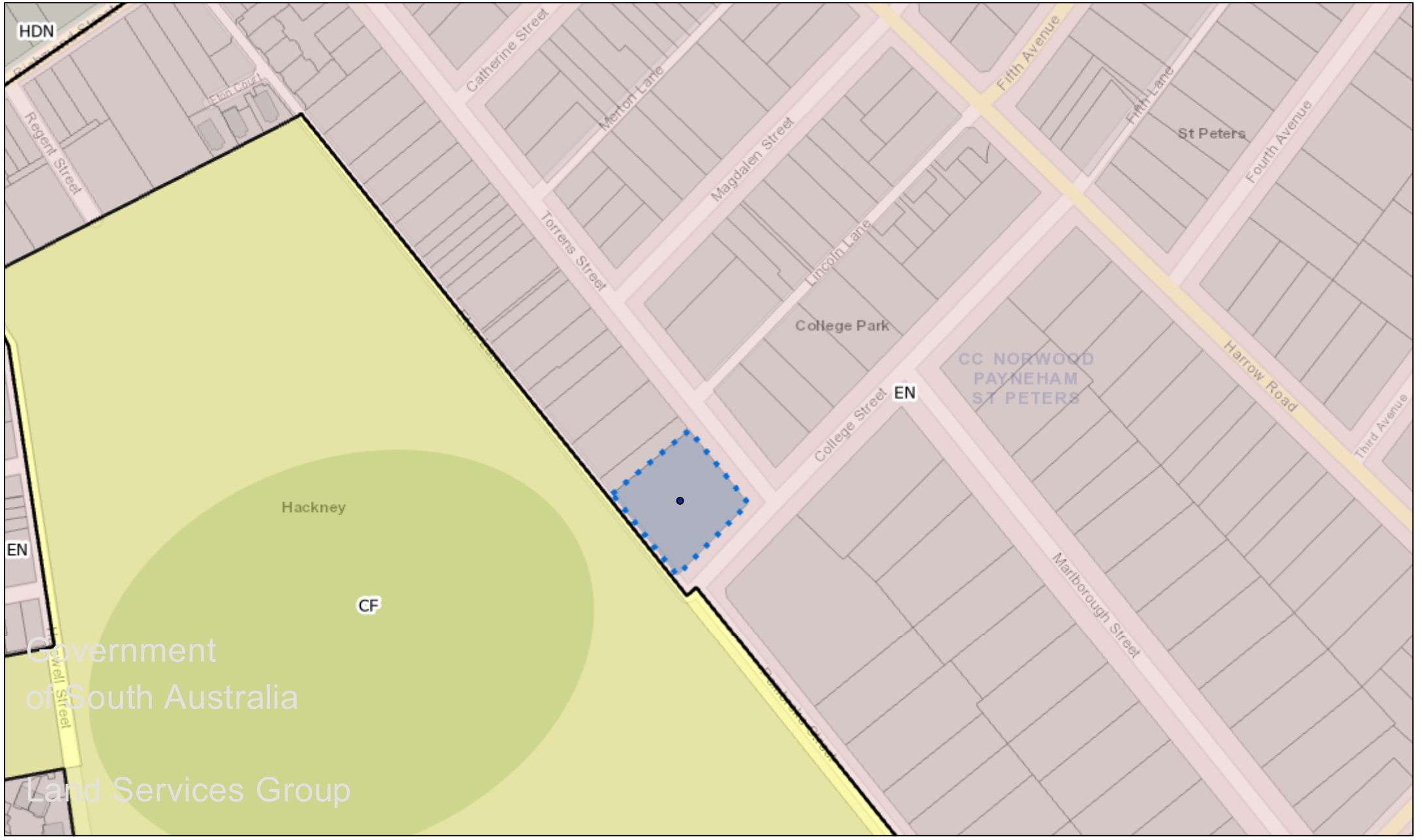
# SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

**Legend:**

EN - Established Neighbourhood Zone
CF - Community Facilities Zone
HDN - Housing Diversity Neighbourhood Zone




**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

# SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Historic Area Overlay Map

**Legend:**

Historic Area Overlay

Representative Building

Attachment 3

**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

# SAPPA Report

Attachment 4

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Representation Map

**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

# Details of Representations

## Application Summary

| | |
|---|---|
| Application ID | 24028066 |
| Proposal | Single-storey alterations and additions to existing dwelling (Representative Building) including a basement, partial demolition of existing dwelling and associated fencing and retaining, and the construction of a garage, freestanding basketball wall, tennis court lighting and retractable net |
| Location | 2 COLLEGE ST COLLEGE PARK SA 5069 |

## Representations

**Representor 1** - Rebecca Minuzzo-Kent

| | |
|---|---|
| Name | Rebecca Minuzzo-Kent |
| Address | |
| Submission Date | 11/06/2025 10:48 AM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |
| **Reasons**<br>See attached letter | |

## Attached Documents

| |
|---|
| RepresentationForm-11385369.pdf |
| StatementOfRepresentation-11385370.pdf |

# REPRESENTATION ON APPLICATION

*Planning, Development and Infrastructure Act 2016*

| | |
|---|---|
| **Applicant:** | Town Planning Advisors |
| **Development Number:** | 24028066 |
| **Nature of Development:** | Dwelling, Fence, Other - Residential, Demolition & Retaining wall |
| **Zone/Sub-zone/Overlay:** | Established Neighbourhood Zone |
| **Subject Land:** | 2 COLLEGE ST COLLEGE PARK SA 5069 |
| **Contact Officer:** | City of Norwood, Payneham and St. Peters |
| **Close Date:** | Wednesday 11 June 2025 at 11:59 pm |

| | |
|---|---|
| My name*: Rebecca Minuzzo-Kent and Simon Kent | My phone number: |
| My postal address*: | My email: |

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

Refer to attached letter.

*[attach additional pages as needed]*

Government of South Australia
Department for Trade and Investment

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

  [*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: |

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

Signature: Date: 10.06.2025

Return Address: 2 Torrens Street, College Park

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

10 June 2025

Kieran Fairbrother
Senior Urban Planner
City of Norwood Payneham & St Peters

kfairbrother@npsp.sa.gov.au

**Statement of Representation – Proposed development - 2 College Street, College Park (Application ID: 24028066)**

Dear Kieran

We are writing in relation to the proposed development at 2 College Street, College Park.

Our home at 2 Torrens Street, College directly adjoins the subject land to the north-west, placing us in close proximity to the site.

After reviewing the proposal plans, we wish to raise our objections to the development for several reasons, which are detailed below.

**Relationship to Subject Land**

Our property is located at 2 Torrens Street, College Park. It is a narrow allotment with an area of 391m². The applicant's site adjoins ours to the south-east and, at 2,078m², is more than five times larger.

A single-storey dwelling sits at the far end of our property, while a tennis court occupies the end nearest the subject site. We have recently received planning approval for a two-storey extension to our home.

We have identified several key planning concerns with the proposal, outlined in the sections below. For clarity and completeness, each issue has been addressed under its own heading.

**1. Light Spill and Noise Impacts from Tennis Court Lighting**

The proposed development seeks to erect four 6m high tennis court light poles fitted with LED lights. There will be two light poles on each side of the existing tennis court. The two lights on the north-western side of the tennis court are located within 5m of bedrooms 3 and 4 of our home.

We are concerned about the proximity of these lights to our bedrooms, as the resulting light spill would disrupt the darkness of this area and negatively affect our amenity, particularly through light intrusion and associated noise. We respectfully request that this component of the application be removed.

If the applicant intends to proceed with the installation of tennis court lighting, we request that the following measures be implemented to mitigate light spill and noise pollution:

- Light shields or hoods should be installed on the poles to ensure that light is directed downward and does not spill onto our property, particularly given the close proximity of the poles to our home. We also request the opportunity to review and comment on any proposed shielding devices.
- Timers and motion sensors should be integrated into the lighting system to restrict usage to reasonable hours. We propose that the lights be limited to operation between 7:00 a.m. and 10:00 p.m.
- Noise reduction measures, such as acoustic fencing or sound-absorbing materials, should be used to minimize the impact of noise from ball play and elevated voices.

Additionally, we request that all noise-generating activities associated with the tennis court comply with the relevant Environment Protection Policy (EPP) noise criteria. To ensure compliance, we ask that the applicant provide an environmental noise assessment demonstrating that anticipated noise levels will be within acceptable limits.

**2. Location of Pool Equipment**

The proposed development includes the installation of swimming pool equipment just 3 metres from Bedroom 4 of our home. We request that the applicant relocates this equipment to a more appropriate location on their property.

Given that the subject land exceeds 2,000m², there are multiple alternative locations available that would more effectively reduce noise impacts on our residence.

**3. Retractable Net**

The application includes a proposal for a 5-metre-high retractable net enclosing the Torrens Street side of the tennis court. While we do not object to the net being used during active play, we are concerned it may be left permanently extended, which would negatively impact the historic character of Torrens Street.

We respectfully request that Council impose a condition requiring the netting to be retracted when the court is not in use.

**4. Basketball Wall**

The proposal plans indicate a basketball wall along the north-western boundary, in close proximity to Bedroom 2 of our home. However, the details provided are unclear. We request clarification regarding the intended use and frequency of use of this basketball wall.

**5. Internal Dimensions of Garage**

The proposed garage is designed to accommodate three vehicles (one in a single space and two in tandem). However, the plans indicate that the tandem parking arrangement does not fit within the garage as proposed.

According to DPF 23.1 of the Design in Urban Areas section of the Planning and Design Code, each parking space must have a minimum length of 5.4 metres. With an internal length of only 10 metres, the garage appears inadequate to accommodate two tandem spaces.

We therefore request that the applicant provide clear evidence demonstrating how the garage complies with the requirements for functional, accessible, and convenient vehicle parking.

**Conclusion**

We appreciate the opportunity to provide feedback on this development application and trust that our concerns will be carefully considered as part of the assessment process.

Given the proximity of our property to the proposed works and the potential impacts on our residential amenity, we respectfully request that Council ensures appropriate measures are taken to address the issues we have raised.

We are not opposed to improvements being made to the subject land, but believe that reasonable adjustments and conditions are necessary to ensure the development remains compatible with the character of the area and respectful of our property.

We look forward to our concerns being considered at the relevant Council Assessment Panel meeting.

Yours sincerely

Bec Minuzzo Kent and Simon Kent

TOWN PLANNING ADVISORS

PO BOX 9061 HENLEY BEACH SOUTH SA 5022
Phone: 08 7070 7496 I Mobile: 0478 509 777
Email: bill@townplanningadvisors.com.au
Website: www.townplanningadvisors.com.au

3 July 2025

City of Norwood Payneham and St Peters
175 The Parade
NORWOOD SA 5067

**Response to Representation – Application ID 24028066**
**Address – 2 College Street College Park**

Dear Kieran,

We acknowledge receipt of the representation submitted during the public notification period for the above-mentioned development application. We appreciate the opportunity to respond to the matters raised and provide the following information and clarifications. This response outlines how the proposal has been reviewed and, where appropriate, amended to address the concerns raised, while ensuring continued alignment with the relevant provisions of the Planning and Design Code. The applicant remains committed to achieving a respectful and balanced outcome that maintains neighbourhood amenity and complies with applicable planning requirements.

**Summary of Representation**

A representation opposing the development was lodged by Rebecca Minuzzo-Kent of 2 Torrens Street, College Park, whose property directly adjoins the subject site along the north-western boundary. The representors raised a number of concerns in relation to the proposed works, particularly regarding potential impacts on their residential amenity.

Key matters raised in the representation include:

- Light spill and noise associated with the proposed tennis court lighting, particularly the proximity of two 6 m high light poles to Bedrooms 3 and 4 of their home. Requests were made for shielding, time restrictions (7:00 a.m. to 10:00 p.m.), and an environmental noise assessment.
- Location of pool equipment, which is proposed to be situated approximately 3 metres from Bedroom 4. The representors suggested relocating it to a less intrusive part of the large site.
- Visual impact of the retractable sports net, originally proposed at 5 m high along the Torrens Street frontage. While they do not object to its use during play, they requested a condition requiring it to be retracted when not in use.
- Inclusion of a basketball wall near Bedroom 2, with concerns about unclear details regarding its use and potential impacts.
- Garage dimensions, with specific reference to insufficient length for a compliant tandem parking arrangement. They requested evidence to demonstrate how the garage meets functional parking standards.

The representors have indicated a willingness to be heard at the Council Assessment Panel meeting and have requested that reasonable adjustments and conditions be imposed to ensure the development is compatible with the character of the area and does not adversely impact their property.

**Tennis Court Lights**

**1. Light Spill and Compliance with Australian Standards**

For clarity, it should be noted that the applicant has gone to considerable lengths to obtain an independent, site-specific Lighting Design Analysis. Environmental Lighting Australia (ELA) was engaged to prepare a detailed light-spill diagram (Reference ELA 241121A) using the exact Unilux "sharp cut-off" 280 W LED floodlights that will be installed. The AGi32 model analyses both horizontal court illuminance and vertical obtrusive light on neighbouring façades at the nominated 6m mounting height and zero-degree tilt, demonstrating compliance with AS 4282:2023 - control of the obtrusive effects of outdoor lighting, which governs light spill and its effect on neighbouring residential properties.

The diagram which was submitted with the application details the following:

- The maximum vertical illuminance on 2 Torrens Street is 6.6 lux, with the majority of readings well below 1 lux.
- According to AS 4282, the pre-curfew (before 11:00 p.m.) limit for vertical illuminance is 10 lux. The design fully complies with this requirement.
- The compliance report is shown in the top right hand corner of the document where all tests are shown as a "PASS".
- While the representor has requested a 10:00 p.m. cut-off, it is considered appropriate to align the operational hours with AS 4282, which defines 11:00 p.m. as the standard curfew time for residential areas.

**Key mitigating features of the design:**

- **Zero-degree tilt of luminaires:** The fittings are mounted horizontally, preventing upward or high-angle spill.
- **Sharp cut-off optics**: The luminaires (Unilux 280 W, FTM-v3 optic) are purpose-designed to limit lateral light throw, targeting the court surface directly and minimizing off-site spill.

**2. Proximity to Bedrooms and Amenity**

While the proposed north-western poles are within approximately 5 metres of bedroom windows, the design maintains compliance with the national light spill standard and employs cut-off optics and horizontal aiming to preserve residential amenity.

**3. Noise Mitigation**

We acknowledge the concerns raised regarding potential noise from tennis court use, including ball play and elevated voices. The tennis court is existing and does not constitute "development" under the Planning, Development and Infrastructure Act 2016, as such, its use is not subject to planning approval or assessment. It has been historically located at the rear of dwelling and the only assessable addition to the tennis court is the related lighting infostructure which is covered in point 1. above. Further, the Council has not requested an environmental noise assessment report during its assessment of the proposal.

**Location of Pool Equipment**

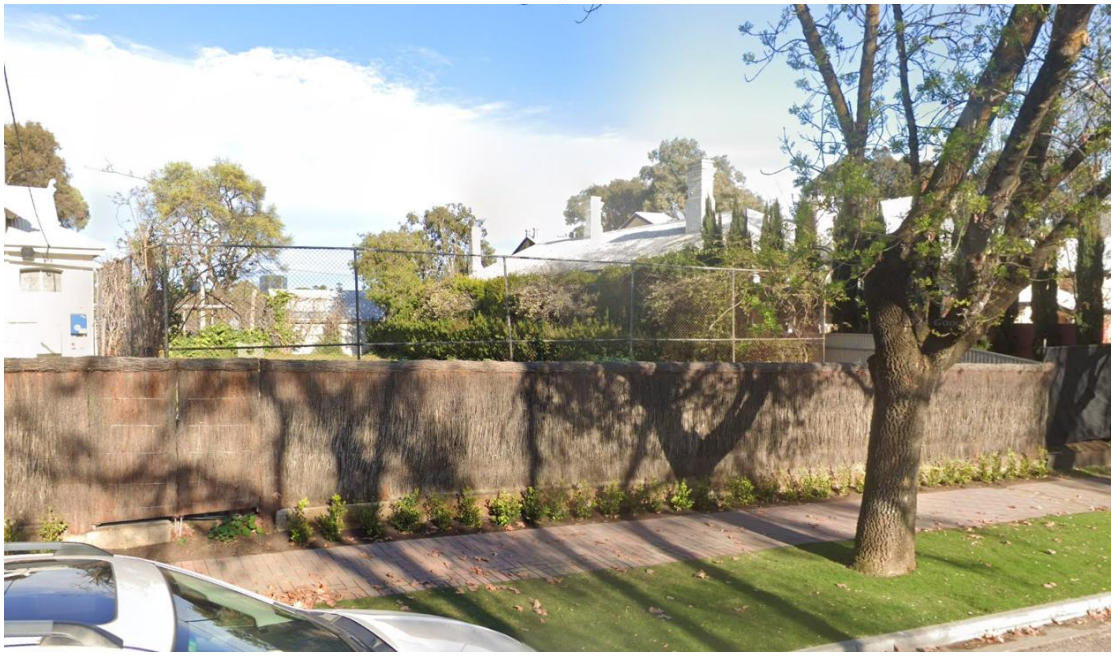
Concerns were raised regarding the location of swimming pool equipment in proximity to Bedroom 4 at 2 Torrens Street. We acknowledge these concerns; however, we confirm that the swimming pool and associated equipment do not form part of this application.

For clarity, the pool and equipment were approved under separate development application ID 24007575, which has already been assessed and granted consent. This is now reflected on the site plan. As such, the location or operation of pool-related infrastructure falls outside the scope of the current planning assessment.

**Retractable Net**

We acknowledge the concern raised regarding the visual impact of the proposed retractable net along the Torrens Street side of the tennis court.

To address this concern, the design has been amended to reduce the height of the retractable net from 5.0 metres to 3.6 metres, which is no higher than the existing 3.6-metre fixed chain mesh fence that already encloses the tennis court. This is a key point as the existing fence is already fully visible from Torrens Street and has long formed part of the visual character of the site. The retractable net will not exceed this established 3.6m height and, being constructed from a lightweight, open-weave mesh, will be far less visually prominent than the solid chain mesh structure already in place. Accordingly, any suggestion that the net will introduce new or increased visual impact must be considered in the context of what is already clearly visible from the public realm.



**Above:** Existing tennis court chain mesh fence fronting Torrens Street.

- In contrast, the proposed retractable net will be constructed from lightweight, open-weave mesh, and when extended, will remain visually softer and significantly more transparent than the existing chain-link fence.

**Above:** Visual representation of the proposed netting extended.

**Above:** Visual representation of the proposed netting retracted.

Given these characteristics, the retractable net will have a much less intrusive impact on the Torrens Street streetscape than the existing fence line. It is designed to be functional, discreet, and visually recessive, maintaining the integrity of the area's historic character while supporting safe and respectful recreational use.

**Basketball Wall**

Concerns were raised regarding the proposed basketball wall shown on the original plans along the north-western boundary near Bedroom 2 of the adjoining residence. We can confirm that the basketball wall has been removed from the current proposal plans. It no longer forms part of this development application.

**Internal Dimensions of Garage**

Concerns were raised regarding the tandem parking arrangement shown on the advertised plans, specifically the ability of the garage to meet the minimum parking space dimensions set out in Design in Urban Areas DPF 23.1 of the Planning and Design Code, which requires each car space to be at least 5.4 metres in length.

In response, we confirm that:

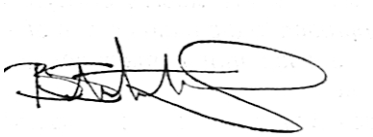
- The plans have been amended to remove the tandem third vehicle previously shown.
- The revised garage layout now clearly demonstrates two compliant car spaces.

The inclusion of the third, vehicle was illustrative only and intended to show the maximum spatial capacity of the garage. We acknowledge that this may have caused some confusion its function is to remain as a general storage area.

**Summary**

In summary, every effort has been made to thoughtfully consider and respond to the concerns raised by the representor. Where appropriate, the proposal has been amended to address specific issues, and additional clarification has been provided to ensure transparency and compliance with relevant planning standards. The applicant remains committed to delivering a well-considered outcome that respects the amenity of neighbouring properties and aligns with the expectations of the Planning and Design Code.

Yours faithfully



Bill Stefanopoulos, MPIA
BA Planning, Grad Dip Environmental Planning

TOWN PLANNING ADVISORS

# HERITAGE IMPACT REPORT

bbarchitects

| | |
|---|---|
| PROPERTY ADDRESS: | **2 College Street College Park** |
| APPLICATION NUMBER: | **24028066** |
| DATE: | 26 March 2025 |
| PROPOSAL: | Additions and alterations |
| HERITAGE STATUS: | REPRESENTATIVE BUILDING<br>COLLEGE PARK HISTORIC AREA OVERLAY |
| HERITAGE ADVISOR: | David Brown, BB Architects |
| PLANNER: | Kieran Fairbrother |

City of Norwood Payneham & St Peters

ADVICE SOUGHT

No Pre DA advice has been given on the change to the single storey proposal.

DESCRIPTION

The building is an unusual Queen Anne style sandstone fronted dwelling that had a significant renovation in the Interwar Period resulting in a new verandah, a box bay window on the house, and a glazed side addition towards Eton Lane. The site is located in the Established Neighbourhood Zone within the College Park Historic Area Overlay.

PROPOSAL

The newly revised proposal is now for a two level modest scale addition to the Eton Lane side of the site with one level underground, presenting as a single level addition above ground. The garaging and other minor works to the dwelling are the same or similar as the previous application.

COMMENTS

The proposed addition is a simple contemporary flat roof designed as a pavilion type structure, set behind the dwelling and attached to the rear corner. It sits just above the eaves line of the main house, but due to the generous setback will not have a significant impact on the dwelling or the streetscape.

The proposed higher carport still makes sense with this proposal, now sitting at a level part way between the 1920s addition eaves line and the proposed new addition.

# HERITAGE IMPACT REPORT

bbarchitects

| | |
|---|---|
| PROPERTY ADDRESS: | **2 College Street College Park** |
| APPLICATION NUMBER: | **24028066** |
| DATE: | 24 September 2024 |
| PROPOSAL: | Additions and alterations |
| HERITAGE STATUS: | REPRESENTATIVE BUILDING<br>COLLEGE PARK HISTORIC AREA OVERLAY |
| HERITAGE ADVISOR: | David Brown, BB Architects |
| PLANNER: | Kieran Fairbrother |

City of Norwood Payneham & St Peters

ADVICE SOUGHT

I met the applicant, owners and architect on site to discuss the earlier proposal for a carport. At the same meeting we discussed this new application and elements of the existing house that were being worked on.

DESCRIPTION

The building is an unusual Queen Anne style sandstone fronted dwelling that had a significant renovation in the Interwar Period resulting in a new verandah, a box bay window on the house, and a glazed side addition towards Eton Lane. The site is located in the Established Neighbourhood Zone within the College Park Historic Area Overlay.

PROPOSAL

The revised proposal is for a two level modest scale addition to the Eton Lane side of the site, a 3 car garage off the lane, and some minor works to the existing dwelling.

COMMENTS

The proposed addition is a simple contemporary flat roof designed as a pavilion type structure, set behind the dwelling and attached to the rear corner. It sits lower than the ridgeline of the main roof, and is sufficiently set back that it will not visually dominate the existing dwelling.

There are several small elements on the existing dwelling that are being reworked. The box bay window added in the 1920s is being removed, and new French doors installed in its place. There is a small addition at the rear for the ensuite, and a minor change to the roof to connect through to the addition. These changes are not significant, and in the case of the removal of the bay window, is a better outcome for the façade.

There is a small chimney at the rear of the dwelling that is proposed to be demolished. It is not visible from the street, and is not as impressive and detailed as the other 6 chimneys on the house. Its removal will not have a detrimental effect on the Representative Building.

I am curious to know if the previously approved carport is to be built, as it is not shown on these drawings, yet the pool and other associated works with that application are shown.

Overall there are no heritage issues with this application. It appears to be well considered, and will lead to a better maintained property.

## 5.2 DEVELOPMENT NUMBER ID 25003620 – GALVIN GROUP STUDIO PTY LTD – 74A FIFTH AVENUE ST PETERS SA 5069

| | |
|---|---|
| **DEVELOPMENT NO.:** | 25003620 |
| **APPLICANT:** | GALVIN GROUP STUDIO PTY LTD |
| **ADDRESS:** | 74A FIFTH AV ST PETERS SA 5069 |
| **NATURE OF DEVELOPMENT:** | Two-storey detached dwelling with associated retaining and fencing, and the demolition of the existing shed |
| **ZONING INFORMATION:** | **Zones:**<br>• Established Neighbourhood<br>**Overlays:**<br>• Airport Building Heights (Regulated)<br>• Hazards (Flooding)<br>• Historic Area<br>• Hazards (Flooding - General)<br>• Prescribed Wells Area<br>• Regulated and Significant Tree<br>• Stormwater Management<br>• Urban Tree Canopy<br>**Technical Numeric Variations (TNVs):**<br>• Minimum Frontage (Minimum frontage for a detached dwelling is 18m)<br>• Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm)<br>• Maximum Building Height (Levels) (Maximum building height is 1 level)<br>• Site Coverage (Maximum site coverage is 50 per cent) |
| **LODGEMENT DATE:** | 17 Feb 2025 |
| **RELEVANT AUTHORITY:** | Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters |
| **PLANNING & DESIGN CODE VERSION:** | P&D Code (in effect) Version 2025.3 13/2/2025 |
| **CATEGORY OF DEVELOPMENT:** | Code Assessed - Performance Assessed |
| **NOTIFICATION:** | Yes |
| **RECOMMENDING OFFICER:** | Kieran Fairbrother<br>Senior Urban Planner |
| **REFERRALS STATUTORY:** | Nil |
| **REFERRALS NON-STATUTORY:** | David Brown, Heritage Advisor |

## CONTENTS:


| | | | |
|---|---|---|---|
| **APPENDIX 1:** | **Relevant P&D Code Policies** | **ATTACHMENT 4:** | **Representation Map** |
| **ATTACHMENT 1:** | **Application Documents** | **ATTACHMENT 5:** | **Representations** |
| **ATTACHMENT 2:** | **Subject Land Map** | **ATTACHMENT 6:** | **Response to Representations** |
| **ATTACHMENT 3:** | **Zoning Map** | **ATTACHMENT 7:** | **Internal Referral Advice** |


## DETAILED DESCRIPTION OF PROPOSAL:

This application seeks planning consent for the construction of a two-storey detached dwelling where the second building level is concealed entirely within the roof space of the building. A flat-roofed garage sits behind and southwest of the main façade of the dwelling, as does similarly an ensuite on the northeast side of the dwelling.

The site contains over 1.5m of fall from front to rear, where it meets the rear lane. Thus, to achieve the finished level required to provide sufficient freeboard from flood waters in a 1% AEP event, significant fill of over 1.5m in some places is required. However, to avoid completely filling the site and to continue to provide an overland flow path for flows in such an event, the perimeter paving and rear yard of the dwelling step down by just over 1m below the FFL. Fencing and retaining walls are proposed commensurate to these finished levels.

## BACKGROUND:

The first design iteration of this dwelling involved a more obviously-two-storey dwelling, that had taller external wall heights, a 45° pitched roof and dormer windows. In response to feedback from Council administration and Council's Heritage Advisor, the applicant made favourable amendments to present the dwelling design now before the Council Assessment Panel.

## SUBJECT LAND & LOCALITY:

### Site Description:

**Location reference:** 74A FIFTH AV ST PETERS SA 5069

| | | |
|---|---|---|
| **Title ref.:** CT 5804/868 | **Plan Parcel:** D796 AL556 | **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS |

| | |
|---|---|
| Shape: | regular |
| Frontage Width: | 22.86m |
| Area: | approximately 1045m$^2$ |
| Topography: | approx. 1m of fall from front to rear |
| Existing structures: | an outbuilding in the rear western corner of the site |
| Existing vegetation: | scrubs and weeds have overtaken this vacant site |

### Locality

The locality is characterised predominantly by single-storey, traditional residential dwellings that make up this historic area. There are several exceptions to this single-storey character, being 82, 80 and 74 Fifth Avenue, which all have a second level addition but that are not readily visible from the primary street.

This locality enjoys a high level of amenity, provided by a wide road carriageway, consistent, mature street tree plantings and generous front setbacks that accommodate well-landscaped front yards.

## CONSENT TYPE REQUIRED:

Planning Consent

## CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Fence: Code Assessed - Performance Assessed
  Retaining wall: Code Assessed - Performance Assessed
  Detached dwelling: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code

## PUBLIC NOTIFICATION

- **REASON**
  Development exceeds maximum building height TNV of 1 level

- **LIST OF REPRESENTATIONS**

| First Name | Surname | Address | Position | Wishes to be heard? |
|---|---|---|---|---|
| Andrew | Veitch | - | Supportive | Yes |
| Duanna | Banham | | Opposed | Yes |

- **SUMMARY**

The representor who is supportive of the development simply commented that this is a "great development". The representor opposed to this development believes that the proposed dwelling is out of character with the streetscape by way of its "modern design" and "obvious two storey" appearance.

## INTERNAL REFERRALS

- David Brown, Heritage Advisor

Council's Heritage Advisor is supportive of the proposal except for the front setback, which he believes should be increased by another 500mm.

## PLANNING ASSESSMENT

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

**Demolition**

Performance Outcome 7.3 of the Historic Area Overlay states:

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

The outbuilding in the western rear corner of the site is an ancillary building with no historic significance and its demolition is therefore supported by this Performance Outcome.

**Building Height**

Performance Outcome 4.1 of the Established Neighbourhood Zone states:

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

The corresponding Designated Performance Feature contains a TNV of one (1) building level.

Performance Outcome 1.1 of the Historic Area Overlay states:

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

With respect to building heights, the Historic Area Statement states "predominantly single storey, up to two storeys in some locations".

Performance Outcome 2.2 of the Historic Area Overlay states:

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

The proposed dwelling is two storeys in height, but with the second building level contained entirely within the roof space. Skylights are used to receive light into the upper floor, which are not visible from ground level surrounding the dwelling. Consequently, from all angles the building presents as a single-storey dwelling which is consistent with the prevailing character of the neighbourhood and the streetscape.

Furthermore, the Streetscape Elevation provided in **Attachment 1** shows that the proposed dwelling will complement the height of nearby buildings; sitting lower than both adjoining buildings. The dwelling has external wall heights of 3.5m and an overall height of 6.8m, which is not dissimilar to the wall heights and building heights of some of the traditional buildings in this historic area. Accordingly, the proposed development is considered to satisfy the abovementioned Performance Outcomes.

**Heritage (Design & Streetscape Character)**

Performance Outcome 2.1 of the Historic Area Overlay states:

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

Performance Outcome 2.3 of the Historic Area Overlay states:

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

Performance Outcome 10.2 of the Established Neighbourhood Zone states:

> *The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches*

The dwelling has been designed to mimic the form of a traditional double-fronted cottage with a 35º hipped roof above. The dwelling also contained a flat roofed garage to one side and a flat roofed addition to the other, both of which are setback further than the building line of the dwelling. A steel canopy is provided across the entire façade, which extends 1.8m forward of the stone pillared elements, as a contemporary take on a traditional front verandah. This design and roof pitch is a contextually-appropriate response to new development in this historic area and therefore satisfies the abovementioned Performance Outcomes.

Performance Outcome 2.5 of the Historic Area Overlay states:

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

Stone cladding is included across the façade of the dwelling, consistent with traditional materials used in this historic area. The flat-roofed side addition and garage employ a texture-coated render to give prominence to the main façade of the dwelling, which is a positive and reflective of traditional material palettes where render was used as a secondary material. The roof sheeting is proposed in a corrugated profile and in basalt colour, which is reflective of traditional roofing (both in profile and colour) and hence accords with Performance Outcome 2.5 above.

Performance Outcome 10.1 of the Established Neighbourhood Zone states:

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

The separation of the garage from under the main roof is a positive to the design, noting that the traditional dwellings in this historic area were never constructed with garaging or carports, and therefore could not be under the main roof. This design, combined with the increased setback of 2 metres, 'heroes' the double-fronted cottage-style design which is a positive for the street and the historic area, consistent with this Performance Outcome.

**Setbacks and Visual Impact**

Performance Outcome 5.1 of the Established Neighbourhood Zone states:

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

Performance Outcome 2.4 of the Historic Area Overlay states:

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

There is a very consistent front setback line along the northwest side of Fifth Avenue, as demonstrated in **Attachment 2**. The front setback proposed for the subject building is 8.70m to the stone pillars and 9.20m to the windows in between, with the front canopy extending 1.8m forward of the building line. The garage is then set back further at 10.43m. These setbacks site the proposed dwelling further back than the building line of 74B Fifth Avenue (which is measured to the projecting gable wall on the northern side) and slightly forward of the building line of 74 Fifth Avenue.

Council's Heritage Advisor is of the view that the dwelling should be set back another 500mm, to better align with the neighbouring dwellings. However, this is not considered necessary because:

- The increased setback to the garage provides a stepped setback transition between the subject building and 74 Fifth Avenue;
- The canopy does not extend any closer to the street than the front verandah of 74 Fifth Avenue
- The dwelling at 74 Fifth Avenue is sited far below footpath level such that, at street level, it is difficult to discern exactly where the wall of the dwelling is located relative to the front of the front verandah; and
- The proposed front setback sits comfortably between the setback of the projecting gable of 74B Fifth Avenue and the balance of that dwelling's stepped façade.

Accordingly, the front setback proposed is considered to be consistent with the existing streetscape and the two adjoining dwellings and is therefore consistent with the abovementioned Performance Outcomes.

Performance Outcome 8.1 of the Established Neighbourhood Zone states:

> *Buildings are set back from side boundaries to provide:*
> *(a) Separation between buildings in a way that complements the established character of the locality*
> *(b) Access to natural light and ventilation for neighbours.*

With respect to the northern side boundary, the dwelling is set back between 1.67m and 4.86m at the ground level. Where the dwelling is situated 1.67m from the side boundary, the lower gutter level will be approximately 41.5 mAHD. As evidenced by the site plan in **Attachment 1**, this is almost the same level as the lower gutter level of the boundary wall at 74B Fifth Avenue, meaning the dwelling will not be any significantly taller than 74B Fifth Avenue despite the raised ground levels. As such, the 1.67m setback is considered appropriate. The increased setbacks to other sections of the dwelling are therefore equally adequate and hence this Performance Outcome is met in respect of the northern side boundary.

With respect to the southern side boundary, the dwelling is setback 1m the whole length of the building. The lower gutter level of the southern side of the dwelling is approximately 41.30 mAHD. As evidenced by the site plan in **Attachment 1**, the lower gutter level of the later addition at 74 Fifth Avenue is only approximately 300mm lower and therefore the 1m setback provided is considered consistent with Performance Outcome 8.1.

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

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

The swimming pool area associated with 74 Fifth Avenue sits lower than the finished ground level of the proposed development where it adjacent this pool, such that the wall height visible from the neighbouring site will be approximately 4.2m tall. (This has been calculated by council administration by reviewing the levels provided in a 2017 development application for 74 Fifth Avenue, alongside the approximate levels provided in the applicant's elevation drawings). Thus, at a 1 metre setback, this wall will extend 1.8m above the existing 2.4m tall lightweight wall adjacent this swimming pool. This wall of the dwelling will be an imposing structure for occupants of the adjacent swimming pool and is therefore considered to contravene this Performance Outcome. However, for reasons explained below, and when considered on balance with all other aspects of the proposal, this is not considered fatal to the proposal. It is also worth noting in this context that the adjoining neighbour did not submit a representation during the public notification period.

Performance Outcome 3.2 of the Interface Between Land Uses module states:

> *Overshadowing of the primary area of private open space… of adjacent residential land uses in a neighbourhood-type zone is minimised to maintain access to direct winter sunlight.*

The corresponding Designated Performance Feature states:

> *Development maintains 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:*
>
> *(a) For ground level private open space, the smaller of the following:*
>
> *i. Half the existing ground level open space*
> *Or*
> *ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)…*

The applicant's shadow diagrams (see **Attachment 1**) demonstrate that during the winter solstice (21 June), the private open space and swimming pool of 74 Fifth Avenue will be: heavily shadowed during the morning, mostly free from shadow by midday, and completely free of shadow by 3pm except for one very small section of the swimming pool. The Panel should note that these diagrams fail to demonstrate any shadowing expected from boundary fencing – only showing that from the proposed dwelling.

The extent of overshadowing created by this development comfortable achieves the expectations of DPF 3.2 (above). Notwithstanding, the extent of shadow produced at midday on the winter solstice evidences that most of the shadowing is limited to the morning and consequently the development is not considered to produce an unreasonable amount of overshadowing such that Performance Outcome 3.2 (above) is satisfied.

Performance Outcome 9.1 of the Established Neighbourhood Zone states:

> *Buildings are set back from rear boundaries to provide:*
>
> *(a) Separation between buildings in a way that complements the established character of the locality*
> *(b) Access to natural light and ventilation for neighbours*
> *(c) Private open space*
> *(d) Space for landscaping and vegetation.*

Notwithstanding that there is a laneway separating this site from sites to the rear, the dwelling is set back 7.5m from the rear boundary, providing areas for landscaping and vegetation and private open space consistent with this Performance Outcome.

**Access and Parking**

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

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

Performance Outcome 6.1 of the Historic Area Overlay states:

> *The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.*

With respect to "streetscape and public realm features", the Historic Area Statement suggests that 'rear lanes [are] used for vehicle access and garages'.

This proposal seeks to establish a new crossover on the southern side of the allotment, measuring 5.2m in width. There is an existing crossover on the northern side of the subject land, which is proposed to be closed off as part of this development (and Condition No. 3 reinforces the need to do this).

Although this development does not seek to utilise the rear lane for access – as sought by the Historic Area Overlay – the development will not result in an additional crossover along Fifth Avenue, nor is this method of vehicle access inconsistent with the existing streetscape character. In particular, the two dwellings either side of the subject land and all five dwelling sites opposite the subject land have crossovers from Fifth Avenue. This access point does not interfere with any street tree plantings, street furniture or street infrastructure and is therefore considered to comply with these Performance Outcomes.

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

> *Sufficient on-site vehicle parking…[is] provided to meet the needs of the development…*

Table 1 of the Transport, Access and Parking module suggests that a detached dwelling with two or more bedrooms should provide two car parking spaces. This development will provide for the parking of four vehicles within the garage, as well as at least two other vehicles on the driveway, if required, thereby satisfying Performance Outcome 5.1 above.

**Site Coverage, Soft Landscaping and Private Open Space**

Performance Outcome 3.1 of the Established Neighbourhood Zone states:

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

The corresponding Designated Performance Feature suggests that site coverage should not exceed 50%.

The building footprint proposed occupies approximately 523m$^2$ of the site, which equates to 50% of the site and is therefore acceptable from a quantitative perspective. As established in preceding sections of this report, sufficient space is provided around the building to limit visual impact, provide an attractive outlook and access to light and ventilation. Hence, Performance Outcome 3.1 is satisfied.

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

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

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

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

Excluding the two small courtyards, over 300m$^2$ of private open space is provided for the occupants including the alfresco, which is directly accessible from the main living/entertaining areas of the dwelling; thereby satisfying both of these Performance Outcomes.

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

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

The corresponding Designated Performance Feature suggests that 25% of the site should be comprised of soft landscaping to satisfy this Performance Outcome.

Performance Outcome 6.2 of the Historic Area Overlay states:

*Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.*

With respect to landscaping, the Historic Area Statement states that 'landscaping around a dwelling, particularly in the front garden', is an important design element.

A landscaping plan has been provided for this development (**Attachment 1**) which shows:

- Over 30% of the site will be comprised of soft landscaping areas
- Substantial plantings are being provided along the rear and side boundaries of the site;
- The front setback area will be comprised predominantly of significant areas of soft landscaping, including lawn, small shrubs and small tree plantings.

Accordingly, the development is considered to contribute to the valued landscape patterns sought in this Historic Area (per Performance Outcome 6.2 above) and provide sufficient soft landscaping to achieve the outcomes sought by Performance Outcome 22.1 of the Design in Urban Areas module.

Performance Outcome 1.1 of the Urban Tree Canopy Overlay states:

*Trees are planted or retained to contribute to an urban tree canopy.*

The corresponding Designated Performance Feature sets out minimum plantings expected of development involving new dwellings. Practice Direction 12 mandates the inclusion of a condition that requires tree(s) to be planted in accordance with this DPF, which is reflected in Condition No. 5.

**Flooding & Stormwater**

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

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

The corresponding Designated Performance Feature suggests that a finished floor level of at least 300mm above the 1% AEP event flood level is sufficient to satisfy this Performance Outcome. In this respect, advice received by Council's external engineer (Tonkin) has confirmed that the dwelling will maintain sufficient freeboard (approximately 500mm) in a 1% AEP event (see **Attachment 7**).

Performance Outcome 3.2 of the Hazards (Flooding) Overlay states:

> *Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.*

Performance Outcome 3.3 of the Hazards (Flooding) Overlay states:

> *Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.*

In similar terms, Performance Outcome 5.1 of the Hazards (Flooding) Overlay states:

> *The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.*

The subject land serves as an overland flow path in a 1% AEP event (see **Attachment 3**) and so advice was sought from Tonkin in respect of these Performance Outcomes. Specifically, it needs to be understood whether the proposed development will impede the flow of flood waters such that an unreasonable impact is caused to adjoining properties.

In so doing, it is important to note that the assessment undertaken needs to be a comparative analysis between the flow path provided by the site prior to the previous dwelling on the site being demolished (which was in late 2017/early 2018) and the flow path provided upon completion of the proposed development. This is because the flood mapping shown in **Attachment 3** was modelled and completed before the demolition of the dwelling on this site.

To this end, because the side setbacks of the proposed development are lesser than those provided to the previous dwelling on this site, Tonkin has undertaken a high-level assessment to quantify the approximate increase in depth of waters in a 1% AEP event and thus determine if the side setbacks provided in this development remain sufficient.

Tonkin have confirmed that the side setbacks provided are still sufficient, noting that the depth of the flows in a 1% AEP event will increase by approximately 6-13mm. Furthermore, because the dwelling has a finished floor level 500mm above the pre-development flood level, the additional 6-13mm of flood depth means that the finished floor level remains sufficient.

However, in order to continue to provide an adequate flow path, it is imperative that openings continue to be provided on both sides of the dwelling and at the rear of the site to allow water to flow through. Rather than relying on a condition to this effect, Council administration believe that a Reserved Matter provides a more effective mechanism for determining how this is to be achieved which, once satisfied, can form part of the approved plans. Upon satisfaction of this Reserved Matter, conditions will be imposed requiring such

openings to remain in place and preventing the erection of any other structures within the rear yard without obtaining development approval, to ensure the flow path remains available. This is reflected in the recommendation below.

**Question of Seriously at Variance**

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2025.3, dated 13/02/2025), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code because:

- Detached dwellings are envisaged within the Established Neighbourhood Zone;
- Despite being two storeys in height, the building presents as a single storey building consistent with the character sought in this Historic Area;
- The site achieves the expected quantitative criteria in terms of site coverage, soft landscaping and private open space; and
- Engineering advice has confirmed that the proposed development accords with relevant policies within the relevant Flooding Overlays.

**CONCLUSION**

This proposal is for a contemporary two-storey detached dwelling that has taken design cues from a traditional double-fronted cottage, including a canopy across the façade and visual separation to a garage and side ensuite. The second level of the building is to be constructed entirely within the appropriately-pitched roof of the dwelling which, with rooftop skylights, eliminates any knowledge of there being a second level to outside observers.

The building maintains appropriate setbacks to all site boundaries and achieves all site coverage, soft landscaping, private open space and car parking expectations. Although the alfresco wall will produce some unreasonable visual impact on occupants of the adjoining dwelling to the south, the shadow produced by this wall is considered reasonable in the context and this one departure is not considered to render the whole proposal unsupportable.

Adequate provisions shall be made for overland flows for a 1% AEP storm event, to ensure the site remains suitable as an overland flow path and adjacent sites are not unreasonably impacted by this development by way of increased susceptibility to flooding. The dwelling will maintain sufficient freeboard in such an event too.

## RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 25003620, by GALVIN GROUP STUDIO PTY LTD is granted Planning Consent subject to the following conditions and reserved matters:

**RESERVED MATTERS**
***Planning Consent***

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

This site currently provides an overland flow path for flood waters in a 1% AEP storm event. Accordingly, to ensure such waters are not diverted in a manner that would unreasonably impact adjacent properties, this site must provide open-style fencing on both sides of the dwelling as well as an opening along the rear boundary to allow these waters to continue to flow through.

To that end, you are required to provide Elevation Drawings, to the reasonable satisfaction of the Assessment Manager, that demonstrate:

- open-style (e.g. tubular) fencing/gates on both sides of the dwelling and garage; and
- an opening along the rear boundary that is either comprised of an open-style gate, or an opening of minimum 700mm width below solid fencing above.

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

*NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matters.*

Pursuant to Section 127(1) of the *Planning, Development and Infrastructure Act 2016*, the power to impose further conditions of consent in respect of the reserved matter(s) above is delegated to the Assessment Manager.

**CONDITIONS**
**Planning Consent**

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, shall be nurtured and maintained in good health and condition at all times, with any diseased or dying plants being replaced, to the reasonable satisfaction of the Assessment Manager or its delegate.

Condition 3
The existing vehicular crossover on Fifth Avenue shall be reinstated to kerb and gutter so as to match the existing adjacent kerb and gutter profile, within one (1) week of occupation of the development to the reasonable satisfaction of the Assessment Manager. All associated costs shall be borne by the owner / applicant.

Condition 4
The approved development must include rainwater tank storage which is:

1. connected to at least 60% of the roof area;
2. connected to one toilet and either the laundry cold water outlets or hot water service;
3. with a minimum retention capacity of 4000 litres;
4. if the site perviousness is less than 35%, with a minimum detention capacity of 1000 litres; and

5. where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank

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

Condition 5
Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 6
The retaining walls indicated on the approved plans are to be constructed prior to the commencement of the construction of the dwelling(s) to ensure that the land is suitably stabilised to prevent slip and pollution through soil erosion.

Condition 7
All stormwater from buildings and hard-surfaced areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

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

Condition 8
All new retaining walls and fencing on side boundaries shall be waterproofed to prevent the entry of flood waters into neighbouring allotments by sealing airtight the junction between the retaining walls and fencing panels above.

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

**ADVISORY NOTES**
**Planning Consent**

Advisory Note 1
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

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

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

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

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

Advisory Note 3
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 4
To assist in the interpretation of the Urban Tree Canopy condition noted above, where payment into a relevant off-set scheme is not possible or chosen, tree(s) must be planted in accordance with the requirements set out below. Further guidance and information can be obtained by visiting the Landscaping and Development webpage on the Council's website (https://www.npsp.sa.gov.au/planning_and_development/landscaping-and-development) or contacting the Council's Planning Department on (08) 8366 4555.

**Lot Size Per Dwelling (m2) // Tree Size and Number Required**
<450 // 1 small tree
450-800 // 1 medium tree or 2 small trees
>800 // 1 large tree or 2 medium trees or 4 small trees

**Tree Size // Mature Height (minimum) // Mature Spread (minimum) // Soil Area Around Tree Within Development Site (minimum)**
Small // 4m // 2m // 10m2 and min. dimension of 1.5m
Medium // 6m // 4m // 30m2 and min. dimension of 2m
Large // 12m // 8m // 60m2 and min. dimension of 4m

Advisory Note 5
The Applicant is advised that the property is located within an Historic Overlay area and that Approval must be obtained for most works involving the construction, demolition, removal, conversion, alteration or addition to any building and/or structure (including all fencing).

Advisory Note 6
The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 7
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing.

Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 8
The Applicant is advised that construction noise is not allowed:

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

Advisory Note 9
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

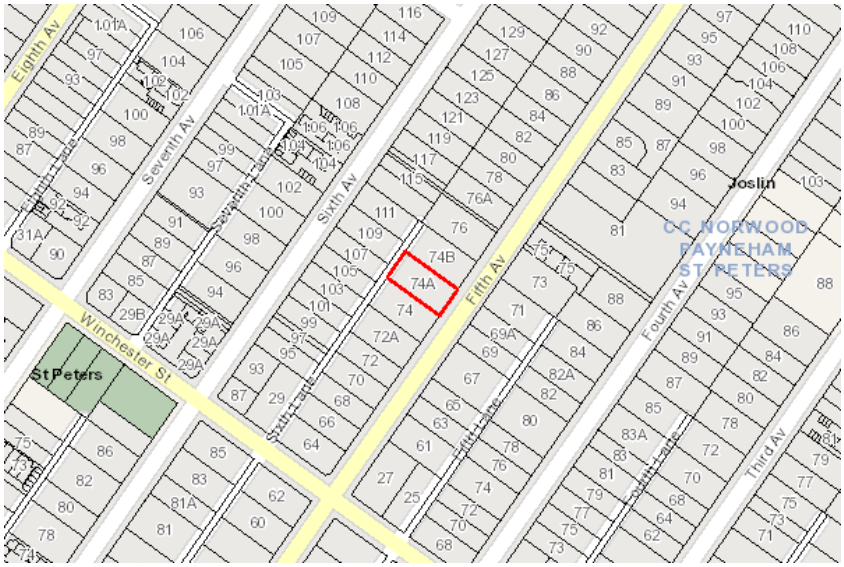
Advisory Note 10
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 11
If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

Advisory Note 12
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

**Address:** **74A FIFTH AV ST PETERS SA 5069**

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




**Property Zoning Details**

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Hazards (Flooding)
Historic Area *(NPSP20)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

**Local Variation (TNV)**

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

**Selected Development(s)**

Detached dwelling

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

**Detached dwelling - Code Assessed - Performance Assessed**

# Part 2 - Zones and Sub Zones

# Established Neighbourhood Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Community facility<br>(c) Consulting room<br>(d) Dwelling<br>(e) Office<br>(f) Recreation area<br>(g) Shop. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality. | DTS/DPF 2.1<br>Development will not result in more than 1 dwelling on an existing allotment<br>or<br>Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road<br>or<br>Allotments/sites for residential purposes accord with the following:<br>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):<br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 600 sqm<br>and |

| | |
|---|---|
| | (b) site frontages (or allotment frontages in the case of land division) are not less than:<br><br>**Minimum Frontage**<br>Minimum frontage for a detached dwelling is 18m<br><br>In relation to DTS/DPF 2.1, in instances where:<br><br>(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<br>(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 2.2<br><br>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose. | DTS/DPF 2.2<br><br>Where the site of a dwelling does not comprise an entire allotment:<br><br>(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay<br>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:<br>(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space<br>(ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site coverage | |
| PO 3.1<br><br>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. | DTS/DPF 3.1<br><br>Development does not result in site coverage exceeding:<br><br>**Site Coverage**<br>Maximum site coverage is 50 per cent<br><br>In instances where:<br><br>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies<br>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. |
| Building Height | |
| PO 4.1 | DTS/DPF 4.1 |

| | |
|---|---|
| Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings. | Building height (excluding garages, carports and outbuildings) is no greater than:<br><br>(a) the following:<br><br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br><br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.<br><br>In relation to DTS/DPF 4.1, in instances where:<br><br>(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.<br>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| Primary Street Setback | |
| PO 5.1<br><br>Buildings are set back from primary street boundaries consistent with the existing streetscape. | DTS/DPF 5.1<br><br>Buildings setback from the primary street boundary in accordance with the following table: |

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | No DTS/DPF is applicable. |

| | |
|---|---|
| | For the purposes of **DTS/DPF 5.1:**<br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| Secondary Street Setback | |
| PO 6.1<br>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character. | DTS/DPF 6.1<br>Building walls are set back from the secondary street boundary (other than a rear laneway):<br>(a) no less than:<br>or<br>(b) 900mm, whichever is greater<br>or<br>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.<br>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero. |
| Boundary Walls | |
| PO 7.1<br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 7.1<br>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:<br>(a)<br>or<br>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:<br>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(ii) side boundary walls do not:<br>A. exceed 3.2m in wall height from the lower of the natural or finished ground level<br>B. exceed 8m in length |

| | |
|---|---|
| | C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>D. encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| **Side Boundary Setback** | |
| PO 8.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:<br>(a) no less than:<br>(b) in all other cases (i.e., there is a blank field), then:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |
| **Rear Boundary Setback** | |
| PO 9.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 9.1<br>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:<br>(a) 4m for the first building level<br>(b) 6m for any second building level. |
| **Appearance** | |
| PO 10.1<br>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street. | DTS/DPF 10.1<br>Garages and carports facing a street (other than an access lane way):<br>(a) are set back at least 0.5m behind the building line of the associated dwelling<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum |

| | |
|---|---|
| | width of 7m. |
| PO 10.2<br>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality. | DTS/DPF 10.2<br>None are applicable. |

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

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

**Interpretation**

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

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

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

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

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

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

| | |
|---|---|
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

# Part 3 - Overlays

## Airport Building Heights (Regulated) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Building height does not pose a hazard to the operation of a certified or registered aerodrome. | DTS/DPF 1.1<br>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.<br><br>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable. |

### Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development:<br>(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*<br>(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. |

## Hazards (Flooding) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| | Desired Outcome |
|---|---|
| DO 1 | Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred. |

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 3.1<br>Development avoids the need for flood protection works. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage. | DTS/DPF 3.3<br>None are applicable. |

| | |
|---|---|
| | |
| PO 3.4<br>Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact. | DTS/DPF 3.4<br>Other than a recreation area, development is located outside of the 5% AEP principal flow path. |
| PO 3.5<br>Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings. | DTS/DPF 3.5<br>Buildings comprise one of the following:<br>(a) a porch or portico with at least 2 open sides<br>(b) a verandah with at least 3 open sides<br>(c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow)<br>(d) any post construction with open sides<br>(e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event. |
| Environmental Protection | |
| PO 4.2<br>Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood. | DTS/DPF 4.2<br>None are applicable. |
| Site Earthworks | |
| PO 5.1<br>The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling. | DTS/DPF 5.2<br>Filling for ancillary purposes:<br>(a) does not exceed 300mm above existing ground level<br>(b) is no more than 5m wide. |
| Access | |
| PO 6.1<br>Development does not occur on land:<br>(a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event<br>(b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event. | DTS/DPF 6.2<br>None are applicable. |

### Procedural Matters (PM) - Referrals

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

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

## Hazards (Flooding – General) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

### Procedural Matters (PM) - Referrals

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

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

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |
| PO 2.1<br>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is consistent with the prevailing building and wall heights in the historic area. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the historic area. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the historic area. | DTS/DPF 2.5<br>None are applicable. |
| Context and Streetscape Amenity | |
| PO 6.1<br>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure. | DTS/DPF 6.2<br>None are applicable. |
| Ruins | |

| | |
|---|---|
| PO 8.1<br>Development conserves and complements features and ruins associated with former activities of significance. | DTS/DPF 8.1<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| NPSP20 | **The Avenues Historic Area Statement (NPSP20)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war.<br><br>Detached dwellings. |
| Allotments, subdivision and built form patterns | Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them.<br><br>Primary dwelling frontages to streets, not lanes. |
| Architectural styles, detailing and built form features | Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.<br><br>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.<br><br>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.<br><br>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.<br><br>Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.<br><br>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.<br><br>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows. |
| Building height | Predominantly single-storey, up to two storeys in some locations. |

| Statement# | Statement | |
|---|---|---|
| | Materials | Bluestone or sandstone dressed and coursed. |
| | Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period.<br><br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| | Setting, landscaping, streetscape and public realm features | Landscaping around a dwelling, particularly in the front garden, is an important design element.<br><br>In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages |
| | Representative Buildings | Identified - refer to SA planning database. |

### Procedural Matters (PM) - Referrals

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

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

## Stormwater Management Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| | |
|---|---|
| PO 1.1<br>Residential development is designed to capture and re-use stormwater to:<br>(a) maximise conservation of water resources<br>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded<br>(c) manage stormwater runoff quality. | DTS/DPF 1.1<br>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:<br>(a) includes rainwater tank storage:<br>(i) connected to at least:<br>A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area<br>B. in all other cases, 80% of the roof area<br>(ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m$^2$<br>(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m$^2$ or greater<br>(iv) with a minimum total capacity in accordance with Table 1<br>(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank<br>(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area<br>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<br><br>Site perviousness ≥30%: N/A |
| >401 | 4000 | Site perviousness <35%: 1000<br><br>Site perviousness ≥35%: N/A |

## Procedural Matters (PM) - Referrals

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

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

# Urban Tree Canopy Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Trees are planted or retained to contribute to an urban tree canopy. | DTS/DPF 1.1<br>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 | Retained tree | Retained soil | Discount |

| tree height (Column A) | spread (Column B) | area around tree within development site (Column C) | applied (Column D) |
|---|---|---|---|
| 4-6m | 2-4m | 10m$^2$ and min. dimension of 1.5m | 2 small trees (or 1 medium tree) |
| 6-12m | 4-8m | 30m$^2$ and min. dimension of 3m | 2 medium trees (or 4 small trees) |
| >12m | >8m | 60m$^2$ and min. dimension of 6m | 2 large trees (or 4 medium trees, or 8 small trees) |

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

### Procedural Matters (PM) - Referrals

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

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

# Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br>One of the following is satisfied:<br>(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*<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

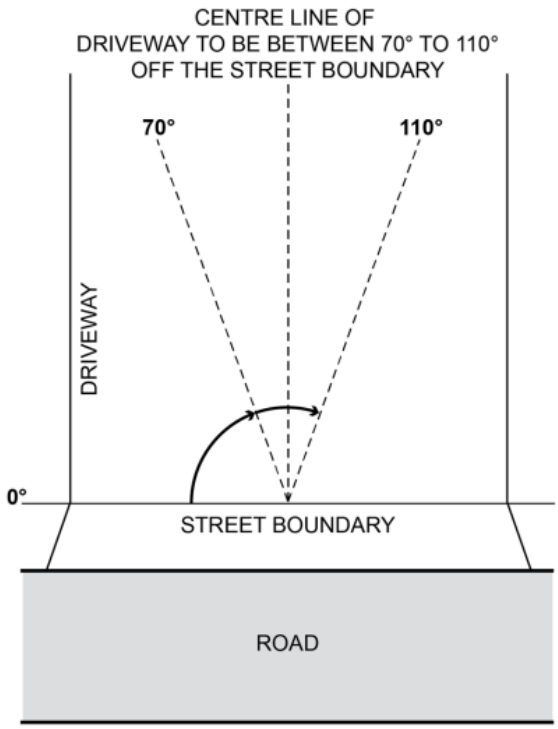
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| On-site Waste Treatment Systems | |
| PO 6.1<br>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1<br>Effluent disposal drainage areas do not:<br>(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<br>(b) use an area also used as a driveway<br>(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<br>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:<br>(a) limiting protrusion above finished ground level<br>(b) screening through appropriate planting, fencing and mounding<br>(c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1<br>None are applicable. |
| **Earthworks and sloping land** | |
| PO 8.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1<br>Development does not involve any of the following:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | DTS/DPF 8.2<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):<br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br>(a) do not contribute to the instability of embankments and cuttings<br>(b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>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<br>None are applicable. |
| PO 8.5<br>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5<br>None are applicable. |
| **Overlooking / Visual Privacy (low rise buildings)** | |
| PO 10.1<br>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<br>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:<br>(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<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(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<br>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<br>One of the following is satisfied:<br>(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<br>or<br>(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:<br>(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<br>or<br>(ii) 1.7m above finished floor level in all other cases |
| All residential development | |
| Front elevations and passive surveillance | |
| PO 17.1<br>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1<br>Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least $2m^2$ facing the primary street. |
| PO 17.2<br>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 17.2<br>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and Amenity | |
| PO 18.1<br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1<br>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas. |
| Residential Development - Low Rise | |
| External appearance | |
| PO 20.2<br>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<br>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:<br>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line<br>(b) a porch or portico projects at least 1m from the building |

| | |
|---|---|
| | wall<br>(c) a balcony projects from the building wall<br>(d) a verandah projects at least 1m from the building wall<br>(e) eaves of a minimum 400mm width extend along the width of the front elevation<br>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm<br>(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<br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 20.3<br>None are applicable |
| **Private Open Space** | |
| PO 21.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 21.1<br>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| PO 21.2<br>Private open space is positioned to provide convenient access from internal living areas. | DTS/DPF 21.2<br>Private open space is directly accessible from a habitable room. |
| **Landscaping** | |
| PO 22.1<br>Soft landscaping is incorporated into development to:<br>(a) minimise heat absorption and reflection<br>(b) contribute shade and shelter<br>(c) provide for stormwater infiltration and biodiversity<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 22.1<br>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<br>(a) a total area for the entire development site, including any common property, as determined by the following table:<br>**Site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>>200-450 / 20%<br>>450 / 25%<br>(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<br>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 23.2<br>Uncovered car parking space are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.2<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 23.3<br>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | DTS/DPF 23.3<br>Driveways and access points satisfy (a) or (b):<br>(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<br>(b) sites with a frontage to a public road greater than 10m:<br>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;<br>(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<br>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<br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br>(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<br>(b) where newly proposed, is set back:<br>(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<br>(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<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure |

| | |
|---|---|
| | dedicating a pedestrian crossing. |
| PO 23.5<br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 23.5<br>Driveways are designed and sited so that:<br>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping<br>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:<br>  <br><br>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site. |
| PO 23.6<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6<br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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<br>Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1<br>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<br>(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<br>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1<br>Buildings satisfy (a) or (b):<br>(a) are not transportable<br>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| **Group Dwellings, Residential Flat Buildings and Battle axe Development** | |
| **Amenity** | |
| PO 31.2<br>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 31.2<br>None are applicable. |
| PO 31.3<br>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<br>None are applicable. |
| PO 31.4<br>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 31.4<br>Dwelling sites/allotments are not in the form of a battle-axe arrangement. |
| **Car parking, access and manoeuvrability** | |
| PO 33.1<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 33.1<br>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:<br>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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 33.4<br>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<br>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<br>Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 33.5<br>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |

| | |
|---|---|
| Soft landscaping | |
| PO 34.2<br>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 34.2<br>Battle-axe or common driveways satisfy (a) and (b):<br>(a) are constructed of a minimum of 50% permeable or porous material<br>(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). |
| Laneway Development | |
| Infrastructure and Access | |
| PO 44.1<br>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:<br>(a) existing utility infrastructure and services are capable of accommodating the development<br>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)<br>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)<br>(d) safety of pedestrians or vehicle movement is maintained<br>(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<br>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:<br>(a) Site area <301m$^2$: 24m$^2$ located behind the building line.<br>(b) Site area ≥ 301m$^2$: 60m$^2$ located behind the building line.<br>Minimum directly accessible from a living room: 16m$^2$ / with a minimum dimension 3m. |
| Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park | | Total area: 16m$^2$, which may be uses as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which | Dwellings at ground level: | 15m$^2$ / minimum dimension 3m |

| | | |
|---|---|---|
| incorporate 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 |

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Water Supply | |
| PO 11.2<br>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<br>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:<br>(a) exclusively for domestic use<br>(b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | |
| PO 12.1<br>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:<br>(a) it is wholly located and contained within the allotment of the development it will service<br>(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 | DTS/DPF 12.1<br>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:<br>(a) the system is wholly located and contained within the allotment of development it will service; and<br>(b) the system will comply with the requirements of the South Australian Public Health Act 2011. |

| | |
|---|---|
| (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<br>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<br>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |

## Interface between Land Uses

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Overshadowing | |
| PO 3.1<br>Overshadowing of habitable room windows of adjacent residential land uses in:<br><br>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight<br>b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1<br>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<br>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:<br><br>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight<br>b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.2<br>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:<br><br>a. for ground level private open space, the smaller of the following:<br>i. half the existing ground level open space<br>or<br>ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)<br>b. for ground level communal open space, at least half of the existing ground level open space. |
| PO 3.3<br>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:<br><br>(a) the form of development contemplated in the zone | DTS/DPF 3.3<br>None are applicable. |

| | |
|---|---|
| (b) the orientation of the solar energy facilities<br>(c) the extent to which the solar energy facilities are already overshadowed. | |

## Site Contamination

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1<br>Development satisfies (a), (b), (c) or (d):<br>(a) does not involve a change in the use of land<br>(b) involves a change in the use of land that does not constitute a change to a more sensitive use<br>(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)<br>(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:<br>(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-<br>A. site contamination does not exist (or no longer exists) at the land<br>or<br>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)<br>or<br>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)<br>and<br>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

| | |
|---|---|
| | |

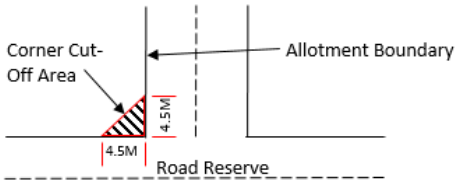
## Transport, Access and Parking

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Vehicle Parking Rates | |
| PO 5.1<br>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:<br>(a) availability of on-street car parking<br>(b) shared use of other parking areas<br>(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<br>(d) the adaptive reuse of a State or Local Heritage Place. | DTS/DPF 5.1<br>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:<br>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area<br>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply<br>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. |
| Corner Cut-Offs | |
| PO 10.1<br>Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1<br>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:<br>  |

### Table 1 - General Off-Street Car Parking Requirements

| Class of Development | Car Parking Rate (unless varied by Table 2 onwards)<br><br>Where a development comprises more than one development type, |
|---|---|

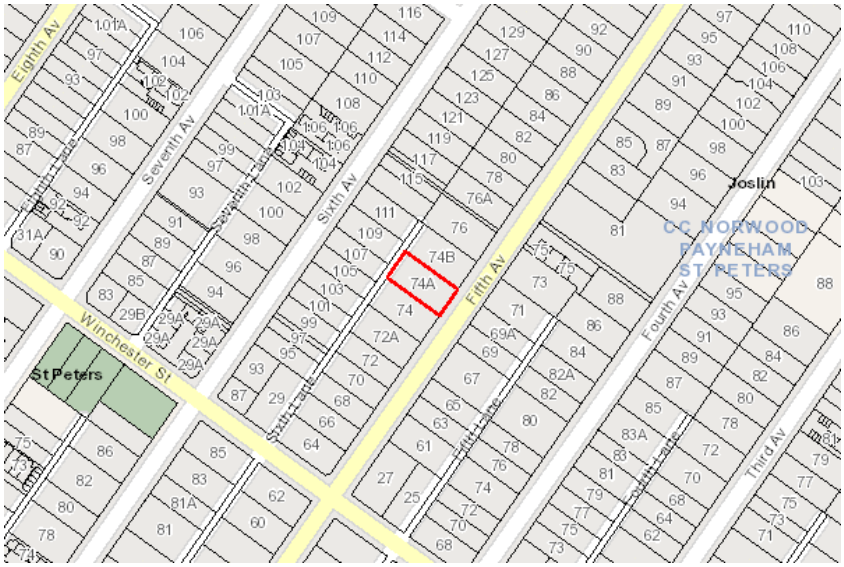
| | then the overall car parking rate will be taken to be the sum of the car parking rates for each development type. |
|---|---|
| Residential Development | |
| Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |

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

| Class of Development | Car Parking Rate<br><br>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:<br><br>1 space for each dwelling with a total floor area less than 75 square metres<br><br>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres<br><br>3 spaces for each dwelling with a total floor area greater than 150 square metres.<br><br>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings. | Capital City Zone<br><br>City Main Street Zone<br><br>City Riverbank Zone<br><br>Adelaide Park Lands Zone<br><br>Business Neighbourhood Zone (within the City of Adelaide)<br><br>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone |

**Address:** **74A FIFTH AV ST PETERS SA 5069**

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




**Property Zoning Details**

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Hazards (Flooding)
Historic Area *(NPSP20)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

**Local Variation (TNV)**

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

**Selected Development(s)**

Fence

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

**Fence - Code Assessed - Performance Assessed**

# Part 2 - Zones and Sub Zones

# Established Neighbourhood Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

**Interpretation**

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

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

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

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

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

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

| | |
|---|---|
| (o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

# Part 3 - Overlays

## Airport Building Heights (Regulated) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Building height does not pose a hazard to the operation of a certified or registered aerodrome. | DTS/DPF 1.1<br>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.<br><br>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable. |

### Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development:<br>(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*<br>(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. |

## Hazards (Flooding) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred. |

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 3.6<br>Fences do not unreasonably impede floodwaters. | DTS/DPF 3.6<br>A post and wire fence (other than a chain mesh fence). |

### 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 |

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Ancillary development | |
| PO 4.4<br>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building. | DTS/DPF 4.4<br>None are applicable. |

### Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| | **The Avenues Historic Area Statement (NPSP20)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the |

| Statement# | Statement |
|---|---|
| NPSP20 | locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war.<br><br>Detached dwellings. |
| Allotments, subdivision and built form patterns | Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them.<br><br>Primary dwelling frontages to streets, not lanes. |
| Architectural styles, detailing and built form features | Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.<br><br>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.<br><br>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.<br><br>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.<br><br>Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.<br><br>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.<br><br>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows. |
| Building height | Predominantly single-storey, up to two storeys in some locations. |
| Materials | Bluestone or sandstone dressed and coursed. |
| Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period.<br><br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |

| Statement# | Statement | |
|---|---|---|
| | Setting, landscaping, streetscape and public realm features | Landscaping around a dwelling, particularly in the front garden, is an important design element.<br><br>In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages |
| | Representative Buildings | Identified - refer to SA planning database. |

### Procedural Matters (PM) - Referrals

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

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

# Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br><br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br><br>One of the following is satisfied:<br><br>(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*<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| Fences and walls | |
| PO 9.1<br>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<br>None are applicable. |

## Transport, Access and Parking

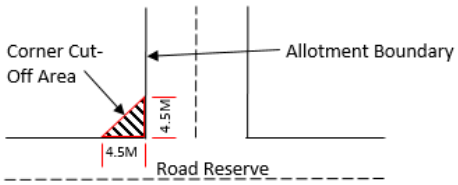
### Assessment Provisions (AP)

Desired Outcome (DO)

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

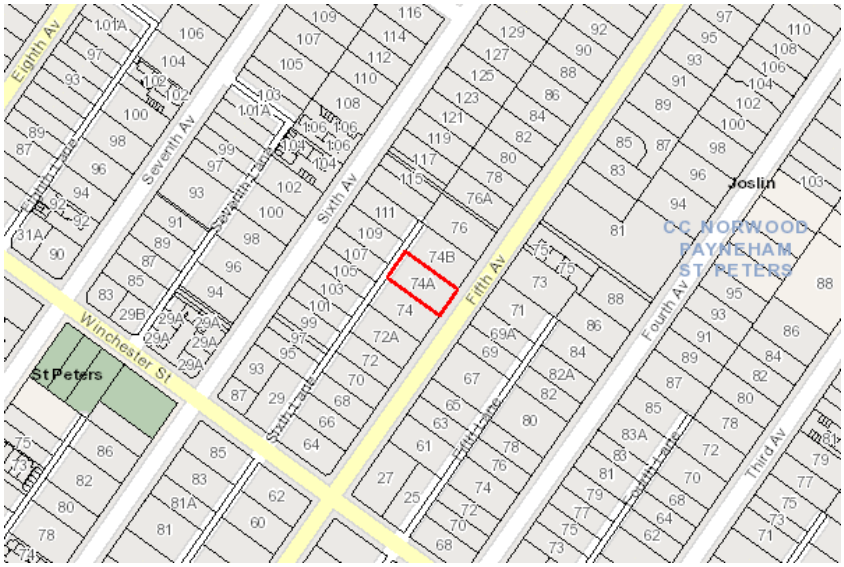
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Sightlines | |
| PO 2.2<br>Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | DTS/DPF 2.2<br>None are applicable. |
| Corner Cut-Offs | |

| | |
|---|---|
| PO 10.1<br>Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1<br>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:<br>  <br> |

**Address:** 74A FIFTH AV ST PETERS SA 5069

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




Property Zoning Details

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Hazards (Flooding)
Historic Area *(NPSP20)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

**Local Variation (TNV)**

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

Selected Development(s)

Retaining wall

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

Retaining wall - Code Assessed - Performance Assessed

# Part 2 - Zones and Sub Zones

# Established Neighbourhood Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

**Interpretation**

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

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

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

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

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

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

| | |
|---|---|
| (l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

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

None specified.

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

None specified.

# Part 3 - Overlays

## Hazards (Flooding) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| | Desired Outcome |
|---|---|
| DO 1 | Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Site Earthworks | |
| PO 5.1<br>The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling. | DTS/DPF 5.2<br>Filling for ancillary purposes:<br>(a) does not exceed 300mm above existing ground level<br>(b) is no more than 5m wide. |

### 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 |

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |

| | |
|---|---|
| PO 2.1<br>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the historic area. | DTS/DPF 2.5<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| NPSP20 | **The Avenues Historic Area Statement (NPSP20)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war.<br><br>Detached dwellings. |
| Allotments, subdivision and built form patterns | Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them.<br><br>Primary dwelling frontages to streets, not lanes. |
| Architectural styles, detailing and built form features | Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.<br><br>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.<br><br>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.<br><br>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.<br><br>Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.<br><br>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments. |

| Statement# | Statement | |
|---|---|---|
| | | Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows. |
| | Building height | Predominantly single-storey, up to two storeys in some locations. |
| | Materials | Bluestone or sandstone dressed and coursed. |
| | Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period.<br><br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| | Setting, landscaping, streetscape and public realm features | Landscaping around a dwelling, particularly in the front garden, is an important design element.<br><br>In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages |
| | Representative Buildings | Identified - refer to SA planning database. |

### Procedural Matters (PM) - Referrals

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

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

# Part 4 - General Development Policies

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| Fences and walls | |
| PO 9.1<br>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<br>None are applicable. |
| PO 9.2<br>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<br>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |

GALVIN GROUP STUDIO
Level 1, 179 Greenhill Road,
Parkside
South Australia 5011
Ph: 08 8268 9915
www.galvingroup.com.au

SANJEEV & NIRUPAMA JOSHI

74A FIFTH AVENUE
**ST PETERS**

REVISION NO.
**PD1.3**
DATE: 10/07/2025

SCOPE OF WORK
• 2-STORY DWELLING

Attachment 1

## INDEX


| PAGE NO. | PAGE TITLE |
|---|---|
| PD 1 | COVER PLAN |
| PD 2 | EXISTING SURVEY |
| PD 3 | SITE PLAN |
| PD 4 | GROUND FLOOR |
| PD 5 | UPPER FLOOR |
| PD 6 | UPPER ROOF |
| PD 7 | ELEVATIONS |
| PD 8 | SECTIONS |
| PD 9 | SUN STUDIES |
| PD 10 | LANDSCAPE PLAN |


**LAST REVISION:**
**PD1.3 - ELEVATION LABEL FIX**

## GENERAL NOTES:

WHITE ANT NOTE:
THE BUILDING WILL BE PROTECTED AGAINST ATTACK BY TERMITES IN ACCORDANCE WITH AS3660.1-2014 AND HAVE A DURABLE NOTICE IN ACCORDANCE WITH PART 3.4.3.

WHITE ANT TREATMENT:
PROVIDE TERMI-MESH PERIMETER TERMITE TREATMENT TO MAIN FOOTINGS & PENETRATIONS IN ACCORDANCE WITH AS 3660-1.

A DURABLE NOTICE SHALL BE PERMANENTLY FIXED TO THE BUILDING WITHIN METER BOX. A TERMITE EXPERT SHALL INSPECT & PROVIDE A MAINTENANCE PROGRAM.

RAINWATER TANK NOTE:
RAINWATER TANK (1 KL MIN) TO COLLECT A MINIMUM OF 50 M2 OF THE ROOF AREA AND BE PLUMBED TO EITHER THE WC, WATER HEATER OR ALL LAUNDRY COLD
WATER OUTLETS, FITTED WITH OVERFLOW, FITTED WITH MOSQUITO PROOF, NON-DEGRADABLE SCREENS.

PARAPET NOTE:
PARAPETS WILL BE PROVIDED WITH A METAL CAPPING EXTENDING DOWN 50MM EACH SIDE AND PROVIDED WITH SARKING IN ACCORDANCE WITH PART 7.5.8 OF THE ABCB HOUSING PROVISIONS.

GLAZING NOTE:
GLAZING WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288-2021 FOR INTERNAL GLAZING AND AS2047-2014 FOR EXTERNAL GLAZING.

ROOF SARKING NOTE:
ANY SARKING TYPE MATERIALS USED IN THE ROOF IS TO ACHIEVE A FLAMMABILITY INDEX NOT GREATER THAN 5.

EXTERNAL SARKING TO BE INSTALLED IN ACCORDANCE WITH AS4200.1

BRUSH FENCE NOTE:
THERE IS NO BRUSH FENCE WITHIN 3M OF THE CLASS 1 BUILDING UNLESS THE BUILDING WITHIN 3M OF THE BRUSH FENCE ACHIEVES FIRE-RESISTING CONSTRUCTION

SMOKE ALARMS TO BE INTERCONNECTED IN COMPLIANCE WITH AS3786-2014 AND CONNECTED TO CONSUMER MAINS POWER

SMOKE ALARM NOTE:
SELF-CONTAINED SMOKE ALARMS COMPLYING WITH AS3786 – 2014 AND CONNECTED TO THE CONSUMER MAINS POWER; WHERE THERE IS MORE THAN SMOKE ALARM CONFIRM THEY ARE INTERCONNECTED.

WATERPROOFING NOTE:
WATERPROOFING OF WET AREAS WILL BE IN ACCORDANCE WITH AS3740- 2021 & 10.2.12 OR PART 10.2.7 TO 10.2.32 OF ABCB HOUSING PROVISIONS (INCLUDING SA 10.2.1 AND SA 10.2.33)

WET AREA FLOOR DRAINAGE NOTE:
THE FLOOR OF A WET AREA CONTAINING A VESSEL MUST BE GRADED TO FLOOR WASTE UNLESS ALL VESSELS ARE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION OR HAVE PERMANENT OPEN TRAPPED CONNECTION TO THE PLUMBING IN ACCORDANCE WITH SA 10.2.33.

W/C COMPARTMENT DOOR NOTES:
W/C DOOR WILL BE PROVIDED WITH LIFT-OFF HINGES.

FIRE APPLIANCE NOTE:
IF THE FIRE APPLIANCE WILL BE GAS OR IF A COMBUSTION HEATER IT WILL BE INSTALLED IN ACCORDANCE WITH AS/NZS2918.

BALUSTRADE NOTE:
BALUSTRADE SERVING THE LANDING / BALCONY IS TO BE PROVIDED DEMONSTRATING THE FOLLOWING DETAILS:
• MINIMUM HEIGHT OF 1M ABOVE THE FFL.
• MAXIMUM OPENING OF 125MM.

FIRST & SECOND FLIGHT - ENCLOSED
• STAIR TYPE F (CONCEALED STRINGER)
STAIR NOTE:
• RISER AND GOING HEIGHTS (CHECK 2R + G)
• RISERS TO BE ENCLOSED
• TIMBER TREADS ARE TO BE PROVIDED WITH A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 3.9.1.3.

SLAB / SLAB EDGE NOTE:
• WHERE NO PERIMETER TERMITE BARRIER IS INSTALLED, THE HEIGHT OF A DPC / SLAB EDGE REBATE MUST
BE NOT LESS THAN 75 MM ABOVE THE FINISHED PAVED AREAS;
• WHERE A PERIMETER TERMITE BARRIER IS INSTALLED THE HEIGHT OF THE FINISHED CONCRETE LEVEL OF THE
SLAB MUST NOT BE LESS THAN 35 MM ABOVE THE FINISHED PAVING LEVEL

GAS FIRE NOTE:
THE FIRE APPLIANCE WILL BE GAS OR IF A COMBUSTION HEATER IT WILL BE INSTALLED IN ACCORDANCE WITH AS/NZS2918

WHERE BOUNDARY WALLS / FENCES COINCIDE WITH SIGNIFICANT TREE NOTE:
WALL / FENCE TO BE CONSTRUCTED WITH STEEL COLUMNS TO PIER AND BEAMS. PIER EXCAVATION TO BE IN ACCORDANCE WITH 'REGULATED/ SIGNIFICANT TREE PROTECTION CONDITIONS' SET OUT BY COUNCIL'S ARBORIST REPORT WITH ASSOCIATED GUIDELINES CONTAINED WITHIN.

TREADS ARE TO BE PROVIDED WITH A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT
LESS THAN THAT LISTED IN TABLE 11.2.4 WHEN TESTED IN ACCORDANCE WITH AS4586.

NOTE: STAIR SYSTEM TO BE AN ACCREDITED MANUFACTURED SYSTEM SUCH AS STAIRLOCK OR SIMILAR WITH PROPRIETARY MANUFACTURED BALUSTRADES TO COMPLY WITH AS1170

NOTE: FINAL FINISHED AND BENCH LEVELS, BOUNDARY RETAINING, SITE CUT / FILL, STORMWATER SYSTEM AND DRAINAGE TO BE DESIGN BY QUALIFIED ENGINEER.

A SITE WORKS / DRAINAGE PLAN TO BE PROVIDED SHOWING DP LOCATIONS, DETENTION / RETENTION
TANKS AS REQUIRED AND SURFACE WATER MANAGEMENT SYSTEMS.

SITE STORMWATER DRAINAGE WILL BE CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3.2 - STORMWATER DRAINAGE, OR AS/NZS 3500.5 - DOMESTIC INSTALLATIONS, SECTION 5 - STORMWATER DRAINAGE. SEE ENGINEER'S SPECIFICATIONS

STORM WATER DRAINS & WASTE DRAINS TO HAVE FLEXIBLE CONNECTIONS. TO COMPLY WITH AS2870 ON CLASS H & E SITES.

CONDENSATION MANAGEMENT PROVISIONS FOR THE PROPOSED DEVELOPMENT NOTE:
• SARKING IS TO COMPLY AND BE INSTALLED IN ACCORDANCE WITH AS/NZS4200.1 & 2 UPDATE SECTION DETAIL TO SHOW SARKING TO HEBEL OR SIMILAR
• MECHANICAL EXHAUST FANS MUST ACHIEVE FLOW RATES OF –
- 25L/S IN A BATHROOM AND SANITARY COMPARTMENT.
- 40L/S IN A KITCHEN AND LAUNDRY.
• THE MECHANICAL EXHAUST FAN IS TO DISCHARGE DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR IN ACCORDANCE WITH PART 10.8.2
BELOW PROVISIONS COME INTO EFFECT ON 01/10/2024
• WHERE A VENTING CLOTHES DRYER IS INSTALLED, IT MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.
• AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT NATURALLY VENTILATED MUST BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH AND INCLUDE A RUN-ON TIMER WHICH RUNS THE EXHAUST FAN FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
• EXCEPT FOR ROOMS VENTILATED NATURALLY, A ROOM WITH AN EXHAUST SYSTEM MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000MM2 OR IN ACCORDANCE WITH AS1668.2
• EXCEPT A ROOM VENTILATED NATURALLY, A ROOM WITH AN EXHAUST SYSTEM CONTAINING A VENTING CLOTHES DRYER MUST BE PROVIDED WITH MAKE-UP AIR IN ACCORDANCE WITH AS1668.2

NOTE: WHEN DETAILING FRAMING & WINDOW OPENINGS, WINDOW SCHEDULE TO TAKE PRECEDENCE OVER FLOOR PLAN SCALING. CONFIRM ALL FIGURED DIMENSIONS ON SCHEDULE PRIOR TO FRAME FABRICATION REPORT ANY DISCREPANCY TO THE DESIGNER IMMEDIATELY

WINDOW PROTECTION NOTE:
PROTECTION TO BEDROOM WINDOWS WHERE THE FLOOR BELOW THE WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7M ABOVE THE FLOOR THE WINDOW MUST BE PROTECTED WITH THE FOLLOWING:
• PROVIDED WITH A DEVICE CAPABLE OF RESTRICTING WINDOW OPENING NOT TO PERMIT A 125MM SPHERE TO PASS THROUGH; OR
• A SCREEN WITH SECURE FITTINGS CAPABLE OF RESISTING AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY DEVICE OR SCREEN PROTECTING THE OPENING; AND
• HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS REMOVABLE, UNLOCKED OR OVERRIDDEN.

WINDOW PROTECTION NOTE:
A WINDOW OPENING IN A ROOM OTHER THAN A BEDROOM MUST BE PROVIDED WITH PROTECTION WHERE THE FLOOR BELOW THE WINDOW IS 4 M OR MORE ABOVE THE SURFACE BENEATH.
A) (2) THE OPENABLE PART OF THE WINDOW COVERED BY ABOVE MUST BE PROTECTED WITH A BARRIER WITH A HEIGHT OF NOT LESS THAN 865 MM ABOVE THE FLOOR.
B) A BARRIER REQUIRED BY (2) MUST NOT—
I. PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND
II. HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING.

BRUSH FENCE NOTE:
NOTE: THERE IS NO BRUSH FENCE WITHIN 3M OF THE CLASS 1 BUILDING UNLESS THE BUILDING WITHIN 3M OF THE BRUSH FENCE ACHIEVES FIRE-RESISTING CONSTRUCTION

BALCONY WATER PROOFING NOTE:
BALCONY IS TO BE PROVIDED WITH A WATERPROOF MEMBRANE IN ACCORDANCE WITH AS4654.1 & 2

EXTERNAL BALCONIES NOTE:
THE EXTERNAL BALCONY IS TO BE PROVIDED WITH A WATERPROOF MEMBRANE IN ACCORDANCE WITH AS4654.1 & 2 INCLUDING THE FOLLOWING:
• 50MM STEP DOWN TO THE BALCONY OR A FLUSH TRANSITION IS TO BE PROVIDED AS PER BELOW.
• LOCATION OF DRAINAGE FLOOR WASTE CONNECTED INTO THE STORMWATER DRAINAGE SYSTEM.

**NOTE: FRONT FENCE DOES NOT FORM PART OF THIS APPLICATION**

GALVIN GROUP STUDIO
179 GREENHILL ROAD
PARKSIDE, SA 5063
STUDIO: 08 8268 2425
e: info@galvingroup.com.au

© COPYRIGHT
ALL RIGHTS RESERVED. THESE DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF GALVIN GROUP STUDIO AT ALL TIMES.
CONTRACTOR ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB
BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY.

SANJEEV & NIRUPAMA JOSHI

74A FIFTH AVENUE
**ST PETERS**

**COVER PLAN**

**PAGE 10 OF 10**

REV. PD1.3

**REVISION NOTE:**
10/07/2025 - PD1.3
BOUNDARY ELEVATION LABEL FIX

10 9 8 7 6 5 4 3 2 1 0 (m)
@ 1:50

10 9 8 7 6 5 4 3 2 1 0 (m)
@ 1:100

10 9 8 7 6 5 4 3 2 1 0 (m
@ 1:200

**A1**
SCALE
AS SHOWN

Attachment 1

A1 SCALE AS SHOWN

@ 1:50 @ 1:100 @ 1:200

N

BRUSH FENCE NOTE:
NO EXISTING BRUSH FENCE IS OBSERVED AT SITE

EXISTING NON-REGULATED TREES TO BE REMOVED

EXISTING SHED TO BE REMOVED

NOTE: EXISTING BOUNDARY FENCING ENCROACHES INTO CLIENTS PROPERTY

NOTE: EXISTING ADJOINING BOUNDARY FENCING ENCROACHES INTO CLIENT'S PROPERTY

REVISION NOTE:
10/07/2025 - PD13
BOUNDARY ELEVATION LABEL FIX

PAGE 10 OF 10

EXISTING SURVEY

REV. PD1.3

SANJEEV & NIRUPAMA JOSHI

74A FIFTH AVENUE
ST PETERS

EXISTING SITE PLAN 1:100

GALVIN GROUP
179 GREENHILL ROAD
PARKSIDE SA 5063
T: 8370 5555
E: info@galvingroup.com.au

© Copyright
THESE DRAWINGS AND DESIGNS ARE & REMAIN THE PROPERTY OF GALVIN GROUP AND MUST NOT BE USED IN CONNECTION WITH ANY WORK OTHER THAN THAT AUTHORISED BY GALVIN GROUP. THEY MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM GALVIN GROUP.

GALVIN GROUP STUDIO
179 GREENHILL ROAD
PARKSIDE SA 5063
STUDIO: 08 8258 2425
e: info@galvingroup.com.au

© COPYRIGHT
ALL RIGHTS RESERVED. THESE DRAWINGS AND DESIGNS ARE THE COPYRIGHT OF GALVIN GROUP STUDIO PTY LTD. UNAUTHORISED USE OF THESE DRAWINGS AND DESIGNS WITHOUT THE EXPRESS WRITTEN PERMISSION OF GALVIN GROUP STUDIO IS PROHIBITED. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.

SANJEEV & NIRUPAMA JOSHI

74A FIFTH AVENUE

**ST PETERS**

**SITE PLAN**

**PAGE 10 OF 10**

REV. PD1.3

**REVISION NOTE:**
10/07/2025 - PD1.3
BOUNDARY ELEVATION LABEL FIX

**A1** SCALE AS SHOWN

SITE PLAN 1:100

AVENUE

FIFTH

CROWN OF ROAD

TBM DRILLHOLE

REMOVE EXISTING X-OVER

PROPOSED X-OVER LOCATION

1.61

0.85

5.20

22.86

30.45

38.72

9.20 - SETBACK

10.43 - GARAGE SETBACK

DRIVEWAY

3.5%

1.5%

2%

SD 38.50

CANOPY FFL 38.55

RD 38.55

1.00

PAV. 38.55

1.67

RWT

PROPOSED DWELLING FFL 38.60

GARAGE FFL 38.60

CONCEALED FIRST FLOOR

6.90

45.72

5.62

PAV. 37.55

PAV. 38.50

SLEEPER RETAINING ALONG BOUNDARY AS PER ENGINEER'S SPECIFICATIONS 1.8H CORRUGATED FENCE OVER RETAINING

NEW CORRUGATED FENCING MIN 1.5H AFL TO PREVENT OVER LOOKING

11.21

4.86

PAV. 37.55

ALFRESCO FFL 38.55

*NO ACCESS HERE

EXISTING SHED TO BE REMOVED

7.53

SHED

VERANDAH

RESIDENCE

LOT 555

SINGLE STOREY

LOFT ROOF

LOT 557

GARAGE

SIXTH LANE

CONCRETE APRON

PAVING

ROOF CAPPING

---

**RAINWATER TANK/S GUIDE**

SLIMLINE POLY TANKS TO IN COLORBOND WOODLANDS GREY(OR SIMILAR). TANK SIZE/S IN ACCORDANCE WITH ENGINEER'S STORMWATER DESIGN.

MIN 1,000 LTRS DESIGNATED TO SUPPLY LAUNDRY, TOILET OR KITCHEN.

RWT MARKER NOTE:
RAINWATER TANKS MINIMUM REQUIREMENTS. STORMWATER SYSTEM. AND CIVILS TO BE DESIGN BY QUALIFIED ENGINEER AND SPECIFIED WITHIN A STORMWATER AND CIVILS MANAGEMENT PLAN.

| SOFT LANDSCAPING | |
|---|---|
| 31.64% SITE COVERAGE | **330.63 m²** |

| PRIVATE OPEN SPACE | |
|---|---|
| 66.92% SITE COVERAGE | **699.26 m²** |

| UPPER FLOOR | |
|---|---|
| Zone | Area |
| FIRST FLOOR | 109.56 |
| | **109.56 m²** |

| GROUND FLOOR | |
|---|---|
| Zone | Area |
| ALFRESCO | 49.50 |
| GARAGE | 76.12 |
| GROUND FLOOR | 364.38 |
| PORCH | 28.81 |
| 49.67% SITE COVERAGE | **518.81 m²** |

| SITE BLOCK | |
|---|---|
| GROUND FLOOR | 1,044.97 |
| | **1,044.97 m²** |

Attachment 1

A1 SCALE AS SHOWN

N

@ 1:50 @ 1:100 @ 1:200

GROUND FLOOR 1:50

REVISION NOTE:
10/07/2025 - PD1.3
BOUNDARY ELEVATION LABEL FIX

PAGE 10 OF 10
REV. PD1.3

GROUND FLOOR

SANJEEV & NIRUPAMA JOSHI
74A FIFTH AVENUE
ST PETERS

GALVIN GROUP
179 GREENHILL ROAD
PARKSIDE, SA 5063
T: 8373 2444 F: 8373 2425
e: info@galvingroup.com.au

© COPYRIGHT
THIS DRAWING AND ALL DESIGNS, DETAILS AND INFORMATION CONTAINED HEREIN IS THE INTELLECTUAL PROPERTY OF GALVIN GROUP AND MUST NOT BE COPIED OR USED IN ANY WAY WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF GALVIN GROUP. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS.

Attachment 1

A1 SCALE AS SHOWN

REVISION NOTE:
10/07/2025 - PD13
BOUNDARY ELEVATION LABEL FIX

PAGE 10 OF 10

UPPER FLOOR

REV. PD13

SANJEEV & NIRUPAMA JOSHI

744 FIFTH AVENUE
ST PETERS

GALVIN GROUP
171 GREENHILL ROAD
PARKSIDE SA 5063
T. 8274 5925
E. info@galvingroup.com.au

UPPER FLOOR (WITHIN ROOF) 1:50

GALVIN GROUP STUDIO
179 GREENHILL ROAD
PARKSIDE SA 5063
ST.DOR: 08 8258 2425
e: info@galvingroup.com.au

© COPYRIGHT
ALL RIGHTS RESERVED. UNAUTHORISED USE OF THIS DRAWING (AND/OR PLANS OR DESIGNS CONTAINED HEREIN) WITHOUT THE WRITTEN CONSENT OF GALVIN GROUP STUDIO IS NOT PERMITTED BY LAW. ANY UNAUTHORISED USE MAY RESULT IN LEGAL ACTION AND/OR CLAIMS FOR DAMAGES.
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE SUPERVISING ARCHITECT.

