

Council Assessment Panel Agenda & Reports

18 September 2023

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
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City of
Norwood
Payneham
& St Peters

13 September 2023

To all Members of the Council Assessment Panel:

- Mr Terry Mosel (Presiding Member)
- Ms Jenny Newman
- Mr Mark Adcock
- Mr Ross Bateup
- Cr Christel Mex

NOTICE OF MEETING

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

Monday 18 September 2023, commencing at 7.00pm.

Please advise Kate Talbot on 8366 4562 or email ktalbot@npsp.sa.gov.au if you are unable to attend this meeting or will be late.

Yours faithfully



Geoff Parsons
ASSESSMENT MANAGER

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& St Peters

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VENUE Council Chambers, Norwood Town Hall

HOUR

PRESENT

Panel Members

Staff

APOLOGIES

ABSENT

1. **COMMENCEMENT AND WELCOME**
2. **APOLOGIES**
3. **CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 21 AUGUST 2023**
4. **DECLARATION OF INTERESTS**

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER 22035098 – ALEXANDER WILKINSON – 112 OSMOND TERRACE, NORWOOD

DEVELOPMENT NO.:	22035098
APPLICANT:	ALEXANDER WILKINSON
ADDRESS:	112 OSMOND TCE NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Variation to Planning Consent 22017221, comprising the inclusion of a first floor level above the garage, to be used as ancillary accommodation.
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Character Area • Heritage Adjacency • Hazards (Flooding - General) • Local Heritage Place • Local Heritage Place • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage is 14m) • Minimum Site Area (Minimum site area is 700 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	21 October 2022
RELEVANT AUTHORITY:	Assessment panel
PLANNING & DESIGN CODE VERSION	21 October 2022
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER	Mark Thomson Consultant Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Heritage Advisor

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 5:	Representation Map
ATTACHMENT 1:	Planning Consent 22017221	ATTACHMENT 6:	Representations
ATTACHMENT 2:	Application Documents	ATTACHMENT 7:	Response to Representations
ATTACHMENT 3:	Subject Land Map	ATTACHMENT 8:	Internal Referral Advice
ATTACHMENT 4:	Zoning Map		

BACKGROUND:

On 20 July 2022, Planning Consent was granted by the Assessment Manager's delegate to Development Application 22017221, for:

"single-storey alterations and additions to an existing detached dwelling (Local Heritage Place); modifications to an existing masonry and palisade front fence; erection of 1.5 metre high timber-framed corrugated profile fencing along a section of the southern side boundary; and installation of horizontal timber slat screening to sections of both the northern side and eastern rear boundaries (on top of existing concrete block walls)"

A copy of the Planning Consent plans is contained in **Attachment 1**. On 9 February 2023, Development Approval was granted to DA 22035098 and construction has since substantially commenced, with the concrete footings of the dwelling addition having been constructed and the timber slat screening above the northern side boundary wall having been installed.

Development Application 22035098, which is the subject of this report, was submitted in October 2022. Public notification was first undertaken between 16 November 2022 and 06 December 2022. At that time, the development application included the construction of a balcony. The balcony was approximately 5m long and 2.4m wide, giving a floor area of 12m². A combination of timber screening and steel 'fins' were proposed at the edges of the balcony to mitigate overlooking of the adjoining property to the south.

In response to concerns raised by representors and Council's Planning staff, the applicant varied the development application in July 2023. The changes comprised the deletion of the balcony and the installation of vertical timber battens across the upper level facade, including 250mm deep battens in front of the windows.

Pursuant to Section 119 (9) of the *Planning, Development and Infrastructure Act 2016*, a relevant authority may permit an applicant to vary an application, provided that the essential nature of the proposed development is not changed. The nature of the variations (deletion of balcony and changes to the facade) were not considered to change the essential nature of the proposed development and the applicant was permitted to vary the application.

When an application which has previously undergone public notification is varied, there is a requirement pursuant to Regulation 35(3) of the *Planning, Development and Infrastructure (General) Regulations 2017* to subject the varied application to public notification, unless the variations are not substantial. In this respect, the deletion of the balcony was considered to be a substantial change and as such, public notification of the varied application took place between 1 August 2023 and 21 August 2023.

DETAILED DESCRIPTION OF PROPOSAL:

The applicant is seeking to vary Planning Consent 22017221, through the inclusion of ancillary accommodation at first floor level, above the garage. The ancillary accommodation is proposed to comprise a bedroom/study with ensuite and kitchenette. Direct access to the ancillary accommodation is proposed via a stair leading from the new garage.

The proposed upper level has a skillion roof with a curved interface between the roof and wall. Vertical timber battens are proposed across the upper level façade, including 250mm deep battens in front of the windows

A copy of the application documents is contained in **Attachment 2**.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 112 OSMOND TCE NORWOOD SA 5067

Title ref.: CT
6124/191

Plan Parcel: D92572
AL500

Council: THE CITY OF NORWOOD PAYNEHAM AND
ST PETERS

The subject land is an irregular shape allotment with a frontage to Osmond Terrace of 24.23m and an area of approximately 920m². It contains a large symmetrical cottage which is listed as a Local Heritage Place. An attached carport extends between the southern wall of the cottage and the southern side property boundary. A swimming pool is located in the north-eastern corner of the property.

Locality

The locality of the subject land contains a mix of large historic detached dwellings amongst recent infill development. The adjoining property to the south at 114 Osmond Terrace contains a single storey detached dwelling which appears to have been constructed around the 1980's. To the south of that at 114A Osmond Terrace is a federation era Local Heritage Place dwelling.

Two storey townhouses front Brown Street on sites located behind 112 Osmond Terrace and 114A Osmond Terrace.

Osmond Terrace is a wide, tree lined boulevard, with a distinctly different built form character on each side. The western side is characterised by large modern two storey dwellings with little to no space in between them, while the eastern side is characterised by single storey character dwellings, with generous side setbacks.

First Creek is located in between 114 and 114A Osmond Terrace to the south of the subject land. Flood mitigation works to the creek network undertaken by the Council following a flood event in 2005 have provided effective flood protection to nearby properties, including the subject land.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Dwelling addition: Code Assessed - Performance Assessed
Dwelling alteration or addition
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
Table 5 - Procedural Matters (PM) - Notification
Any development involving any of the following (or of any combination of any of the following):
(g) dwelling addition - Except development that exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 (ie. one level).
- **LIST OF REPRESENTATIONS**

Given Name	Family Name	Address	Position on Application	Wishes to be Heard
Nic	Minicozzi	PO Box 182, Stepney	Opposed	No
Judith	Brine	114 Osmond Terrace, Norwood	Opposed	No

In addition to the two valid representations received, there were three invalid representations lodged by:

- Brown St Seven Pty Ltd Minicozzi;
- Brown St Five Pty Ltd Minicozzi; and
- Minicozzi Osmond Terrace Pty Ltd Minicozzi

Pursuant to Regulation 50(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*, a representation must include the name of the person (or persons) who are making the representation. These three representations are made by companies, not persons.

- **SUMMARY**

Mr Minicozzi explained in his representation that he has not seen the varied application because he was “unable to download or identify the variations in the application”. In this respect, it is noted that:

- by email on 28 July, after receiving notice of the varied application Mr Minicozzi asked Council staff to explain the difference between the varied application and the original application;
- by return email on 28 July, the Council's Consultant Planner advised Mr Minicozzi that the current (varied) application details are available for inspection and that it would be inappropriate to attempt to explain the changes in case they were misrepresented in any way;
- Mr Minicozzi had until 21 August to view and familiarise himself with the varied application and submit a representation;
- Mr Minicozzi did not seek any assistance from the Council with respect to accessing or downloading a copy of the varied application.
- Mr Minicozzi submitted his representation on 1 August 2023.

Despite not having seen the varied application, Mr Minicozzi raised a number of concerns in relation to the application. These concerns are summarised below:

- Inadequate upper level rear setback;
- Length of development on rear boundary;
- Size and scale of upper level is inconsistent with the streetscape;
- Additions should not be closer to the side boundaries than the existing building;
- Two storey development should not occur or be visible from the street; and
- Proximity of the air conditioner to the rear neighbour.