SANJEEV & NIRUPAMA JOSHI
7AA FIFTH AVENUE
**ST PETERS**

**UPPER ROOF**

**PAGE 10 OF 10**

**REVISION NOTE:**
10/07/2025 - PD1.3
BOUNDARY ELEVATION LABEL FIX

REV. PD1.3

Attachment 1

UPPER ROOF 1:50

B1 B1 B2 B2 B3 B3

W02 E02 N01 N80 S05 E80 W01

35.00° 35.00° 35.00° 35.00° 5.00° 5.00° 45.00° 45.00° 45.00°

PARAPET PARAPET PARAPET PARAPET PARAPET PARAPET PARAPET

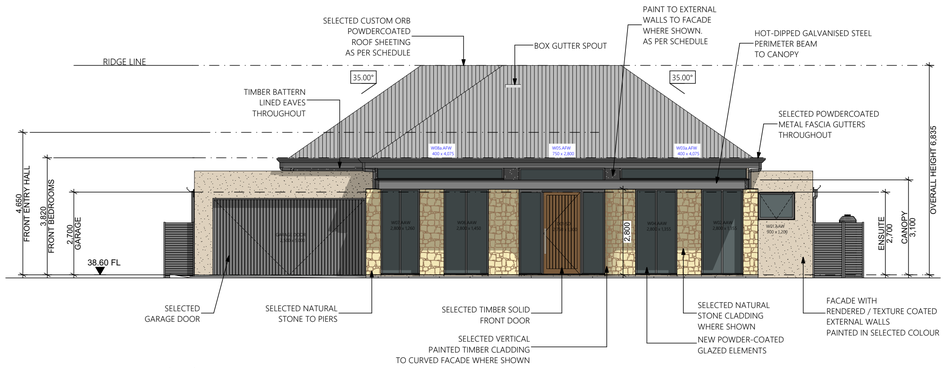
BOX GUTTER

OUTLET SPOUT OUTLET SPOUT

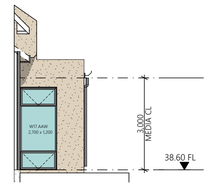
RAKED PARAPET RAKED PARAPET

DP/S DP/S DP/S DP/S DP/S

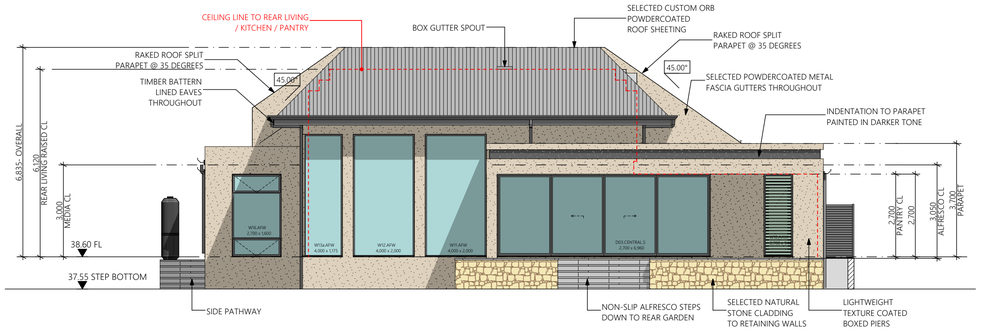
@ 1:50 @ 1:100 @ 1:200




E01 EASTERN ELEVATION 1:100

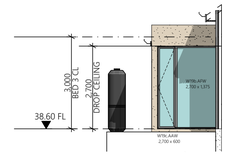



E02 EASTERN ELEVATION1:100



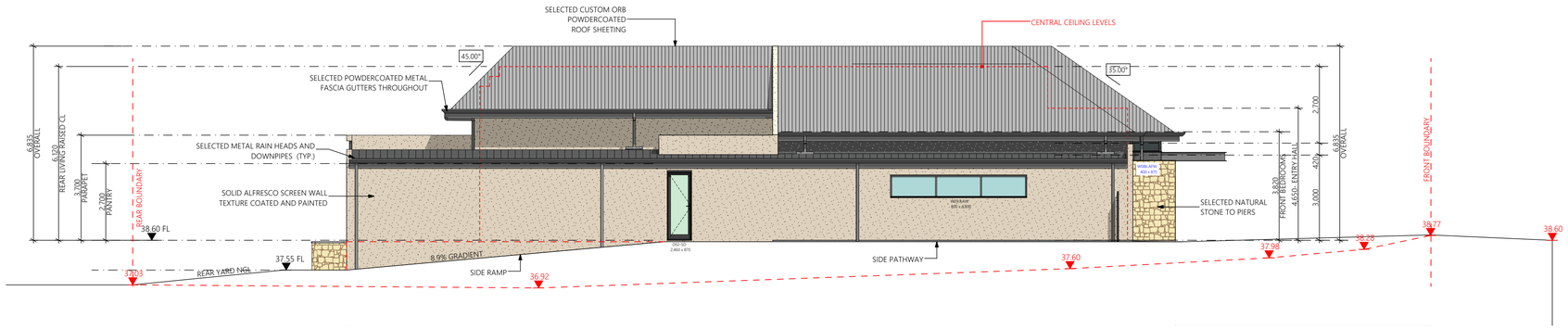

W01 WESTERN ELEVATION 1:100

Attachment 1

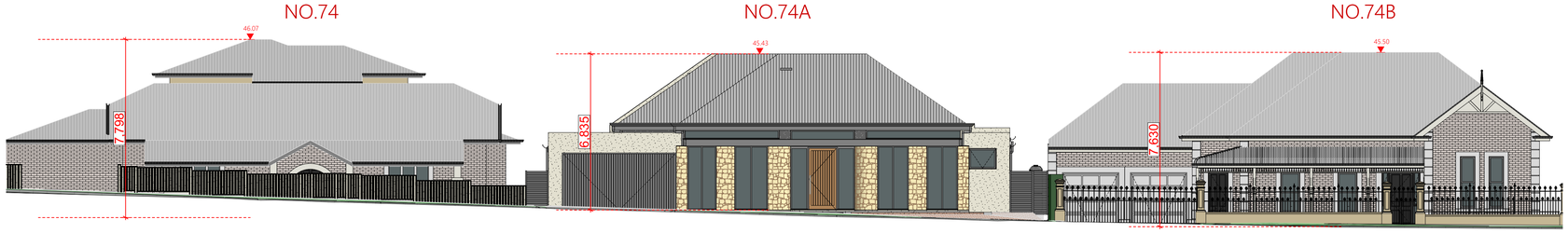



W02 WESTERN ELEVATION 1:100

N01 NORTHERN ELEVATION 1:100




S01 SOUTHERN ELEVATION 1:100




STREETSCAPE ELEVATION 1:125

## EXTERNAL FINISHES

EXTERNAL WALLS (TEXTURE COAT)
MATERIAL:HEBEL POWER PANEL + STUD OR MASONRY)
COLOUR: DULUX BEIGE (OR SIMILAR)
TEXTURE: DULUX ACRATEX TYP. (OR SIMILAR)
APPLICATION: EXTERNAL WALL PAINT FINISHES WHERE SHOWN

GABLE DETAILS, GUTTERS, FASCIA BOARDS, AND OTHER EXTERNAL DETAILS
COLOUR: BASALT (OR SIMILAR)
APPLICATION: EXTERNAL PAINT FINISHES WHERE SHOWN (CANOPY TO BE CHARCOAL)

WINDOW / DOOR FRAMES
COLOUR: POWDER-COATED CHARCOAL OR SIMILAR
APPLICATION: EXTERNAL GLAZED ELEMENTS WHERE SHOWN

SELECTED STONE CLADDING
COLOUR: ECO OUTDOOR - BOKARA FREEFORM (OR SIMILAR)
APPLICATION: EXTERNAL CLADDING WHERE SHOWN

MATERIAL: BND TILT DOOR OR SIMILAR
COLOUR: BASALT

## ROOFING FINISHES

EXTERNAL ROOFING
MATERIAL: CUSTOM ORB ROOF SHEETING TO PITCHED ROOFS (VISIBLE ON ELEVATIONS)
COLOUR: BASALT OR SIMILAR

MATERIAL: TRIMDEK ROOF SHEETING TO SHALLOW PITCHED ROOFS (NOT SEEN AT GROUND LEVEL)
COLOUR: BASALT OR SIMILAR

## BOUNDARY FENCES

BOUNDARY FENCING
MATERIAL: CORRUGATED
COLOUR: WOODLAND GREY (OR SIMILAR)

DESIGN NOTE:
THE DESIGN OF THIS PROPOSED DWELLING WAS TO LOOK TO CONCEAL THE UPPER STORY INTO THE ROOF SPACE TO CREATE A SINGLE-STORY EFFECT ON EXTERNAL FACADES.

ADJOINING BUILDING HEIGHTS HAVE BEEN CAREFULLY OBSERVED AS A GUIDE TO THE PROPOSED OVERALL BUILDING HEIGHT IN AN EFFORT TO COMPLIMENT THE ADJOINING DWELLINGS.

GALVIN GROUP STUDIO
179 GREENHILL ROAD
PARKSIDE, SA 5063
STUDIO: 08 8268 2425
e: info@galvingroup.com.au

©COPYRIGHT
ALL RIGHTS RESERVED. THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF GALVIN GROUP STUDIO AND MUST NOT BE COPIED. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY

SANJEEV & NIRUPAMA JOSHI
74A FIFTH AVENUE
**ST PETERS**

**ELEVATIONS**

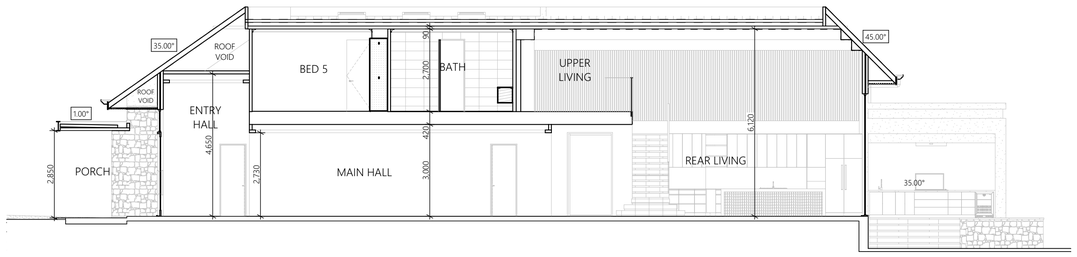
**PAGE 10 OF 10**
REV. PD1.3

**REVISION NOTE:**
10/07/2025 - PD1.3
BOUNDARY ELEVATION LABEL FIX

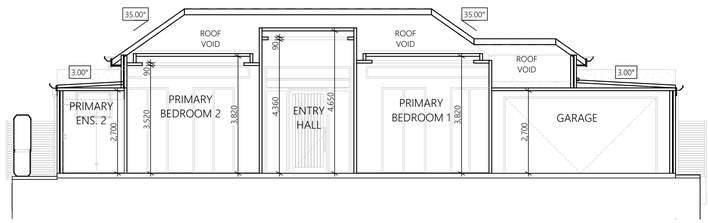
10 9 8 7 6 5 4 3 2 1 0 (m) @ 1:50
10 9 8 7 6 5 4 3 2 1 0 (m) @ 1:100
10 9 8 7 6 5 4 3 2 1 0 (m @ 1:200

**A1 SCALE AS SHOWN**

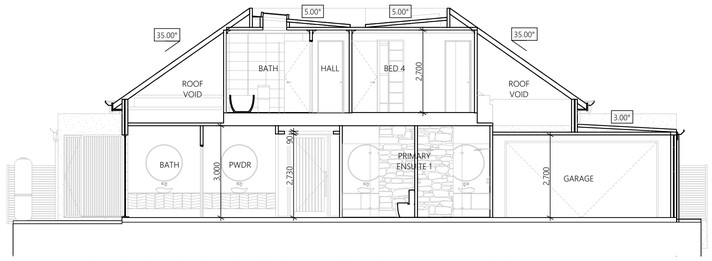
Attachment 1



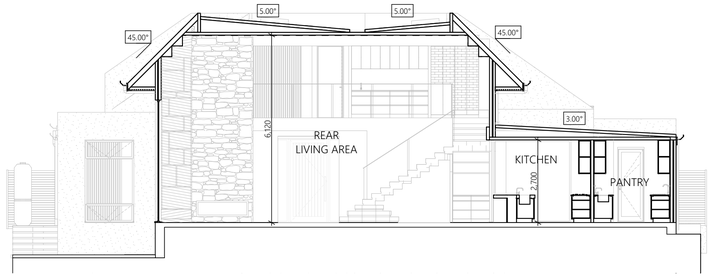

A1 SECTION 1:100



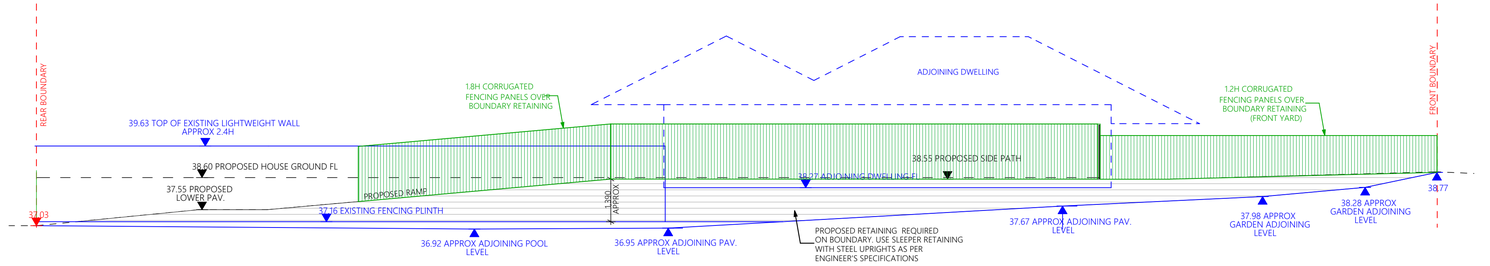

B1 SECTION 1:100



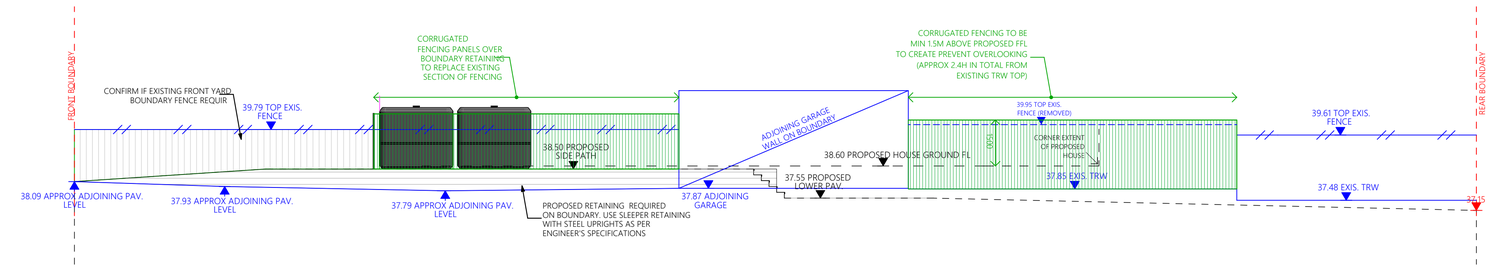

B2 SECTION 1:100




B3 SECTION 1:100




SB01 SOUTHERN BOUNDARY ELEVATION 1:100




NB01 NORTHERN BOUNDARY ELEVATION 1:100

GALVIN GROUP STUDIO
179 GREENHILL ROAD
PARKSIDE, SA 5063
STUDIO: 08 8268 2425
e: info@galvingroup.com.au

© COPYRIGHT
ALL RIGHTS RESERVED. THESE DRAWING REMAIN THE INTELLECTUAL PROPERTY OF GALVIN GROUP STUDIO AT ALL TIMES.
CONTRACTOR ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB
DO NOT SCALE DRAWING OR ANY WORK OR SHOP DRAWING. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY

SANJEEV & NIRUPAMA JOSHI

74A FIFTH AVENUE
**ST PETERS**

**SECTIONS**

**PAGE 10 OF 10**

REV. PD1.3

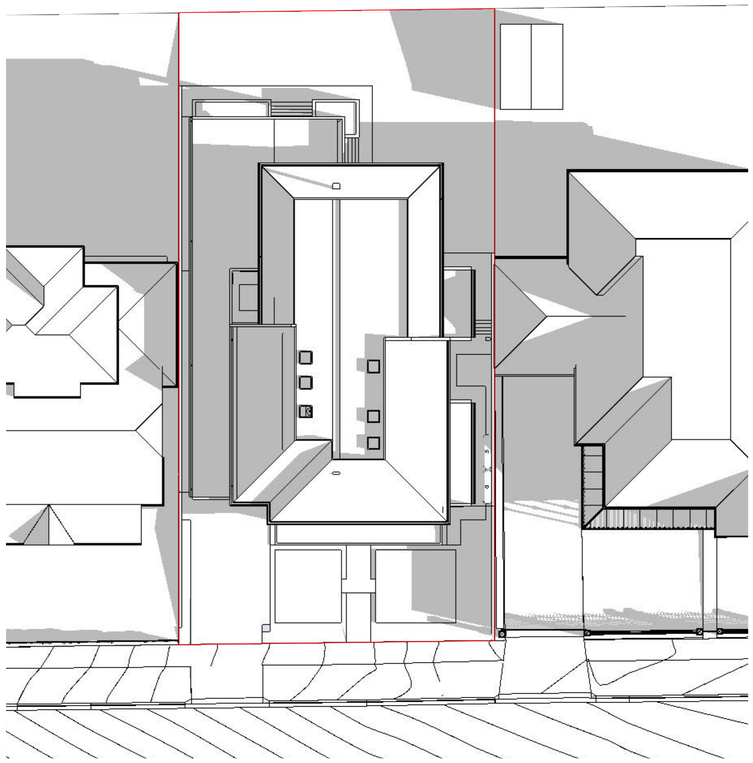
**REVISION NOTE:**
10/07/2025 - PD1.3
BOUNDARY ELEVATION LABEL FIX

10 9 8 7 6 5 4 3 2 1 0 (m) @ 1:50

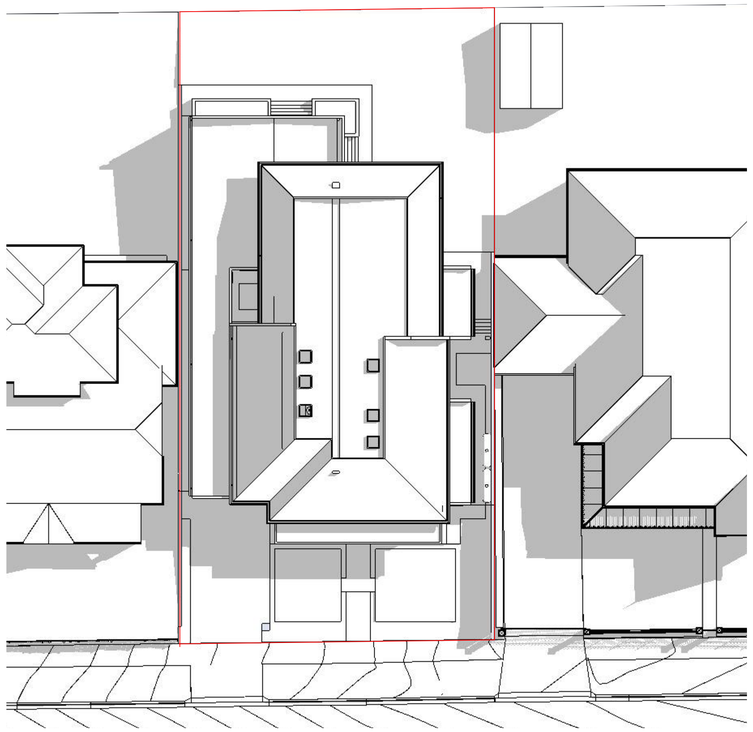
10 9 8 7 6 5 4 3 2 1 0 (m) @ 1:100

10 9 8 7 6 5 4 3 2 1 0 (m @ 1:200

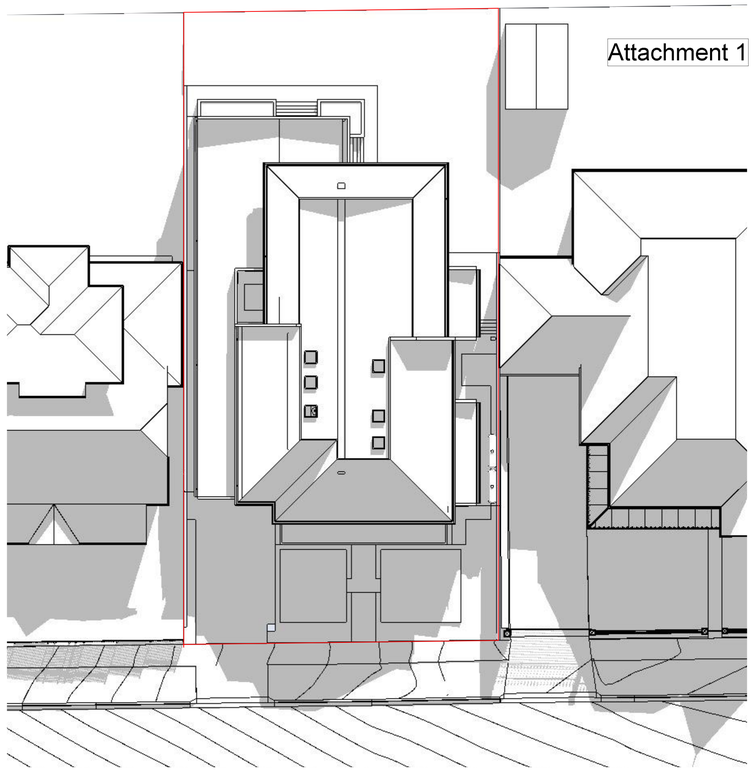
**A1**
**SCALE AS SHOWN**



9AM



NOON



9AM

Attachment 1

SUN SHADOW DIAGRAMS BASED ON 21ST JUNE 2025

GALVIN GROUP STUDIO
179 GREENHILL ROAD
PARKSIDE, SA 5063
STUDIO: 08 8268 2425
e: info@galvingroup.com.au

©COPYRIGHT
ALL RIGHTS RESERVED. THESE DRAWINGS AND DESIGNS ARE THE SOLE PROPERTY OF GALVIN GROUP STUDIO AND ALL CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY

SANJEEV & NIRUPAMA JOSHI

74A FIFTH AVENUE
**ST PETERS**

**SUN STUDIES**

**PAGE 10 OF 10**

REV. PD1.3

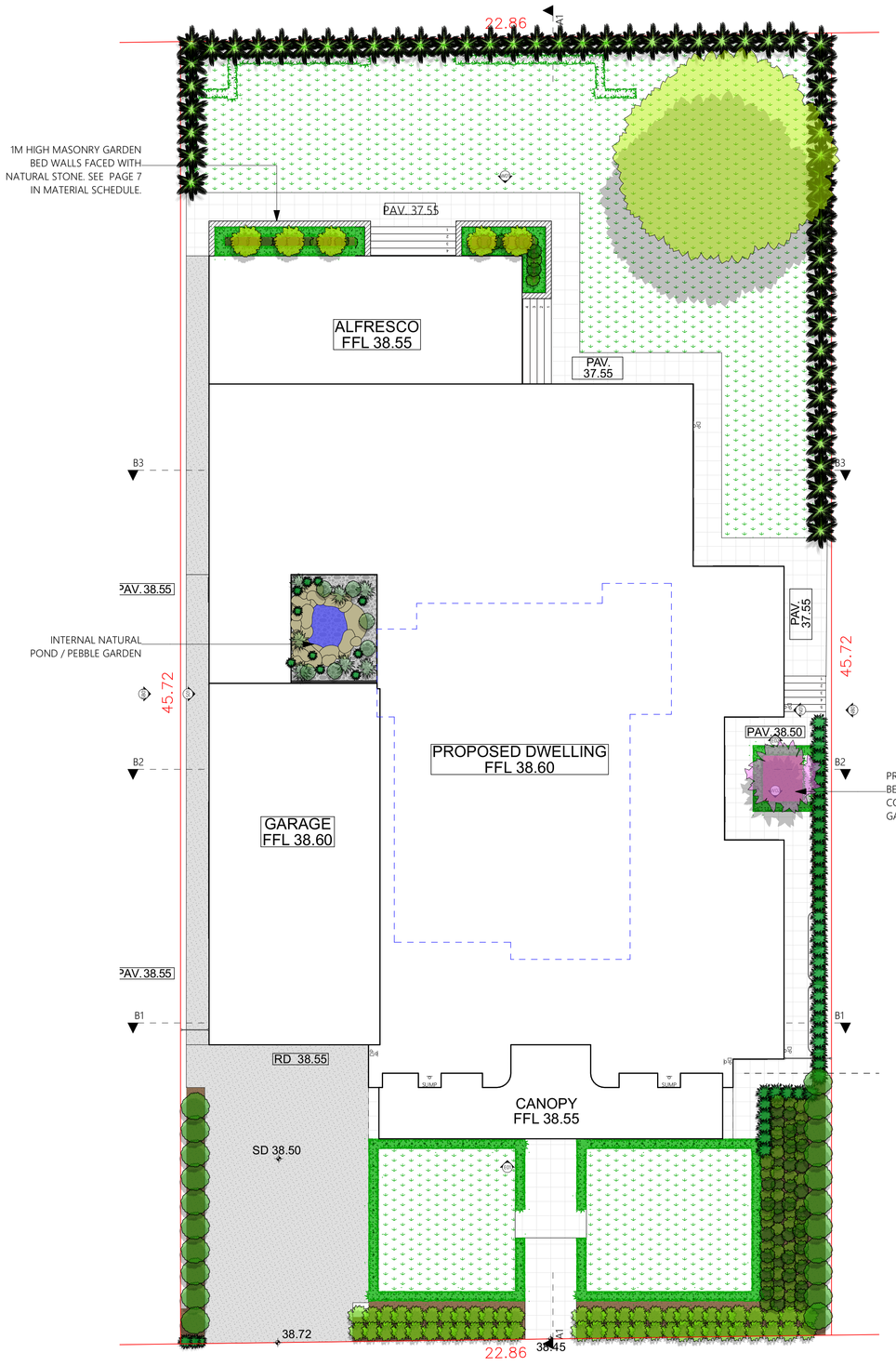
**REVISION NOTE:**
10/07/2025 - PD1.3
BOUNDARY ELEVATION LABEL FIX

10 9 8 7 6 5 4 3 2 1 0 (m)
@ 1:50

10 9 8 7 6 5 4 3 2 1 0 (m)
@ 1:100

10 9 8 7 6 5 4 3 2 1 0 (m
@ 1:200

**A1**
**SCALE**
**AS SHOWN**




LANDSCAPE PLAN 1:100

## PLANTING GUIDE

TREE SPECIES:
Acer campestre 'Elsrijk' - Field Maple
(High water content, low oil - Fire resistant)
- 6 to 7m height maturity
- 5 to 6m spread maturity

CREPE MYRTLE
Lagerstroemia 'Acoma'
H: Up to 3m, W:3m

TREE SPECIES:
Acer campestre 'Elsrijk' - Field Maple
(High water content, low oil - Fire resistant)
- 6 to 7m height maturity
- 5 to 6m spread maturity

DATE PALM
Platanus × acerifolia
H: Up to 10m, W: up to 5m

ASENECIO SERPENS
H: Up to 1m, W: up to 1m

AGAVE ATTENUATA
H: Up to 1m, W: up to 1m

**PLANT LIST**
Dianella revoluta
Blue-Flax Lily, Blueberry Lily
(Fire resistant)
- 1 m height
- up to 1.5m spread

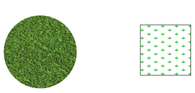
LILLI-PILLY TRIMMED HEDGE
Syzygium australe cultivar
Trimmed to desired low height and width

## FLOOR SURFACE GUIDE

NON-SLIP PAVERS
Shale Grey shown

EXPOSED AGGREGATE PATHS
'Cottesloe' colour shown

HIGH GRADE COMPOST SOIL
TBC by client



DROUGHT TOLERANT LAWN AREAS
TBC by client

**URBAN TREE CANOPY OVERLAY**
DTS/ DPF 1.1

SITE BLOCKS <800 REQUIRES:
1 LARGE TREE OR 2 MEDIUM TREES OR 4 SMALL TREES

TREES SELECTED TO ADHERE TO REQUIREMENTS:
- 1 LARGE TREE - FIELD MAPLE
- 1 MEDIUM TREE - CREPE MYRTLE

SEE PLANTING SCHEDULE GUIDE FOR H X W DIMENSIONS

Attachment 1



GALVIN GROUP STUDIO
179 GREENHILL ROAD
PARKSIDE, SA 5063
STUDIO: 08 8258 2425
e: info@galvingroup.com.au

©COPYRIGHT
ALL RIGHTS RESERVED. THESE DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF GALVIN GROUP STUDIO AT ALL TIMES. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY.

SANJEEV & NIRUPAMA JOSHI
74A FIFTH AVENUE
**ST PETERS**

**LANDSCAPE PLAN**

**PAGE 10 OF 10**
REV. PD1.3

**REVISION NOTE:**
10/07/2025 - PD1.3
BOUNDARY ELEVATION LABEL FIX

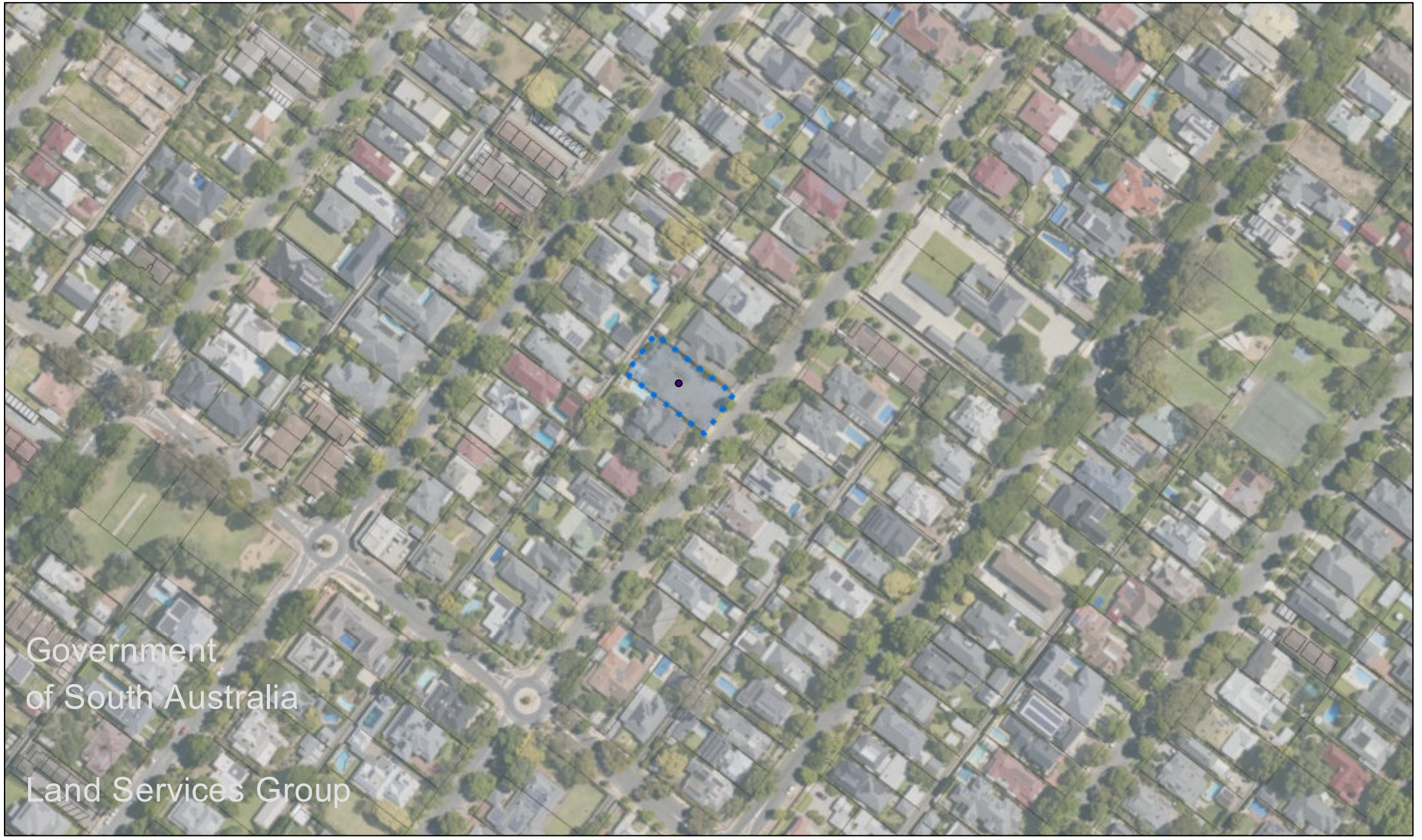
**A1**
SCALE
AS SHOWN

# SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Attachment 2

Subject Land Map




**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

# SAPPA Report

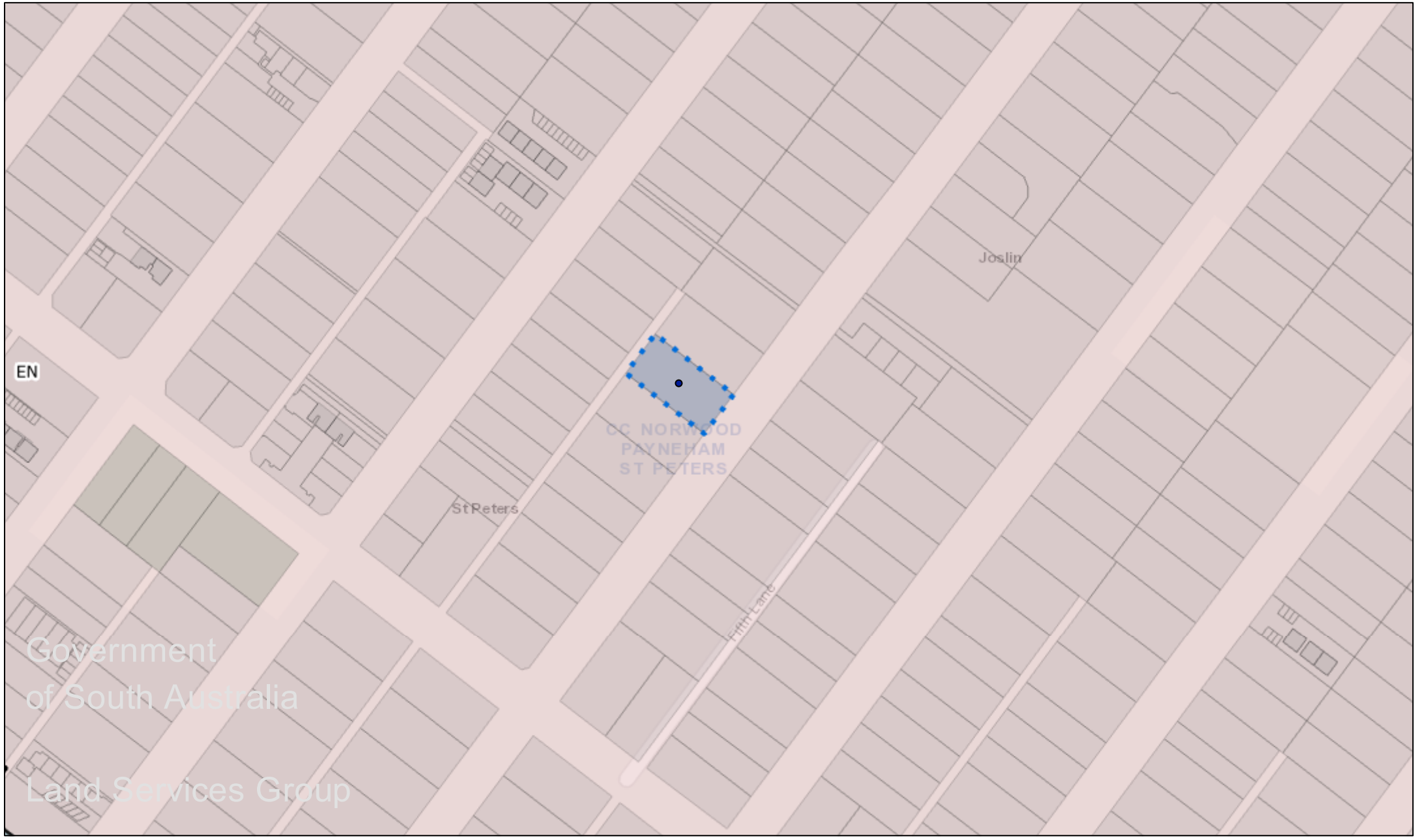
The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

**LEGEND:**

EN - Established Neighbourhood Zone

Attachment 3




**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

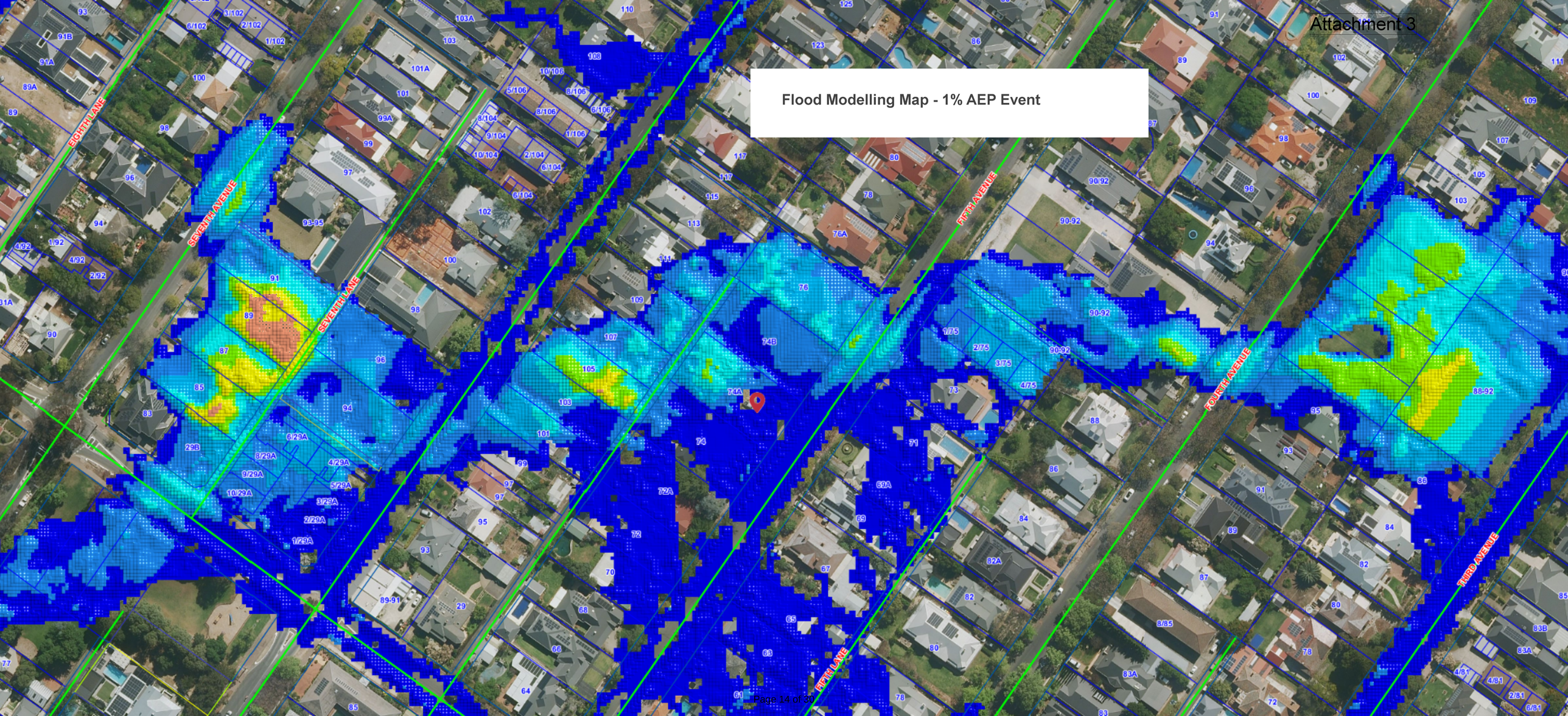
# SAPPA Report

Attachment 3

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Historic Area Overlay Map

**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.


Flood Modelling Map - 1% AEP Event
EIGHTH LANE
SEVENTH AVENUE
SEVENTH LANE
FIFTH AVENUE
FIFTH LANE
FOURTH AVENUE
THIRD AVENUE

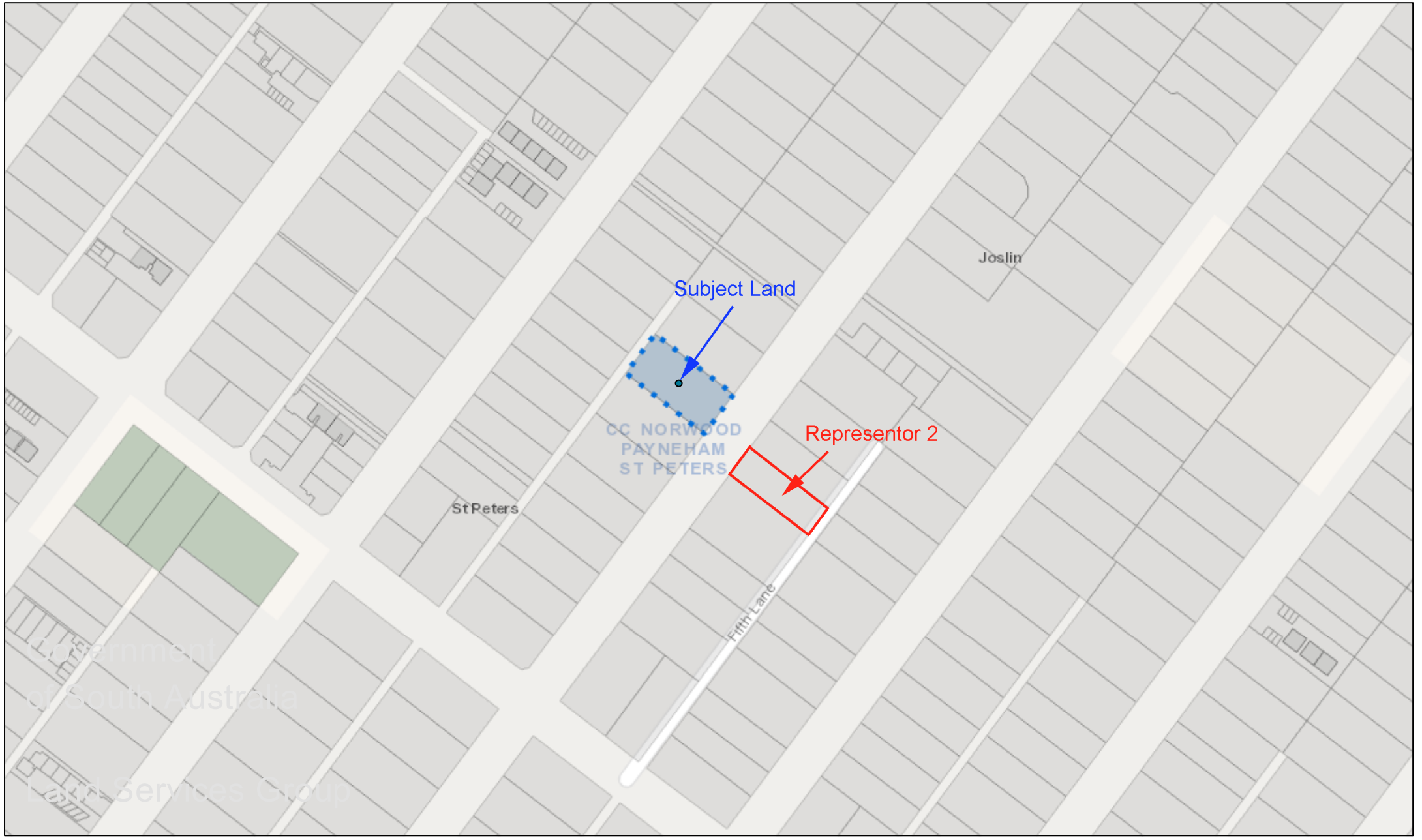
# SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

**Outside of Map Range:** Attachment 4

Representor 1 - 98 Fifth Avenue

Representation Map




**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

# Details of Representations

Attachment 5

## Application Summary

| | |
|---|---|
| Application ID | 25003620 |
| Proposal | Two-storey detached dwelling with associated retaining and fencing, and the demolition of the existing shed |
| Location | 74A FIFTH AV ST PETERS SA 5069 |

## Representations

**Representor 1** - Andrew Veitch

| | |
|---|---|
| Name | Andrew Veitch |
| Address | |
| Submission Date | 04/06/2025 07:19 AM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I support the development |
| **Reasons**<br>Great development | |

## Attached Documents

## Representations

Attachment 5

**Representor 2** - Duanne Banham

| | |
|---|---|
| Name | Duanne Banham |
| Address | |
| Submission Date | 17/06/2025 06:38 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**
Fifth Avenue has a well established character in that over the past no homes have been built which are of modern design with the Winchester to Lambert Streets area. Nor have any obvious two storey dwellings been built. A building not in keeping with the current street scape would diminish the street and potentially reduce overall existing property values. The approval of any planning must take into account the decision will impact the street for the next twenty plus years, well beyond the developer or owner association with the structure.

## Attached Documents

GALVIN GROUP STUDIO

**Level One**
179 Greenhill Road
Parkside, SA 5063
Studio 08 8268 2425

GALVIN GROUP STUDIO Pty Ltd
ABN 15 669 579 551

# Re: Response to representations

Date: 25/06/25

Applicant: Galvin Group Studio

Project Address: 74a Fifth Av St Peters SA 5069

Development application: 25003620

**Representations**

**Representor 1 - Andrew Veitch**

Address -

Representation comment:

*I support the development*

*Applicant response:*

We thank Andrew for his support for the proposed project.

**Representor 2 - Duanne Banham**

Address -

Representation comment:

*Fifth Avenue has a well established character in that over the past no homes have been built which are of modern design with the Winchester to Lambert Streets area.*

*Applicant response:*

In accordance with recommendations by Council and the assigned Heritage Advisor in relation to Performance Outcomes 1.1, 2.1, 2.2, 2.3 and 2.5 of the Historic Area Overlay, reflection of traditional elements as seen in the suburb, have been included in the proposed front and side facades; such as a front porch / verandah of the same proportions and adjacent dwellings, visible corrugated roof profile with appropriate roof pitches, contextually-responsive glazed window elements, selections of sympathetic heritage material colours and other referenced features; all go towards satisfying the recommendations set out by the relevant authority and desired overlay provisions.

*Council views 'replicas' of traditional styles as less favourable as attempts to copy old styles in their entirety, results in a lack of authenticity and harks to a cheaper form of the original. It has come to our attention, that Councils are more intent on seeing prospective developments in alluding or references heritage elements using modern interpretations rather that facsimiles of old; to create a delineated response to character zones. We believe we have achieved this with the proposed design.*

*Representation comment:*

*Nor have any obvious two storey dwellings been built.*

*Applicant response:*

In accordance with recommendations by Council and the assigned Heritage advisor, the second story has been hidden within the roof structure to create the illusion of a single-story dwelling, as viewed from the Fifth Avenue. This outcome was a deliberate choice by our design team to adhere to planning zone requirements and advice given by council.

*Representation comment:*

*A building not in keeping with the current street scape would diminish the street and potentially reduce overall existing property values. The approval of any planning must take into account the decision will impact the street for the next twenty plus years, well beyond the developer or owner association with the structure.*

*Applicant response:*

The quality and specification of the proposed home, along with references to the heritage of area, will hopefully encourage other homeowners to invest in building dwellings that add value to St.Peters and the surrounding suburbs, to be enjoyed for multi-generations, beyond 20 years. We strongly believe that a home of this standard will increase home values over time, not diminish them and will set benchmarks for future quality builds.

# HERITAGE IMPACT REPORT

bbarchitects

| | |
|---|---|
| PROPERTY ADDRESS: | **74a Fifth Avenue St Peters** |
| APPLICATION NUMBER: | **25003620** |
| DATE: | 15 May 2025 |
| PROPOSAL: | New two-level detached dwelling |
| HERITAGE STATUS: | THE AVENUES HISTORIC AREA OVERLAY |
| HERITAGE ADVISOR: | David Brown, BB Architects |
| PLANNER: | Kieran Fairbrother |

City of Norwood Payneham & St Peters

ADVICE SOUGHT

No pre-DA advice was sought from Council's heritage advisor. I have provided advice on an earlier design. This is my second report on this application.

DESCRIPTION

The site is in the Established Neighbourhood Zone within the Avenues Historic Area Overlay. To the southwest of the site is an Interwar Bungalow set low on the site, and to the north east is a replica dwelling. The surrounding area contains Edwardian and Interwar dwellings, with very few, if any traditional hipped roof Victorian style dwellings.

PROPOSAL

The proposal is for a large two-level hipped roof dwelling in a simple generic contemporary style and a double garage facing the street.

COMMENTS

The proposed design has been significantly reworked since the earlier scheme. Comments on the relevant elements below:

SETBACKS

The front setback has been increased, though the applicant has measured this to the windows on the front façade, not the walls. This makes a difference of 500mm, which is the amount that the proposed dwelling is still sitting forward of the adjacent dwellings. The building should be moved back another 500mm so the walls (not the windows) line up with the neighbouring walls.

FORM

The revised design now has no dormer windows, a lower roof pitch and verandah element.

MATERIALS AND COLOURS

The materials and colours have been modified and now includes stone cladding to the front façade. The garage door has changed, and the roofing material and colour have also been changed.

FENCING

Confirmation that the front fence does not form part of this application, and the side fences are corrugated.

CONCLUSION

Overall the changes are very positive, with the only remaining concern I have is the front setback.

# HERITAGE IMPACT REPORT

bbarchitects

| | |
|---|---|
| PROPERTY ADDRESS: | **74a Fifth Avenue St Peters** |
| APPLICATION NUMBER: | **25003620** |
| DATE: | 25 February 2025 |
| PROPOSAL: | New two-level detached dwelling |
| HERITAGE STATUS: | THE AVENUES HISTORIC AREA OVERLAY |
| HERITAGE ADVISOR: | David Brown, BB Architects |
| PLANNER: | Kieran Fairbrother |

City of Norwood Payneham & St Peters

ADVICE SOUGHT

No pre-DA advice was sought from Council's heritage advisor.

DESCRIPTION

The site is in the Established Neighbourhood Zone within the Avenues Historic Area Overlay. To the southwest of the site is an Interwar Bungalow set low on the site, and to the north east is a replica dwelling. The surrounding area contains Edwardian and Interwar dwellings, with very few, if any traditional hipped roof Victorian style dwellings.

PROPOSAL

The proposal is for a large two-level hipped roof dwelling in a simple generic contemporary style with dormer windows and a double garage facing the street.

COMMENTS

There are some concerns with the proposed dwelling design which would need to be dealt with before it could be considered an acceptable infill dwelling in this area.

SETBACKS

The front setback appears to be closer to the street than both the adjacent dwellings. The side setbacks are both quite small in the context of this Historic Area and on a site of this size.

FORM

The proposed dwelling is an overly high hipped roof design with a recessed front door and porch to the front. The upper level partly hidden in the roof space, but the roof space is high, has a steep pitch and the eaves sit significantly higher than the traditional houses in the area. The 45 degree pitch is steeper than any other historic dwelling in the area.

The eaves at the front entry sit at 4.49m, which is around 1m higher than what is typically seen in the area. The underside of the porch element is at 3.35m high, which is also around 1m taller than typical verandah structures.

The recessed front door and porch elements are not based on anything contextual, so will stand out due to their height, and form. The porch roof element is the height of the eaves of most houses in the area, so is out of scale with this context. The 1m depth of the porch is too narrow to be a convincing sympathetic verandah element. With the projecting curved and stone walls this depth is halved in places. The white painted curved elements also are visually quite dominant in this area of more subtle muted colours.

The design has dormer windows to the side of the dwelling which are a foreign element in this Historic Area.

MATERIALS AND COLOURS

The façade colours are noted as off white render, a stone veneer, painted timber curved sections of walls, timber garage and front doors, and a metal deck roof in what appears to be Monument.

Overall the presentation of the dwelling will be strongly monochromatic with two strips of sandstone and timber doors. The colour balance needs to be more complementary to the historic context.