Ms Brine has expressed concern in her representation that:

- the drawings submitted do not accurately depict the location of her dwelling and swimming pool;
- occupants of a bedroom of her dwelling, will be able to see light from the windows of the proposed upper level ancillary accommodation, despite the timber battens;
- overlooking from the windows of the proposed ancillary accommodation will be possible, into a bedroom of her dwelling;
- the proposed addition will cause overshadowing of her swimming pool; and
- the proposed addition will detract from the heritage value of the existing dwelling.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

The application was referred to the Council's Heritage Advisor, David Brown, for advice on the impact of the proposal on the heritage value of the Local Heritage Place dwelling. The advice received is discussed within the assessment below under the heading of Heritage.

PLANNING ASSESSMENT

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

Building Height

The subject land is located within the Character Area Overlay. According to Desired Outcome 1, this overlay contains policies which are intended to ensure:

"Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement."

In relation to building height, the Character Area Statement states:

"Generally single storey streetscape appearance."

Performance Outcome 3.1 of the Character Area Overlay states:

"Additions and alterations do not adversely impact on the streetscape character."

The associated Designated Performance Feature (DPF 3.1) states:

"Additions and alterations:

- a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street*
- or*
- b) meet all of the following:*
 - i. do not include any development forward of the front façade building line*
 - ii. any side or rear extensions are no closer to the side boundary than the existing building*
 - iii. do not involve the construction or alteration of a second or subsequent building level."*

Performance Outcome 4.2 of the Established Neighbourhood Zone also states:

"Additions and alterations do not adversely impact on the streetscape character."

In this instance, the associated Designated Performance Feature (DPF 4.2) states:

"Additions and alterations:

- a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street*
- or*
- b) meet all of the following:*
 - i. do not include any development forward of the front façade building line*
 - ii. where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building."*

Pursuant to the rules of interpretation of the Planning and Design Code, to the extent that there is inconsistency between zone and overlay policies, the overlay policy takes precedence. Therefore, the criteria contained in DPF 3.1 of the Character Area Overlay are of greater relevance than the criteria contained in DPF 4.1 of the Established Neighbourhood Zone.

The proposal is inconsistent with DPF 3.1 because the ancillary accommodation is not proposed within the roof space and involves the construction of a second building level.

That said, Designated Performance Features are not requirements. They are guides as to what is generally considered to satisfy the corresponding performance outcome but do not need to necessarily be satisfied to meet the relevant performance outcome and do not derogate from the discretion to determine that the outcome is met in another way.

The critical question therefore from a building height perspective, is whether the proposed upper level building element would adversely impact on the streetscape character.

In this respect, the proposed upper level building element would have minimal impact on streetscape character, due to being located 26 metres from the front boundary and having a maximum height equivalent to that of the existing dwelling. The existing carport to the side of the dwelling would further detract from the prominence of the proposed upper level.

Although the proposed upper level would result in a vertical wall height which is greater than that of the existing dwelling, the design is such that the upper level wall would appear from the street as if it was a gable roof of a single level building. The vertical timber battens in front of the window act as a veil, making them less apparent, particularly considering their distance from the street.

The image overleaf, included in the application documents, demonstrates the minimal streetscape impact of the proposed upper level.



Therefore, despite the Code containing an applicable Designated Performance Feature specifying that upper level additions should only be located within roof spaces, the proposal is considered to achieve the relevant performance outcome of not adversely impacting on the streetscape character.

Setbacks

The proposal does not alter the ground level setbacks, as they are all approved in Planning Consent 22017221.

In relation to upper level side setbacks, Designated Performance Feature 8.1 of the Established Neighbourhood Zone states:

“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.”

With the curved interface between the wall and the roof of the proposal, it is difficult to apply the criteria in DPF 8.1. As the wall is only 2.9 metres in height before it begins to curve, it is arguable that there is no wall height exceeding 3 metres facing a southern boundary.

The performance outcome which DPF 8.1 is intended to achieve (PO 8.1) 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.”*

Part (b) of PO 8.1 is discussed under the heading of Adjoining Owner Impact below.

Part (a) is a streetscape character consideration, intended to ensure that the space between buildings facing a street is complementary to the established character. Given the siting of the proposal at the rear of the building and behind a carport, it will have minimal impact on the impression of space between buildings within the streetscape.