The large timber garage door is not a typical streetscape element in this area. Both the scale and material mean the garage will be a strong visual element in this streetscape.

The roof material is not sympathetic to the historic context and the colour is too dark. These need to be reconsidered.

FENCING

A front fence is shown in the 3D images, but not in the other drawings. More information on this fence is required unless it forms part of another application.

The side fences and high retaining walls are noted as Colorbond Good Neighbour, but no profile is included. These should be corrugated profile.

CONCLUSION

At this stage the proposed dwelling is not considered a suitable infill dwelling for this Historic Area Overlay. The following elements need to be reconsidered.

- Front and side setback
- Roof pitch, eaves height, material and colour.
- Remove the dormer windows
- Recessed front door and porch element
- Garage door size and colour
- General proportions compared to traditional dwellings in the area.

## Kieran Fairbrother

**From:** Melinda Lutton
**Sent:** Monday, 7 July 2025 10:39 AM
**To:** Kieran Fairbrother
**Cc:** Josef Casilla
**Subject:** RE: Development Application Referral - 74A Fifth Ave, St Peters

Hi Kieran

Following our meeting last week, please see further information. This is a high level assessment to quantify an approximate increase in depth, when comparing the space available for flood waters at the old house with the proposed new one. This was done simplistically by comparing a reduction in available "space" (width between buildings and property boundary) with the overall flow path width.

- Overall property width of 74a Fifth Ave (between boundaries) is approx. 23m
- The previous house/shed had a 3m space on one side, and building width was approx. 18m
- Proposed new house building width approx. 20m, with a 1.5m space either side
- Width of 1% AEP flow path is approximately 75m
- Difference in building width (between old and proposed) is approx. 2m increase, and compared to 75m total flow path width = 2.67% reduction in available width
- Depth of flow at 1% AEP is mostly 0.25 – 0.5m, so a 2m reduction in available "space" between buildings translates to approximately 6-13mm flood depth increase

I think this would be acceptable given the coarseness of the TuFlow model. The recommendations that open fencing at the sides at the front of the property and an opening in the fence at the rear of the property remain.

Best regards, Mel

**Melinda Lutton**
Principal Civil Engineer
Assistant Operations Manager

Kaurna Country
Level 2, 170 Frome Street
Adelaide SA 5000
Tonkin.com.au | LinkedIn

**Privacy & Confidentiality Notice** This email and any attachments to it, may contain confidential and privileged information solely for the use of the intended recipient (or person authorised). Any misuse of this email and/or file attachments is strictly prohibited. If this email has been received in error, please notify the sender by return email and delete all copies immediately. No guarantee is given that this email and/or any attachments are free from computer viruses or any other defect or error.

**From:** Kieran Fairbrother
**Sent:** Tuesday, 1 July 2025 10:55 AM
**To:** Melinda Lutton
**Cc:** Josef Casilla
**Subject:** RE: Development Application Referral - 74A Fifth Ave, St Peters

Hi Melinda,

Just following this one up now – something I honestly completely forgot to do earlier and have now just remembered as I am writing a report to put this to the Panel…

Can we please organise a Teams catch up to discuss this? Do you have any availability this week by chance? If not, what does next week look like for you?

Josef, if you have the availability too it would be good to involve you on this if you don't mind?

Regards,

Kieran Fairbrother
**SENIOR URBAN PLANNER**

**City of Norwood Payneham & St Peters**
175 The Parade, Norwood SA 5067
**Telephone**
**Email**
**Website** www.npsp.sa.gov.au

Think before you print.

**Confidentiality and Privilege Notice**

The contents of this email and any files contained are confidential and may be subject to legal professional privilege and copyright. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

**From:** Melinda Lutton
**Sent:** Thursday, 6 March 2025 5:50 PM
**To:** Kieran Fairbrother
**Cc:** Josef Casilla
**Subject:** RE: Development Application Referral - 74A Fifth Ave, St Peters

Hi Kieran

This is an initial response just so you don't think I've forgotten you, but I might need to think on this a bit more. Would a quick Teams chat be helpful to you? Current thinking:

The flood flows from east to west in this location, so would enter the property from the front. There is the modelled flow, which just recognises a coarse "roughness" in the area as urban development, which doesn't allow further detailed consideration at property level, other than areas of ponding and water levels. Then there is the way that floodwater would behave in reality, which would show effects from obstruction and displacement.

The current house design doesn't allow water to pass either side of the building as there are closed fence panels (some would still get through) so it would obstruct flow paths.

If the design could be modified to allow water to pass either side of the proposed building this would benefit both the neighbouring properties and also reduce risk of ponding on their own property e.g.:

- Open fencing at the sides at the front of the property
- Perhaps wider side-paths to allow a clear path through the property
- An opening in the fence at the rear of the property
- However, it might make flooding worse by allowing more water onto Sixth Lane.

This would be an improvement to what's there currently (no house but solid fencing), but then could this be considered to be unfairly onerous? The house disappears on Google Earth in November 2017 (so hasn't been there for the last 8 years), but the original fencing/ brick wall/ shed seems to have remained, so flow path is not currently there in real terms, even though the model shows it.

To quantify the effect they could to do some local modelling, and it would show that there would be a displacement of water, but this would probably not be significant compared to the amount of water in the flow path generally.

Best regards, mel

**Melinda Lutton**
Principal Civil Engineer
Assistant Operations Manager

Kaurna Country
Level 2, 170 Frome Street
Adelaide SA 5000
Tonkin.com.au | LinkedIn

**Privacy & Confidentiality Notice** This email and any attachments to it, may contain confidential and privileged information solely for the use of the intended recipient (or person authorised). Any misuse of this email and/or file attachments is strictly prohibited. If this email has been received in error, please notify the sender by return email and delete all copies immediately. No guarantee is given that this email and/or any attachments are free from computer viruses or any other defect or error.

**From:** Kieran Fairbrother
**Sent:** Wednesday, 5 March 2025 8:27 AM
**To:** Melinda Lutton
**Cc:** Josef Casilla
**Subject:** RE: Development Application Referral - 74A Fifth Ave, St Peters

Hi Melinda,

Thanks for that answer.

I guess the question we need to answer is this:

- In the first instance, does the displacement of flood waters lead to an unacceptable increase in risk to neighbouring properties? (is there any way you can quantify or describe what this displacement might look like and how much this might affect the neighbouring dwellings; or is this something the applicant will need to model (e.g. like 9 Lambert Road DA)?)
- And if so, could there be an alternate design (be that through siting of the building, FFLs, or otherwise) which might displace flood water to a lesser extent, thereby reducing the risk increase to neighbouring properties?

In the event that the questions are answered as "yes" and "no" respectively, then I would need to balance the increased risk to neighbours against the desire to develop this allotment for residential purposes.

Regards,

Kieran Fairbrother
**SENIOR URBAN PLANNER**

**City of Norwood Payneham & St Peters**
175 The Parade, Norwood SA 5067
**Telephone**
**Email**
**Website** www.npsp.sa.gov.au

Think before you print.

**Confidentiality and Privilege Notice**

The contents of this email and any files contained are confidential and may be subject to legal professional privilege and copyright. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

**From:** Melinda Lutton
**Sent:** Tuesday, March 4, 2025 7:04 PM
**To:** Kieran Fairbrother
**Cc:** Josef Casilla
**Subject:** RE: Development Application Referral - 74A Fifth Ave, St Peters

Hi Kieran

I'm about to give a slightly grey answer.

Strictly, this does impede the flood flows, and does displace floodwater. If this was an area of reserve or open space e.g. an open car park that was being redeveloped, then I would say it was unsuitable.

However… it was an existing dwelling (now demolished, late 2017?), the site is still contained on three sides by existing solid boundary fencing, and is surrounded by other dwellings which have been similarly constructed (mostly up to the boundary). So the proposed development doesn't impede or displace flows any more than the old dwelling did.

I'm not sure if that makes it more unacceptable or the same in planning terms.

Best regards, mel

**Melinda Lutton**
Principal Civil Engineer
Assistant Operations Manager

Kaurna Country
Level 2, 170 Frome Street
Adelaide SA 5000
Tonkin.com.au | LinkedIn

**Privacy & Confidentiality Notice** This email and any attachments to it, may contain confidential and privileged information solely for the use of the intended recipient (or person authorised). Any misuse of this email and/or file attachments is strictly prohibited. If this email has been received in error, please notify the sender by return email and delete all copies immediately. No guarantee is given that this email and/or any attachments are free from computer viruses or any other defect or error.

**From:** Kieran Fairbrother
**Sent:** Tuesday, 4 March 2025 3:07 PM
**To:** Melinda Lutton
**Cc:** Josef Casilla
**Subject:** RE: Development Application Referral - 74A Fifth Ave, St Peters

Hi Melinda,

Thanks for getting back to me.

Just to confirm in respect of the other provisions of the Hazards (Flooding) Overlay, you are satisfied that the proposal does not unreasonably impeded floodwaters and won't unreasonably affect the susceptibility of other properties by diversion or other means?

Regards,

Kieran Fairbrother
**SENIOR URBAN PLANNER**

**City of Norwood Payneham & St Peters**
175 The Parade, Norwood SA 5067
**Telephone**
**Email**
**Website** www.npsp.sa.gov.au

Think before you print.

**Confidentiality and Privilege Notice**

The contents of this email and any files contained are confidential and may be subject to legal professional privilege and copyright. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

**From:** Melinda Lutton
**Sent:** Tuesday, March 4, 2025 3:02 PM
**To:** Kieran Fairbrother
**Cc:** Josef Casilla
**Subject:** RE: Development Application Referral - 74A Fifth Ave, St Peters

Hi Kieran

Sorry for the delay in this one.
The proposed development looks to be OK in terms of flood risk.

The ground level is 37.6m at the location of the deepest water level for a 1%AEP event, water depth 0.5m. The requirements of both the Hazards (Flooding) and Hazards (Flooding - General) overlays are a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event. FFL should be a minimum of 37.6m + 0.5m water depth + 0.3m = 38.4m minimum FFL. A similar water level is estimated at the NE corner of the property, where the floodwaters enter the property from Fifth Avenue. The proposed FFL is 38.6m, which is an appropriate height above the 1%AEP flood level.

Thanks and regards, Mel

**Melinda Lutton**
Principal Civil Engineer
Assistant Operations Manager

Kaurna Country
Level 2, 170 Frome Street
Adelaide SA 5000
Tonkin.com.au | LinkedIn

**Privacy & Confidentiality Notice** This email and any attachments to it, may contain confidential and privileged information solely for the use of the intended recipient (or person authorised). Any misuse of this email and/or file attachments is strictly prohibited. If this email has been received in error, please notify the sender by return email and delete all copies immediately. No guarantee is given that this email and/or any attachments are free from computer viruses or any other defect or error.

**From:** Kieran Fairbrother
**Sent:** Monday, 17 February 2025 10:06 AM
**To:** Melinda Lutton
**Cc:** Josef Casilla
**Subject:** Development Application Referral - 74A Fifth Ave, St Peters

Good morning Melinda,

I am assessing an application for a new dwelling at 74A Fifth Ave, St Peters, which is located in both the Hazards (Flooding) and the Hazards (Flooding – General) Overlays.

Can you please assess the attached proposal and advise if the proposal is suitable when considered against the relevant policies of these overlays (also attached).

If changes need to be made, it would be appreciated if you can provide advice as to what might need to be done (e.g. specify an FFL if this needs raising).

If I can please get your response within a fortnight that would be great.

Thanks in advance.

Regards,

Kieran Fairbrother
**SENIOR URBAN PLANNER**

**City of Norwood Payneham & St Peters**
175 The Parade, Norwood SA 5067
**Telephone**
**Email**
**Website** www.npsp.sa.gov.au

Think before you print.

**Confidentiality and Privilege Notice**

The contents of this email and any files contained are confidential and may be subject to legal professional privilege and copyright. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

## 5.3 DEVELOPMENT NUMBER ID 25010926 – LISA RICKARD – 60 & 62 SECOND AVENUE ST PETERS SA 5069

| | |
|---|---|
| **DEVELOPMENT NO.:** | 25010926 |
| **APPLICANT:** | Lisa Rickard |
| **ADDRESS:** | 60 SECOND AV ST PETERS SA 5069<br>62 SECOND AV ST PETERS SA 5069 |
| **NATURE OF DEVELOPMENT:** | Demolition of the existing building, and construction of a new two-storey detached dwelling at 60 Second Avenue, St Peters, and an associated swimming pool |
| **ZONING INFORMATION:** | **Zones:**<br>• Established Neighbourhood<br>**Overlays:**<br>• Airport Building Heights (Regulated)<br>• Historic Area<br>• Hazards (Flooding - General)<br>• Prescribed Wells Area<br>• Regulated and Significant Tree<br>• Stormwater Management<br>• Traffic Generating Development<br>• Urban Tree Canopy<br>**Technical Numeric Variations (TNVs):**<br>• Minimum Frontage (Minimum frontage for a detached dwelling is 18m)<br>• Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm)<br>• Maximum Building Height (Levels) (Maximum building height is 1 level)<br>• Site Coverage (Maximum site coverage is 50 per cent) |
| **LODGEMENT DATE:** | 22 Apr 2025 |
| **RELEVANT AUTHORITY:** | Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters |
| **PLANNING & DESIGN CODE VERSION:** | P&D Code (in effect) Version 2025.7 10/04/2025 |
| **CATEGORY OF DEVELOPMENT:** | Code Assessed - Performance Assessed |
| **NOTIFICATION:** | Yes |
| **RECOMMENDING OFFICER:** | Edmund Feary<br>Senior Urban Planner |
| **REFERRALS STATUTORY:** | None |
| **REFERRALS NON-STATUTORY:** | Heritage Advisor<br>City Arborist<br>Consultant Hydrological Engineer |

## CONTENTS:


| | | | |
|---|---|---|---|
| **APPENDIX 1:** | **Relevant P&D Code Policies** | **ATTACHMENT 5:** | **Representations** |
| **ATTACHMENT 1:** | **Application Documents** | **ATTACHMENT 6:** | **Response to Representations** |
| **ATTACHMENT 2:** | **Subject Land & Locality Map** | **ATTACHMENT 7:** | **Internal Referral Advice** |
| **ATTACHMENT 3:** | **Zoning Map** | | |
| **ATTACHMENT 4:** | **Representation Map** | | |


## DETAILED DESCRIPTION OF PROPOSAL:

The application proposes to demolish the existing building which straddles the boundary line between the two allotments. The building contains two semi-detached dwellings, which generally reflect the allotment boundaries.

The proposed dwelling in this application is on the allotment identified as 60 Second Avenue, St Peters; at the corner of Second Avenue and Westminster Street. The building is a two-storey detached dwelling, though it seeks to provide a mostly single storey appearance to the street, with the upper floor being set substantially back from the primary street, and in the roof space when viewed from the secondary street.

Vehicle access is provided from Third Lane to a proposed garage which is within the structure of the main building, with a third space in the garage provided through access via the existing crossover on Westminster Street. Private open space is provided between the building and the secondary street, and includes an alfresco area and a swimming pool.

## BACKGROUND:

This application is also related with DA 25010933, which also proposes the demolition of the building, and the construction of a dwelling on 62 Second Ave, St Peters.

As the construction of both dwellings is contingent on the demolition of the building, which requires approval due to being in the Historic Area Overlay, both applications include both allotments in the site description, and include the demolition of the building in the elements and nature of development.

This site at 60 Second Avenue also had a significant willow myrtle tree growing on the site, but this was removed, as approved under DA 24037091.

## SUBJECT LAND & LOCALITY:

### Site Description:

The site is two existing Torrens-Title allotments, with one building across both allotments, as outlined above. The dwelling proposed is on the allotment known as 60 Second Ave, St Peters. Other than in relation to demolition, when referring to "the site" in this report, it will refer to 60 Second Ave.

| | | |
|---|---|---|
| **Location reference:** 62 SECOND AV ST PETERS SA 5069 | | |
| **Title ref.:** CT 5479/529 | **Plan Parcel:** F13509 AL2 | **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS |

| | | |
|---|---|---|
| **Location reference:** 60 SECOND AV ST PETERS SA 5069 | | |
| **Title ref.:** CT 5479/20 | **Plan Parcel:** F13509 AL1 | **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS |

Shape: Regular

| | |
|---|---|
| Frontage width: | 11.5m |
| Area: | Approximately 524m$^2$ |
| Topography: | Mostly flat |
| Existing structures: | Single storey Spanish Mission style building (two semi-detached dwellings) and associated outbuildings |
| Existing vegetation: | Lawn, shrubs and small trees. Note recently removed, significant willow myrtle tree |

## Locality

The locality is shown in **Attachment 2**. It extends some 120m to the southwest of the site along Second Avenue, and includes sites on the opposite sides of both Second Avenue and Third Lane from the subject site. The locality also includes part of the East Adelaide Primary School site, which sits on the opposite side of Westminster Street from the subject site.

The area is characterised by wide, tree-lined streets, generally with mature London Plane street trees. Small service lanes (formerly "night-cart lanes") run parallel to the avenues, with most properties having vehicle access from these lanes.

The residential built form of the locality is predominantly double-fronted villas and cottages, typically constructed from 1880-1910.

The main school building (for the purposes of its influence on this locality) is located on the corner of Second Avenue and Westminster Street, with a car parking area between the building and the Westminster Street frontage. This building (and the small building to its northeast) are of a similar era to the dwellings in the locality, and also has similar design elements with gables and stone construction. Nonetheless, this building has a taller wall and roof height with a steeper pitch of around 45 degrees, compared to 30 degrees more typical for the residential buildings of the locality.

The school generates a relatively large amount of traffic and parking demand in what is otherwise a fairly quiet residential area. Nonetheless, the locality exhibits a very high degree of residential amenity.

## CONSENT TYPE REQUIRED:

Planning Consent

## CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Detached dwelling: Code Assessed - Performance Assessed
  Demolition: Code Assessed - Performance Assessed
  New housing
  Demolition
  Swimming pool or spa pool and associated swimming pool safety features: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code; No other pathway available- HAO

## PUBLIC NOTIFICATION

- **REASON**
  Two storey building in an area with a single storey TNV

- **LIST OF REPRESENTATIONS**

| First Name | Surname | Address | Position | Wishes to be heard? |
|---|---|---|---|---|
| Martin | Godfrey | | Opposed | No |
| St Peters Residents' Association | | N/A | Opposed | No |
| East Adelaide Primary School | | | Supportive, with concerns | No |

It is noted that an additional representation was received on the related DA for the new dwelling at 62 Second Ave, that representation coming from the owner of the home to the southwest of the site. That representation was concerned with overlooking, which given the nature of the sites, would actually be a consequence of this application, rather than the one to which that representation was submitted. Its concerns about overlooking are therefore also considered relevant to this application, and will be addressed in the Planning Assessment.

## SUMMARY

Concerns raised by representors include overlooking and streetscape appearance, including upper floor prominence and landscaping. The school also raised concerns regarding traffic management during the construction phase.

## AGENCY REFERRALS

None

## INTERNAL REFERRALS

- Heritage Advisor, David Brown

Council's Heritage Advisor provided preliminary advice on this proposal and is generally supportive. His advice can be found in **Attachment 7.**

- City Arborist, Matthew Cole

The application was referred to the City Arborist to evaluate potential impacts on street trees. This will be addressed under the relevant section of this report, with the advice included in **Attachment 7.**

- Consultant Hydrological Engineer, Melinda Lutton

As the site is within the Hazards (Flooding-General) Overlay, the application was referred to Council's Consultant Hydrological Engineers (Tonkin Consulting). It was confirmed that the site is not subject to inundation in the 1% AEP event. However, the referral advice was provided on the basis of a finished floor level (FFL) which was 300mm above the top of kerb. The design has since been revised to have an FFL of only 10mm above the top of kerb.

Given that the site is not subject to flooding, it is not expected that this lower level will cause additional issues, however it was determined by administration to be prudent to seek additional advice to confirm this. This additional advice confirmed that as neither property was flood affected, an FFL which is at kerb level is acceptable.

## PLANNING ASSESSMENT

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

## Land Use

The proposed development is residential in use, consistent with the existing use. While the application does involve a change of use from semi-detached dwelling to detached dwelling, this is within the same sensitivity category for the purposes of site contamination, and no contamination investigations are required.

Residential uses are the primarily intended uses of the Established Neighbourhood Zone, and detached dwellings are the form identified in the Historic Area Overlay as being typical in the locality. The land use is therefore considered consistent with the Code.

### Demolition and Heritage Value of Existing Building

As the site is in the Historic Area Overlay, the demolition of the existing building is development, but it is noted that the site is not identified as a Representative Building.

It is noted that Valuer-General's data suggests that the existing building on the site was constructed in 1940, generally consistent with the era of the Historic Area Statement (only being one year after the "interwar" period ended). Nonetheless, the Historic Area Statement also specifies the styles of dwelling which are significant within the Historic Area Overlay, which in this case is:

> *Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.*
>
> *Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.*
>
> *Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.*
>
> *The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.*
>
> *Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.*
>
> *Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.*

Through this extensive explanation of what styles are consistent with the Overlay's intent, there is no mention of Spanish Mission.

Council's Heritage Advisor did not object to the demolition, noting the following:

> *The existing house on the site has been reworked several times over its life. It appears to have started off as an Interwar dwelling with a low pitched hipped roof and has no remaining defining stylistic features that allude to whether it was a late Bungalow, Spanish Mission, early Art Deco or other Interwar Style. It has then had a layer of 1970s Spanish Mission added to the front, likely when it was split into two dwellings, with the interiors and exterior significantly reworked.*
>
> *The dwelling does not demonstrate the historic characteristics as expressed in the Historic Area Statement, as while it is probably an Interwar Dwelling, it has been greatly reworked, and is not a notable example of its era (hence not picked up in the Interwar Heritage Survey).*

Further detail can be found in the Heritage Advisor's report in **Attachment 7.**

> The relevant policy in this case is Historic Area Overlay PO 7.3:
>
> *Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.*
>
> As outlined in the advice from Council's Heritage Advisor, this building does not conform with the values described in the Historic Area Statement, and therefore, its demolition is acceptable.

**Streetscape Appearance**

Council's Heritage Advisor summarises his overall view of the proposal as follows:

> *The overall design is relatively understated, simple and does not try to compete visually [with] the surrounding dwellings. It has similar forms and materials to other historic dwellings in the area. While the roof is slightly taller than some other buildings nearby, the intent is to hide the upper level from the street. The upper level is not quite as well integrated as No 62, so may be partially visible from the street from some angles.*
>
> *From a heritage perspective, the building is considered an acceptable insertion in this historic area.*
>
> The dwelling is hipped roofed, similarly to double fronted cottages which are commonplace in the Historic Area.
>
> The building is two storeys in height compared to the single storey TNV for the area. The upper floor is set behind a single-storey with a large, hipped roof. This roof will largely hide the upper floor such that it will not be easily seen from the streetscape.
>
> This results in a larger roof than is typical, which was a concern raised by a representor. In particular, they noted that the 45 degree pitch was inconsistent with the 30 degree pitch typical in the area, and they did not support the concept of using the school buildings as justification for the roof proposed. As noted in the plans provided by the applicant, the school buildings include a 45 degree pitch and a much taller roof height. Council's Heritage Advisor disagreed with this representor, and is of the view that the higher pitch was a positive in tying in the school building with the rest of the streetscape.
>
> Indeed, the school buildings are part of the locality, and are part of the area's historic fabric, even if the institutional character is somewhat distinct from the residential nature of this site. Nonetheless, it should be noted that the school site is in the Community Facilities Zone and is not part of the Historic Area Overlay (though the main building in question is a Local Heritage Place).
>
> Relevant policies include Established Neighbourhood Zone PO 10.2 and Historic Area Overlay PO 2.1, 2.2 and 2.3:
>
> > *The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.*
> >
> > *The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.*
> >
> > *Development is consistent with the prevailing building and wall heights in the historic area Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.*

While the proposed roof is of a slightly larger scale than is typical in the locality, it is more comparable to the residential buildings than the much larger scale of the school building. Its slightly larger scale provides a transition in order to create an overall consistent appearance through the broader streetscape.

The colour palette is predominately grey and white, with the stonework on the front facade generally consistent with the materials in the Historic Area.

No garaging faces the streetscape, with vehicle access instead being achieved from Third Lane. This is typical in the Historic Area, though the existing building does have a driveway from Second Avenue. Nonetheless, the removal of garaging from the streetscape is a positive.

The proposed front setback of the development is 8.85m, substantially further back than the dwelling to the southwest. Council's Heritage Advisor made the following comments:

*The front setback for the proposed dwelling is quite generous given the context. It is set further back than the existing old dwelling on the adjacent site. The dwelling is attached to the other new dwelling at No 62, but with a recessed area that the front of the dwelling giving the appearance of being detached. This is also the case at the rear.*

The additional front setback increases the space available for landscaping. The Historic Area Statement does state that, "Landscaping around a dwelling, particularly in the front garden, is an important design element", so adding additional landscaping to this front yard is consistent with this pattern in the streetscape, despite it being further back.

Moreover, the 4.875m front setback of the neighbouring dwelling shown on the plans is generally substantially closer to the street than the standard pattern, with this being a projecting bay window. The 8.5m to the carport is more consistent with the overall streetscape pattern, though this is somewhat further back than the general pattern. Nonetheless, the proposed setback will not look so substantially out of place as to warrant refusal.

**Traffic, Access and Parking**

The proposal includes a three-car garage, accessed from Third Lane. This is done through two doors; one double width (5m wide) and another single width (2.4m wide). The double door is set back 1.6m from the laneway boundary, and the single door 2.2m.

The new proposal, with reinstatement of the existing crossover to upright kerb, is expected to result in an additional on-street parking space being created.

The three covered parking spaces provide more than meet the guideline provided by Transport, Access and Parking Table 1. These spaces comply with the minimum dimensions outlined in the Code.

The additional setback of 3m from the laneway to the garage allows for suitable manoeuvring room for vehicles to enter and exit the garage. The Code at Design in Urban Areas DPF 23.5 seeks for 6.2m from the opposite side of the laneway to allow for such turning manoeuvres, and it is understood that the laneway is 4.5m wide, meaning that the 1.6m and 2.2m provided allows for 6.1m and 6.7m respectively. The wider double door is the one set closer to the laneway, and this being 5m wide rather than the standard 4.8m is expected to adequately allow for manoeuvring despite the slight shortfall in manoeuvring width.

Furthermore, it is noted that, as raised by East Adelaide Primary School in their representation, the area is heavily trafficked around school pick-up/drop-off time. In order to manage the impacts of construction on this traffic and parking situation, and Reserved Matter is proposed requiring the applicant to coordinate a Construction Environment Management Plan with Council.

**Neighbour Outlook**

The proposal includes a long boundary wall on the northeastern boundary. This would abut a similar wall on the complimentary proposal on the neighbouring site. Given these walls would abut each other, the resultant visual impact (should both proposals be constructed as proposed), would be substantially reduced.

The upper floor would also be more visible from neighbouring properties than is the case for its streetscape appearance.

The site immediately to the northwest of the subject site is oriented to face Westminster Street and is separated from the subject site by Third Lane. This is to say that impacts on this neighbour will be mitigated by the orientation of the site (i.e. it is their side boundary), and by the separation from the lane.

The development would result in a site coverage of 330.7m$^2$ or 63%. This is well above the 50% sought by the Technical and Numeric Variation. Established Neighbourhood Zone PO 3.1 seeks that "Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and allow access to light and ventilation."

This PO will require consideration of setbacks, which are outlined below.

Performance Outcome 7.1 of the Established Neighbourhood Zone states:

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

As noted above, there is a large dwelling boundary wall which aligns with the proposed boundary wall on the neighbouring allotment, minimising its impact. There is also, however, a boundary wall for the garage, 3.2m tall and 6.6m long. This conforms with the dimensions expected in Established Neighbourhood Zone DPF 7.1. This garage boundary wall abuts the garage of the neighbouring dwelling to the southwest.

Performance Outcome 8.1 of the Established Neighbourhood Zone states:

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

a) *separation between buildings in a way that complements the established character of the locality*

b) *access to natural light and ventilation for neighbours.*

The proposed upper floor setbacks are 2.98m on the northeastern side, 4.45m on the southwestern side. With a 6.8m wall height for the upper floor, the associated DPF seeks an upper floor side setback of 2.17m. Therefore, the development complies with the relevant guideline for a setback.

That said, the upper floor is a slightly unusual arrangement, with the verandah having a 45-degree pitch down from the upper floor wall, covering part of the proposed wall. This is challenging to understand from some of the elevations, so it may be best understood from the perspective images showing the pool area.

This roof starts at approximately 450mm from the property boundary, so this roof would be outside the building envelope expected by the side setback DPF. Nonetheless, this roof will be less impactful than a wall, particularly with the proposed louvres skylights.

Performance Outcome 9.1 of the Established Neighbourhood Zone states:

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

a) *separation between buildings in a way that complements the established character of the locality*

b) *access to natural light and ventilation for neighbours*

c) *private open space*

d) *space for landscaping and vegetation.*

The associated DPF suggests a 4m ground floor rear setback, and 6m for the upper floor. The upper floor setback is substantially greater than this, but the ground floor setback to the garage is well short of this at only 1.6m.

As addressed elsewhere, private open space and landscaping are provided sufficiently, so the relevant considerations are "character" and shadowing. Given the orientation of the sites, it is considered that the shadowing impact would not be unreasonable.

In terms of character, buildings closer to the rear boundary is not uncommon in the area, given the presence of rear lanes, with garaging off of these lanes. Having this garaging physically linked to the main dwelling is not uncommon, meaning that this would not be inconsistent with this character.

Overall, while site coverage is quite high, the actual building footprint is not inconsistent with the character of the area.

**Privacy**

One representor was concerned by the potential overlooking from the windows which look southwest. These windows include a louvre system, which was presumed to be for the purposes of privacy. However, as advised by the applicant in their response to representations, the windows behind these louvres have a proposed sill height of 1.5m, and the louvres are not there for privacy.

As the windows comply with Design in Urban Areas DPF 10.1, the development generally provides appropriate privacy. The standard privacy condition is recommended.

**Landscaping**

The proposal includes 103.5m$^2$ of soft landscaping, which represents approximately 19.7% of the site.

Nonetheless, there are additional areas which do not meet the minimum dimension (700mm) sought by the Code, and the proposed swimming pool also contributes to the outcomes sought by Design in Urban Areas

Performance Outcome PO 22.1. Much this is in the front yard, including two substantial trees, contributing to the leafy character of the area. A series of other trees and shrubs are proposed close to the secondary frontage, also achieving this.

It should be noted that for a site of this size, the Urban Tree Canopy Overlay requires the planting of one medium or two small trees. A medium tree requires a soil area of at least 30m$^2$ with a minimum dimension of 2m. The trees outlined on the landscaping plan are provided with suitable soil area to achieve this, and the height and spread of these trees, while on the small side for a medium tree, appears to be generally appropriate.

**Private Open Space**

Approximately 104m$^2$ of private open space, directly accessible from a living area, is provided in the area between the dwelling and the secondary street, well exceeding the 60m$^2$ minimum guideline outlined in Design in Urban Areas Table 1. Additional landscaping and utility areas are proposed in addition to this.

While lacking a traditional "backyard", the proposed private open space is in a side yard which is suitable for this purpose.

**Stormwater Management**

A simple stormwater layout is provided on the site plan, showing stormwater flowing by gravity to the existing outlet on Second Avenue. The standard condition relating to stormwater management is recommended, with an additional note that stormwater should not be disposed of into Third Lane due to the lack of infrastructure in Third Lane. The standard condition relating to the installation of rainwater tanks is also recommended.

**Flooding**

The site is within the Hazards (Flooding- General Overlay) but Council's Consultant Hydrological Engineer has confirmed that the site is in fact outside of the extent of the 1% AEP floodplain. As outlined in the internal referrals section of this report, the lower level of the proposed dwelling is of some concern, but Council's engineer has advised that a floor level at kerb level (as proposed) is acceptable

**Verge Infrastructure (including street trees)**

As outlined in Council's City Arborist's advice (see **Attachment 7**), the site is surrounded by London Plane Trees. The City Arborist suggested that, in general, these trees are fairly tolerant of root disturbance, and he does not expect major issues relating to these trees, though some conditions are recommended.

Tree 1 is the only tree relevant for this site, with the City Arborist advising:

> *Root pruning with respect to Trees 1-3 should be conditioned advising no root pruning can occur within 4m of the centre of the subject tree.*
>
> It is not anticipated that any such pruning should be needed as part of this development, given the proposed retention of the existing fencing and stormwater outlet, but the condition is recommended regardless.

A condition is also recommended requiring reinstatement of the existing crossover.

**Question of Seriously at Variance**

The proposed development comprises demolition of an existing building containing two semi-detached dwellings, and construction of a two-storey detached dwelling (with a mostly single-storey streetscape appearance). It is located in the Established Neighbourhood Zone. Development of this nature is appropriate within the site, locality or in the subject Zone for the following reasons:

- The Established Neighbourhood Zone envisages the development of detached dwellings;
- The demolition of buildings in the Historic Area Overlay is also contemplated in the Code;

The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

**CONCLUSION**

Overall, the proposal generally accords with the relevant Performance Outcomes of the Code. The existing building on the site is not representative of the Historic Area, and its demolition is therefore envisaged by the Historic Area Overlay. The new building, while it does exceed the building height and site coverage guidelines, is designed to minimise these impacts. Its design is suitably consistent with design features of the Historic Area such that its appearance will complement the traditional housing stock in the area.

## RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 25010926, by Lisa Rickard is granted Planning Consent subject to the following reserved matter/conditions:

**RESERVED MATTER**
**Planning Consent**

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

- Car parking and access arrangements for tradespersons
- Work in the Public Realm
- Hoarding
- Traffic requirements including construction access/egress and heavy vehicle routes
- Reinstatement of infrastructure

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

NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matter.

Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter above is delegated to the Assessment Manager.

**CONDITIONS**
**Planning Consent**

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
Either:

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

2. Where provided for by any relevant off-set scheme established under section 197 of the *Planning, Development and Infrastructure Act 2016* (as at the date of lodgement of the application), payment of an amount calculated in accordance with the off-set scheme may be made in lieu of planting/retaining 1 or more trees as set out in the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). Payment must be made prior to the issue of development approval.

Condition 3
The approved development must include rainwater tank storage which is:

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

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

Condition 4
All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, shall be nurtured and maintained in good health and condition at all times, with any diseased or dying plants being replaced, to the reasonable satisfaction of the Assessment Manager or its delegate.

Condition 5
All stormwater from buildings and hard-surfaced areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system. Please note that disposal of the stormwater to the adjacent laneway is not permitted and compliance with this condition will only be achieved with all stormwater being directed to the primary street kerb and water table or associated underground pipe drainage system.

Condition 6
The upper floor windows shall either have sill heights of a minimum of 1500mm above floor level or be treated to a minimum height of 1500mm above floor level, within one (1) week of occupation of the building, in a manner that restricts views being obtained by a person within the room to the reasonable satisfaction of the Assessment Manager and such treatment shall be maintained at all times.

Condition 7
The existing vehicular crossover on Second Avenue shall be reinstated to kerb and gutter so as to match the existing adjacent kerb and gutter profile, within one (1) week of occupation of the development to the reasonable satisfaction of the Assessment Manager. All associated costs shall be borne by the owner / applicant.

Condition 8
The Relevant Authority notes the existing street tree *Platanus x acerifolia* "London Plane" on Second Avenue. The tree has a Structural Root Zone of 2.63m and a Tree Protection Zone of 6.36m, measured as a radius from the centre of the tree. In order to protect the ongoing health of this tree, no root pruning should occur within 4m of this tree, should any excavation be required in this area (e.g. for service trenching). For further details, please contact Council's Planning Department on 8366 4530.

## ADVISORY NOTES
## Planning Consent

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

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

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

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

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

Advisory Note 4
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

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

Advisory Note 5
The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

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

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

Advisory Note 7
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the Local Government Act 1999 prior to any works being undertaken.

Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 8
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 9
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 10
If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

**Address:** 60 SECOND AV ST PETERS SA 5069

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

## Property Zoning Details

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP20)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

**Local Variation (TNV)**

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

Demolition - Code Assessed - Performance Assessed

# Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

### Interpretation

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

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

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

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

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

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

| | |
|---|---|
| (r) verandah<br>(s) water tank. | |
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

# Part 3 - Overlays

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |

| | |
|---|---|
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| **Demolition** | |
| PO 7.1<br>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:<br>(a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style<br>or<br>(b) the structural integrity or safe condition of the original building is beyond reasonable repair. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape. | DTS/DPF 7.2<br>None are applicable. |
| PO 7.3<br>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished. | DTS/DPF 7.3<br>None are applicable. |
| **Ruins** | |
| PO 8.1<br>Development conserves and complements features and ruins associated with former activities of significance. | DTS/DPF 8.1<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| | **The Avenues Historic Area Statement (NPSP20)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war.<br><br>Detached dwellings. |

| Statement# | Statement | |
|---|---|---|
| NPSP20 | Allotments, subdivision and built form patterns | Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them.<br><br>Primary dwelling frontages to streets, not lanes. |
| | Architectural styles, detailing and built form features | Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.<br><br>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.<br><br>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.<br><br>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.<br><br>Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.<br><br>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.<br><br>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows. |
| | Building height | Predominantly single-storey, up to two storeys in some locations. |
| | Materials | Bluestone or sandstone dressed and coursed. |
| | Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period.<br><br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| | Setting, landscaping, streetscape and public realm features | Landscaping around a dwelling, particularly in the front garden, is an important design element.<br><br>In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages |

| Statement# | Statement | |
|---|---|---|
| | Representative Buildings | Identified - refer to SA planning database. |

## Procedural Matters (PM) - Referrals

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

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

**Address:** 60 SECOND AV ST PETERS SA 5069

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

## Property Zoning Details

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP20)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

**Local Variation (TNV)**

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

## Selected Development(s)

Detached dwelling

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

Detached dwelling - Code Assessed - Performance Assessed

# Part 2 - Zones and Sub Zones

# Established Neighbourhood Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Community facility<br>(c) Consulting room<br>(d) Dwelling<br>(e) Office<br>(f) Recreation area<br>(g) Shop. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality. | DTS/DPF 2.1<br>Development will not result in more than 1 dwelling on an existing allotment<br>or<br>Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road<br>or<br>Allotments/sites for residential purposes accord with the following:<br>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):<br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 600 sqm |

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

PO 4.1

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

DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) is no greater than:

(a) the following:

| Maximum Building Height (Levels) |
|---|
| Maximum building height is 1 level |

(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

In relation to DTS/DPF 4.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.

(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Primary Street Setback

PO 5.1

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

DTS/DPF 5.1

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

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable |

| | |
|---|---|
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | No DTS/DPF is applicable. |

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

| Secondary Street Setback | |
|---|---|
| PO 6.1<br>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character. | DTS/DPF 6.1<br>Building walls are set back from the secondary street boundary (other than a rear laneway):<br>(a) no less than:<br>or<br>(b) 900mm, whichever is greater<br>or<br>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.<br>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero. |

| Boundary Walls | |
|---|---|
| PO 7.1<br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 7.1<br>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:<br>(a)<br>or<br>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:<br>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(ii) side boundary walls do not: |

| | |
|---|---|
| | A. exceed 3.2m in wall height from the lower of the natural or finished ground level<br>B. exceed 8m in length<br>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>D. encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| **Side Boundary Setback** | |
| PO 8.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:<br>(a) no less than:<br>(b) in all other cases (i.e., there is a blank field), then:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |
| **Rear Boundary Setback** | |
| PO 9.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 9.1<br>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:<br>(a) 4m for the first building level<br>(b) 6m for any second building level. |
| **Appearance** | |
| PO 10.1<br>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street. | DTS/DPF 10.1<br>Garages and carports facing a street (other than an access lane way):<br>(a) are set back at least 0.5m behind the building line of the associated dwelling |

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

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

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

### Interpretation

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

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

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

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

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

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

| | |
|---|---|
| (n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

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

None specified.

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

None specified.

# Part 3 - Overlays

## Airport Building Heights (Regulated) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Building height does not pose a hazard to the operation of a certified or registered aerodrome. | DTS/DPF 1.1<br>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.<br><br>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable. |

### Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development:<br>(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*<br>(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. |

## Hazards (Flooding – General) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Flood Resilience | |

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

### Procedural Matters (PM) - Referrals

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

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

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |
| PO 2.1<br>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is consistent with the prevailing building and wall heights in the historic area. | DTS/DPF 2.2<br>None are applicable. |

| | |
|---|---|
| | |
| PO 2.3<br>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the historic area. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the historic area. | DTS/DPF 2.5<br>None are applicable. |
| Context and Streetscape Amenity | |
| PO 6.1<br>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure. | DTS/DPF 6.2<br>None are applicable. |
| Ruins | |
| PO 8.1<br>Development conserves and complements features and ruins associated with former activities of significance. | DTS/DPF 8.1<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| | **The Avenues Historic Area Statement (NPSP20)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war.<br><br>Detached dwellings. |
| Allotments, | Historic streetscape created by the regularity of the avenues and the development patterns |

| Statement# | | Statement |
|---|---|---|
| NPSP20 | subdivision and built form patterns | that have formed around them.<br><br>Primary dwelling frontages to streets, not lanes. |
| | Architectural styles, detailing and built form features | Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.<br><br>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.<br><br>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.<br><br>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.<br><br>Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.<br><br>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.<br><br>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows. |
| | Building height | Predominantly single-storey, up to two storeys in some locations. |
| | Materials | Bluestone or sandstone dressed and coursed. |
| | Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period.<br><br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| | Setting, landscaping, streetscape and public realm features | Landscaping around a dwelling, particularly in the front garden, is an important design element.<br><br>In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages |
| | Representative | Identified - refer to SA planning database. |

| Statement# | Statement |
|---|---|
| | Buildings |

## Procedural Matters (PM) - Referrals

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

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

# Stormwater Management Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Residential development is designed to capture and re-use stormwater to:<br>(a) maximise conservation of water resources<br>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded<br>(c) manage stormwater runoff quality. | DTS/DPF 1.1<br>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:<br>(a) includes rainwater tank storage:<br>(i) connected to at least:<br>A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area<br>B. in all other cases, 80% of the roof area<br>(ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m$^2$<br>(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m$^2$ or greater<br>(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<br><br>Site perviousness ≥30%: N/A |
| >401 | 4000 | Site perviousness <35%: 1000<br><br>Site perviousness ≥35%: N/A |

### Procedural Matters (PM) - Referrals

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

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

## Traffic Generating Development Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from urban transport routes and major urban transport routes. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| PO 1.1<br>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network. | DTS/DPF 1.1<br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |
| PO 1.2<br>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development. | DTS/DPF 1.2<br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |
| PO 1.3<br>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network. | DTS/DPF 1.3<br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |

## Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:<br>(a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings<br>(b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000$m^2$ or more<br>(d) retail development with a gross floor area of 2,000$m^2$ or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000$m^2$ or more<br>(f) industry with a gross floor area of 20,000$m^2$ or more<br>(g) educational facilities with a capacity of 250 students or more. | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

# Urban Tree Canopy Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Trees are planted or retained to contribute to an urban tree canopy. | DTS/DPF 1.1<br>Tree planting is provided in accordance with the following: |

| Site size per dwelling ($m^2$) | Tree size* and number required per dwelling |
|---|---|
| <450 | 1 small tree |

| | |
|---|---|
| 450-800 | 1 medium tree or 2 small trees |
| >800 | 1 large tree or 2 medium trees or 4 small trees |

*refer Table 1 Tree Size

| Table 1 Tree Size | | | |
|---|---|---|---|
| Tree size | Mature height (minimum) | Mature spread (minimum) | Soil area around tree within development site (minimum) |
| Small | 4 m | 2m | $10m^2$ and min. dimension of 1.5m |
| Medium | 6 m | 4 m | $30m^2$ and min. dimension of 2m |
| Large | 12 m | 8m | $60m^2$ and min. dimension of 4m |

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

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

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

| | |
|---|---|
| | section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved. |

### Procedural Matters (PM) - Referrals

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

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

# Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br>One of the following is satisfied:<br>(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*<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

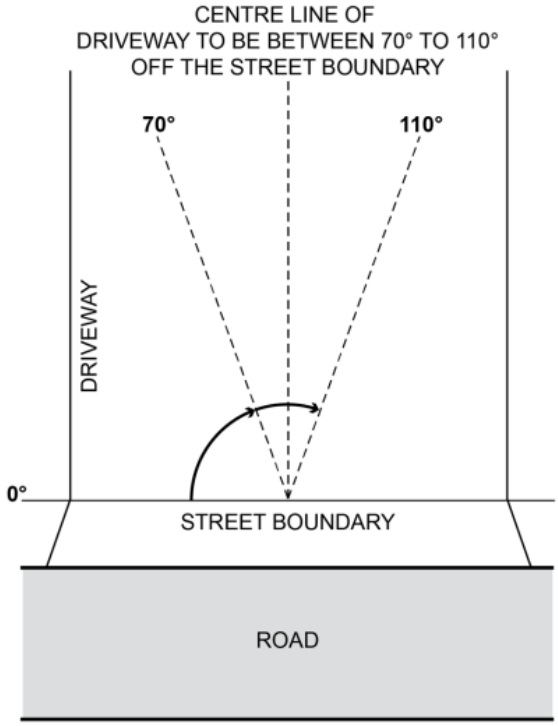
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| On-site Waste Treatment Systems | |
| PO 6.1<br>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1<br>Effluent disposal drainage areas do not:<br>(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<br>(b) use an area also used as a driveway<br>(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<br>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:<br>(a) limiting protrusion above finished ground level<br>(b) screening through appropriate planting, fencing and mounding<br>(c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1<br>None are applicable. |
| Earthworks and sloping land | |
| PO 8.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1<br>Development does not involve any of the following:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br>Driveways and access tracks designed and constructed to allow | DTS/DPF 8.2<br>Driveways and access tracks on sloping land (with a gradient |

| | |
|---|---|
| safe and convenient access on sloping land. | exceeding 1 in 8) satisfy (a) and (b):<br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br>(a) do not contribute to the instability of embankments and cuttings<br>(b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>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<br>None are applicable. |
| PO 8.5<br>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5<br>None are applicable. |
| Overlooking / Visual Privacy (low rise buildings) | |
| PO 10.1<br>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<br>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:<br>(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<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(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<br>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<br>One of the following is satisfied:<br>(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<br>or<br>(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:<br>(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<br>(ii) 1.7m above finished floor level in all other cases |
| All residential development | |
| Front elevations and passive surveillance | |
| PO 17.1<br>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1<br>Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least $2m^2$ facing the primary street. |
| PO 17.2<br>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 17.2<br>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and Amenity | |
| PO 18.1<br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1<br>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas. |
| Residential Development - Low Rise | |
| External appearance | |
| PO 20.2<br>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<br>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:<br>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line<br>(b) a porch or portico projects at least 1m from the building wall<br>(c) a balcony projects from the building wall<br>(d) a verandah projects at least 1m from the building wall<br>(e) eaves of a minimum 400mm width extend along the width of the front elevation<br>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm<br>(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<br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 20.3<br>None are applicable |
| **Private Open Space** | |
| PO 21.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 21.1<br>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| PO 21.2<br>Private open space is positioned to provide convenient access from internal living areas. | DTS/DPF 21.2<br>Private open space is directly accessible from a habitable room. |
| **Landscaping** | |
| PO 22.1<br>Soft landscaping is incorporated into development to:<br>(a) minimise heat absorption and reflection<br>(b) contribute shade and shelter<br>(c) provide for stormwater infiltration and biodiversity<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 22.1<br>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<br>(a) a total area for the entire development site, including any common property, as determined by the following table:<br>**Site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>>200-450 / 20%<br>>450 / 25%<br>(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<br>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |

| | |
|---|---|
| PO 23.2<br>Uncovered car parking space are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.2<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 23.3<br>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | DTS/DPF 23.3<br>Driveways and access points satisfy (a) or (b):<br>(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<br>(b) sites with a frontage to a public road greater than 10m:<br>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;<br>(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<br>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<br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br>(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<br>(b) where newly proposed, is set back:<br>(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<br>(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<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 23.5<br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 23.5<br>Driveways are designed and sited so that:<br>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping<br>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: |

| | |
|---|---|
| |  <br>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site. |
| PO 23.6<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6<br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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<br>Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1<br>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:<br>(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<br>(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<br>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1<br>Buildings satisfy (a) or (b):<br>(a) are not transportable |

| | |
|---|---|
| | (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Group Dwellings, Residential Flat Buildings and Battle axe Development | |
| Amenity | |
| PO 31.2<br>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 31.2<br>None are applicable. |
| PO 31.3<br>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<br>None are applicable. |
| PO 31.4<br>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 31.4<br>Dwelling sites/allotments are not in the form of a battle-axe arrangement. |
| Car parking, access and manoeuvrability | |
| PO 33.1<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 33.1<br>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:<br>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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 33.4<br>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<br>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<br>Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 33.5<br>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft landscaping | |
| PO 34.2<br>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 34.2<br>Battle-axe or common driveways satisfy (a) and (b):<br>(a) are constructed of a minimum of 50% permeable or porous material<br>(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). |
| Laneway Development | |

| Infrastructure and Access | |
|---|---|
| PO 44.1<br>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:<br>(a) existing utility infrastructure and services are capable of accommodating the development<br>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)<br>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)<br>(d) safety of pedestrians or vehicle movement is maintained<br>(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<br>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:<br>(a) Site area <301m$^2$: 24m$^2$ located behind the building line.<br>(b) Site area ≥ 301m$^2$: 60m$^2$ located behind the building line.<br>Minimum directly accessible from a living room: 16m$^2$ / with a minimum dimension 3m. |
| Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park | | Total area: 16m$^2$, which may be uses as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m$^2$ / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m$^2$ / minimum dimension 1.8m |
| | One bedroom dwelling | 8m$^2$ / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m$^2$ / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m$^2$ / minimum dimension 2.6m |

# Infrastructure and Renewable Energy Facilities

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Water Supply | |
| PO 11.2<br>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<br>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:<br>(a) exclusively for domestic use<br>(b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | |
| PO 12.1<br>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:<br>(a) it is wholly located and contained within the allotment of the development it will service<br>(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<br>(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<br>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:<br>(a) the system is wholly located and contained within the allotment of development it will service; and<br>(b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2<br>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<br>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |

# Interface between Land Uses

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

# Site Contamination

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1<br>Development satisfies (a), (b), (c) or (d):<br>(a) does not involve a change in the use of land<br>(b) involves a change in the use of land that does not constitute a change to a more sensitive use<br>(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)<br>(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:<br>(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-<br>A. site contamination does not exist (or no longer exists) at the land<br>or<br>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)<br>or<br>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)<br>and<br>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

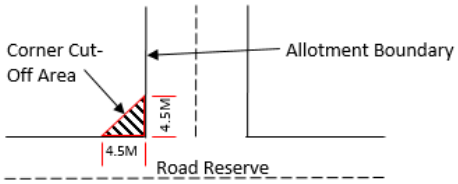
## Transport, Access and Parking

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Vehicle Parking Rates | |
| PO 5.1<br>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:<br>(a) availability of on-street car parking<br>(b) shared use of other parking areas<br>(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<br>(d) the adaptive reuse of a State or Local Heritage Place. | DTS/DPF 5.1<br>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:<br>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area<br>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply<br>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. |
| Corner Cut-Offs | |
| PO 10.1<br>Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1<br>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:<br>  |

## Table 1 - General Off-Street Car Parking Requirements

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

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

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

| Class of Development | Car Parking Rate<br><br>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:<br><br>1 space for each dwelling with a total floor area less than 75 square metres<br><br>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres<br><br>3 spaces for each dwelling with a total floor area greater than 150 square metres.<br><br>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings. | Capital City Zone<br><br>City Main Street Zone<br><br>City Riverbank Zone<br><br>Adelaide Park Lands Zone<br><br>Business Neighbourhood Zone (within the City of Adelaide)<br><br>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone |

## DOCUMENTATION SCHEDULE

| Pg | DRAWING | SCALE | STATUS | CREATED | AMENDED |
|---|---|---|---|---|---|
| 01 | CONTENT PAGE | N/A on A3 | | 30.04.2025 | 15.07.2025 |
| 02 | LOCATION PLAN | N/A on A3 | | 30.04.2025 | 15.07.2025 |
| 03 | DEMOLITION PLAN | 1:100 on A2 | | 30.04.2025 | 15.07.2025 |
| 04 | SITE PLAN | 1:100 on A2 | | 30.04.2025 | 15.07.2025 |
| 05 | LANDSCAPE PLAN | 1:100 on A2 | | 30.04.2025 | 15.07.2025 |
| 06 | GROUND FLOOR PLAN | 1:100 on A2 | | 30.04.2025 | 15.07.2025 |
| 07 | UPPER FLOOR PLAN | 1:100 on A2 | | 30.04.2025 | 15.07.2025 |
| 08 | ROOF PLAN | 1:100 on A3 | | 30.04.2025 | 15.07.2025 |
| 09 | ELEVATIONS | 1:100 on A2 | | 30.04.2025 | 15.07.2025 |
| 10 | SECTIONS | 1:100 on A2 | | 30.04.2025 | 15.07.2025 |
| 11 | STREET ELEVATIONS | 1:100 on A1 | | 30.04.2025 | 15.07.2025 |
| 12 | SHADOW DIAGRAMS | N/A on A3 | | 30.04.2025 | 15.07.2025 |
| 13 | MATERIAL SCHEDULE | N/A on A3 | | 30.04.2025 | 15.07.2025 |
| 14 | PERSPECTIVES | N/A on A3 | | 30.04.2025 | 15.07.2025 |

CLIENT *RICHARD HEADING*
ADDRESS *60 SECOND AVENUE, ST PETERS, SOUTH AUSTRALIA*
PROPOSAL *NEW DWELLING*

CLEMENTS ARCHITECTURE

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE. NOT TO REPRODUCED, SOLD OR USED WITHOUT PERMISSION.
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS.

NORTH

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *194.60* |
| *GARAGE+STORAGE* | *68.50* |
| *OUTDOOR LIVING* | *24.50* |
| *TCE ENTRY* | *11.50* |
| *UPPER LIVING* | *83.00* |
| ***TOTAL STRUCTURES*** | ***382.10*** |
| ***SITE COVERAGE*** | ***280.00 = 54%*** |

CLEMENTS
ARCHITECTURE

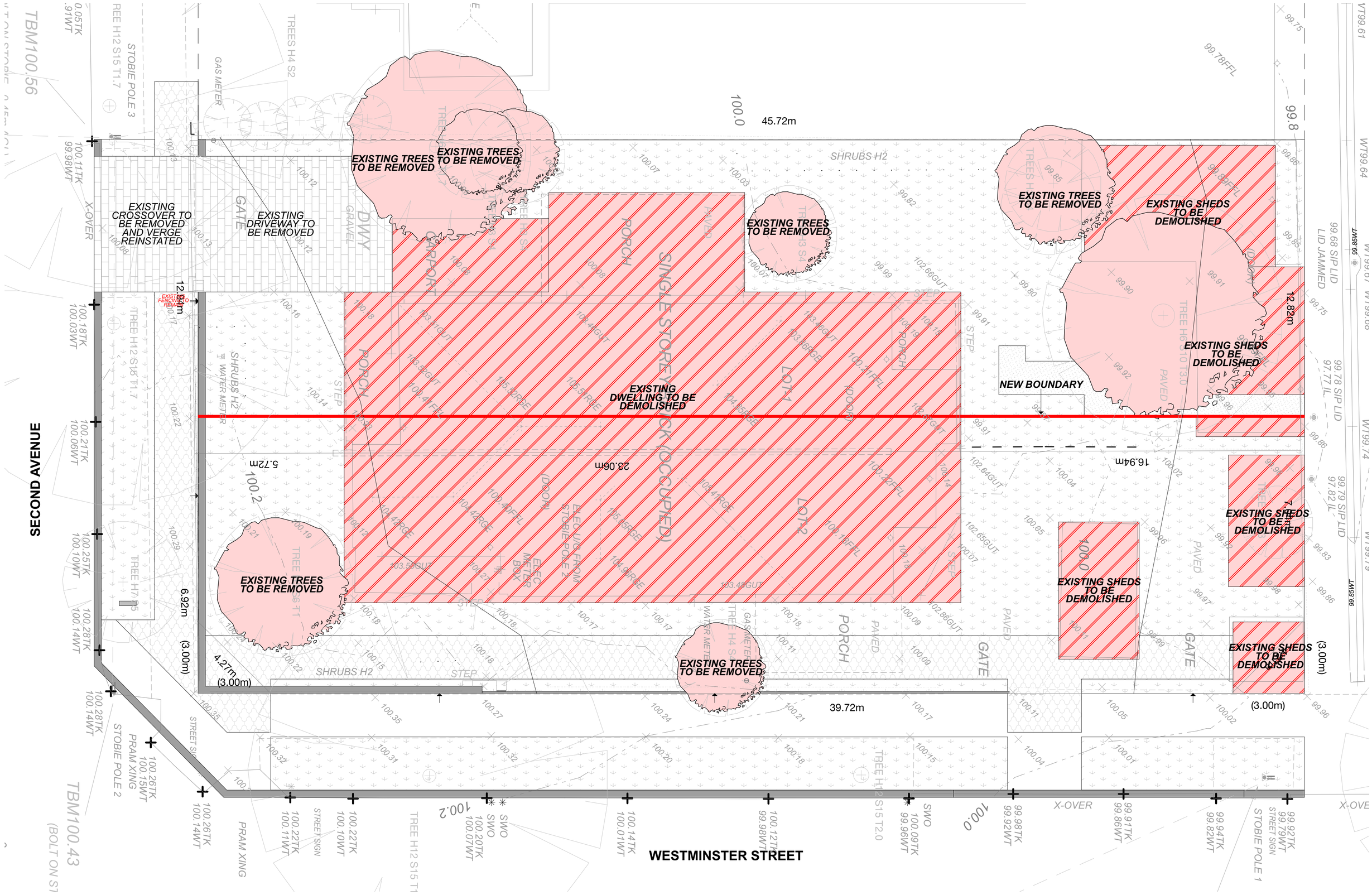
| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| **DRAWING** | LOCATION PLAN |
| **SCALE** | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:

*15.07.2025*

**CONSTRUCTION SET D**




ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

NORTH

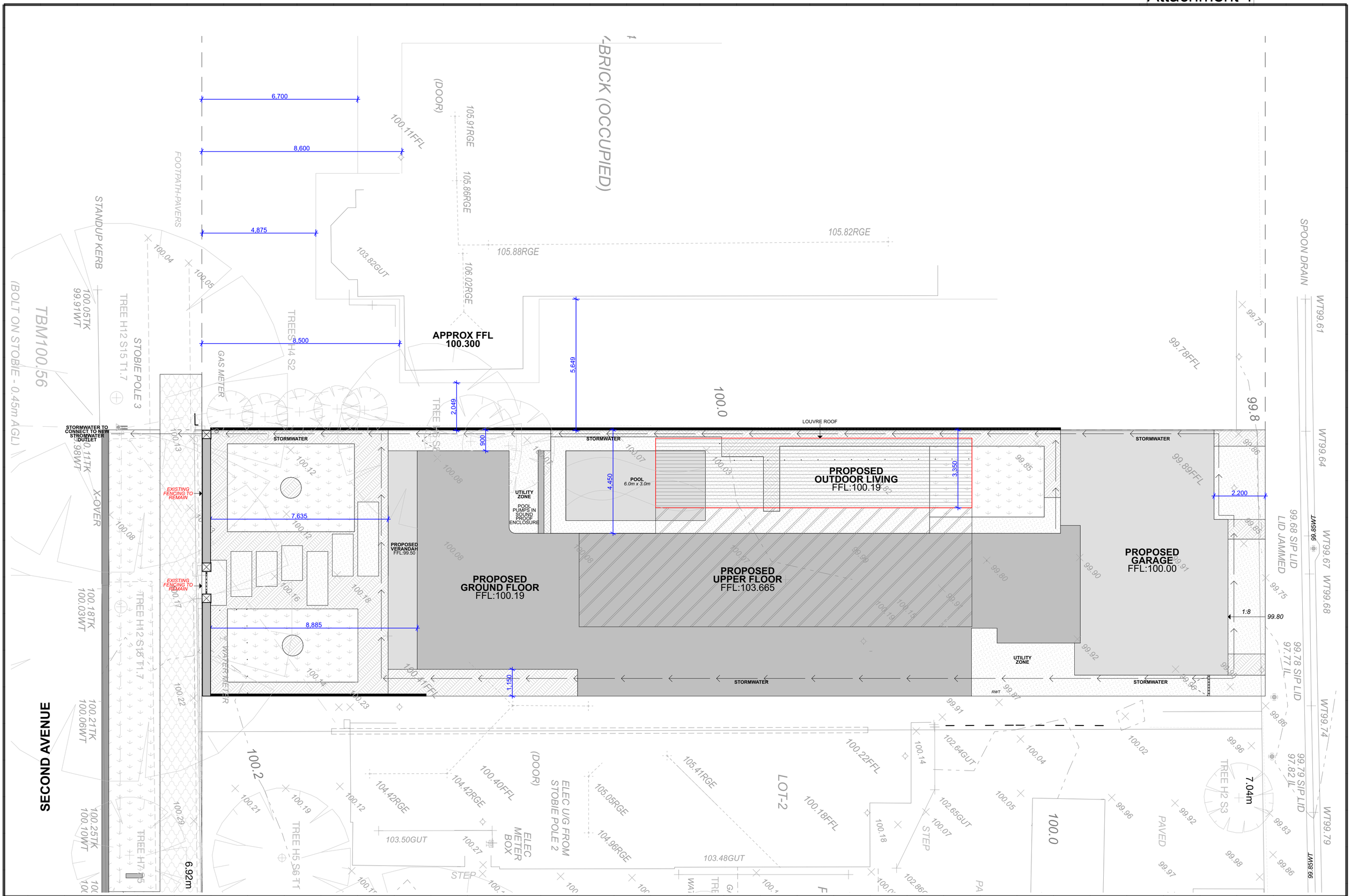
**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 194.60 |
| GARAGE+STORAGE | 68.50 |
| OUTDOOR LIVING | 24.50 |
| TCE-ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| **TOTAL STRUCTURES** | **382.10** |
| **SITE COVERAGE** | **280.00 = 54%** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |
| DRAWING | DEMOLITION PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
15.07.2025
**CONSTRUCTION SET D**




NORTH

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

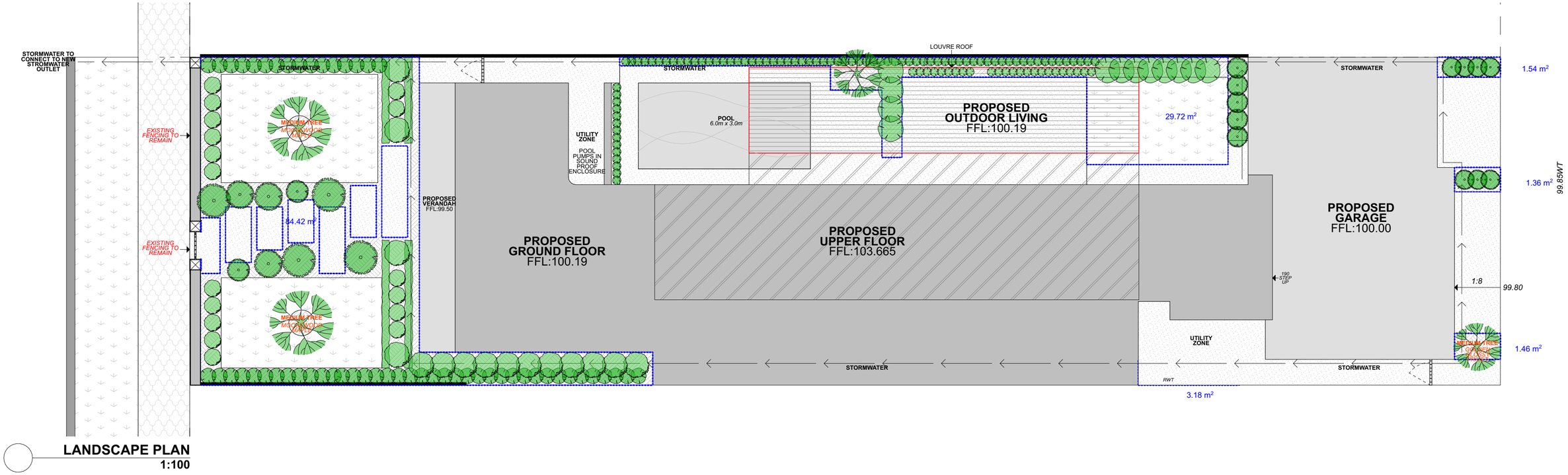
**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 194.60 |
| GARAGE+STORAGE | 68.50 |
| OUTDOOR LIVING | 24.50 |
| TCE ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| **TOTAL STRUCTURES** | **382.10** |
| **SITE COVERAGE** | **280.00 = 54%** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |
| DRAWING | SITE PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
15.07.2025
**CONSTRUCTION SET D**




## LANDSCAPE PLAN
1:100

NORTH

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 194.60 |
| GARAGE+STORAGE | 68.50 |
| OUTDOOR LIVING | 24.50 |
| TOE ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| **TOTAL STRUCTURES** | **382.10** |
| **SITE COVERAGE** | **280.00 = 54%** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |
| DRAWING | LANDSCAPE PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
15.07.2025
**CONSTRUCTION SET D**

NORTH

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 194.60 |
| GARAGE+STORAGE | 68.50 |
| OUTDOOR LIVING | 24.50 |
| TOE ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| **TOTAL STRUCTURES** | **382.10** |
| **SITE COVERAGE** | **280.00 = 54%** |

CLEMENTS ARCHITECTURE

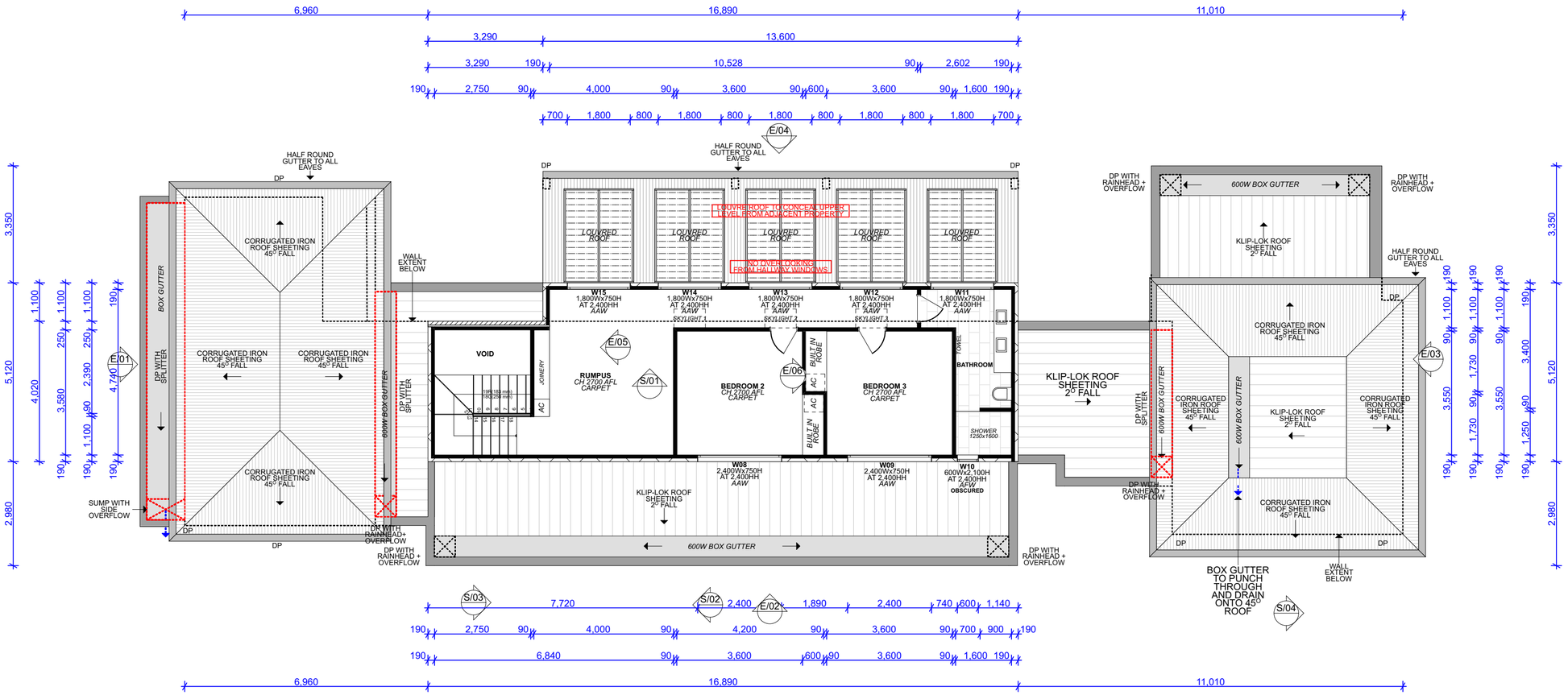
| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | GROUND FLOOR PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:

15.07.2025

**CONSTRUCTION SET D**




NORTH

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

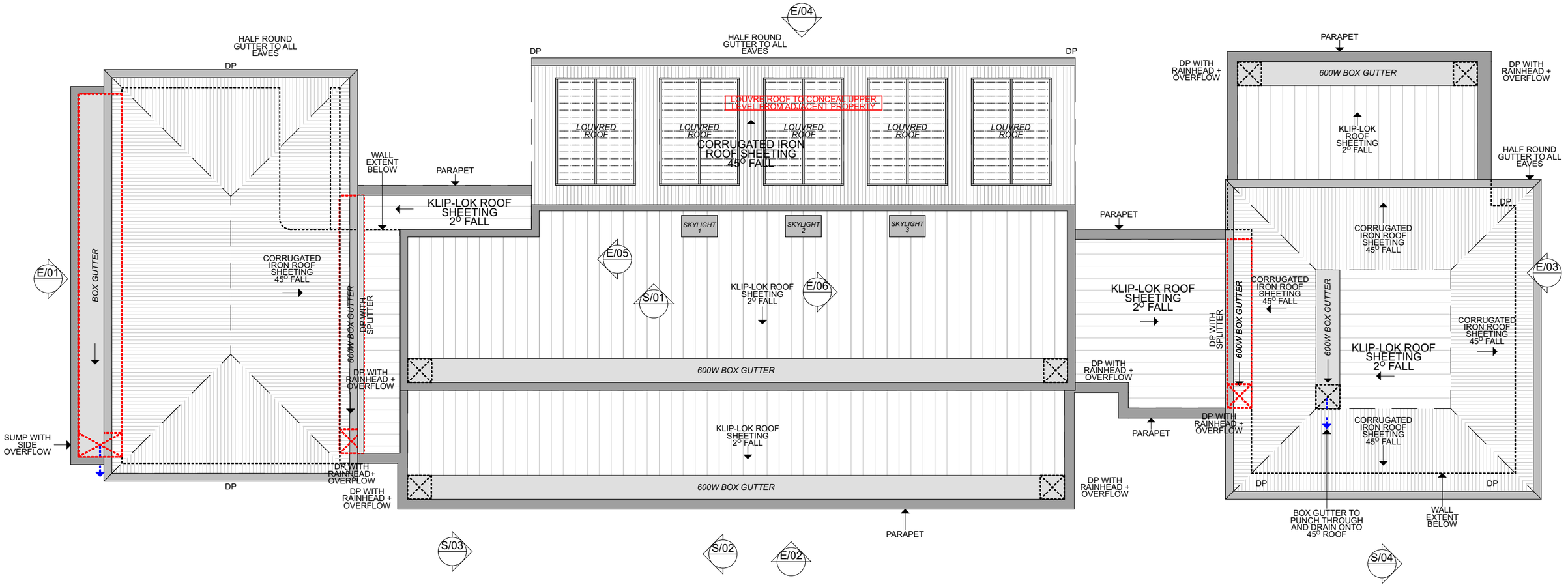
| | |
|---|---|
| GROUND LIVING | 194.60 |
| GARAGE+STORAGE | 68.50 |
| OUTDOOR LIVING | 24.50 |
| TCE ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| **TOTAL STRUCTURES** | **382.10** |
| **SITE COVERAGE** | **280.00 = 54%** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | UPPER FLOOR PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
15.07.2025
**CONSTRUCTION SET D**




NORTH

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *194.60* |
| *GARAGE+STORAGE* | *68.50* |
| *OUTDOOR LIVING* | *24.50* |
| *TCE ENTRY* | *11.50* |
| *UPPER LIVING* | *83.00* |
| ***TOTAL STRUCTURES*** | ***382.10*** |
| ***SITE COVERAGE*** | ***280.00 = 54%*** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

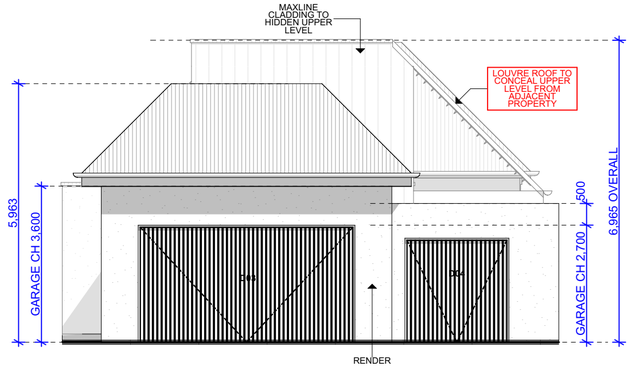
| | |
|---|---|
| **DRAWING** | ROOF PLAN |
| **SCALE** | 1:100 on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:

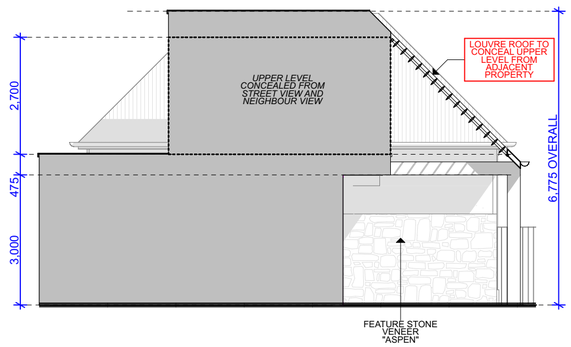
*15.07.2025*

**CONSTRUCTION SET D**

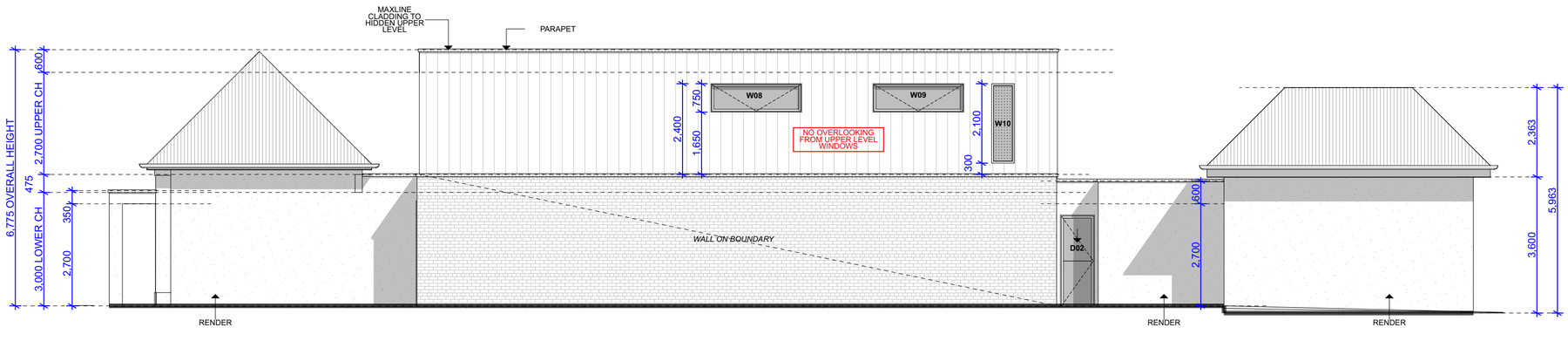
E/01 Elevation 1:100

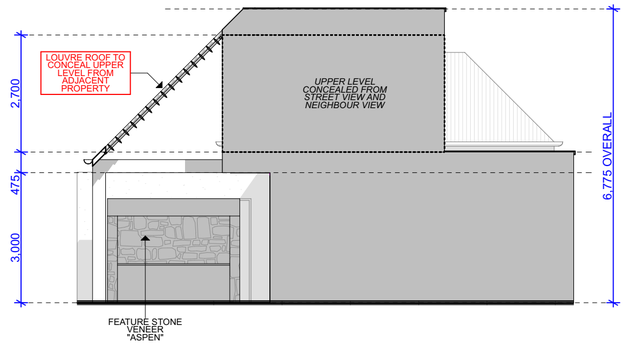



E/03 Elevation 1:100



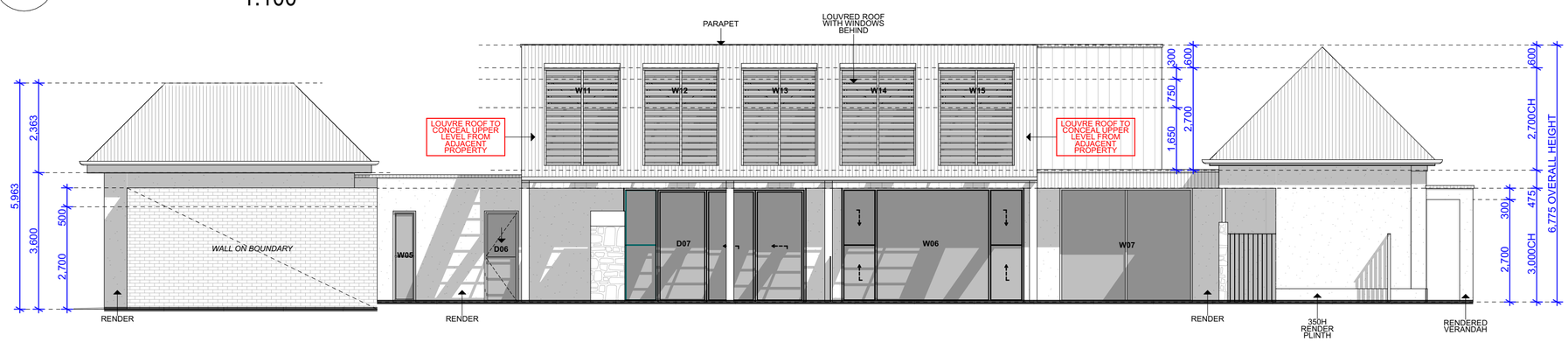

E/05 Elevation 1:100




E/02 Elevation 1:100

E/06 Elevation 1:100




E/04 Elevation 1:100

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

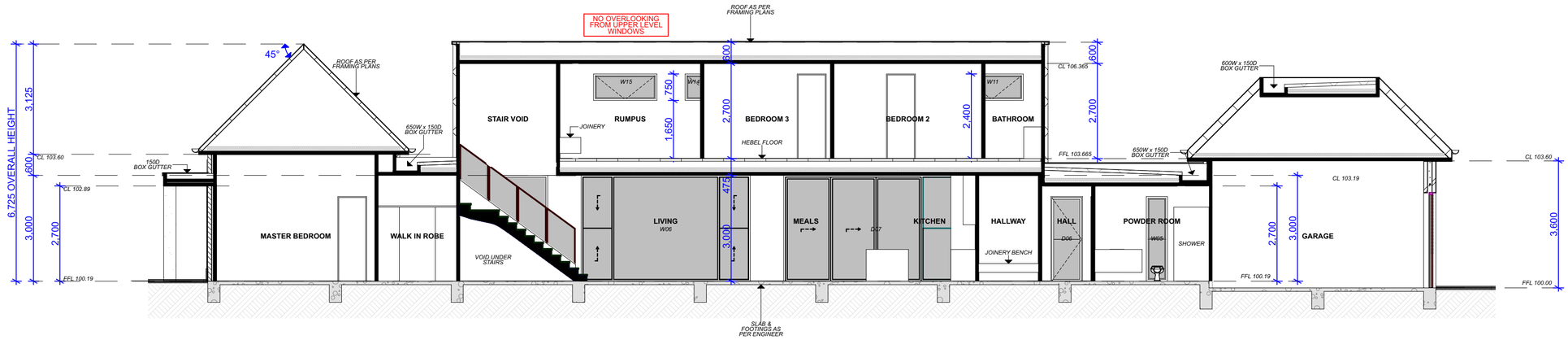
**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 194.60 |
| GARAGE+STORAGE | 68.50 |
| OUTDOOR LIVING | 24.50 |
| TCE ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| **TOTAL STRUCTURES** | **382.10** |
| **SITE COVERAGE** | **280.00 = 54%** |

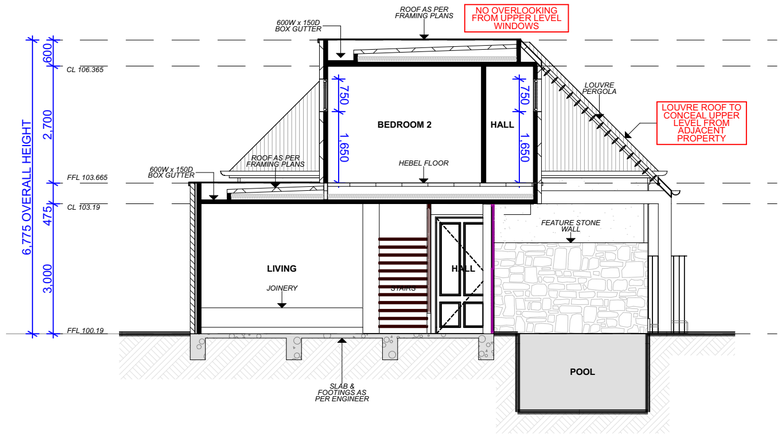
CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |
| DRAWING | ELEVATIONS |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

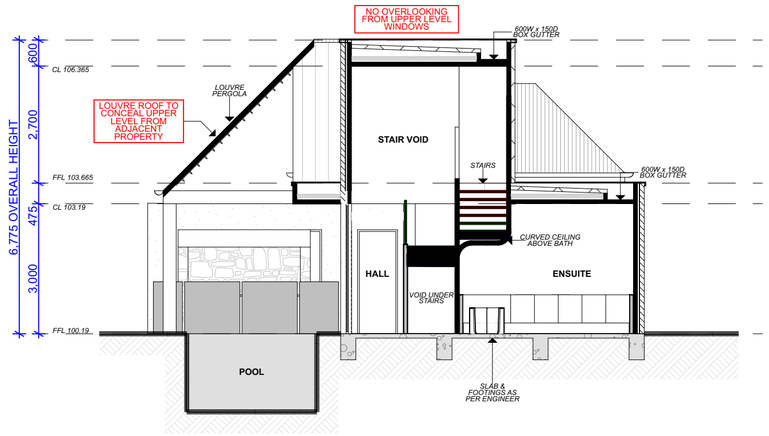
CURRENT DRAWING ISSUED:
15.07.2025
**CONSTRUCTION SET D**



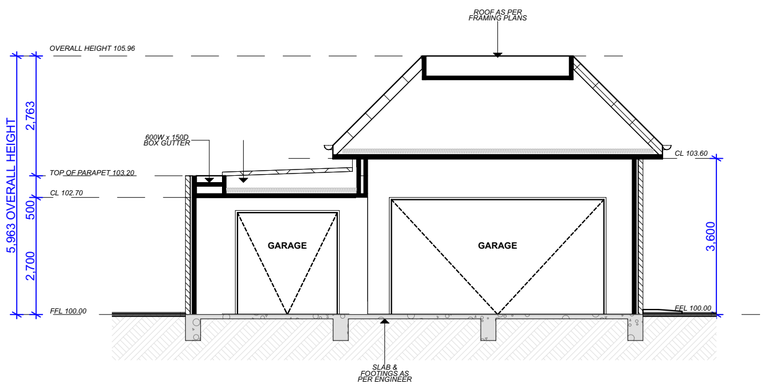

S/01 SECTION SOUTH EAST TO NORTH WEST
1:100




S/02 SECTION NORTH EAST TO SOUTH WEST
1:100




S/03 SECTION SOUTH WEST NORTH EAST
1:100




S/04 SECTION SOUTH WEST TO NORTH EAST
1:100

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

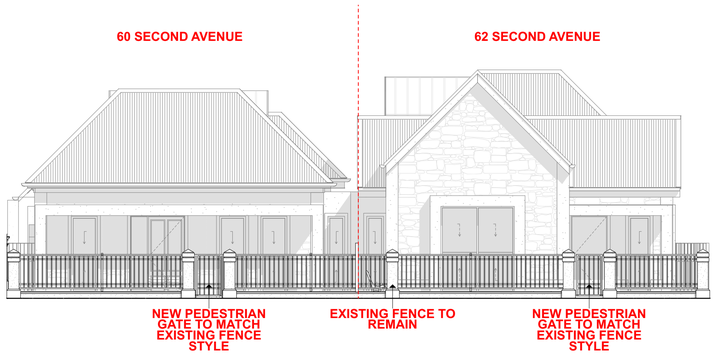
**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 194.60 |
| GARAGE+STORAGE | 68.50 |
| OUTDOOR LIVING | 24.50 |
| TCE ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| **TOTAL STRUCTURES** | **382.10** |
| **SITE COVERAGE** | **280.00 = 54%** |

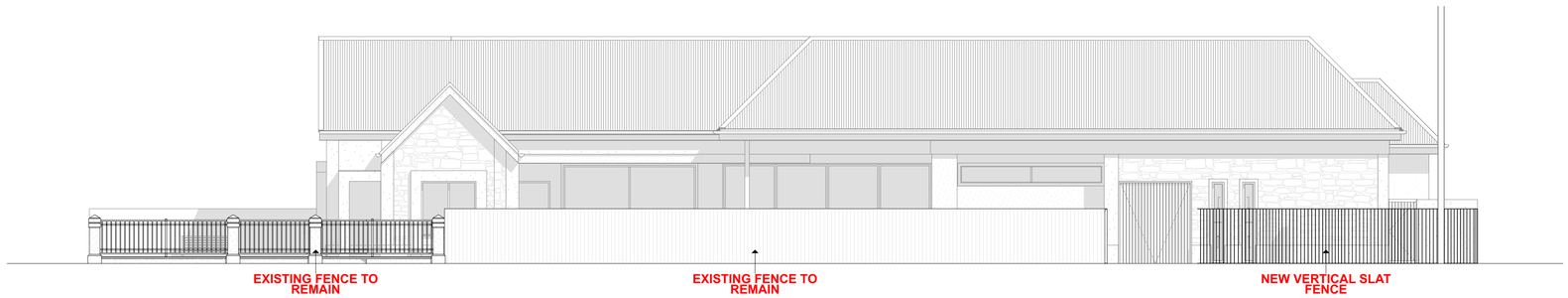
CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |
| DRAWING | SECTIONS |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
15.07.2025
**CONSTRUCTION SET D**




E/15 SECOND AVENUE ELEVATION
1:100




E/16 WESTMINSTER AVENUE ELEVATION
1:100




E/13 OVERALL STREET COMPARISON
1:100

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN** m²

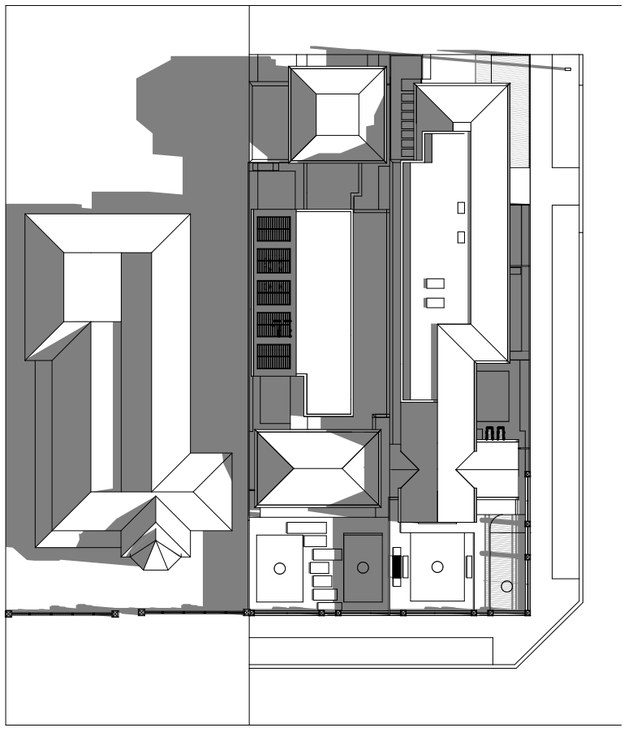
| | |
|---|---|
| GROUND LIVING | 194.60 |
| GROUND GARAGE | 24.50 |
| OUTDOOR LIVING | 24.50 |
| TOE ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| *TOTAL STRUCTURES* | *362.10* |
| *SITE COVERAGE* | *380.00 = 54%* |

CLEMENTS ARCHITECTURE

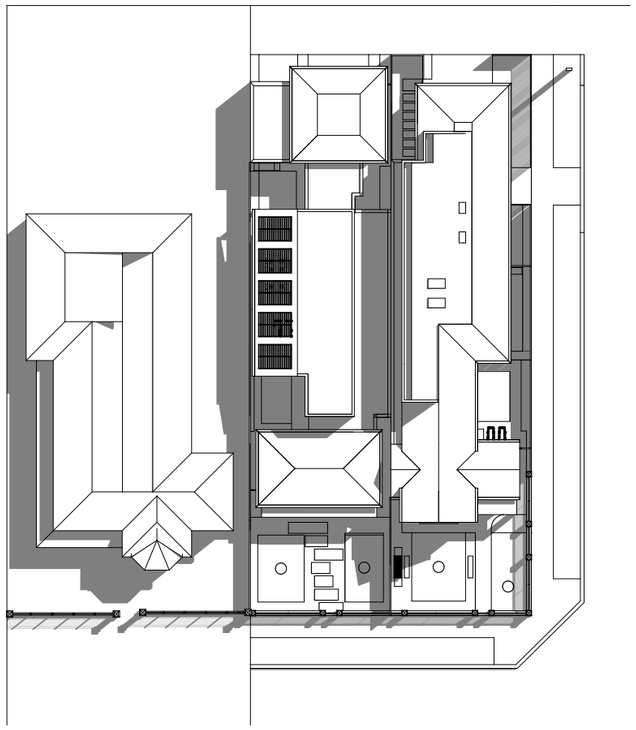
CLIENT RICHARD HEADING
ADDRESS 60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069
PROPOSAL NEW DWELLING

DRAWING STREET ELEVATIONS
SCALE 1:100 on A1
DRAWN BY LR+BC+JK
DRAWING COMMENCED 21.01.2025

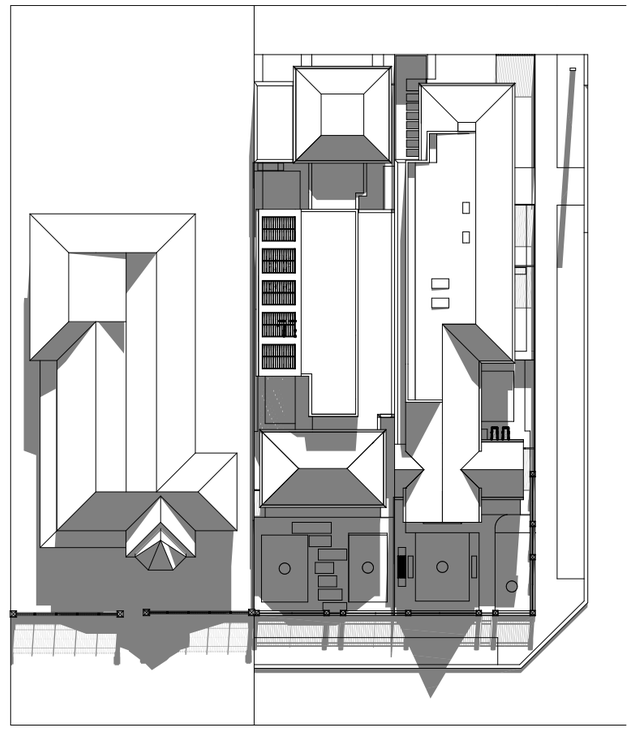
CURRENT DRAWING ISSUED:
15.07.2025
**CONSTRUCTION SET D**



1 WINTER 9AM
1:500



2 WINTER 12PM
1:500



3 WINTER 3PM
1:500

ALL DRAWINGS COPYRIGHT
TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL
DIMENSIONS ON SITE PRIOR TO
COMMENCING ANY WORK OR
PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 194.60 |
| GARAGE+STORAGE | 68.50 |
| OUTDOOR LIVING | 24.50 |
| TCE ENTRY | 11.50 |
| UPPER LIVING | 83.00 |
| **TOTAL STRUCTURES** | **382.10** |
| **SITE COVERAGE** | **280.00 = 54%** |

CLEMENTS
ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 60 SECOND AVENUE<br>ST PETERS<br>SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | SHADOW DIAGRAMS |
| SCALE | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
15.07.2025

**CONSTRUCTION SET D**

| KEY | TYPE+FINISH | | |
|---|---|---|---|
| 1 | WALL TYPE 1 | TUMBLED ASPEN OR SIMILAR | |
| 2 | WALL TYPE 2 | RENDERED | BEIGE ROYAL OR SIMILAR |
| 3 | MOULDINGS+QUOINING | COMBO OF FIBRE CEMENT + OFFSET BRICK | BEIGE ROYAL HALF STRENGTH OR SIMILAR |
| 4 | BALUSTRADE TYPE 1 | POOL SAFE GLASS BALUSTRADE | 20% GREY TINT WITH BLACK FIXINGS |
| 5 | WINDOW+DOOR FRAMES | POWDERCOATED ALUMINIUM FRAMES | BLACK OR SIMILAR |
| 6 | ROOF TYPE 1 | TRUE OAK DEEP 21 SHEETING | COLOUR: WOODLAND GREY |
| 7 | DRIVEWAY + PATHS | TILED | COLOUR: SLATE OR SIMILAR |

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *194.60* |
| *GARAGE+STORAGE* | *68.50* |
| *OUTDOOR LIVING* | *24.50* |
| *TCE ENTRY* | *11.50* |
| *UPPER LIVING* | *83.00* |
| ***TOTAL STRUCTURES*** | ***382.10*** |
| ***SITE COVERAGE*** | ***280.00 = 54%*** |

CLEMENTS ARCHITECTURE

CLIENT *RICHARD HEADING*
ADDRESS *60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069*
PROPOSAL *NEW DWELLING*

DRAWING MATERIAL SCHEDULE
SCALE N/A on A3
DRAWN BY LR+BC+JK
DRAWING COMMENCED 21.01.2025

CURRENT DRAWING ISSUED:
*15.07.2025*
**CONSTRUCTION SET D**

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *194.60* |
| *GARAGE+STORAGE* | *68.50* |
| *OUTDOOR LIVING* | *24.50* |
| *TCE ENTRY* | *11.50* |
| *UPPER LIVING* | *83.00* |
| ***TOTAL STRUCTURES*** | ***382.10*** |
| ***SITE COVERAGE*** | ***280.00 = 54%*** |

CLEMENTS
ARCHITECTURE

| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| DRAWING | PERSPECTIVES |
| SCALE | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

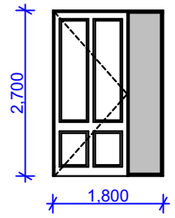
CURRENT DRAWING ISSUED:

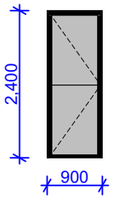
*15.07.2025*

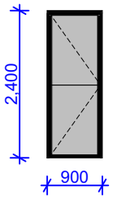
**CONSTRUCTION SET D**

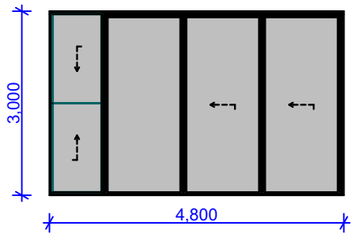
**GLASS TYPES USED**

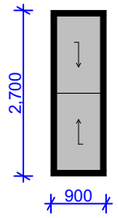
| ID | TYPE | Uw | SHGCw | GLASS |
|---|---|---|---|---|
| A&L-004-009 | AWNING WINDOW | 3.6 | 0.54 | 4Clr/10/4Clr -ALU |
| A&L-026-009 | FIXED WINDOW | 3.2 | 0.67 | 4Clr/10/4Clr -ALU |
| A&L-013-001 | SLIDING DOOR | 3.7 | 0.63 | 4Clr/10/4Clr -ALU |