Adjoining Owner Impact

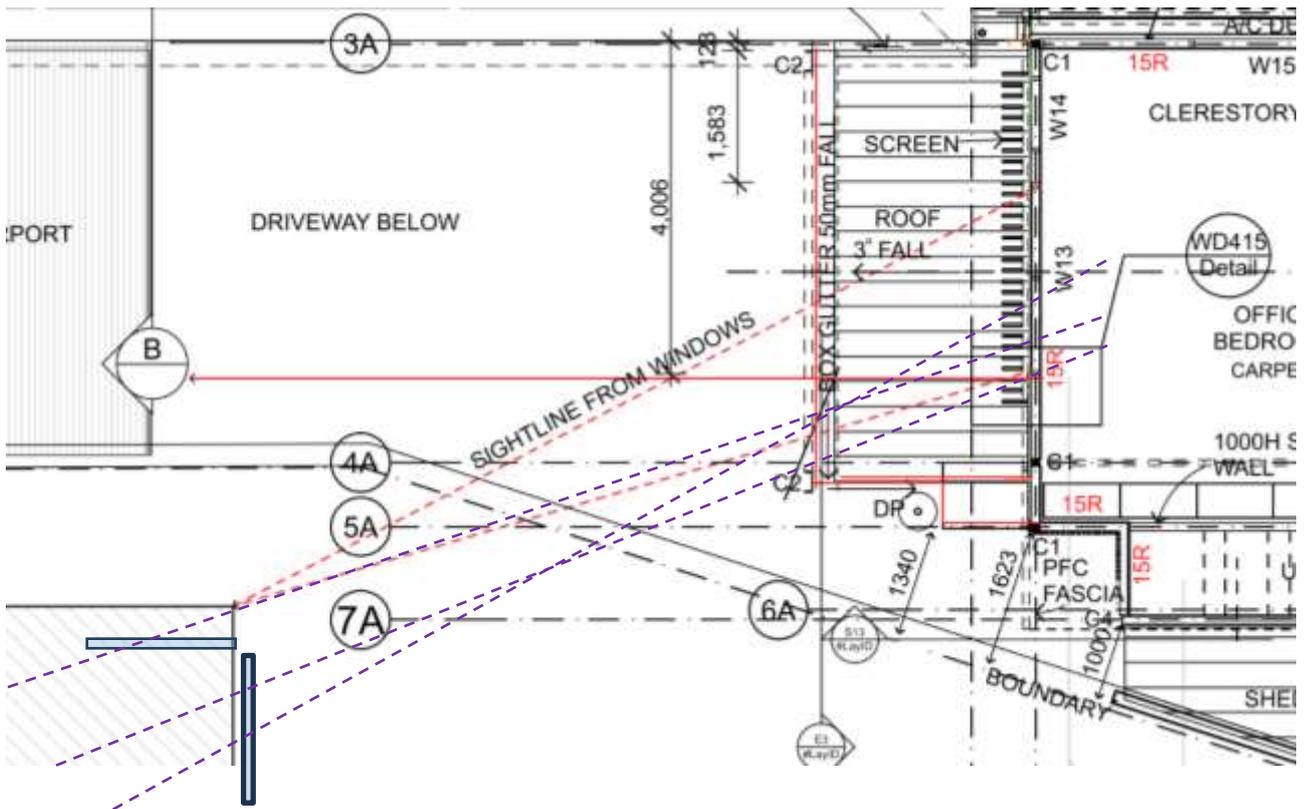
The owner of the adjoining property to the south at 114 Osmond Terrace is concerned that the proposed upper level will result in overlooking into her bedroom window and that light from the windows of the proposed upper level will be visible from her bedroom window. Concern was also raised that the proposal would cause overshadowing of the representor’s swimming pool.

Performance Outcome 10.1 of the Design in Urban Areas section of the General Development Policies addresses overlooking and states:

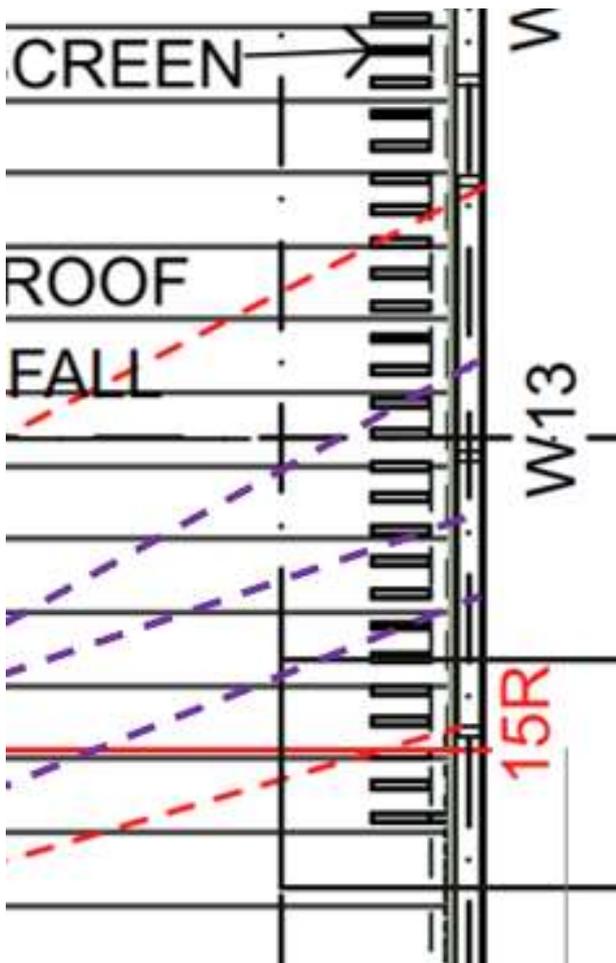
“Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.”

The applicant has provided a line of sight diagram to demonstrate the effectiveness of the proposed vertical timber battens at mitigating overlooking of the representor’s bedroom window. In response to concern raised in the adjoining owner’s representation that the location of her bedroom window was inaccurately depicted, the diagram was re-drawn by the applicant.

Below is a copy of the amended line of sight diagram with additional lines of sight added (in purple colour) by the author of this report, for a more thorough assessment of the various possible vantage points and resultant overlooking angles.



The below close-up view of the intersection of the sight lines and battens assists in understanding their intended efficacy:



This diagram is considered to adequately demonstrate that the proposed timber battens suitably mitigate direct overlooking from the upper level window to the bedroom window of the adjoining property.

The issue of light spilling from the proposed upper level window is not addressed by the Planning and Design Code. Light spill impact is typically managed between neighbours through window furnishings (eg. curtains or blinds). In this instance, the proposed timber battens would also provide additional relief from light spill, compared to more conventional privacy treatments such as obscure glazing.

Overshadowing is addressed in the Interface Between Land Uses section of the General Development Policies. In relation to overshadowing of private open space, Performance Outcome 3.2 states:

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

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

The associated Designated Performance Feature (DPF 3.2) states:

“Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:

- a. for ground level private open space, the smaller of the following:*
 - i. half the existing ground level open space*
 - or*
 - ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)”*

Shadow diagrams show that on 21 June, approximately two thirds of the private open space at 114 Osmond Terrace would receive direct sunlight and this would be reduced to less than a quarter of the private open space area by 12:00 midday. On this basis, at least half of the private open space is likely to receive direct sunlight between the hours of 9:00am and 10:30am (1.5 hours). The diagrams show that by 3:00pm, slightly more than half of the private open space receives direct sunlight. Therefore, at least half of the private open space is likely to receive direct sunlight between 2:30 and 3:00pm.

Accordingly, the diagrams show that over the course of the day on 21 June, at least half of the private open space is likely to receive direct sunlight for 2 hours between 9:00am and 3:00pm, consistent with DPF 3.2.

Heritage

As the existing dwelling is a Local Heritage Place, the Local Heritage Place Overlay is applicable. In relation to alterations and additions, Performance Outcome 2.1 states:

“Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting.”

The application was referred to the Council’s Heritage Advisor for advice on whether the proposal achieves this performance outcome.

Mr Brown has advised that impact of the proposal on the heritage value of the Local Heritage Place is not significant because it is set well back from the street and at the rear of the existing dwelling.