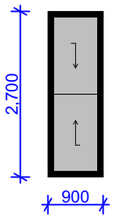


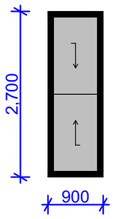



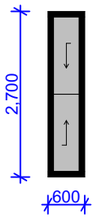



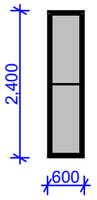



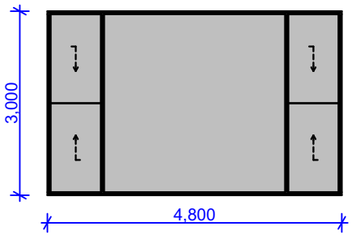



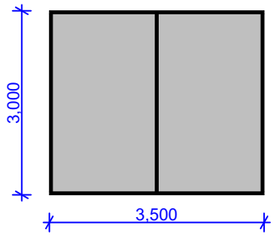



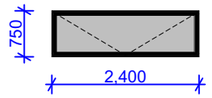



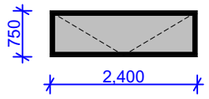



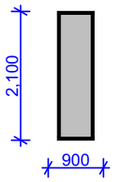



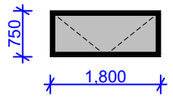

| ID | D01 | D02 | D06 | D07 | W01 | W02 | W03 | W04 | W05 | W06 |
|---|---|---|---|---|---|---|---|---|---|---|
| WxH | 1,800×2,700 | 900×2,400 | 900×2,400 | 4,800×3,000 | 900×2,700 | 900×2,700 | 900×2,700 | 600×2,700 | 600×2,400 | 4,800×3,000 |
| HH | 2,700 | 2,400 | 2,400 | 3,000 | 2,700 | 2,700 | 2,700 | 2,700 | 2,400 | 3,000 |
| OPENING TYPE | SOLID DOOR WITH SIDE LIGHT | ALUMINIUM FRAME WITH GLASS SASH | ALUMINIUM FRAME WITH GLASS SASH | ALUMINIUM FRAME GLASS SLIDER WITH ANEETA SIDELIGHT | ANEETA | ANEETA | ANEETA | ANEETA | ANEETA | ANEETA+FIXED+ANEETA |

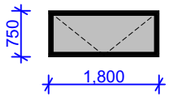


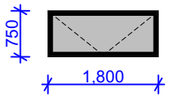



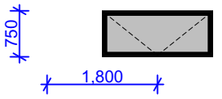



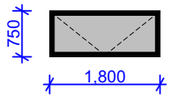




| ID | W07 | W08 | W09 | W10 | W11 | W12 | W13 | W14 | W15 |
|---|---|---|---|---|---|---|---|---|---|
| WxH | 3,500×3,000 | 2,400×750 | 2,400×750 | 600×2,100 | 1,800×750 | 1,800×750 | 1,800×750 | 1,800×750 | 1,800×750 |
| HH | 3,000 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 |
| OPENING TYPE | FIXED | AAW | AAW | AFW | AAW | AAW | AAW | AAW | AAW |

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *194.60* |
| *GARAGE+STORAGE* | *68.50* |
| *OUTDOOR LIVING* | *24.50* |
| *TCE ENTRY* | *11.50* |
| *UPPER LIVING* | *83.00* |
| ***TOTAL STRUCTURES*** | ***382.10*** |
| ***SITE COVERAGE*** | ***280.00 = 54%*** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *60 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| **DRAWING** | WINDOW SCHEDULE |
| **SCALE** | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:

*15.07.2025*

**CONSTRUCTION SET D**

# SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Attachment 2

Date created: July 15, 2025

Subject Land and Locality Map

**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

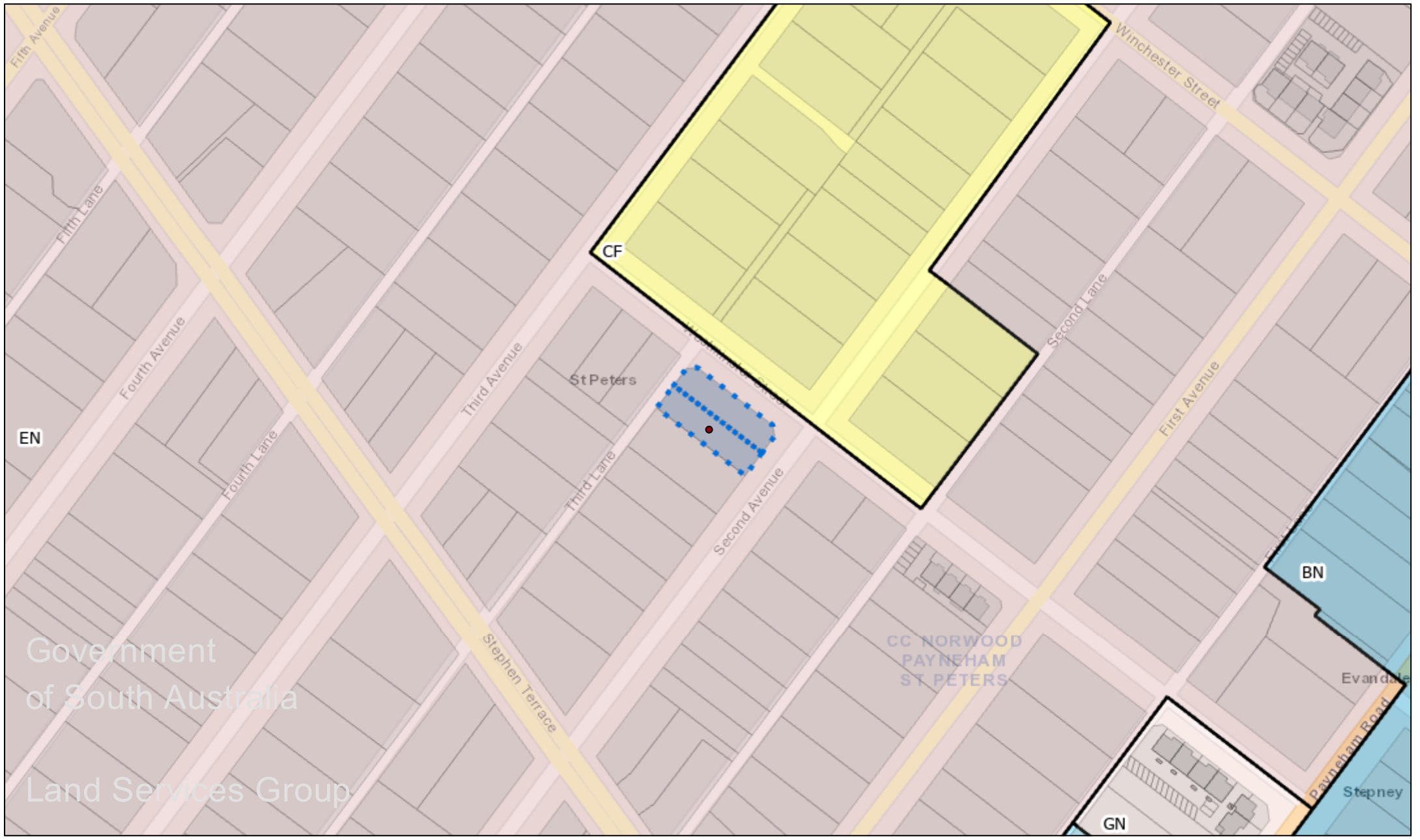
# SAPPA Report

Attachment 3

Date created: July 15, 2025

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map




**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

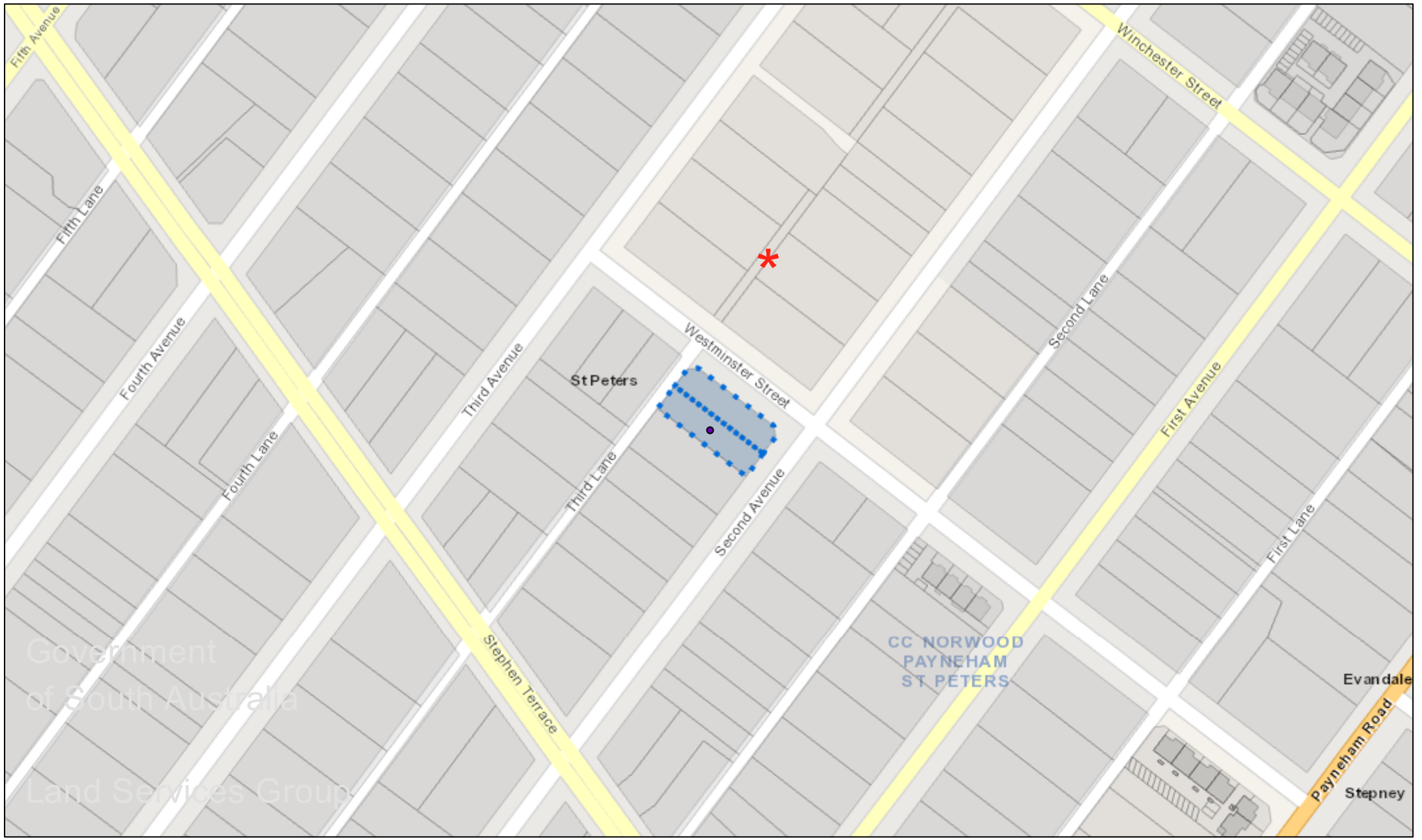
# SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Attachment 4

Date created: July 15, 2025

Representation Map




**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Attachment 5

# Details of Representations

## Application Summary

| | |
|---|---|
| Application ID | 25010926 |
| Proposal | Demolition of the existing building, and construction of a new two-storey detached dwelling at 60 Second Avenue, St Peters, and an associated swimming pool |
| Location | 60 SECOND AV ST PETERS SA 5069, 62 SECOND AV ST PETERS SA 5069 |

## Representations

**Representor 1** - Martin Godfrey

| | |
|---|---|
| Name | Martin Godfrey |
| Address | |
| Submission Date | 09/06/2025 01:20 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 am concerned about the impact the proposed development will have on the streetscape of Second Avenue. See attached document for details.

## Attached Documents

| |
|---|
| 2025-06-09-Submission-on-proposed-development-60-Second-Avenue-St-Peters-1508307.pdf |

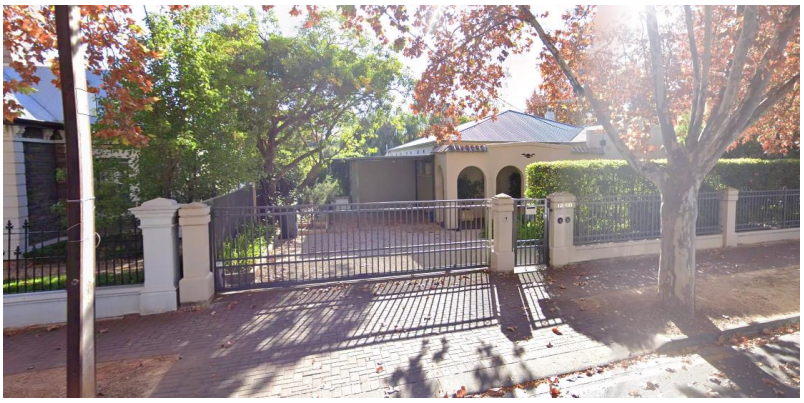
**Proposed Development, 60 Second Avenue St Peters, Development Application 25010926**

I am concerned about the impact the proposed development will have on the streetscape of Second Avenue.

The proposed development is set in an Established Neighbourhood Zone with the following desired development outcomes:

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

The proposed development is set in an area of residential housing. The proposed roof height of 6.775 metres is higher that the roofs of neighbouring houses. This will lead to the roof being more dominant on the streetscape, than other hosing in the area. The dominance of the roof is further exacerbated by the 45° roof pitch, rather than the 30° roof pitch typically used for hosing in the area. Below is a picture of the current appearance of the property from Second Avenue.



I do not consider the comparison of the roof line of the proposed development with the roof line of school on the opposite side of Westminster Street as being valid. East Adelaide School is a public building, and as such is expected to stand out in terms of size and character from the residential areas that surround it. The higher roofline and pitch of the school as a public building should not be used to justify the increased roof height and pitch of the proposed development.

I note the notification documentation does not include site coverage calculations. Does the proposed development meet Deemed to Satisfy Requirement 3.1 *“Maximum site coverage is 50 per cent”*?

I note the proposed development includes the removal of a number of trees, some of which from the satellite view appear to be quite large. Are any of the trees to be removed *“Significant Trees”*?

Attachment 5

## Representations

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

| | |
|---|---|
| Name | St Peters Residents Association Inc St Peters Residents Association Inc |
| Address | |
| Submission Date | 12/06/2025 03:11 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**<br>See attached document | |

## Attached Documents

| |
|---|
| SPRA-60-62-First-Ave-St-Peters-1510050.pdf |

ST PETERS RESIDENTS ASSOCIATION INC.

E-mail :

ABN 86 794 177 385

Representing the Residents of St Peters, College Park, Hackney, Stepney, Maylands, Evandale & Joslin.

The Authorised Officer for Planning,
Norwood Payneham and St. Peters Council.

Dear Sir,

**Re: Development application 25010933: 62 Second Avenue St. Peters: Demolition of existing building and construction of a 2-storey detached dwelling and swimming pool, and**

**Development application 25010926: 60 Second Avenue St. Peters: Demolition of existing building and construction of a 2-storey detached dwelling and swimming pool**

The existing dwelling is a handsome historic Spanish Mission dwelling on a generous site. Both the house and garden appear very well-maintained. The substantial perimeter and front garden hedges, including hedges on three sides of the property present a striking landscaped presentation to this prominent site on the corner of Second Avenue and Westminster Street in this Historic Overlay Area of St. Peters.

While the frontages and site areas of the two proposed dwellings fall short of the minimum frontages and site areas in the Planning and Design Code for this locality, we understand that the property has previously been subdivided into two allotments.

As the proposed two new two-storey dwellings will be on this prominent corner in the Historic Overlay Area of St. Peters, it is important that the substantial landscaped nature of this historic suburb is not attenuated by large new dwellings cum swimming pools which eat away at the leafy nature of this suburb.

We submit that the Panel should strive to ensure that any new dwellings are accompanied by substantial landscaping. Perhaps some of the extensive perimeter hedges could be retained on this site as a condition of consent or advisory notes. Hedges take decades to become established and provide much shade and cooling, as well as habitat for small critters. Hedges are also distinctive features of some of our most attractive historic suburbs.

We also submit that the two-storey component of the two new dwellings should not be too prominent so as to detract from the predominantly single-storey character of the Historic Overlay area.

We do not wish to speak at the Panel meeting. Thank you for the opportunity to make a representation.

Attachment 5

## Representations

**Representor 3** - East Adelaide School Linda

| | |
|---|---|
| Name | East Adelaide School Linda |
| Address | |
| Submission Date | 28/05/2025 08:37 AM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I support the development with some concerns |

**Reasons**
On behalf of East Adelaide School, raising concerns regarding the construction phase. Will there be any traffic/parking controls in place to support our community? Concerns around large vehicles, equipment being on roads around the school particularly during before school drop off and after school pick up.

## Attached Documents

CLEMENTS ARCHITECTURE

## Response to representation- 60 Second Avenue, St Peters

Dear Edmund,

Thank you for providing the details of the representations regarding the proposal at 60 Second Avenue, St Peters. We have reviewed and summarised the feedback submitted by Martin Godfrey of , the St Peters Residents Association, Joe Mannarino of , and Linda from East Adelaide School at . Where appropriate, we have provided responses to the matters raised below.

- Impact to streetscape character
- Landscaping
- Privacy concerns from upper floor windows
- Construction impact to neighbouring school

1-Impact to streetscape character

Given the area's established character of substantial stone-fronted villas—both symmetrical and asymmetrical—with prominent verandahs and distinct roof forms, the proposed designs were carefully developed to respect these elements. Multiple design iterations were reviewed by David Brown of Butcher Brown Architects, with close attention to form, scale, height, and materials. The final design incorporates concealed upper floors and draws inspiration and complements surrounding buildings, including the East Adelaide School and 58 Second Avenue, transitioning heights, form and scale ensuring the new dwellings integrate seamlessly and unobtrusively into the existing streetscape.

The planning code aims to ensure building footprints align with the neighbourhood's character, allowing space for visual relief, light, ventilation, and an appealing outlook. The proposed dwellings are appropriately positioned on the site, featuring front gardens, substantial landscaping, and integrated storage and utility areas. Site coverage is consistent with the surrounding mix of unit developments, subdivided lots, and larger blocks, many of which also utilise a significant portion of their allotments.

2-Landscaping

The historic area statement highlights the importance of well-designed landscaping, especially in front gardens. To reflect this, the gardens will be professionally designed and planted, with efforts made to retain or relocate established hedges where possible. Existing low and open fencing will be preserved to maintain visibility of the dwellings, a key characteristic of the area. Several untidy trees will be removed, including one larger exempt-species tree, while all street trees will be retained.

3-Privacy concerns

The proposed louvre roof structure at 60 Second Avenue is primarily intended as an architectural feature to help visually integrate the upper floor into the roof form, rather than functioning as a privacy screen. The design takes cues from the surrounding area, which features prominent roof forms and steep pitches, and aims to reflect that established character. With respect to privacy, the upper floor windows have sill heights above 1.5 metres, which aligns with the relevant guidelines intended to address overlooking concerns.

4- Construction impact to neighbouring school

Under South Australia's planning system, schools are identified as sensitive land uses, and developments in proximity are generally encouraged to consider noise and related impacts. Where relevant, applicable standards and guidelines may be referenced. Reasonable steps are expected to be taken to limit potential disruptions to the school and neighbouring properties, particularly in relation to deliveries, noise, and parking. Where feasible, scheduling of major deliveries may be adjusted to avoid school peak periods. In some cases, and subject to discussions with the relevant authorities, a Traffic and Pedestrian Management Plan or a simplified Site Management Plan might be considered appropriate.

We thank you for your consideration of the proposal and welcome your feedback and further discussion. If you wish to discuss anything further or directly, please do not hesitate to contact me.

Kind Regards,

Lisa Rickard
*Architect*

*lisa@clementsarchitecture.com.au* *0413 311 823* *U 2 83 Mount Barker Road, Stirling, 5152*

# HERITAGE IMPACT REPORT

bbarchitects

| | |
|---|---|
| PROPERTY ADDRESS: | **60 Second Av St Peters** |
| APPLICATION NUMBER: | **25010926** |
| DATE: | 30 June 2025 |
| PROPOSAL: | New two level dwelling |
| HERITAGE STATUS: | THE AVENUES HISTORIC AREA OVERLAY |
| HERITAGE ADVISOR: | David Brown, BB Architects |
| PLANNER: | Ned Feary |

City of Norwood Payneham & St Peters

ADVICE SOUGHT

I met with the owner owner/builder several times at Councils offices, and communicated again via email to refine the design to something that could potentially be supported. What has been lodged is what was finally discussed.

DESCRIPTION

The site is in the Established Neighbourhood Zone within the Avenues Historic Area Overlay. The existing dwellings on the site are a strange mix of reworked Interwar dwelling and later additions.

PROPOSAL

DEMOLITION

The existing house on the site has been reworked several times over its life. It appears to have started off as an Interwar dwelling with a low pitched hipped roof and has no remaining defining stylistic features that allude to whether it was a late Bungalow, Spanish Mission, early Art Deco or other Interwar Style. It has then had a layer of 1970s Spanish Mission added to the front, likely when it was split into two dwellings, with the interiors and exterior significantly reworked.

The dwelling does not demonstrate the historic characteristics as expressed in the Historic Area Statement, as while it is probably an Interwar Dwelling, it has been greatly reworked, and is not a notable example of its era (hence not picked up in the Interwar Heritage Survey). This area of St Peters is strongly characterised by Victorian era dwellings, with a few later infill designed houses. The later infill buildings (several Bungalows, Tudor revival, and other Interwar anomalies) do not define the character of the area, they are far more typical of the Joslin/Royston Park Historic Area that saw a large amount of post WW1 development. The more significant Interwar in fill dwellings in this early part of St Peters are already protected, as they usually are on large sites, and were generously designed when constructed. The house at 60-62 Second Avenue was not one of those infill buildings.

EARLY ADVICE

The proposal is for is for demolition of the existing dwelling, and the construction of a new two level semi detached dwelling. This dwelling presents to the street as a simple hipped roof cottage, it has a triple rear garage, and a mostly hidden upper level.

COMMENTS

My initial meeting with the applicant stressed the need for the proposed dwellings on the site to appear as single storey buildings. The early designs were modified to take this into account, along with adopting many other suggestions about forms, materials and refinements to the designs to suit the context better.

The resultant dwelling on this site a is relatively simple hipped roof dwelling, that relates reasonably

well to the adjacent existing dwelling. It has the same eaves height, and similar verandah height as this neighbouring dwelling. The design is similar to many contemporary infill dwellings in Historic Areas with some stone, render, a simple flat roofed verandah, and hipped roof. In this case the roof is higher than the adjacent older dwelling to assist with hiding the upper level.

The upper level in this dwelling is not as integrated into the roof as No 62, as it is not visible from a side street. The façade facing the adjacent dwelling to the south west has a louvred sloped roof form to disguise the upper level, and from the rear the relatively high garage form partially assists in blocking views through to the bulk of that form.

SETBACKS

The front setback for the proposed dwelling is quite generous given the context. It is set further back than the existing old dwelling on the adjacent site. The dwelling is attached to the other new dwelling at No 62, but with a recessed area that the front of the dwelling giving the appearance of being detached. This is also the case at the rear.

GARAGING

The garaging is in an attached separate pavilion style structure, broken down to reduce the overall bulk and scale.

MATERIALS AND COLOURS

The colour palate for the dwellings is relatively simple with a grey roof, coloured stone, and warm white rendered finished walls.

CONCLUSION

The overall design is relatively understated, simple and does not try to compete visually the surrounding dwellings. It has similar forms and materials to other historic dwellings in the area. While the roof is slightly taller than some other buildings nearby, the intent is to hide the upper level from the street. The upper level is not quite as well integrated as No 62, so may be partially visible from the street from some angles.

From a heritage perspective, the building is considered an acceptable insertion in this historic area.

City of Norwood Payneham & St Peters

# File Note

| | | | |
|---|---|---|---|
| **Date** | 26 May 2025 | **File Number** | DA 25010933 |
| **Subject** | Assessment of potential impact to street trees associated with the proposed development of 62 Second Avenue, St Peters. | | |

Hi Ned

There are four Council street trees that surround the proposed development site, two are on Second Ave, Trees 1 and 2, south to north roughly and at the frontage, with the remaining two on Winchester Street, Trees 3 and 4, east to west roughly at the side address.

All four trees are non-regulated *Platanus x acerifolia* 'London plane tree', in reasonable to good condition with no need for any arboricultural intervention at the time.

Tree 1, 3 and 4 are mature specimens that are relatively stout yet broad spreading trees. Tree 2 is a juvenile specimen and a small tree.

The development proposes the retention of the existing masonry wall/fence which is adjacent trees 1, 2 and 3 at a distance >3m and beyond the SRZ. The foundation for this wall would be preventing some of the trees root growth into the private property. Where tree roots have progressed beyond the property boundary they can be pruned with tree specific pruning equipment.

Root pruning with respect to Trees 1-3 should be conditioned advising no root pruning can occur within 4m of the centre of the subject tree.

Tree 4 is not situated next to existing boundary wall (newer Good Neighbour type fencing). Any new boundary wall construction should be done with care within the trees TPZ. Trenching for new foundations (for any new wall or fence construction, should they occur) will be done using hydro vac excavation techniques or hand dug.

Any roots exposed of 150mm or less diameter (regarding Tree 4 only) can be cut with specific tree pruning equipment. Tree roots exposed during works with a diameter of 150mm or greater that require removal may need arboricultural assessment prior to cutting.

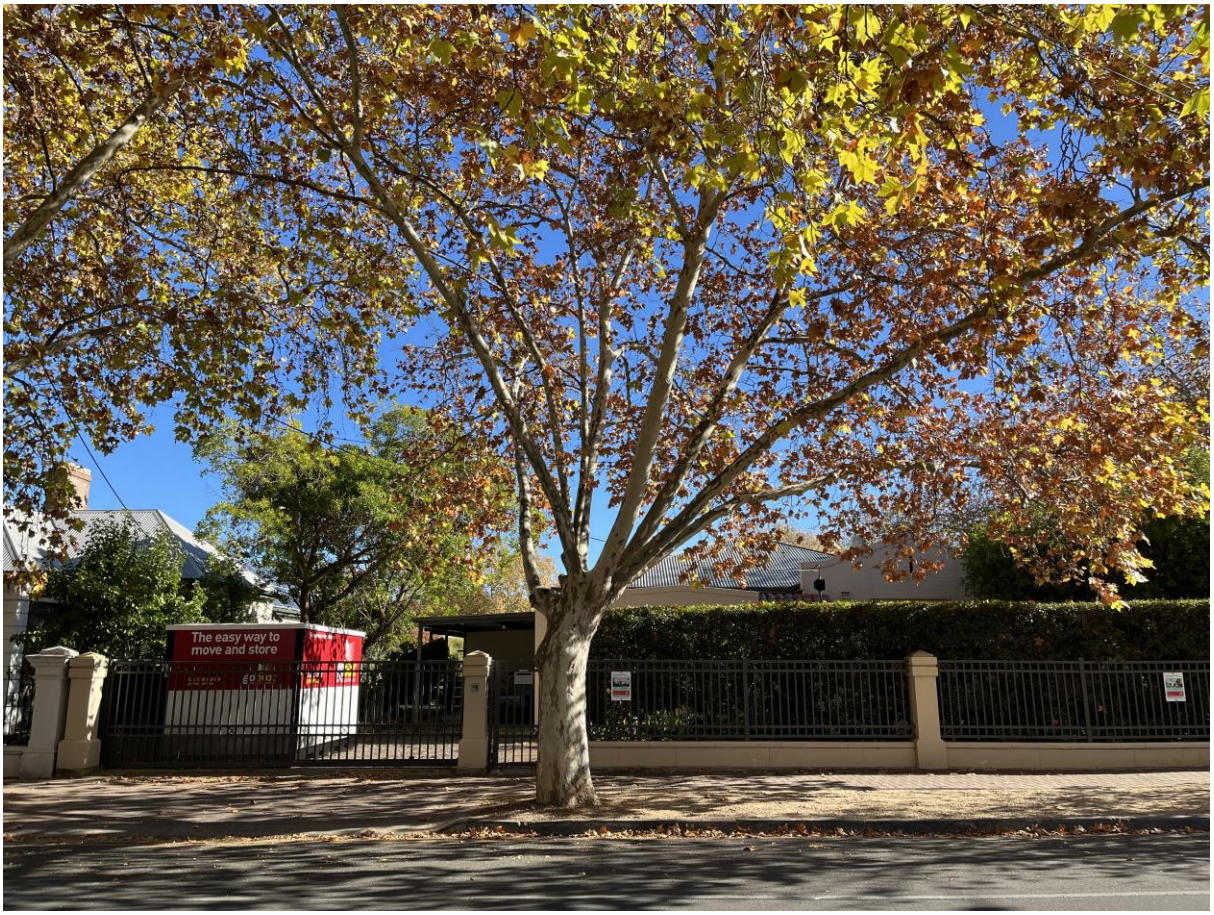
All stormwater and service trenching that traverses the road verge and nature strip within the TPZ should be hand dug or relocated.

| Tree number | Species | TPZ | SRZ | Distance to fence |
|---|---|---|---|---|
| 1 | *Platanus x acerifolia* | 6.36m | 2.63m | 3.3m |
| 2 | *Platanus x acerifolia* | 2.5m | 1.5m | 3.5m |
| 3 | *Platanus x acerifolia* | 6.36m | 2.65m | 3.4m |
| 4 | *Platanus x acerifolia* | 7.08m | 2.65m | 3.7m |

Images saved here- R:\UPE\Arboriculture Impact Assessments (MC)\2025\62 Second Avenue

Matthew Cole
**CITY ARBORIST**

\\svrfs\users\mcole\Desktop\Blank file note.docx


The easy way to
move and store

## 5.4 DEVELOPMENT NUMBER ID 25010933 - LISA RICKARD - 62 & 60 SECOND AVENUE ST PETERS SA 5069

| | |
|---|---|
| **DEVELOPMENT NO.:** | 25010933 |
| **APPLICANT:** | Lisa Rickard |
| **ADDRESS:** | 62 SECOND AV ST PETERS SA 5069<br>60 SECOND AV ST PETERS SA 5069 |
| **NATURE OF DEVELOPMENT:** | Demolition of the existing building, and construction of a new two-storey detached dwelling at 62 Second Avenue, St Peters, and an associated swimming pool |
| **ZONING INFORMATION:** | **Zones:**<br>• Established Neighbourhood<br>**Overlays:**<br>• Airport Building Heights (Regulated)<br>• Historic Area<br>• Prescribed Wells Area<br>• Regulated and Significant Tree<br>• Stormwater Management<br>• Traffic Generating Development<br>• Urban Tree Canopy<br>• Hazards (Flooding - General)<br>**Technical Numeric Variations (TNVs):**<br>• Minimum Frontage (Minimum frontage for a detached dwelling is 18m)<br>• Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm)<br>• Maximum Building Height (Levels) (Maximum building height is 1 level)<br>• Site Coverage (Maximum site coverage is 50 per cent) |
| **LODGEMENT DATE:** | 22 Apr 2025 |
| **RELEVANT AUTHORITY:** | Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters |
| **PLANNING & DESIGN CODE VERSION:** | P&D Code (in effect) Version 2025.7 10/04/2025 |
| **CATEGORY OF DEVELOPMENT:** | Code Assessed - Performance Assessed |
| **NOTIFICATION:** | Yes |
| **RECOMMENDING OFFICER:** | Edmund Feary<br>Senior Urban Planner |
| **REFERRALS STATUTORY:** | None |
| **REFERRALS NON-STATUTORY:** | Heritage Advisor<br>City Arborist<br>Consultant Hydrological Engineer |

**CONTENTS:**

**APPENDIX 1: Relevant P&D Code Policies**
**ATTACHMENT 1: Application Documents**
**ATTACHMENT 2: Subject Land & Locality Map**
**ATTACHMENT 3: Zoning Map**
**ATTACHMENT 4: Representation Map**
**ATTACHMENT 5: Representations**
**ATTACHMENT 6: Response to Representations**
**ATTACHMENT 7: Internal Referral Advice**

## DETAILED DESCRIPTION OF PROPOSAL:

The application proposes to demolish the existing building which straddles the boundary line between the two allotments. The building contains two semi-detached dwellings, which generally reflect the allotment boundaries.

The proposed dwelling in this application is on the allotment identified as 62 Second Avenue, St Peters; at the corner of Second Avenue and Westminster Street. The building is a two-storey detached dwelling, though it seeks to provide a mostly single storey appearance to the street, with the upper floor being set substantially back from the primary street, and in the roof space when viewed from the secondary street.

Vehicle access is provided from Third Lane to a proposed garage which is within the structure of the main building, with a third space in the garage provided through access via the existing crossover on Westminster Street. Private open space is provided between the building and the secondary street and includes an alfresco area and a swimming pool.

## BACKGROUND:

This application is also related with DA 25010926, which also proposes the demolition of the building, and the construction of a dwelling on 60 Second Ave, St Peters.

As the construction of both dwellings is contingent on the demolition of the building, which requires approval due to being in the Historic Area Overlay, both applications include both allotments in the site description, and include the demolition of the building in the elements and nature of development.

This adjoining site at 60 Second Avenue also had a significant willow myrtle growing on the site, but this was removed, as approved under DA 24037091.

## SUBJECT LAND & LOCALITY:

### Site Description:

The site comprises two existing Torrens-Title allotments, with one building across both allotments, as outlined above. The dwelling proposed is on the allotment known as 62 Second Ave, St Peters. Other than in relation to demolition, when referring to "the site" in this report, it will refer to 62 Second Ave.

**Location reference:** 62 SECOND AV ST PETERS SA 5069
**Title ref.:** CT 5479/529 **Plan Parcel:** F13509 AL2 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

**Location reference:** 60 SECOND AV ST PETERS SA 5069
**Title ref.:** CT 5479/20 **Plan Parcel:** F13509 AL1 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

| | |
|---|---|
| Shape: | Regular, with corner cut-offs |
| Frontage width: | 11.5m |
| Area: | Approximately 512m$^2$ |
| Topography: | Mostly flat |
| Existing structures: | Single storey Spanish Mission style building (two semi-detached dwellings) and associated outbuildings |
| Existing vegetation: | Lawn, shrubs and small trees. Note recently removed, significant willow myrtle tree |

## Locality

The locality is shown in **Attachment 2**. It extends some 120m to the southwest of the site along Second Avenue, and includes sites on the opposite sides of both Second Avenue and Third Lane from the subject site. The locality also includes part of the East Adelaide Primary School site, which sits on the opposite side of Westminster Street from the subject site.

The area is characterised by wide, tree-lined streets, generally with mature London Plane street trees. Small service lanes (formerly "night-cart lanes") run parallel to the avenues, with most properties having vehicle access from these lanes.

The residential built form of the locality is predominantly double-fronted villas and cottages, typically constructed from 1880-1910.

The main school building (for the purposes of its influence on this locality) is located on the corner of Second Avenue and Westminster Street, with a car parking area between the building and the Westminster Street frontage. This building (and the small building to its northeast) are of a similar era to the dwellings in the locality, and also has similar design elements with gables and stone construction. Nonetheless, this building has a taller wall and roof height with a steeper pitch of around 45 degrees, compared to 30 degrees more typical for the residential buildings of the locality.

The school generates a relatively large amount of traffic and parking demand in what is otherwise a fairly quiet residential area. Nonetheless, the locality exhibits a very high degree of residential amenity.

## CONSENT TYPE REQUIRED:

Planning Consent

## CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Demolition
  New housing
  Swimming pool or spa pool and associated swimming pool safety features: Code Assessed - Performance Assessed
  Demolition: Code Assessed - Performance Assessed
  Detached dwelling: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code; No other pathway available- Historic Area Overlay

## PUBLIC NOTIFICATION

- **REASON**
  Two storey dwelling in an area with a single storey TNV

- **LIST OF REPRESENTATIONS**

| First Name | Surname | Address | Position | Wishes to be heard? |
|---|---|---|---|---|
| Martin | Godfrey | | Opposed | No |
| Joe | Mannarino | | Supportive, with concerns | No |
| St Peters Residents' Association | | N/A | Opposed | No |

It is noted that an additional representation was received on the related DA for the new dwelling at 60 Second Ave, that representation coming from a representative of East Adelaide Primary School, which is on the opposite side of Westminster Street from this site. That representation expressed concerns regarding traffic, parking and heavy vehicle management during the construction phase of both developments. While not submitted to this application, it is considered that the matters raised in that representation are equally applicable to both applications and are addressed accordingly.

- **SUMMARY**

Concerns raised by representors include overlooking and streetscape appearance, including upper floor prominence and landscaping.

## AGENCY REFERRALS

None

## INTERNAL REFERRALS

- Heritage Advisor, David Brown

Council's Heritage Advisor provided preliminary advice on this proposal and is generally supportive. His advice can be found in **Attachment 7**.

- City Arborist, Matthew Cole

The application was referred to the City Arborist to evaluate potential impacts on street trees. This will be addressed under the relevant section of this report, with the advice included in **Attachment 7.**

- Consultant Hydrological Engineer, Melinda Lutton

As the site is within the Hazards (Flooding-General) Overlay, the application was referred to Council's Consultant Hydrological Engineers (Tonkin Consulting). It was confirmed that the site is not subject to inundation in the 1% AEP event. However, the referral advice was provided on the basis of a finished floor level (FFL) which was 300mm above the top of kerb. The design has since been revised to have an FFL of 6mm below the top of kerb level of the primary street.

Given that the site is not subject to flooding, it is not expected that this lower level will cause additional issues, however it was determined by administration to be prudent to seek additional advice to confirm this. This additional advice confirmed that as neither property was flood affected, an FFL which is at kerb level is acceptable.

## PLANNING ASSESSMENT

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

**Land Use**

The proposed development is residential in use, consistent with the existing use. While the application does involve a change of use from semi-detached dwelling to detached dwelling, this is within the same sensitivity category for the purposes of site contamination, and no contamination investigations are required.

Residential uses are the primarily intended uses of the Established Neighbourhood Zone, and detached dwellings are the form identified in the Historic Area Overlay as being typical in the locality. The land use is therefore considered consistent with the Code.

**Demolition and Heritage Value of Existing Building**

As the site is in the Historic Area Overlay, the demolition of the existing building is development, but it is noted that the site is not identified as a Representative Building.

It is noted that Valuer-General's data suggests that the existing building on the site was constructed in 1940, generally consistent with the era of the Historic Area Statement (only being one year after the "interwar" period ended). Nonetheless, the Historic Area Statement also specifies the styles of dwelling which are significant within the Historic Area Overlay, which in this case is:

> *Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.*
>
> *Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.*
>
> *Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.*
>
> *The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.*
>
> *Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.*
>
> *Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.*

Through this extensive explanation of what styles are consistent with the Overlay's intent, there is no mention of Spanish Mission.

Council's Heritage Advisor did not object to the demolition, noting the following:

> *The existing house on the site has been reworked several times over its life. It appears to have started off as an Interwar dwelling with a low pitched hipped roof and has no remaining defining stylistic features that allude to whether it was a late Bungalow, Spanish Mission, early Art Deco or other Interwar Style. It has then had a layer of 1970s Spanish Mission added to the front, likely when it was split into two dwellings, with the interiors and exterior significantly reworked.*
>
> *The dwelling does not demonstrate the historic characteristics as expressed in the Historic Area Statement, as while it is probably an Interwar Dwelling, it has been greatly reworked, and is not a notable example of its era (hence not picked up in the Interwar Heritage Survey).*

Further detail can be found in the Heritage Advisor's report in **Attachment 7.**

The relevant policy in this case is Historic Area Overlay PO 7.3:

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

As outlined in the advice from Council's Heritage Advisor, this building does not conform with the values described in the Historic Area Statement, and therefore, its demolition is acceptable.

**Streetscape Appearance**

Council's Heritage Advisor summarises his overall view of the proposal as follows:

> *The overall design is relatively understated, simple and does not try to compete visually with the Local Heritage Place school building, or the surrounding dwellings. It has similar forms and materials to other historic dwellings in the area. While slightly taller than some other buildings nearby, it is of sufficient length to accommodate that height and not look out of context.*

*From a heritage perspective, the building is considered an acceptable insertion in this historic area.*

One of the key features of the design is the feature gable facing Second Avenue, with a minor gable facing Westminster Street. These design features are appropriate in tying the dwelling in with the villas which are typical in this Historic Area.

The building is two storeys in height compared to the single storey TNV for the area. The upper floor is, as far as the streetscape appearance is concerned, hidden in the roof space of the dwelling, though this results in a larger roof than is typical, which was a concern raised by a representor. In particular, they noted that the 45 degree pitch was inconsistent with the 30 degree pitch typical in the area, and they did not support the concept of using the school buildings as justification for the roof proposed. As noted in the plans provided by the applicant, the school buildings include a 45 degree pitch and a much taller roof height. Council's Heritage Advisor disagreed with this representor, and is of the view that the higher pitch was a positive in tying in the school building with the rest of the streetscape.

Indeed, the school buildings are part of the locality, and are part of the area's historic fabric, even if the institutional character is somewhat distinct from the residential nature of this site. Nonetheless, it should be noted that the school site is in the Community Facilities Zone and is not part of the Historic Area Overlay (though the main building in question is a Local Heritage Place).

Relevant policies include Established Neighbourhood Zone PO 10.2 and Historic Area Overlay PO 2.1, 2.2 and 2.3:

> *The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.*
>
> *The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.*
>
> *Development is consistent with the prevailing building and wall heights in the historic area*
>
> *Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.*

While the proposed roof is of a slightly larger scale than is typical in the locality, it is more comparable to the more residential buildings, than the much larger scale of the school building. Its slightly larger scale provides a transition in order to create an overall consistent appearance through the broader streetscape.

The colour palette is predominately grey and white, with the stonework on the front facade generally consistent with the materials in the Historic Area.

On advice from Council's Heritage Advisor, the proposed garaging has been sited so that two spaces are accessed from the laneway, while one additional space is accessed from the secondary street. This suitably minimises the visual impact of the garaging on the streetscape.

The proposed front setback of the development is 7.85m, some 1.85m further back than the existing dwelling. Council's Heritage Advisor made the following comments:

> *The front setback for the proposed dwelling is quite generous given the context. It is set further back than the existing old dwelling to the southwest. The dwelling is attached to the other new dwelling at No 60, but with a recessed area that the front of the dwelling giving the appearance of being detached. This is also the case at the rear.*
>
> *As it is a corner site, the side setbacks are also quite generous, mostly to allow for sun into the private open spaces.*

The additional front setback increases the space available for landscaping. The Historic Area Statement does state that, "Landscaping around a dwelling, particularly in the front garden, is an important design element", so adding additional landscaping to this front yard is consistent with this pattern in the streetscape, despite it being further back.

**Traffic, Access and Parking**

The proposal includes a three-car garage, with two spaces accessed via Third Lane, and one additional space, running perpendicular to the others, which is accessed via the existing crossover on Westminster Street. This minimises the visual impact of the garaging on the streetscape of Westminster Street, as well as improving the current situation with a very wide crossover limiting on-street parking in a crucial location opposite a primary school. The new proposal, with reinstatement of part of the existing crossover to upright kerb, will result in an additional on-street parking space being created.

The three covered parking spaces provide more than meet the guideline provided by Transport, Access and Parking Table 1.

The additional setback of 3m from the laneway to the garage allows for suitable manoeuvring room for vehicles to enter and exit the garage. The Code at Design in Urban Areas DPF 23.5 seeks for 6.2m from the opposite side of the laneway to allow for such turning manoeuvres, and it is understood that the laneway is 4.5m wide, meaning that the 3m provided allows for 7.5m, making this manoeuvre suitably safe and convenient.

It is noted that the site is on a corner, and while cadastral mapping indicates that the site boundaries include corner cut-offs on both the northern and eastern corners of the site, neither the existing nor proposed fencing layouts reflect these corner cutoffs. At the eastern corner, the existing fencing is proposed to be retained, although this does seemingly encroach on Council land. At the northern corner, new fencing is proposed, which could not legally be constructed in the manner proposed.

To this end, a condition is recommended, drawing the applicant's attention to this matter, and outlining that any approval of this application does not endorse the encroachments on Council land that are shown on the plans on this DA, and requiring that any new fencing must follow the boundaries of the land, unless otherwise approved.

Furthermore, it is noted that, as raised by East Adelaide Primary School in their representation, the area is heavily trafficked around school pick-up/drop-off time. In order to manage the impacts of construction on this traffic and parking situation, and Reserved Matter is proposed requiring the applicant to coordinate a Construction Environment Management Plan with Council.

**Neighbour Outlook**

The proposal includes a long boundary wall on the southwestern boundary. This would abut a similar wall on the complimentary proposal on the neighbouring site. Given these walls would abut each other, the resultant visual impact (should both proposals be constructed as proposed), would be substantially reduced.

The upper floor would also be more visible from the north and west than is the case for its streetscape appearance.

The site immediately to the northwest of the subject site is oriented to face Westminster Street, and is separated from the subject site by Third Lane. This is to say that impacts on this neighbour will be mitigated by the orientation of the site (i.e. it is their side boundary), and by the separation from the lane.

The development would result in a site coverage of 275.7m$^2$ or 52.8%. This is very close to the 50% sought by the Technical and Numeric Variation. Established Neighbourhood Zone PO 3.1 seeks that "Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.". As noted, the overall context of the site will limit visual impact, but the 3% variance from the DPF is not so substantial that the building footprint would be out of character with the surrounding pattern of development.

Performance Outcome 8.1 of the Established Neighbourhood Zone states:

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

Noting that the walls are not south-facing, the associated DPF expects a ground floor side setback of 900mm for a wall of less than 3m in height, and for taller walls, 900mm plus one-third of the height above 3m; for the upper floor in question here, this would mean 2.3m. Therefore, the upper floor side setback provided of only 900mm is well short of this.

Nonetheless, as noted above, the complimentary design of the neighbouring allotment is oriented away from this side. While there are three windows (two of which are high-level) on this side, these provide light to two bedrooms and a shower and are more for purposes of natural light than of outlook. As a result, the limited setback's implications on "character" as viewed from the neighbouring property will be limited. Given that the only windows are higher level, there are also not expected to be any overshadowing implications, though shadow diagrams are also provided which demonstrate this.

Therefore, the impact of the upper floor is generally reasonable despite the quantum of the shortfall.

Performance Outcome 9.1 of the Established Neighbourhood Zone states:

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

The associated DPF suggests a 4m ground floor rear setback, and 6m for the upper floor. The upper floor setback is met, and the ground floor is only 1m short, with the garage setback 3m from the lane. Considering the laneway and the orientation of the neighbouring dwelling, it is considered that this PO is suitably achieved.

Therefore, while the development does not comply with the relevant setback DPFs, considering that a) the site to the southwest is being developed concurrently with a complimentary design, and b) the site to the northwest is oriented to face a different direction, the actual impact on neighbouring properties is relatively limited.

**Privacy**

It is noted that all the upper floor windows are southwest facing, towards the other site which is being developed in conjunction with this. Nonetheless, all windows have a sill height in excess of the 1.5m above the floor level that is expected by Design in Urban Areas DPF 10.1. Therefore, it is considered that the privacy impacts of the development are acceptable.

It is noted that the overlooking concerns raised by one of the representors relate to a louvred screen not featured on this dwelling, but which are instead on the dwelling proposed at 60 Second Avenue.

**Landscaping**

The proposal includes 135.5m$^2$ of soft landscaping, which represents approximately 26% of the site, therefore exceeding the 25% guideline set by Design in Urban Areas DPF 22.1. Much of this is in the front yard, including two substantial trees, contributing to the leafy character of the area. A series of other trees and shrubs are proposed close to the secondary frontage, also achieving this.

It should be noted that for a site of this size, the Urban Tree Canopy Overlay requires the planting of one medium or two small trees. A medium tree requires a soil area of at least 30m$^2$ with a minimum dimension of 2m. The Large Leaved Linden in the southern corner of the site is noted as a large tree on the plans, but the soil area is only sufficient for a medium tree per the requirements of the Overlay. Nonetheless, this is sufficient to comply with the requirements of the Overlay.

**Private Open Space**

Approximately 104m$^2$ of private open space, directly accessible from a living area, is provided in the area between the dwelling and the secondary street, well exceeding the 60m$^2$ minimum guideline outlined in

Design in Urban Areas Table 1. Additional landscaping and utility areas are proposed in addition to this. While lacking a traditional "backyard", the proposed private open space is behind the building line and is behind taller fencing on the secondary frontage. Such taller fencing is common throughout the Historic Area on secondary streets and provides suitable privacy for this area to be suitably functional.

**Stormwater Management**

A simple stormwater layout is provided on the site plan, showing stormwater flowing by gravity to the existing outlets on Westminster Street. The standard condition relating to stormwater management is recommended, with an additional note that stormwater should not be disposed of into Third Lane due to the lack of infrastructure in Third Lane.

The standard condition relating to the installation of rainwater tanks is also recommended.

**Flooding**

The site is within the Hazards (Flooding- General Overlay) but Council's Consultant Hydrological Engineer has confirmed that the site is in fact outside of the extent of the 1% AEP floodplain. As outlined in the internal referrals section of this report, the lower level of the proposed dwelling is of some concern, but is not expected to present an unreasonable flood risk. It is noted that the advice from the engineer referred to a level "at kerb level" and while the FFL in this case is above kerb level on the secondary street, it is below the kerb level of the primary street. Nonetheless, given that the kerb and footpath levels would prevent the entry of floodwaters into the property, the level is considered to suitably protect the dwelling from floodwaters.

**Verge Infrastructure (including street trees)**

As outlined in Council's City Arborist's advice (see **Attachment 7**), the site is surrounded by London Plane Trees. The City Arborist suggested that, in general, these trees are fairly tolerant of root disturbance, and he does not expect major issues relating to these trees, though some conditions are recommended.

The tree identified as "Tree 2" in his report is a juvenile specimen on the Second Avenue frontage. Trees 3 and 4 are more mature and located on the Westminster Street frontage. The City Arborist has recommended that no root pruning should occur within 4m of the centre of any of these trees.

His assessment does outline additional measures for tree 4:

> *Tree 4 is not situated next to existing boundary wall (newer Good Neighbour type fencing). Any new boundary wall construction should be done with care within the trees TPZ. Trenching for new foundations (for any new wall or fence construction, should they occur) will be done using hydro vac excavation techniques or hand dug.*
>
> *Any roots exposed of 150mm or less diameter (regarding Tree 4 only) can be cut with specific tree pruning equipment. Tree roots exposed during works with a diameter of 150mm or greater that require removal may need arboricultural assessment prior to cutting.*

The area adjacent to tree 4 would retain the existing good neighbour fencing, but there may be some need for excavations associated with the utility area and the new internal fencing/gates.

Given the limited extent of the potential excavations and the hardiness of the tree species, it is considered that requiring hydrovac or non-invasive methods for this area would be unnecessarily cautious and onerous. Therefore, the condition recommended below only addresses the root pruning comments.

**Question of Seriously at Variance**

The proposed development comprises demolition of an existing building containing two semi-detached dwellings, and construction of a two-storey detached dwelling (with a mostly single-storey streetscape appearance). It is located in the Established Neighbourhood Zone. Development of this nature is appropriate within the site, locality or in the subject Zone for the following reasons:

- The Established Neighbourhood Zone envisages the development of detached dwellings;
- The demolition of buildings in the Historic Area Overlay is also contemplated in the Code;

The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

**CONCLUSION**

Overall, the proposal generally accords with the relevant Performance Outcomes of the Code. The existing building on the site is not representative of the Historic Area, and its demolition is therefore envisaged by the Historic Area Overlay. The new building, while it does exceed the building height guidelines, is designed to minimise these impacts. Its design is suitably consistent with design features of the Historic Area such that its appearance will complement the traditional housing stock in the area.

## RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 25010933, by Lisa Rickard is granted Planning Consent subject to the following reserved matters/conditions:

**RESERVED MATTER**
**Planning Consent**

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

- Car parking and access arrangements for tradespersons
- Work in the Public Realm
- Hoarding
- Traffic requirements including construction access/egress and heavy vehicle routes
- Reinstatement of infrastructure

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

NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matter.

Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter above is delegated to the Assessment Manager.

**CONDITIONS**
**Planning Consent**

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
Either:

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

2. Where provided for by any relevant off-set scheme established under section 197 of the *Planning, Development and Infrastructure Act 2016* (as at the date of lodgement of the application), payment

3. of an amount calculated in accordance with the off-set scheme may be made in lieu of planting/retaining 1 or more trees as set out in the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). Payment must be made prior to the issue of development approval.

Condition 3
The approved development must include rainwater tank storage which is:

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

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

Condition 4
All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, shall be nurtured and maintained in good health and condition at all times, with any diseased or dying plants being replaced, to the reasonable satisfaction of the Assessment Manager or its delegate.

Condition 5
All stormwater from buildings and hard-surfaced areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

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

Condition 6
The upper floor windows shall either have sill heights of a minimum of 1500mm above floor level or be treated to a minimum height of 1500mm above floor level, within one (1) week of occupation of the building, in a manner that restricts views being obtained by a person within the room to the reasonable satisfaction of the Assessment Manager and such treatment shall be maintained at all times.

Condition 7
The existing vehicular crossover on Westminster Street shall be reinstated to kerb and gutter so as to match the existing adjacent kerb and gutter profile, within one (1) week of occupation of the development to the reasonable satisfaction of the Assessment Manager. All associated costs shall be borne by the owner / applicant.

Condition 8
The Authority notes that the site boundaries appear to include corner cut-offs at both the Second Avenue/Westminster Street intersection, and the Westminster Street/Third Lane intersection. These corner cutoffs are not reflected in the site boundaries shown on the site plans.

This Consent does not grant the right for fencing to encroach on Council land. Any proposed fencing included within the plans herein approved shall follow the site boundaries, not the alignment shown on the site plan. Council reserves any right to take action regarding encroachments on Council land.

Condition 9
The Authority notes the three street trees surrounding the site, all *Platanus x acerifolia* "London Plane trees":

- Tree 2 on the Second Avenue frontage has a Structural Root Zone (SRZ) of 1.5m, and Tree Protection Zone (TPZ) of 2.5m;
- Tree 3 on the Westminster Street frontage (closest to Second Avenue) has an SRZ of 2.65m, and a TPZ of 6.36m; and,
- Tree 4 on the Westminster Street frontage (closest to Third Lane) has an SRZ of 2.65m and a TPZ of 7.08m.

These are measured as a radius from the centre of the tree.

No root pruning may occur within 4m of any of these trees, should excavation be necessary (e.g. for service trenching or the like).

With regard to tree 4 specifically, any roots exposed of 150mm or less can be cut with specific tree pruning equipment. Tree roots exposed during works with a diameter of 150mm or greater may only be cut if absolutely necessary, and with assessment from a suitably qualified arborist.

**ADVISORY NOTES**
**Planning Consent**

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

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

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

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

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

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

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

Advisory Note 4
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

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

Advisory Note 5
The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

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

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

Advisory Note 7
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the Local Government Act 1999 prior to any works being undertaken.

Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 8
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 9
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 10
If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

**Address:** **60 SECOND AV ST PETERS SA 5069**

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

**Property Zoning Details**

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP20)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

**Local Variation (TNV)**

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

**Demolition - Code Assessed - Performance Assessed**

# Part 2 - Zones and Sub Zones

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| | Desired Outcome |
|---|---|
| DO 1 | A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form |

| | |
|---|---|
| | character and development patterns. |
| DO 2 | Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers. |

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

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

**Interpretation**

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

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

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

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

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

| | |
|---|---|
| | natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2<br>or<br>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |

| | |
|---|---|
| (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

# Part 3 - Overlays

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Demolition | |
| PO 7.1 | DTS/DPF 7.1 |

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

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| | **The Avenues Historic Area Statement (NPSP20)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war.<br><br>Detached dwellings. |
| Allotments, subdivision and built form patterns | Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them.<br><br>Primary dwelling frontages to streets, not lanes. |
| Architectural styles, detailing and built form | Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.<br><br>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably |

| Statement# | Statement | |
|---|---|---|
| NPSP20 | features | substantial proportions.<br><br>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.<br><br>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.<br><br>Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.<br><br>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.<br><br>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows. |
| | Building height | Predominantly single-storey, up to two storeys in some locations. |
| | Materials | Bluestone or sandstone dressed and coursed. |
| | Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period.<br><br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| | Setting, landscaping, streetscape and public realm features | Landscaping around a dwelling, particularly in the front garden, is an important design element.<br><br>In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages |
| | Representative Buildings | Identified - refer to SA planning database. |

## Procedural Matters (PM) - Referrals

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

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

**Address:** **62 SECOND AV ST PETERS SA 5069**

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

### Property Zoning Details

**Zone**

Established Neighbourhood

**Overlay**

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP20)*
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

**Local Variation (TNV)**

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

### Selected Development(s)

Detached dwelling

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

**Detached dwelling - Code Assessed - Performance Assessed**

# Part 2 - Zones and Sub Zones

# Established Neighbourhood Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Community facility<br>(c) Consulting room<br>(d) Dwelling<br>(e) Office<br>(f) Recreation area<br>(g) Shop. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality. | DTS/DPF 2.1<br>Development will not result in more than 1 dwelling on an existing allotment<br>or<br>Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road<br>or<br>Allotments/sites for residential purposes accord with the following:<br>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):<br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 600 sqm<br>and |

| | |
|---|---|
| | (b) site frontages (or allotment frontages in the case of land division) are not less than:<br><br>**Minimum Frontage**<br>Minimum frontage for a detached dwelling is 18m<br><br>In relation to DTS/DPF 2.1, in instances where:<br><br>(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<br>(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 2.2<br><br>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose. | DTS/DPF 2.2<br><br>Where the site of a dwelling does not comprise an entire allotment:<br><br>(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay<br>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:<br>(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space<br>(ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site coverage | |
| PO 3.1<br><br>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. | DTS/DPF 3.1<br><br>Development does not result in site coverage exceeding:<br><br>**Site Coverage**<br>Maximum site coverage is 50 per cent<br><br>In instances where:<br><br>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies<br>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. |
| Building Height | |
| PO 4.1<br><br>Buildings contribute to the prevailing character of the | DTS/DPF 4.1<br><br>Building height (excluding garages, carports and outbuildings) is |

| | |
|---|---|
| neighbourhood and complements the height of nearby buildings. | no greater than:<br><br>(a) the following:<br><br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br><br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.<br><br>In relation to DTS/DPF 4.1, in instances where:<br><br>(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.<br>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| Primary Street Setback | |
| PO 5.1<br><br>Buildings are set back from primary street boundaries consistent with the existing streetscape. | DTS/DPF 5.1<br><br>Buildings setback from the primary street boundary in accordance with the following table:<br><br>**Development Context** / **Minimum setback**<br>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable<br>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. — No DTS/DPF is applicable.<br><br>For the purposes of **DTS/DPF 5.1:** |

| | |
|---|---|
| | (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| Secondary Street Setback | |
| PO 6.1<br>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character. | DTS/DPF 6.1<br>Building walls are set back from the secondary street boundary (other than a rear laneway):<br>(a) no less than:<br>or<br>(b) 900mm, whichever is greater<br>or<br>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.<br>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero. |
| Boundary Walls | |
| PO 7.1<br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 7.1<br>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:<br>(a)<br>or<br>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:<br>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(ii) side boundary walls do not:<br>A. exceed 3.2m in wall height from the lower of the natural or finished ground level<br>B. exceed 8m in length<br>C. when combined with other walls on the |

| | |
|---|---|
| | boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>D. encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| **Side Boundary Setback** | |
| PO 8.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:<br>(a) no less than:<br>(b) in all other cases (i.e., there is a blank field), then:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |
| **Rear Boundary Setback** | |
| PO 9.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 9.1<br>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:<br>(a) 4m for the first building level<br>(b) 6m for any second building level. |
| **Appearance** | |
| PO 10.1<br>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street. | DTS/DPF 10.1<br>Garages and carports facing a street (other than an access lane way):<br>(a) are set back at least 0.5m behind the building line of the associated dwelling<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m. |

| | |
|---|---|
| PO 10.2<br>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality. | DTS/DPF 10.2<br>None are applicable. |

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

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

**Interpretation**

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

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

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

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

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

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

| | |
|---|---|
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

# Part 3 - Overlays

## Airport Building Heights (Regulated) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

### Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development:<br>(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*<br>(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. |

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |
| PO 2.1<br>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area. | DTS/DPF 2.1<br>None are applicable. |

| | |
|---|---|
| PO 2.2<br>Development is consistent with the prevailing building and wall heights in the historic area. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the historic area. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the historic area. | DTS/DPF 2.5<br>None are applicable. |
| Context and Streetscape Amenity | |
| PO 6.1<br>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure. | DTS/DPF 6.2<br>None are applicable. |
| Ruins | |
| PO 8.1<br>Development conserves and complements features and ruins associated with former activities of significance. | DTS/DPF 8.1<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Norwood, Payneham and St Peters** | |
| | **The Avenues Historic Area Statement (NPSP20)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>Eras, themes and context: Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war. |

| Statement# | | Statement |
|---|---|---|
| NPSP20 | | Detached dwellings. |
| | Allotments, subdivision and built form patterns | Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them.<br><br>Primary dwelling frontages to streets, not lanes. |
| | Architectural styles, detailing and built form features | Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.<br><br>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.<br><br>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.<br><br>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.<br><br>Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.<br><br>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.<br><br>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows. |
| | Building height | Predominantly single-storey, up to two storeys in some locations. |
| | Materials | Bluestone or sandstone dressed and coursed. |
| | Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period.<br><br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| | Setting, landscaping, streetscape and public realm features | Landscaping around a dwelling, particularly in the front garden, is an important design element.<br><br>In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages |

| Statement# | Statement | |
|---|---|---|
| | Representative Buildings | Identified - refer to SA planning database. |

### Procedural Matters (PM) - Referrals

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

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

## Stormwater Management Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Residential development is designed to capture and re-use stormwater to:<br>(a) maximise conservation of water resources<br>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded<br>(c) manage stormwater runoff quality. | DTS/DPF 1.1<br>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:<br>(a) includes rainwater tank storage:<br>(i) connected to at least:<br>A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area<br>B. in all other cases, 80% of the roof area<br>(ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m$^2$<br>(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m$^2$ or greater<br>(iv) with a minimum total capacity in accordance with Table 1<br>(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<br><br>Site perviousness ≥30%: N/A |
| >401 | 4000 | Site perviousness <35%: 1000<br><br>Site perviousness ≥35%: N/A |

### Procedural Matters (PM) - Referrals

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

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

## Traffic Generating Development Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from urban transport routes and major urban transport routes. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| PO 1.1<br>Development designed to minimise its potential impact on the | DTS/DPF 1.1<br>Access is obtained directly from a State Maintained Road where |

| | |
|---|---|
| safety, efficiency and functional performance of the State Maintained Road network. | it involves any of the following types of development:<br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |
| PO 1.2<br>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development. | DTS/DPF 1.2<br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |
| PO 1.3<br>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network. | DTS/DPF 1.3<br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |

## Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|

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

## Urban Tree Canopy Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Trees are planted or retained to contribute to an urban tree canopy. | DTS/DPF 1.1<br>Tree planting is provided in accordance with the following: |

| Site size per dwelling (m$^2$) | Tree size* and number required per dwelling |
|---|---|
| <450 | 1 small tree |
| 450-800 | 1 medium tree or 2 small trees |
| >800 | 1 large tree or 2 medium trees or 4 small trees |

*refer Table 1 Tree Size

| Table 1 Tree Size |
|---|

| Tree size | Mature height (minimum) | Mature spread (minimum) | Soil area around tree within development site (minimum) |
|---|---|---|---|
| Small | 4 m | 2m | $10m^2$ and min. dimension of 1.5m |
| Medium | 6 m | 4 m | $30m^2$ and min. dimension of 2m |
| Large | 12 m | 8m | $60m^2$ and min. dimension of 4m |

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

Table 2 Tree Discounts

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

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

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It

sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

# Part 4 - General Development Policies

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br>One of the following is satisfied:<br>(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*<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

| | Desired Outcome |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors |

| | |
|---|---|
| | (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

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

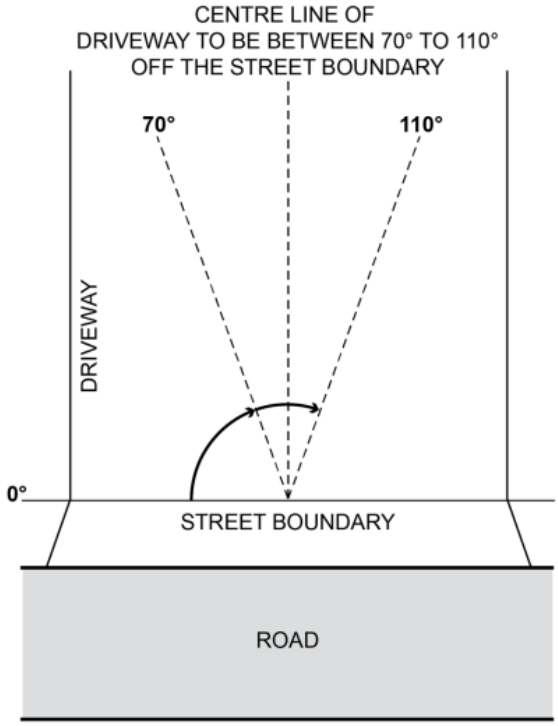
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| On-site Waste Treatment Systems | |
| PO 6.1<br>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1<br>Effluent disposal drainage areas do not:<br>(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<br>(b) use an area also used as a driveway<br>(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<br>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:<br>(a) limiting protrusion above finished ground level<br>(b) screening through appropriate planting, fencing and mounding<br>(c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1<br>None are applicable. |
| Earthworks and sloping land | |
| PO 8.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1<br>Development does not involve any of the following:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | DTS/DPF 8.2<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):<br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br>(a) do not contribute to the instability of embankments and cuttings | DTS/DPF 8.3<br>None are applicable. |

| | |
|---|---|
| (b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | |
| PO 8.4<br>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<br>None are applicable. |
| PO 8.5<br>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5<br>None are applicable. |
| Overlooking / Visual Privacy (low rise buildings) | |
| PO 10.1<br>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<br>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:<br>(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<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(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<br>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<br>One of the following is satisfied:<br>(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<br>or<br>(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:<br>(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<br>or<br>(ii) 1.7m above finished floor level in all other cases |
| All residential development | |
| Front elevations and passive surveillance | |
| PO 17.1<br>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1<br>Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least $2m^2$ facing the primary street. |

| | |
|---|---|
| PO 17.2<br>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 17.2<br>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and Amenity | |
| PO 18.1<br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1<br>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas. |
| Residential Development - Low Rise | |
| External appearance | |
| PO 20.2<br>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<br>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:<br>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line<br>(b) a porch or portico projects at least 1m from the building wall<br>(c) a balcony projects from the building wall<br>(d) a verandah projects at least 1m from the building wall<br>(e) eaves of a minimum 400mm width extend along the width of the front elevation<br>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm<br>(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<br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 20.3<br>None are applicable |
| Private Open Space | |
| PO 21.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 21.1<br>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| PO 21.2<br>Private open space is positioned to provide convenient access from internal living areas. | DTS/DPF 21.2<br>Private open space is directly accessible from a habitable room. |

| Landscaping | |
|---|---|
| PO 22.1<br>Soft landscaping is incorporated into development to:<br>(a) minimise heat absorption and reflection<br>(b) contribute shade and shelter<br>(c) provide for stormwater infiltration and biodiversity<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 22.1<br>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<br>(a) a total area for the entire development site, including any common property, as determined by the following table:<br>**Site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>>200-450 / 20%<br>>450 / 25%<br>(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<br>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 23.2<br>Uncovered car parking space are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.2<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 23.3<br>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | DTS/DPF 23.3<br>Driveways and access points satisfy (a) or (b):<br>(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<br>(b) sites with a frontage to a public road greater than 10m:<br>(i) have a maximum width of 5m measured at the property boundary and are the only access point |

| | |
|---|---|
| | provided on the site;<br>(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<br>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<br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br>(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<br>(b) where newly proposed, is set back:<br>(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<br>(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<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 23.5<br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 23.5<br>Driveways are designed and sited so that:<br>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping<br>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: |

| | |
|---|---|
| |  <br>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site. |
| PO 23.6<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6<br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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<br>Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1<br>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:<br>(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<br>(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<br>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1<br>Buildings satisfy (a) or (b):<br>(a) are not transportable |

| | |
|---|---|
| | (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Group Dwellings, Residential Flat Buildings and Battle axe Development | |
| Amenity | |
| PO 31.2<br>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 31.2<br>None are applicable. |
| PO 31.3<br>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<br>None are applicable. |
| PO 31.4<br>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 31.4<br>Dwelling sites/allotments are not in the form of a battle-axe arrangement. |
| Car parking, access and manoeuvrability | |
| PO 33.1<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 33.1<br>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:<br>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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 33.4<br>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<br>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<br>Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 33.5<br>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft landscaping | |
| PO 34.2<br>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 34.2<br>Battle-axe or common driveways satisfy (a) and (b):<br>(a) are constructed of a minimum of 50% permeable or porous material<br>(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). |
| Laneway Development | |

| Infrastructure and Access | |
|---|---|
| PO 44.1<br>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:<br>(a) existing utility infrastructure and services are capable of accommodating the development<br>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)<br>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)<br>(d) safety of pedestrians or vehicle movement is maintained<br>(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<br>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:<br>(a) Site area <301m$^2$: 24m$^2$ located behind the building line.<br>(b) Site area ≥ 301m$^2$: 60m$^2$ located behind the building line.<br>Minimum directly accessible from a living room: 16m$^2$ / with a minimum dimension 3m. |
| Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park | | Total area: 16m$^2$, which may be uses as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m$^2$ / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m$^2$ / minimum dimension 1.8m |
| | One bedroom dwelling | 8m$^2$ / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m$^2$ / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m$^2$ / minimum dimension 2.6m |

# Infrastructure and Renewable Energy Facilities

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Water Supply | |
| PO 11.2<br>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<br>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:<br>(a) exclusively for domestic use<br>(b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | |
| PO 12.1<br>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:<br>(a) it is wholly located and contained within the allotment of the development it will service<br>(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<br>(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<br>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:<br>(a) the system is wholly located and contained within the allotment of development it will service; and<br>(b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2<br>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<br>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |

## Interface between Land Uses

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

## Site Contamination

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome |
|---|

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1<br>Development satisfies (a), (b), (c) or (d):<br>(a) does not involve a change in the use of land<br>(b) involves a change in the use of land that does not constitute a change to a more sensitive use<br>(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)<br>(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:<br>(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-<br>A. site contamination does not exist (or no longer exists) at the land<br>or<br>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)<br>or<br>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)<br>and<br>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

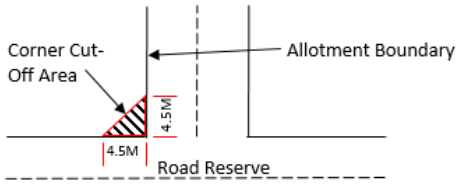
## Transport, Access and Parking

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Vehicle Parking Rates | |
| PO 5.1<br>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:<br>(a) availability of on-street car parking<br>(b) shared use of other parking areas<br>(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<br>(d) the adaptive reuse of a State or Local Heritage Place. | DTS/DPF 5.1<br>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:<br>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area<br>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply<br>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. |
| Corner Cut-Offs | |
| PO 10.1<br>Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1<br>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:<br>  |

## Table 1 - General Off-Street Car Parking Requirements

| Class of Development | Car Parking Rate (unless varied by Table 2 onwards)<br><br>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.<br><br>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |

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

| Class of Development | Car Parking Rate<br><br>Where a development comprises more than one development type, | Designated Areas |
|---|---|---|

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

## DOCUMENTATION SCHEDULE

| Pg | DRAWING | SCALE | STATUS | CREATED | AMENDED |
|---|---|---|---|---|---|
| 01 | CONTENT PAGE | N/A on A3 | | 28.04.2025 | 14.07.2025 |
| 02 | LOCATION PLAN | N/A on A3 | | 28.04.2025 | 14.07.2025 |
| 03 | DEMOLITION PLAN | 1:100 on A2 | | 28.04.2025 | 14.07.2025 |
| 04 | SITE PLAN | 1:100 on A2 | | 28.04.2025 | 14.07.2025 |
| 05 | LANDSCAPE PLAN | 1:100 on A2 | | 28.04.2025 | 14.07.2025 |
| 06 | GROUND FLOOR PLAN | 1:100 on A2 | | 28.04.2025 | 14.07.2025 |
| 07 | UPPER FLOOR PLAN | 1:100 on A2 | | 28.04.2025 | 14.07.2025 |
| 08 | ROOF PLAN | 1:100 on A3 | | 28.04.2025 | 14.07.2025 |
| 09 | ELEVATIONS | 1:100 on A2 | | 28.04.2025 | 14.07.2025 |
| 10 | SECTIONS | 1:100 on A2 | | 28.04.2025 | 1.07.2025 |
| 11 | STREET ELEVATIONS | 1:100 on A1 | | 28.04.2025 | 14.07.2025 |
| 12 | SHADOW DIAGRAMS | N/A on A3 | | 28.04.2025 | 14.07.2025 |
| 13 | MATERIAL SCHEDULE | N/A on A3 | | 28.04.2025 | 14.07.2025 |
| 14 | PERSPECTIVES | N/A on A3 | | 28.04.2025 | 14.07.2025 |

CLIENT *RICHARD HEADING*
ADDRESS *62 SECOND AVENUE, ST PETERS, SOUTH AUSTRALIA*
PROPOSAL *NEW DWELLING*

CLEMENTS ARCHITECTURE

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE. NOT TO REPRODUCED, SOLD OR USED WITHOUT PERMISSION.
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS.

NORTH

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *184.00* |
| *GARAGE* | *59.00* |
| *OUTDOOR LIVING* | *26.00* |
| *PORTICO ENTRY* | *04.50* |
| *UPPER LIVING* | *105.00* |
| ***TOTAL STRUCTURES*** | ***378.50*** |
| ***SITE COVERAGE*** | ***265.00 = 50%*** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| **DRAWING** | LOCATION PLAN |
| **SCALE** | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:

*14.07.2025*

**CONSTRUCTION SET C**

SECOND AVENUE

EXISTING TREES TO BE REMOVED

EXISTING CROSSOVER TO BE REMOVED AND VERGE REINSTATED

EXISTING DRIVEWAY TO BE REMOVED

EXISTING DWELLING TO BE DEMOLISHED

EXISTING SHEDS TO BE DEMOLISHED

NEW BOUNDARY

45.72m

23.06m

16.94m

39.72m

12.82m

12.84m

5.72m

6.92m

4.27m

(3.00m)

EXISTING FENCING TO REMAIN

SEMI OPEN 180H FENCING

NORTH

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

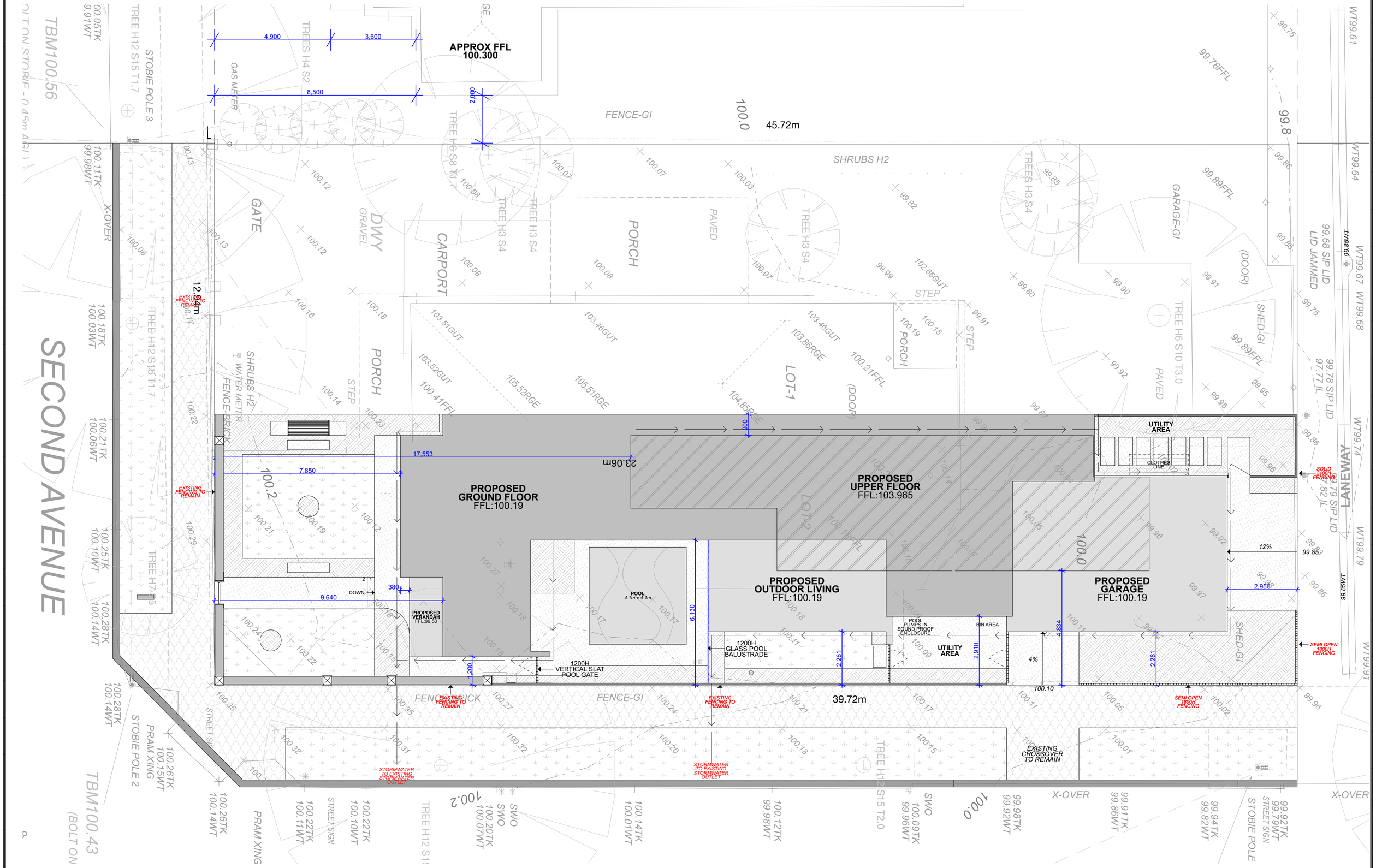
| | |
|---|---|
| GROUND LIVING | 184.00 |
| GARAGE | 59.00 |
| OUTDOOR LIVING | 26.00 |
| PORTICO ENTRY | 04.50 |
| UPPER LIVING | 105.00 |
| **TOTAL STRUCTURES** | **378.50** |
| **SITE COVERAGE** | **265.00 = 50%** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |
| DRAWING | DEMOLITION PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
14.07.2025

**CONSTRUCTION SET C**




NORTH

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 184.00 |
| GARAGE | 59.00 |
| OUTDOOR LIVING | 26.00 |
| PORTICO ENTRY | 04.50 |
| UPPER LIVING | 105.00 |
| **TOTAL STRUCTURES** | **378.50** |
| **SITE COVERAGE** | **265.00 = 50%** |

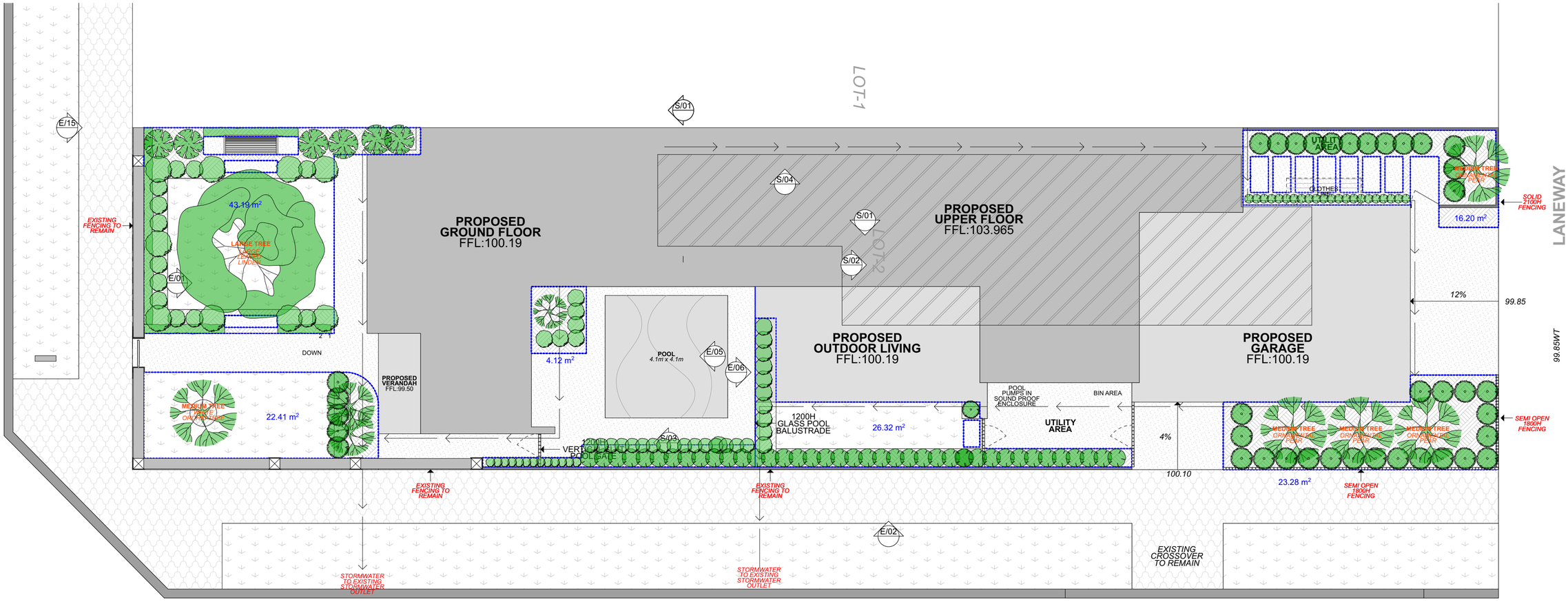
CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | SITE PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
14.07.2025

**CONSTRUCTION SET C**




NORTH

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

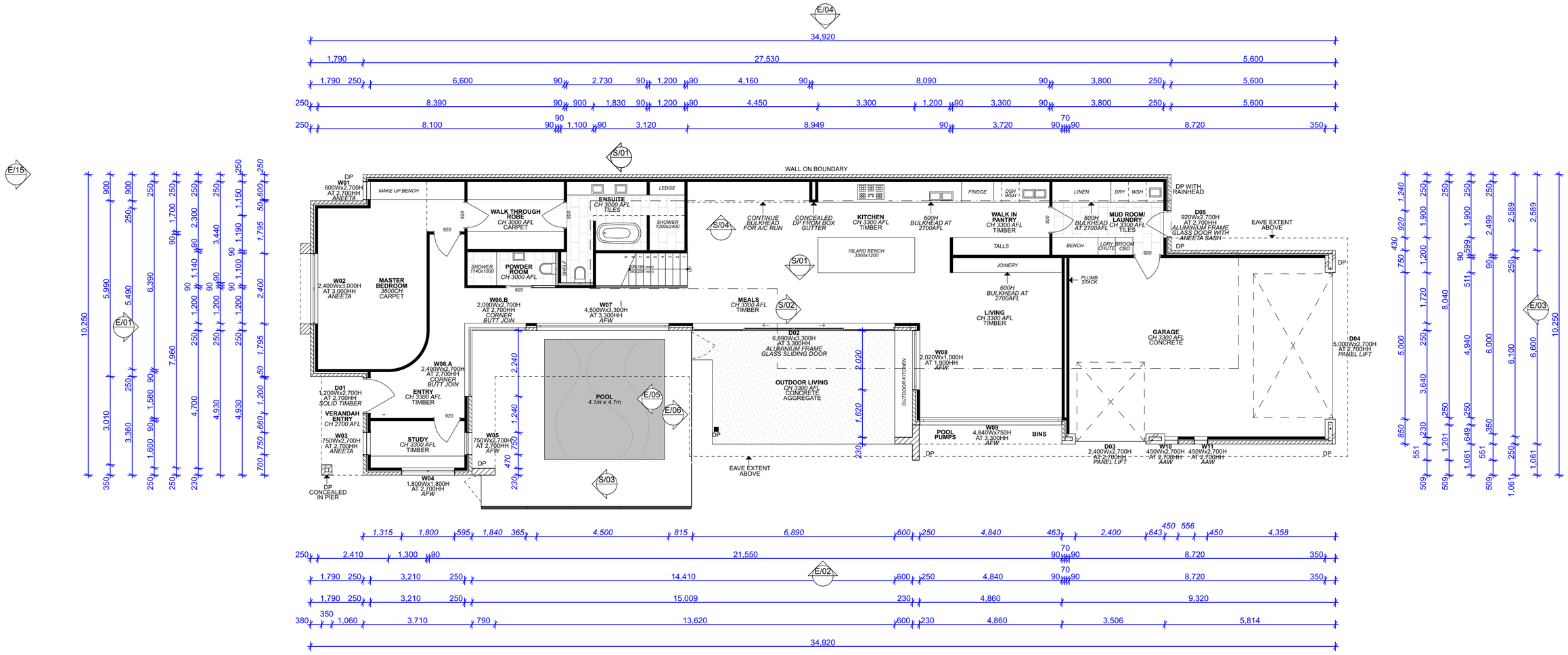
| | |
|---|---|
| GROUND LIVING | 184.00 |
| GARAGE | 59.00 |
| OUTDOOR LIVING | 26.00 |
| PORTICO ENTRY | 04.50 |
| UPPER LIVING | 105.00 |
| **TOTAL STRUCTURES** | **378.50** |
| **SITE COVERAGE** | **265.00 = 50%** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | LANDSCAPE PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
14.07.2025
**CONSTRUCTION SET C**




NORTH

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

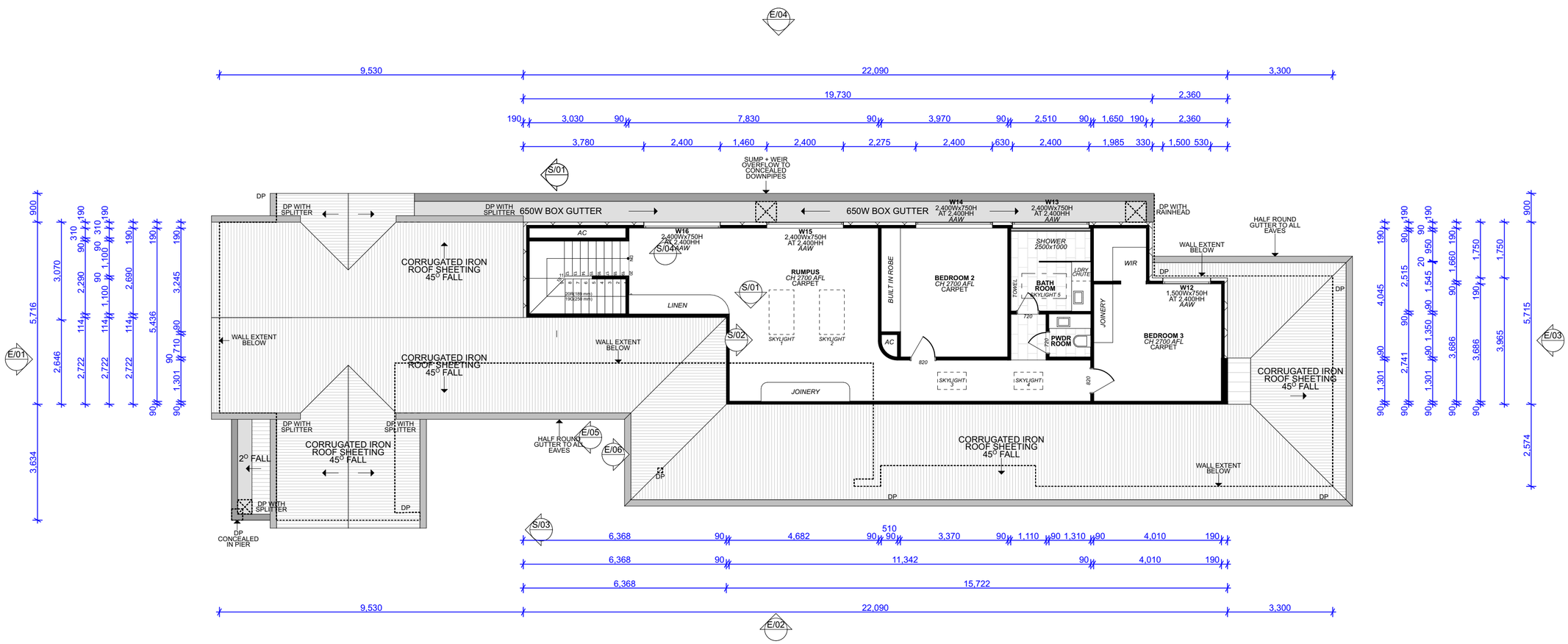
| | |
|---|---|
| GROUND LIVING | 184.00 |
| GARAGE | 59.00 |
| OUTDOOR LIVING | 26.00 |
| PORTICO ENTRY | 04.50 |
| UPPER LIVING | 105.00 |
| **TOTAL STRUCTURES** | **378.50** |
| **SITE COVERAGE** | **265.00 = 50%** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | GROUND FLOOR PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
14.07.2025
**CONSTRUCTION SET C**




ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

NORTH

**SITE BREAKDOWN m²**

| | |
|---|---|
| GROUND LIVING | 184.00 |
| GARAGE | 59.00 |
| OUTDOOR LIVING | 26.00 |
| PORTICO ENTRY | 04.50 |
| UPPER LIVING | 105.00 |
| **TOTAL STRUCTURES** | **378.50** |
| **SITE COVERAGE** | **265.00 = 50%** |

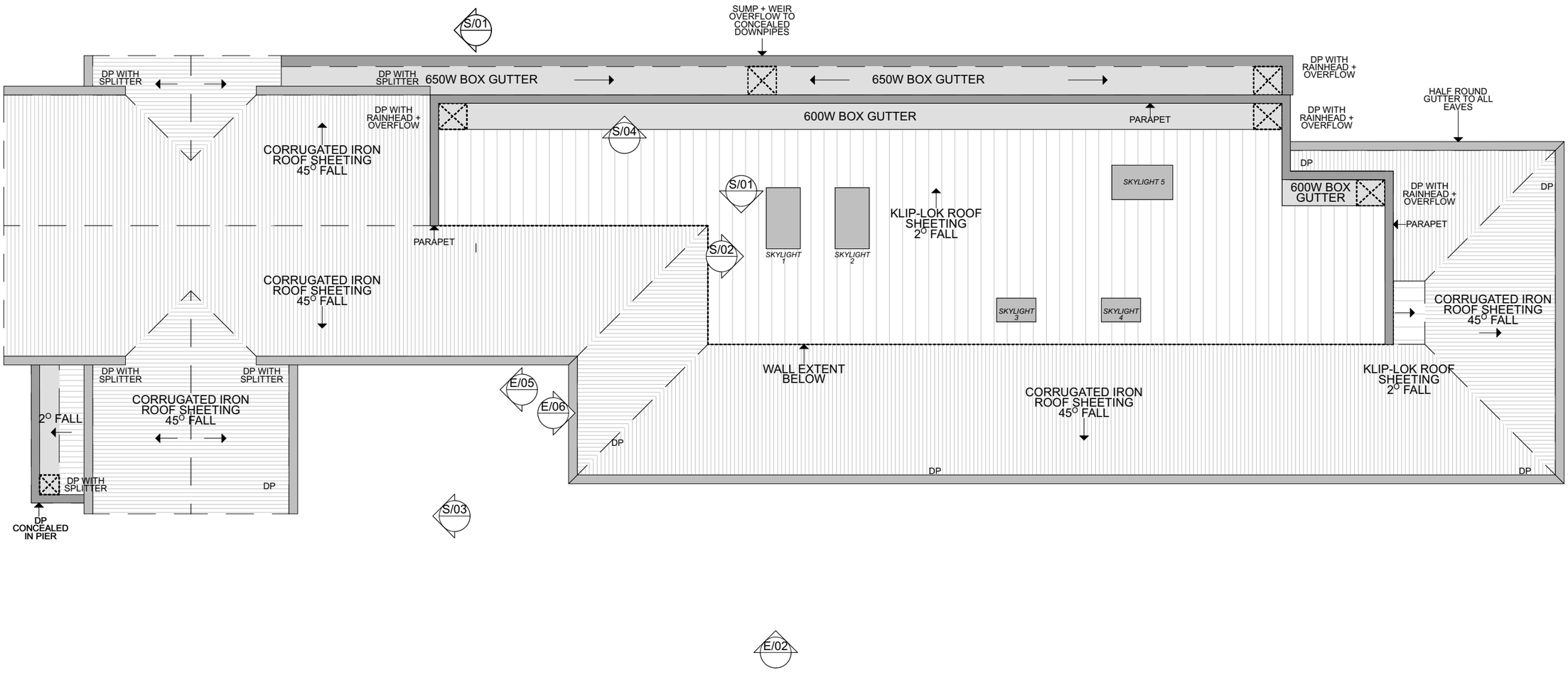
CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | UPPER FLOOR PLAN |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
14.07.2025

**CONSTRUCTION SET C**




NORTH

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *184.00* |
| *GARAGE* | *59.00* |
| *OUTDOOR LIVING* | *26.00* |
| *PORTICO ENTRY* | *04.50* |
| *UPPER LIVING* | *105.00* |
| ***TOTAL STRUCTURES*** | ***378.50*** |
| ***SITE COVERAGE*** | ***265.00 = 50%*** |

CLEMENTS ARCHITECTURE

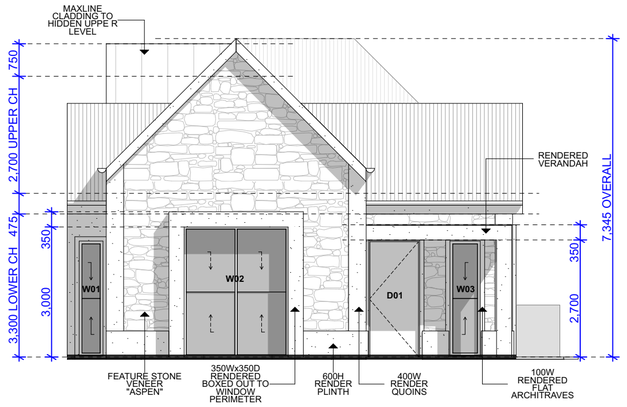
| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| **DRAWING** | ROOF PLAN |
| **SCALE** | 1:100 on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

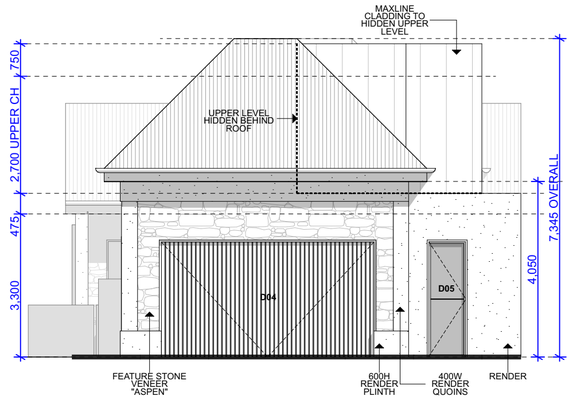
CURRENT DRAWING ISSUED:

*14.07.2025*

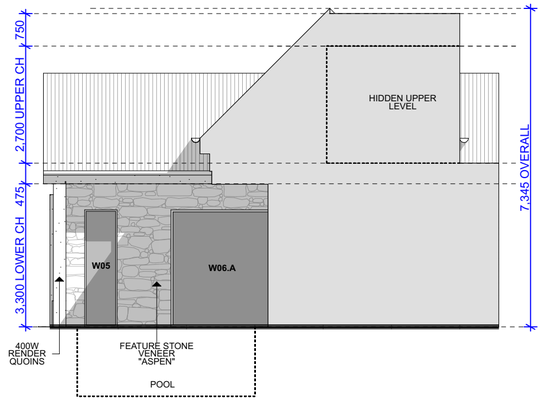
**CONSTRUCTION SET C**



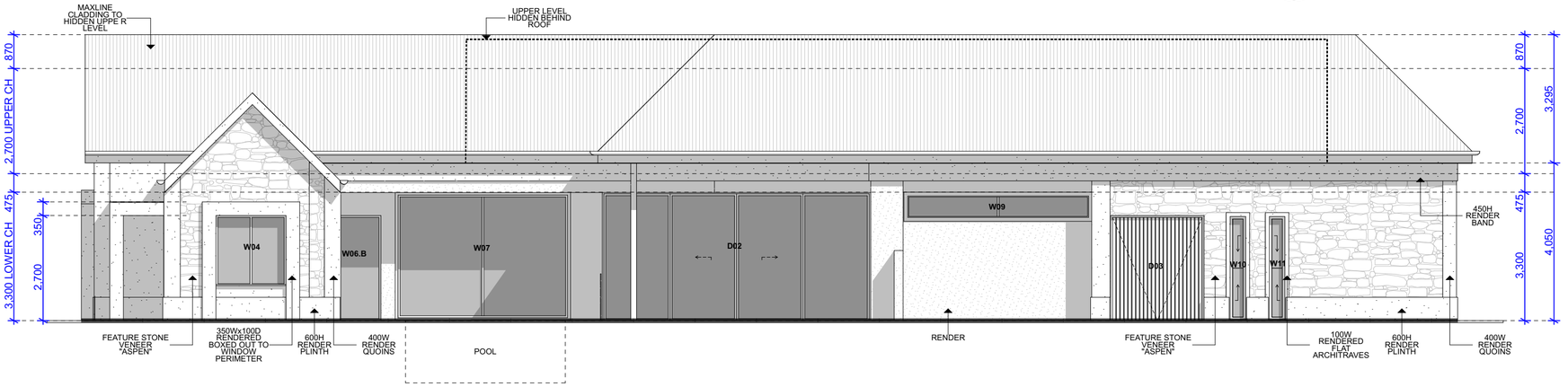

E/01 Elevation 1:100




E/03 Elevation 1:100



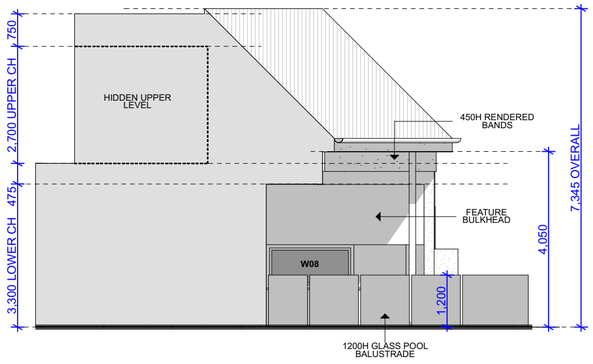

E/05 Elevation 1:100




E/02 Elevation 1:100




E/04 Elevation 1:100




E/06 Elevation 1:100

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

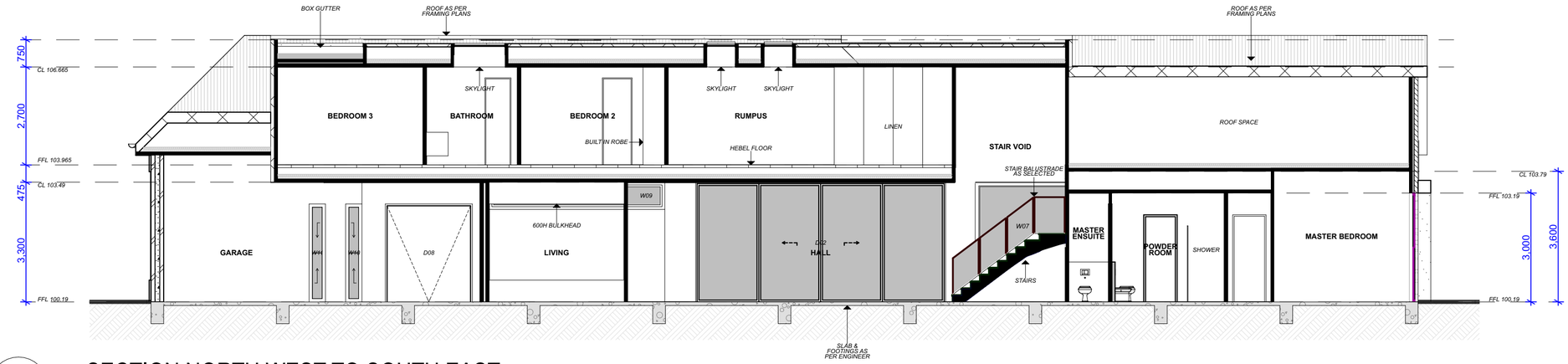
| | |
|---|---|
| GROUND LIVING | 184.00 |
| GARAGE | 59.00 |
| OUTDOOR LIVING | 26.00 |
| PORTICO ENTRY | 04.50 |
| UPPER LIVING | 105.00 |
| **TOTAL STRUCTURES** | **378.50** |
| **SITE COVERAGE** | **265.00 = 50%** |

CLEMENTS ARCHITECTURE

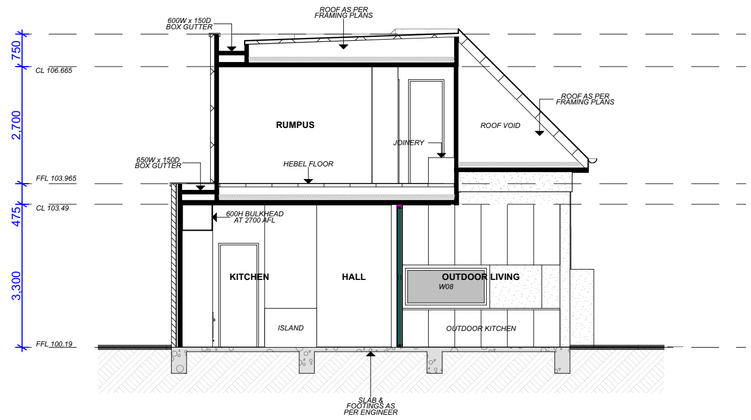
| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | ELEVATIONS |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

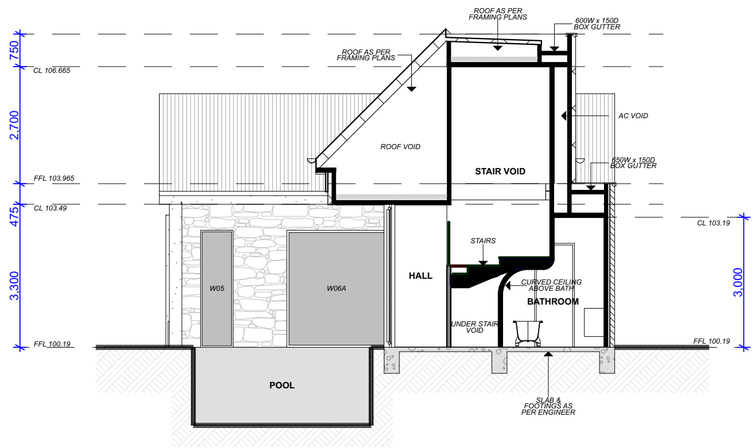
CURRENT DRAWING ISSUED:
14.07.2025
**CONSTRUCTION SET C**



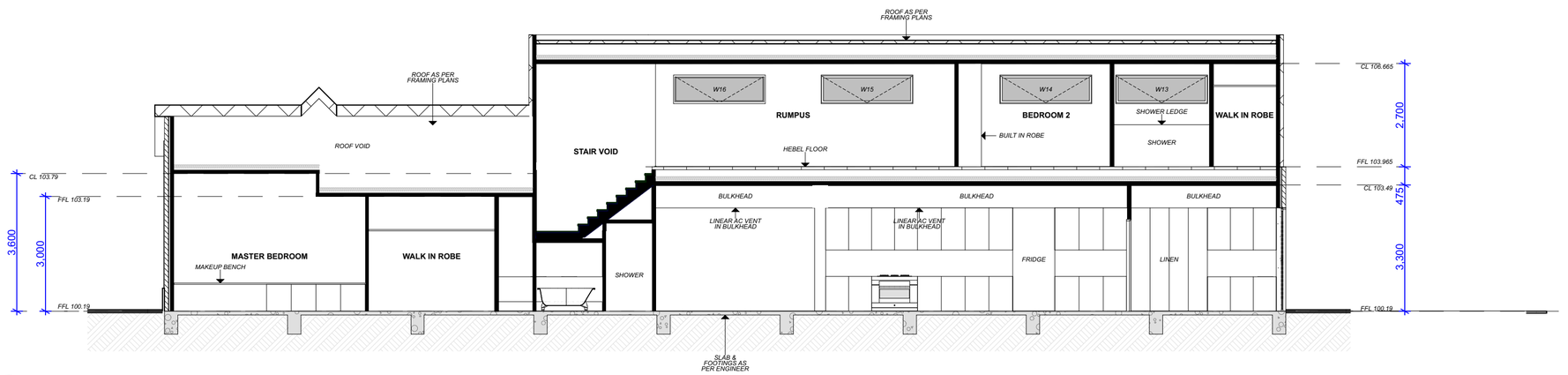

S/01 SECTION NORTH WEST TO SOUTH EAST
1:100




S/02 SECTION SOUTH WEST TO NORTH EAST
1:100




S/03 SECTION EAST TO SOUTH WEST
1:100




S/04 SECTION SOUTH EAST TO NORTH WEST
1:100

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

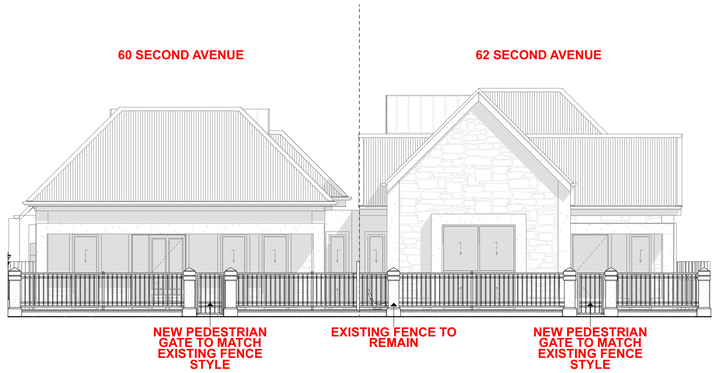
| | |
|---|---|
| GROUND LIVING | 184.00 |
| GARAGE | 59.00 |
| OUTDOOR LIVING | 26.00 |
| PORTICO ENTRY | 04.50 |
| UPPER LIVING | 105.00 |
| **TOTAL STRUCTURES** | **378.50** |
| **SITE COVERAGE** | **265.00 = 50%** |

CLEMENTS ARCHITECTURE

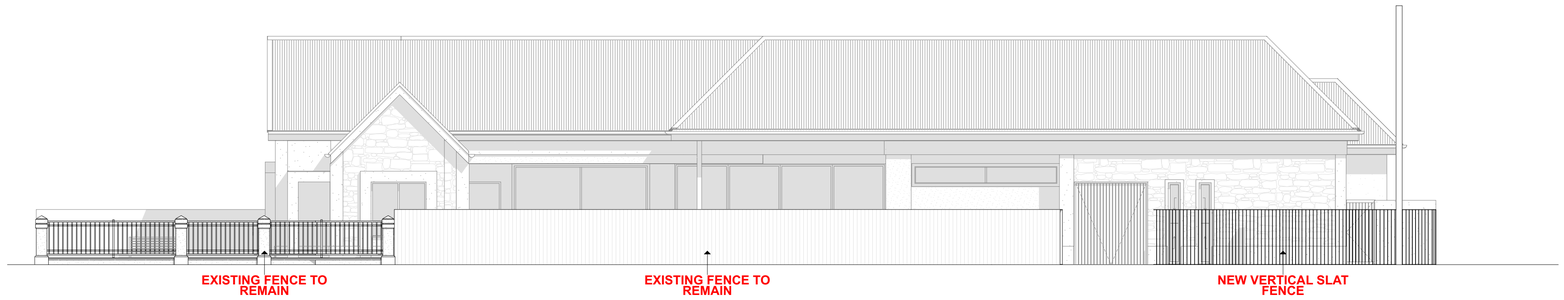
| | |
|---|---|
| CLIENT | RICHARD HEADING |
| ADDRESS | 62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069 |
| PROPOSAL | NEW DWELLING |

| | |
|---|---|
| DRAWING | SECTIONS |
| SCALE | 1:100 on A2 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

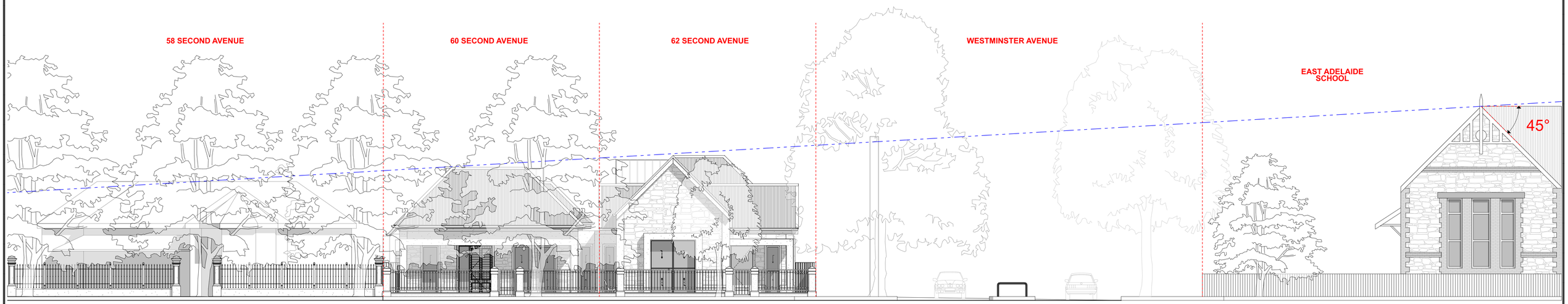
CURRENT DRAWING ISSUED:
14.07.2025
**CONSTRUCTION SET C**




E/15 SECOND AVENUE ELEVATION
1:100




E/16 WESTMINSTER AVENUE ELEVATION
1:100




E/13 OVERALL STREET COMPARISON
1:100

ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

**SITE BREAKDOWN m²**

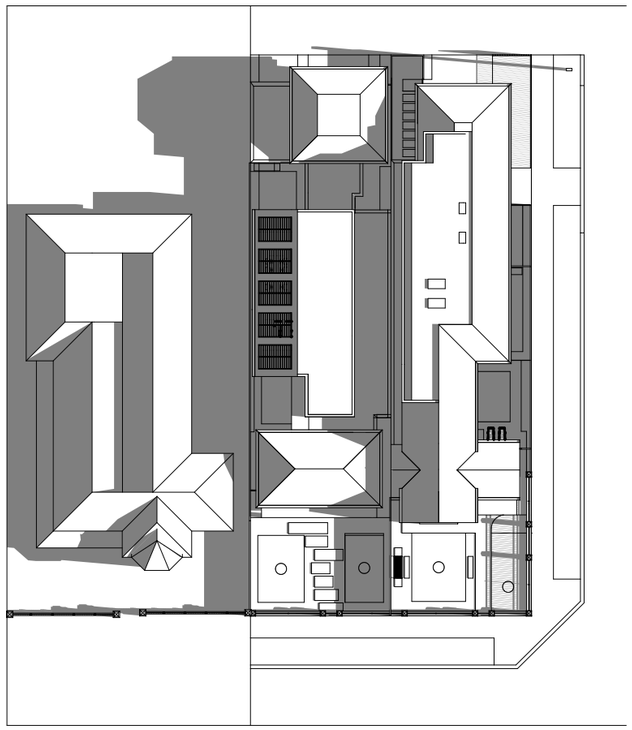
| | |
|---|---|
| GROUND LIVING | 184.00 |
| GARAGE | 59.00 |
| OUTDOOR LIVING | 28.00 |
| PORTICO ENTRY | 04.50 |
| UPPER LIVING | 105.00 |
| **TOTAL STRUCTURES** | **378.50** |
| **SITE COVERAGE** | **265.00 = 50%** |

CLEMENTS ARCHITECTURE

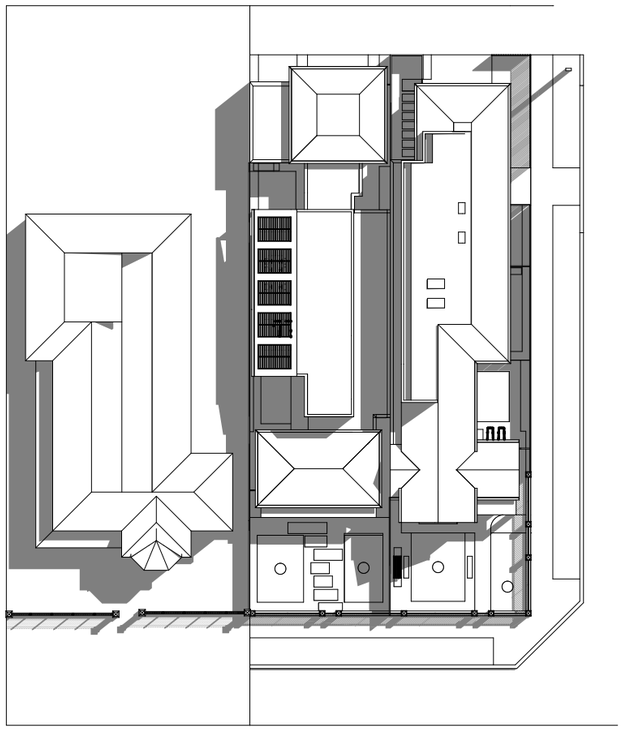
CLIENT RICHARD HEADING
ADDRESS 62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069
PROPOSAL NEW DWELLINGS

DRAWING STREET ELEVATIONS
SCALE 1:100 on A1
DRAWN BY LR+BC+JK
DRAWING COMMENCED 21.01.2025

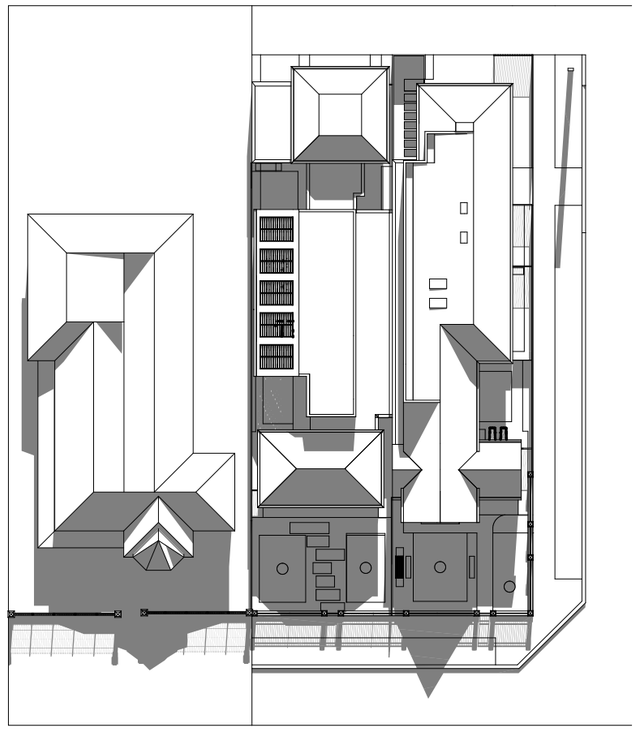
CURRENT DRAWING ISSUED:
14.07.2025
**CONSTRUCTION SET C**



1 WINTER 9AM



2 WINTER 12PM



3 WINTER 3PM

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *184.00* |
| *GARAGE* | *59.00* |
| *OUTDOOR LIVING* | *26.00* |
| *PORTICO ENTRY* | *04.50* |
| *UPPER LIVING* | *105.00* |
| ***TOTAL STRUCTURES*** | ***378.50*** |
| ***SITE COVERAGE*** | ***265.00 = 50%*** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| **DRAWING** | SHADOW DIAGRAMS |
| **SCALE** | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:

*14.07.2025*

**CONSTRUCTION SET C**

| KEY | TYPE+FINISH | | |
|---|---|---|---|
| 1 | WALL TYPE 1 | TUMBLED ASPEN OR SIMILAR | |
| 2 | WALL TYPE 2 | RENDERED | BEIGE ROYAL OR SIMILAR |
| 3 | MOULDINGS+QUOINING | COMBO OF FIBRE CEMENT + OFFSET BRICK | BEIGE ROYAL HALF STRENGTH OR SIMILAR |
| 4 | WINDOW+DOOR FRAMES | POWDERCOATED ALUMINIUM FRAMES | BLACK OR SIMILAR |
| 5 | ROOF TYPE 1 | TRUE OAK DEEP 21 SHEETING | COLOUR: WOODLAND GREY |
| 6 | ROOF TYPE 2 | KLIPLOK SHEETING | COLOUR: WOODLAND GREY |
| 7 | DRIVEWAY + PATHS | TILED | COLOUR: SLATE OR SIMILAR |
| 8 | ENTRY CANOPY | RENDERED | BEIGE ROYAL OR SIMILAR |

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *184.00* |
| *GARAGE* | *59.00* |
| *OUTDOOR LIVING* | *26.00* |
| *PORTICO ENTRY* | *04.50* |
| *UPPER LIVING* | *105.00* |
| ***TOTAL STRUCTURES*** | ***378.50*** |
| ***SITE COVERAGE*** | ***265.00 = 50%*** |

CLEMENTS
ARCHITECTURE

| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| DRAWING | MATERIAL SCHEDULE |
| SCALE | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:
*14.07.2025*
**CONSTRUCTION SET C**

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *184.00* |
| *GARAGE* | *59.00* |
| *OUTDOOR LIVING* | *26.00* |
| *PORTICO ENTRY* | *04.50* |
| *UPPER LIVING* | *105.00* |
| ***TOTAL STRUCTURES*** | ***378.50*** |
| ***SITE COVERAGE*** | ***265.00 = 50%*** |

CLEMENTS
ARCHITECTURE

| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| **DRAWING** | PERSPECTIVES |
| **SCALE** | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

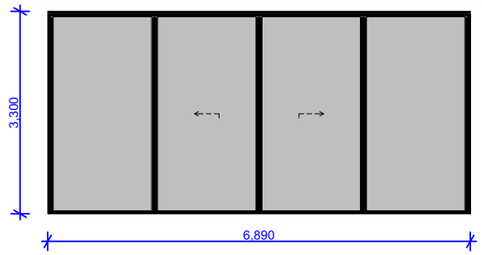
CURRENT DRAWING ISSUED:

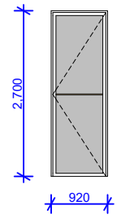
*14.07.2025*

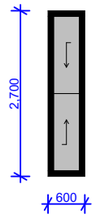
**CONSTRUCTION SET C**

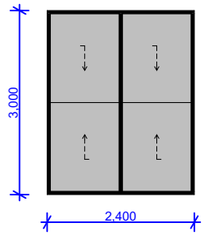
**GLASS TYPES USED**

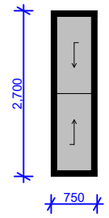
| ID | TYPE | Uw | SHGCw | GLASS |
|---|---|---|---|---|
| A&L-004-009 | AWNING WINDOW | 3.6 | 0.54 | 4Clr/10/4Clr -ALU |
| A&L-026-009 | FIXED WINDOW | 3.2 | 0.67 | 4Clr/10/4Clr -ALU |
| A&L-013-001 | SLIDING DOOR | 3.7 | 0.63 | 4Clr/10/4Clr -ALU |

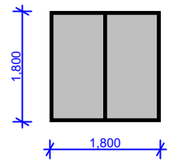


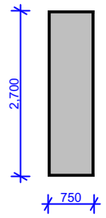



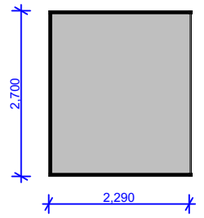



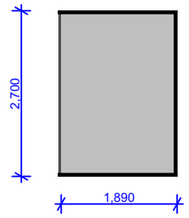



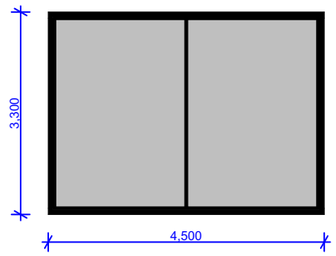



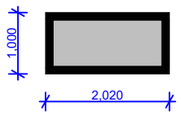



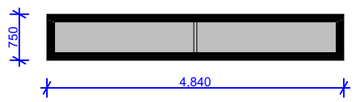



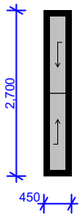



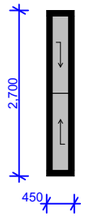

| ID | D02 | D05 | W01 | W02 | W03 | W04 | W05 | W06.A | W06.B |
|---|---|---|---|---|---|---|---|---|---|
| W x H | 6,890×3,300 | 920×2,700 | 600×2,700 | 2,400×3,000 | 750×2,700 | 1,800×1,800 | 750×2,700 | 2,290×2,700 | 1,890×2,700 |
| HH | 3,300 | 2,700 | 2,700 | 3,000 | 2,700 | 2,700 | 2,700 | 2,700 | 2,700 |
| OPENING TYPE | ALUMINIUM FRAME GLASS SLIDING DOOR | ALUMINIUM FRAME WITH GLASS ANEETA SASH | ANEETA | ANEETA | ANEETA | AFW | AFW | AFW GLASS BUTT JOIN | AFW GLASS BUTT JOIN |

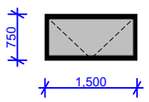


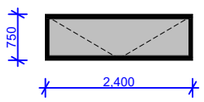



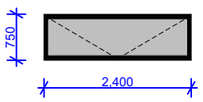



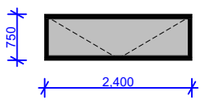



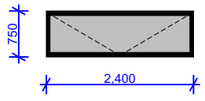




| ID | W07 | W08 | W09 | W10 | W11 | W12 | W13 | W14 | W15 |
|---|---|---|---|---|---|---|---|---|---|
| W x H | 4,500×3,300 | 2,020×1,000 | 4,840×750 | 450×2,700 | 450×2,700 | 1,500×750 | 2,400×750 | 2,400×750 | 2,400×750 |
| HH | 3,300 | 1,900 | 3,300 | 2,700 | 2,700 | 2,400 | 2,400 | 2,400 | 2,400 |
| OPENING TYPE | AFW | AFW | AFW | ANEETA | ANEETA | AAW | AAW | AAW | AAW |




| ID | W16 |
|---|---|
| W x H | 2,400×750 |
| HH | 2,400 |
| OPENING TYPE | AAW |

*ALL DRAWINGS COPYRIGHT TO CLEMENTS ARCHITECTURE*

*CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS*

**SITE BREAKDOWN m²**

| | |
|---|---|
| *GROUND LIVING* | *184.00* |
| *GARAGE* | *59.00* |
| *OUTDOOR LIVING* | *26.00* |
| *PORTICO ENTRY* | *04.50* |
| *UPPER LIVING* | *105.00* |
| ***TOTAL STRUCTURES*** | ***378.50*** |
| ***SITE COVERAGE*** | ***265.00 = 50%*** |

CLEMENTS ARCHITECTURE

| | |
|---|---|
| CLIENT | *RICHARD HEADING* |
| ADDRESS | *62 SECOND AVENUE ST PETERS SOUTH AUSTRALIA 5069* |
| PROPOSAL | *NEW DWELLING* |

| | |
|---|---|
| DRAWING | WINDOW SCHEDULE |
| SCALE | N/A on A3 |
| DRAWN BY | LR+BC+JK |
| DRAWING COMMENCED | 21.01.2025 |

CURRENT DRAWING ISSUED:

*14.07.2025*

**CONSTRUCTION SET C**

# SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Attachment 2

Date created: July 15, 2025

Subject Land and Locality Map

**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

# SAPPA Report

Attachment 3

Date created: July 15, 2025

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

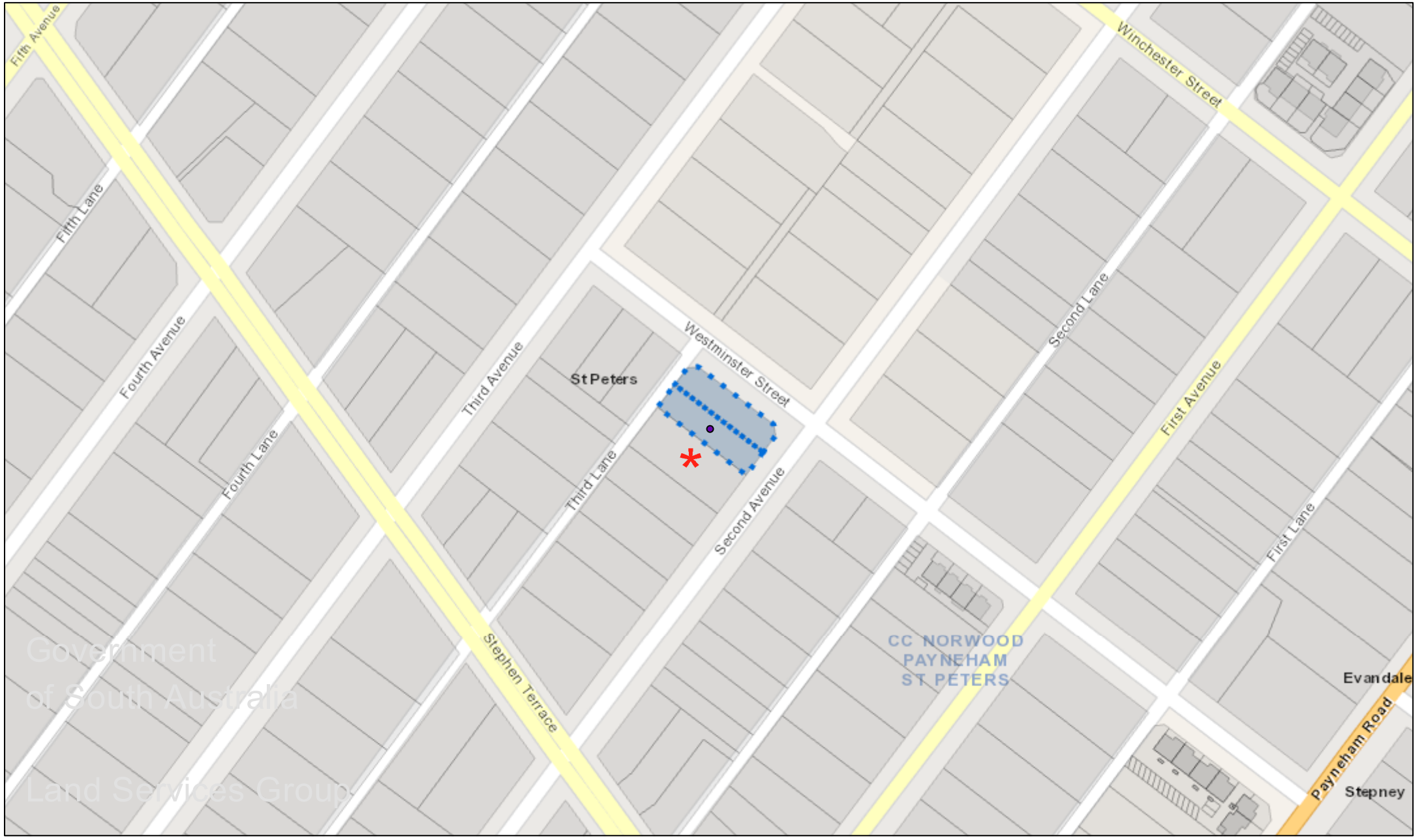
# SAPPA Report

Attachment 4

Date created: July 15, 2025

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Representation Map




**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Attachment 5

# Details of Representations

## Application Summary

| | |
|---|---|
| Application ID | 25010933 |
| Proposal | Demolition of the existing building, and construction of a new two-storey detached dwelling at 62 Second Avenue, St Peters, and an associated swimming pool |
| Location | 60 SECOND AV ST PETERS SA 5069, 62 SECOND AV ST PETERS SA 5069 |

## Representations

**Representor 1** - Martin Godfrey

| | |
|---|---|
| Name | Martin Godfrey |
| Address | |
| Submission Date | 09/06/2025 01:16 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 am concerned about the impact the proposed development will have on the streetscape of Second Avenue and Westminster Street, St Peters, in particular the roof line of the proposed development along Westminster Street. See attached document for details.

## Attached Documents

| |
|---|
| 2025-06-09-Submission-on-proposed-development-62-Second-Avenue-St-Peters-1508305.pdf |

**Proposed Development, 62 Second Avenue St Peters, Development Application 25010933**

I am concerned about the impact the proposed development will have on the streetscape of Second Avenue and Westminster Street, St Peters, in particular the roof line of the proposed development along Westminster Street.

The proposed development is set in an Established Neighbourhood Zone with the following desired development outcomes:

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

The proposed development is set at the corner of an area of residential housing. The proposed roof height of 7.345 metres is much higher that the roofs of neighbouring houses. This will lead to the roof being more dominant on the streetscape, than other hosing in the area. The dominance of the roof is further exacerbated by the 45° roof pitch, rather than the 30° roof pitch typically used for hosing in the area.

The minimal setback of the property from north east boundary, together with the roof height and pitch will lead to the roof imposing on the appearance of the this section of Westminster street. Below is a picture of the current appearance of the property from Westminster Street.

I do not consider the comparison of the roof line of the proposed development with the roof line of school on the opposite side of Westminster Street as being valid. East Adelaide School is a public building, and as such is expected to stand out in terms of size and character from the residential areas that surround it. The higher roofline and pitch of the school as a public building should not be used to justify the increased roof height and pitch of the proposed development.

I note the notification documentation does not include site coverage calculations. Does the proposed development meet Deemed to Satisfy Requirement 3.1 *"Maximum site coverage is 50 per cent"*?

I note the proposed development includes the removal of a number of trees, some of which from the satellite view appear to be quite large. Are any of the trees to be removed *"Significant Trees"*?

## Representations

**Representor 2** - Joe Mannarino

| | |
|---|---|
| Name | Joe Mannarino |
| Address | |
| Submission Date | 10/06/2025 03:59 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I support the development with some concerns |

**Reasons**

To the assessing Planning Officer, Feedback on Proposed Development at No. 60, 62 Second Avenue St. Peters. Whilst we acknowledge that the designs are in line with a more contemporary approach to residential character within the neighbourhood, we generally support the proposal. However, we have concerns regarding the proposed louvred screening device to the upper-level windows. Specifically, we feel that there is insufficient detail in the submitted application regarding the design and functionality of the louvred privacy screen. The current proposal seems to present a non-standard form of privacy screen that will be visually imposing. In particular, we would appreciate additional information detailing the following: The width and material of the louvre blades The angle and configuration of the fixed blades The potential impact on privacy for neighbouring properties We believe these additional details will help alleviate concerns about the effectiveness of the privacy screen and its visual impact. We request that the Council considers these points and requests for further drawing details to be submitted as part of the approval process. Additionally, we would like this to be incorporated into the conditions of the development consent before approval is issued. We trust that the council will ensure that the final design maintains a balance between modern design and privacy considerations. Kind Regards, J & L Mannarino

## Attached Documents

## Representations

**Representor 3** - St Peters Residents Association Inc St Peters Residents Association Inc

| | |
|---|---|
| Name | St Peters Residents Association Inc St Peters Residents Association Inc |
| Address | |
| Submission Date | 12/06/2025 03:15 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**<br>See attached Document | |

## Attached Documents

| |
|---|
| SPRA-60-62-First-Ave-St-Peters2-1510054.pdf |

ST PETERS RESIDENTS ASSOCIATION INC.

E-mail :

ABN 86 794 177 385

Representing the Residents of St Peters, College Park, Hackney, Stepney, Maylands, Evandale & Joslin.

The Authorised Officer for Planning,
Norwood Payneham and St. Peters Council.

Dear Sir,

**Re: Development application 25010933: 62 Second Avenue St. Peters: Demolition of existing building and construction of a 2-storey detached dwelling and swimming pool, and**

**Development application 25010926: 60 Second Avenue St. Peters: Demolition of existing building and construction of a 2-storey detached dwelling and swimming pool**

The existing dwelling is a handsome historic Spanish Mission dwelling on a generous site. Both the house and garden appear very well-maintained. The substantial perimeter and front garden hedges, including hedges on three sides of the property present a striking landscaped presentation to this prominent site on the corner of Second Avenue and Westminster Street in this Historic Overlay Area of St. Peters.

While the frontages and site areas of the two proposed dwellings fall short of the minimum frontages and site areas in the Planning and Design Code for this locality, we understand that the property has previously been subdivided into two allotments.

As the proposed two new two-storey dwellings will be on this prominent corner in the Historic Overlay Area of St. Peters, it is important that the substantial landscaped nature of this historic suburb is not attenuated by large new dwellings cum swimming pools which eat away at the leafy nature of this suburb.

We submit that the Panel should strive to ensure that any new dwellings are accompanied by substantial landscaping. Perhaps some of the extensive perimeter hedges could be retained on this site as a condition of consent or advisory notes. Hedges take decades to become established and provide much shade and cooling, as well as habitat for small critters. Hedges are also distinctive features of some of our most attractive historic suburbs.

We also submit that the two-storey component of the two new dwellings should not be too prominent so as to detract from the predominantly single-storey character of the Historic Overlay area.

We do not wish to speak at the Panel meeting. Thank you for the opportunity to make a representation.

## Representations

**Representor 4** - Fran Elisa

| | |
|---|---|
| Name | Fran Elisa |
| Address | |
| Submission Date | 22/05/2025 10:31 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**<br>I do not support the removal of several mature trees. I do not support the demolishing of heritage homes. | |

## Attached Documents

CLEMENTS ARCHITECTURE

## Response to representation- 62 Second Avenue, St Peters

Dear Edmund,

Thank you for providing the details of the representations regarding the proposal at 60 Second Avenue, St Peters. We have reviewed and summarised the feedback submitted by Martin Godfrey of , the St Peters Residents Association, Fran Elisa of unknown address and Linda from East Adelaide School at . Where appropriate, we have provided responses to the matters raised below.

- Impact to streetscape character
- Landscaping
- Construction impact to neighbouring school

1-Impact to streetscape character

Given the area's established character of substantial stone-fronted villas—both symmetrical and asymmetrical—with prominent verandahs and distinct roof forms, the proposed designs were carefully developed to respect these elements. Multiple design iterations were reviewed by David Brown of Butcher Brown Architects, with close attention to form, scale, height, and materials. The final design incorporates concealed upper floors and draws inspiration and complements surrounding buildings, including the East Adelaide School and 58 Second Avenue, transitioning heights, form and scale ensuring the new dwellings integrate seamlessly and unobtrusively into the existing streetscape.

The planning code aims to ensure building footprints align with the neighbourhood's character, allowing space for visual relief, light, ventilation, and an appealing outlook. The proposed dwellings are appropriately positioned on the site, featuring front gardens, substantial landscaping, and integrated storage and utility areas. Site coverage is consistent with the surrounding mix of unit developments, subdivided lots, and larger blocks, many of which also utilise a significant portion of their allotments.

Whilst the proposed sites are supported by a historic area statement, the existing dwelling to be demolished is not of historical significance.

2-Landscaping

The historic area statement highlights the importance of well-designed landscaping, especially in front gardens. To reflect this, the gardens will be professionally designed and planted, with efforts made to retain or relocate established hedges where possible. Existing low and open fencing will be preserved to maintain visibility of the dwellings, a key characteristic of the area. Several untidy trees will be removed, including one larger exempt-species tree, while all street trees will be retained.

4- Construction impact to neighbouring school

Under South Australia's planning system, schools are identified as sensitive land uses, and developments in proximity are generally encouraged to consider noise and related impacts. Where relevant, applicable standards and guidelines may be referenced. Reasonable steps are expected to be taken to limit potential disruptions to the school and neighbouring properties, particularly in relation to deliveries, noise, and parking. Where feasible, scheduling of major deliveries may be adjusted to avoid school peak periods. In some cases, and subject to discussions with the relevant authorities, a Traffic and Pedestrian Management Plan or a simplified Site Management Plan might be considered appropriate.

We thank you for your consideration of the proposal and welcome your feedback and further discussion. If you wish to discuss anything further or directly, please do not hesitate to contact me.

Kind Regards,

Lisa Rickard
*Architect*

*lisa@clementsarchitecture.com.au* *0413 311 823* *U 2 83 Mount Barker Road, Stirling, 5152*

# HERITAGE IMPACT REPORT

bbarchitects

| | |
|---|---|
| PROPERTY ADDRESS: | **62 Second Av St Peters** |
| APPLICATION NUMBER: | **25010933** |
| DATE: | 30 June 2025 |
| PROPOSAL: | New two level dwelling |
| HERITAGE STATUS: | THE AVENUES HISTORIC AREA OVERLAY |
| HERITAGE ADVISOR: | David Brown, BB Architects |
| PLANNER: | Ned Feary |

City of Norwood Payneham & St Peters

ADVICE SOUGHT

I met with the owner owner/builder several times at Councils offices, and communicated again via email to refine the design to something that could potentially be supported. What has been lodged is what was finally discussed.

DESCRIPTION

The site is in the Established Neighbourhood Zone within the Avenues Historic Area Overlay. The existing dwellings on the site are a strange mix of reworked Interwar dwelling and later additions.

PROPOSAL

The proposal is for is for demolition of the existing dwelling, and the construction of a new two level semi detached dwelling. The proposed new house has a feature gable fronting Second Avenue with a minor gable facing the side street. The upper level is hidden within the roof, and there is a 3-car garage at the rear.

COMMENTS

DEMOLITION

The existing house on the site has been reworked several times over its life. It appears to have started off as an Interwar dwelling with a low pitched hipped roof and has no remaining defining stylistic features that allude to whether it was a late Bungalow, Spanish Mission, early Art Deco or other Interwar Style. It has then had a layer of 1970s Spanish Mission added to the front, likely when it was split into two dwellings, with the interiors and exterior significantly reworked.

The dwelling does not demonstrate the historic characteristics as expressed in the Historic Area Statement, as while it is probably an Interwar Dwelling, it has been greatly reworked, and is not a notable example of its era (hence not picked up in the Interwar Heritage Survey). This area of St Peters is strongly characterised by Victorian era dwellings, with a few later infill designed houses. The later infill buildings (several Bungalows, Tudor revival, and other Interwar anomalies) do not define the character of the area, they are far more typical of the Joslin/Royston Park Historic Area that saw a large amount of post WW1 development. The more significant Interwar in fill dwellings in this early part of St Peters are already protected, as they usually are on large sites, and were generously designed when constructed. The house at 60-62 Second Avenue was not one of those infill buildings.

EARLY ADVICE

My initial meeting with the applicant stressed the need for the proposed dwellings on the site to appear as single storey buildings. The early designs were modified to take this into account, along with adopting many other suggestions about forms, materials and refinements to the designs to suit the context better.

The resultant dwelling on this site a is relatively simple hipped and gabled roof dwelling, slightly higher than the other new dwelling on the adjacent site. This is partly due to needing to hide the upper level, but also to relate to the Local Heritage listed school building on the other side of Winchester Street which is a taller building in this streetscape. From the rear lane there will be a slight glimpse of the upper level, but from the two main street frontages the building appears as a single level new dwelling.

SETBACKS

The front setback for the proposed dwelling is quite generous given the context. It is set further back than the existing old dwelling to the south west. The dwelling is attached to the other new dwelling at No 60, but with a recessed area that the front of the dwelling giving the appearance of being detached. This is also the case at the rear.

As it is a corner site, the side setbacks are also quite generous, mostly to allow for sun into the private open spaces.

GARAGING

The first proposal the applicant showed me was for 3 garages facing the side street. The final design now shows two car parks from the rear lane, with only a single garage door facing Westminster Street.

MATERIALS AND COLOURS

The colour palate for the dwellings is relatively simple with a grey roof, coloured stone, and warm white rendered finished walls.

CONCLUSION

The overall design is relatively understated, simple and does not try to compete visually with the Local Heritage Place school building, or the surrounding dwellings. It has similar forms and materials to other historic dwellings in the area. While slightly taller than some other buildings nearby, it is of sufficient length to accommodate that height and not look out of context.

From a heritage perspective, the building is considered an acceptable insertion in this historic area.

City of Norwood Payneham & St Peters

# File Note

| | | | |
|---|---|---|---|
| **Date** | 26 May 2025 | **File Number** | DA 25010933 |
| **Subject** | Assessment of potential impact to street trees associated with the proposed development of 62 Second Avenue, St Peters. | | |

Hi Ned

There are four Council street trees that surround the proposed development site, two are on Second Ave, Trees 1 and 2, south to north roughly and at the frontage, with the remaining two on Winchester Street, Trees 3 and 4, east to west roughly at the side address.

All four trees are non-regulated *Platanus x acerifolia* 'London plane tree', in reasonable to good condition with no need for any arboricultural intervention at the time.

Tree 1, 3 and 4 are mature specimens that are relatively stout yet broad spreading trees. Tree 2 is a juvenile specimen and a small tree.

The development proposes the retention of the existing masonry wall/fence which is adjacent trees 1, 2 and 3 at a distance >3m and beyond the SRZ. The foundation for this wall would be preventing some of the trees root growth into the private property. Where tree roots have progressed beyond the property boundary they can be pruned with tree specific pruning equipment.

Root pruning with respect to Trees 1-3 should be conditioned advising no root pruning can occur within 4m of the centre of the subject tree.

Tree 4 is not situated next to existing boundary wall (newer Good Neighbour type fencing). Any new boundary wall construction should be done with care within the trees TPZ. Trenching for new foundations (for any new wall or fence construction, should they occur) will be done using hydro vac excavation techniques or hand dug.

Any roots exposed of 150mm or less diameter (regarding Tree 4 only) can be cut with specific tree pruning equipment. Tree roots exposed during works with a diameter of 150mm or greater that require removal may need arboricultural assessment prior to cutting.

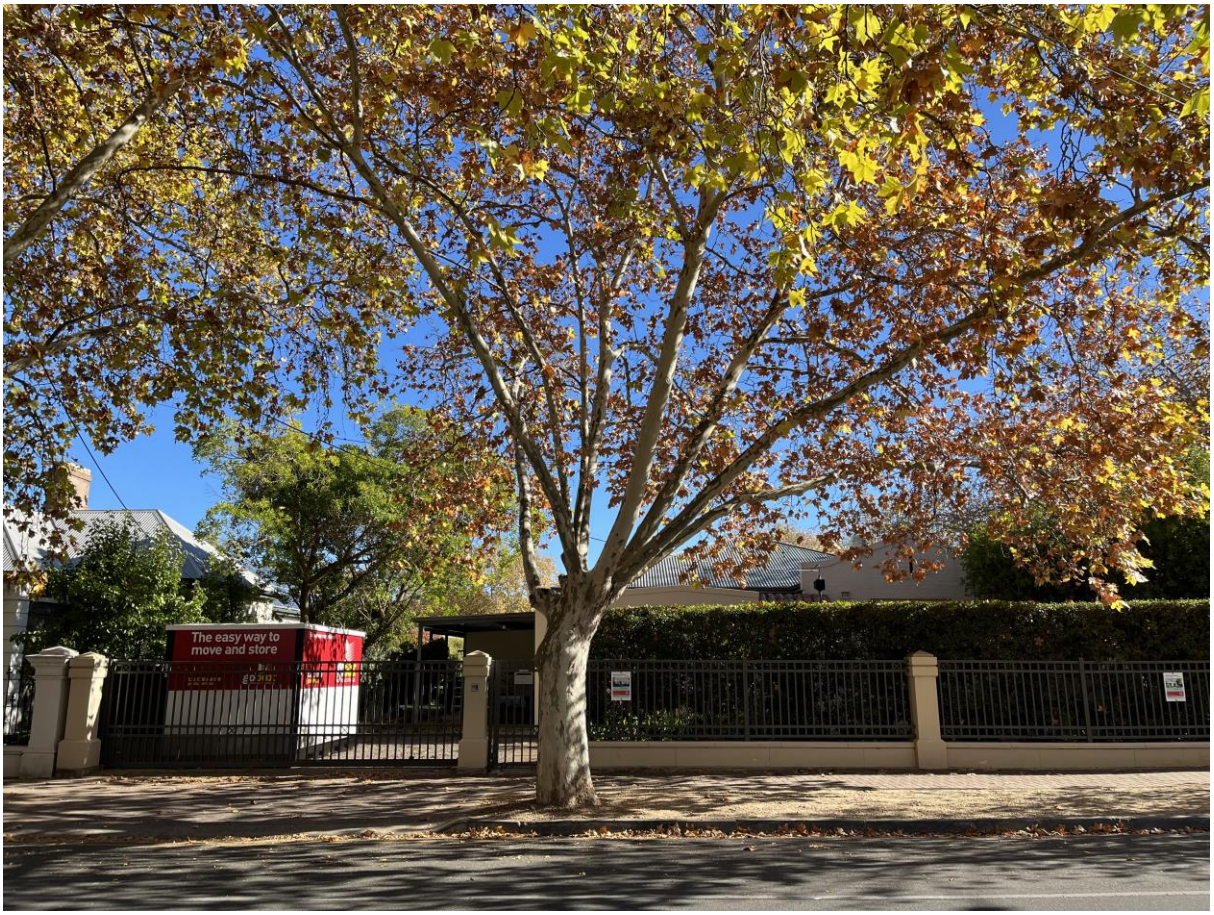
All stormwater and service trenching that traverses the road verge and nature strip within the TPZ should be hand dug or relocated.

| Tree number | Species | TPZ | SRZ | Distance to fence |
|---|---|---|---|---|
| 1 | *Platanus x acerifolia* | 6.36m | 2.63m | 3.3m |
| 2 | *Platanus x acerifolia* | 2.5m | 1.5m | 3.5m |
| 3 | *Platanus x acerifolia* | 6.36m | 2.65m | 3.4m |
| 4 | *Platanus x acerifolia* | 7.08m | 2.65m | 3.7m |

Images saved here- R:\UPE\Arboriculture Impact Assessments (MC)\2025\62 Second Avenue

Matthew Cole
**CITY ARBORIST**

\\svrfs\users\mcole\Desktop\Blank file note.docx


The easy way to
move and store

**6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT**

**7. REVIEW OF ASSESSMENT MANAGER DECISIONS**

**8. ERD COURT APPEALS**

**9. OTHER BUSINESS**
(Of an urgent nature only)

**10. CONFIDENTIAL REPORTS**

**11. CLOSURE**