However, Mr Brown has advised that the design and materials are not sympathetic to the existing house. In particular, he has advised that the unfinished timber blades and beam are not a traditional material seen in historic areas where all timber finishes are painted and sealed. In addition, he has advised that the curved roof form and low roof pitch are not sympathetic to the Local Heritage Place.

Despite these concerns, Mr Brown has advised that the impact on the setting of the Local Heritage Place is only marginally detrimental.

Mr Brown has also expressed an opinion on the suitability of a two level building when “*this area has a maximum building height of 1 level*”. As discussed under the heading of Building Height, the one level designated performance features are not requirements but rather guides as to how a performance feature can be achieved. In any event, these performance features relate to streetscape character outcomes, not Local Heritage Place impact, which Mr Brown has advised is “not significant” and “only marginally detrimental”.

Having regard to Mr Brown’s advice, the marginal impact which the materials and form may have on the setting of the Local Heritage Place is considered acceptable. The proposal does not conceal or obstruct any of the heritage elements or detailing and is sufficiently separated and set back from the heritage place so as not to be obtrusive or dominate its setting.

CONCLUSION

The proposed variation to Planning Consent 22017221 to include ancillary accommodation above the garage is considered to have minimal streetscape and heritage compatibility impacts and acceptable impacts on the adjoining property by way of overlooking and overshadowing.

Due to the high level of consistent built form character in this part of the locality, the ‘standard’ way to achieve compatibility of new development, is for it to contain only one building level, as stated in relevant Designated Performance Features.

The proposal achieves compatibility with the streetscape character, despite comprising a second building level. It also effectively mitigates impacts on the adjoining property to the south.

RECOMMENDATION

It is recommended that the Council Assessment Panel/SCAP resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 22035098, by ALEXANDER WILKINSON is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

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).
2. All stormwater from buildings and paved surfaces 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 and water table or a Council underground pipe drainage system.
3. The timber battens along the western elevation of the ancillary accommodation (as shown on the *First Floor Plan* and *West Elevation*) shall be maintained in good condition at all times to the reasonable satisfaction of the Assessment Manager, to prevent / minimise overlooking.

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

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 3

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 4

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

Advisory Note 5

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

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

Advisory Note 6

The Applicant is advised that 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 7

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 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 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.

112 OSMOND TCE NORWOOD SA 5067

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

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



Property Zoning Details

Local Variation (TNV)

- Minimum Frontage (*Minimum frontage is 14m*)
- Minimum Site Area (*Minimum site area is 700 sqm*)
- Maximum Building Height (Levels) (*Maximum building height is 1 level*)

Overlay

- Airport Building Heights (Regulated) (*All structures over 45 metres*)
- Character Area (*NPSPC6*)
- Heritage Adjacency
- Hazards (Flooding - General)
- Local Heritage Place (*5859*)
- Local Heritage Place (*5860*)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Zone

- Established Neighbourhood

Selected Development(s)

Dwelling addition

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

Property Policy Information for above selection

Dwelling addition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

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			
<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <p>In instances where:</p> <ul style="list-style-type: none"> (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. 		
Building Height			
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none"> (a) the following: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">Maximum Building Height (Levels)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Maximum building height is 1 level</td> </tr> </tbody> </table> (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. <p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value 	Maximum Building Height (Levels)	Maximum building height is 1 level
Maximum Building Height (Levels)			
Maximum building height is 1 level			

	<p>relevant to the site of the proposed development.</p> <p>(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.</p>
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <p>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street</p> <p>or</p> <p>(b) meet all of the following:</p> <p>(i) do not include any development forward of the front façade building line</p> <p>(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.</p>
<p>Secondary Street Setback</p>	
<p>PO 6.1</p> <p>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.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <p>(a) no less than:</p> <p>or</p> <p>(b) 900mm, whichever is greater</p> <p>or</p> <p>(c) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.</p> <p>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.</p>
<p>Boundary Walls</p>	
<p>PO 7.1</p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <p>or</p> <p>(b) where no side boundary setback value is returned in (a) above, and except where the dwelling 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:</p> <p>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same</p>

	<p>or lesser length and height</p> <p>(ii) side boundary walls do not:</p> <ul style="list-style-type: none"> A. exceed 3.2m in height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>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.</p>
<p>Side Boundary Setback</p>	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 8.1</p> <p>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:</p> <ul style="list-style-type: none"> (a) no less than: (b) in all other cases (i.e. there is a blank field), then: <ul style="list-style-type: none"> (i) at least 900mm where the wall is up to 3m (ii) other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m (iii) at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.
<p>Rear Boundary Setback</p>	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that 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. 	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 4m for the first building level (b) 6m for any second building level.
<p>Appearance</p>	
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <ul style="list-style-type: none"> (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street

	(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding 	Except development that: <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (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)

<ul style="list-style-type: none"> (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool (q) verandah (r) water tank. 	<p>or</p> <ul style="list-style-type: none"> (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).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ol style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>Placement of Notices - Exemptions for Performance Assessed Development</p>	
<p>None specified.</p>	
<p>Placement of Notices - Exemptions for Restricted Development</p>	

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Character Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the character area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the character area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the character area.	DTS/DPF 2.5 None are applicable.
Alterations and Additions	
PO 3.1 Additions and alterations do not adversely impact on the streetscape character.	DTS/DPF 3.1 Additions and alterations: <ul style="list-style-type: none"> (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or (b) meet all of the following:

	<ul style="list-style-type: none"> (i) do not include any development forward of the front façade building line (ii) any side or rear extensions are no closer to the side boundary than the existing building (iii) do not involve the construction or alteration of a second or subsequent building level.
PO 3.2 Adaptive reuse and revitalisation of buildings to retain local character consistent with the Character Area Statement.	DTS/DPF 3.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.	DTS/DPF 6.2 None are applicable.

Character Area Statements

Statement#	Statement						
Character Areas affecting City of Norwood, Payneham and St Peters							
	<p>Residential Character (Norwood) Area Statement (NPSP-C6)</p> <p>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.</p> <p>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.</p> <table border="1"> <tr> <td>Eras, themes and context</td> <td>Residential. Detached (including battleaxe), semi-detached, row and group dwellings. Residential flat buildings. Although the built form character throughout Norwood is relatively varied, there remains a strong theme associated with the original built form, which includes a significant number of Local Heritage Places and buildings constructed before 1940.</td> </tr> <tr> <td>Allotments, subdivision and built form patterns</td> <td>Rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets, with various eras of development overlaid. Broad mix of allotment sizes and a diversity of residential accommodation options. The regular street grid pattern and the high level of vegetation, including mature street trees and landscaped gardens, are elements that assist in unifying the various eras of built form development in Norwood.</td> </tr> <tr> <td>Architectural styles, detailing and built form features</td> <td>Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.</td> </tr> </table>	Eras, themes and context	Residential. Detached (including battleaxe), semi-detached, row and group dwellings. Residential flat buildings. Although the built form character throughout Norwood is relatively varied, there remains a strong theme associated with the original built form, which includes a significant number of Local Heritage Places and buildings constructed before 1940.	Allotments, subdivision and built form patterns	Rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets, with various eras of development overlaid. Broad mix of allotment sizes and a diversity of residential accommodation options. The regular street grid pattern and the high level of vegetation, including mature street trees and landscaped gardens, are elements that assist in unifying the various eras of built form development in Norwood.	Architectural styles, detailing and built form features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.
Eras, themes and context	Residential. Detached (including battleaxe), semi-detached, row and group dwellings. Residential flat buildings. Although the built form character throughout Norwood is relatively varied, there remains a strong theme associated with the original built form, which includes a significant number of Local Heritage Places and buildings constructed before 1940.						
Allotments, subdivision and built form patterns	Rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets, with various eras of development overlaid. Broad mix of allotment sizes and a diversity of residential accommodation options. The regular street grid pattern and the high level of vegetation, including mature street trees and landscaped gardens, are elements that assist in unifying the various eras of built form development in Norwood.						
Architectural styles, detailing and built form features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.						

NPSPC6		<p>A mix of housing styles, including workers cottages, bungalows and villas and a variety of post war dwellings, including walk-up flats, townhouses and a range of contemporary detached, attached and group housing styles. This has, over the years, established a broad mix of allotment sizes and provided a diversity of residential accommodation options, including affordable housing.</p> <p>Some undercroft or underground garages along western side of Osmond Terrace.</p> <p>Semi-detached dwellings often presenting as single dwellings.</p>
	Building height	Generally single storey streetscape appearance.
	Materials	Varied, traditional materials.
	Fencing	<p>Low, open-style fencing that allows connectivity to the street.</p> <p>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.</p> <p>Some more solid forms of fencing along arterial roads.</p>
	Setting, landscaping, streetscape and public realm features	<p>Distinct rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets.</p> <p>Some limited advertising and signage which complements scale and architecture of associated buildings.</p>
Representative Buildings	[Not identified]	

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

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

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

Development that may materially affect the context of a State Heritage Place.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	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.
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Local Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

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 The form of new buildings and structures maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6	DTS/DPF 1.6

New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place.	None are applicable.
PO 1.7 Development of a Local Heritage Place retains features contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting.	DTS/DPF 2.1 None are applicable.
PO 2.2 Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.	DTS/DPF 2.2 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.

<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land <p>or</p>

	(ii) 1.7m above finished floor level in all other cases										
All residential development											
Outlook and Amenity											
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.										
Residential Development - Low Rise											
External appearance											
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable										
Private Open Space											
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.										
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.										
Landscaping											
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line.	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
Car parking, access and manoeuvrability											
PO 23.1 Enclosed car parking spaces are of dimensions to be functional,	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other										

<p>accessible and convenient.</p>	<p>structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.

<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
<p>Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)</p>		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>

Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

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

Interface between Land Uses

Assessment Provisions (AP)

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

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

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

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
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Feature	
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>

	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.

	<p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	<p>2.5 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop (no commercial kitchen)	<p>5.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>
Community and Civic Uses	

Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area

	1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.			
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide)

		<p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p> <p>Urban Activity Centre Zone</p>
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Residential development			
Residential component of a multi-storey building	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75</p>	None specified.	<p>City Living Zone</p> <p>Strategic Innovation Zone</p> <p>Urban Activity Centre Zone</p>

	spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.		Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - Criteria:

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

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

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

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Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (*All structures over 45 metres*)
- Character Area (*NPSPC6*)
- Heritage Adjacency
- Hazards (Flooding - General)
- Local Heritage Place (*5859*)
- Local Heritage Place (*5860*)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Frontage (*Minimum frontage is 14m*)
- Minimum Site Area (*Minimum site area is 700 sqm*)
- Maximum Building Height (Levels) (*Maximum building height is 1 level*)

Selected Development(s)

Ancillary accommodation

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

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

Property Policy Information for above selection

Ancillary accommodation - 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	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
Site coverage	
<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <p>In instances where:</p> <ul style="list-style-type: none"> (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Appearance	

<p>PO 10.2</p> <p>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.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
Ancillary buildings and structures	
<p>PO 11.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 11.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are constructed, added to or altered so that they are situated at least <ul style="list-style-type: none"> (i) 500mm behind the building line of the dwelling to which they are ancillary or (ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary 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.

	<p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 80%;"> <thead> <tr style="background-color: #2c5e8c; color: white;"> <th style="padding: 5px;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="padding: 5px;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><150</td> <td style="padding: 5px;">10%</td> </tr> <tr> <td style="padding: 5px;">150-200</td> <td style="padding: 5px;">15%</td> </tr> <tr> <td style="padding: 5px;">201-450</td> <td style="padding: 5px;">20%</td> </tr> <tr> <td style="padding: 5px;">>450</td> <td style="padding: 5px;">25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 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.</p>	<p>DTS/DPF 11.2 Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										

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	Exceptions
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(Column A)	(Column B)
<p>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.</p>	<p>None specified.</p>
<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (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

	<p>(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).</p>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>7. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Character Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the character area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the character area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the character area.	DTS/DPF 2.5 None are applicable.

Ancillary Development	
<p>PO 4.1</p> <p>Ancillary development, including carports, outbuildings and garages, complements the character of the area and associated building(s).</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
Context and Streetscape Amenity	
<p>PO 6.1</p> <p>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>

Character Area Statements

Statement#	Statement				
Character Areas affecting City of Norwood, Payneham and St Peters					
	<p>Residential Character (Norwood) Area Statement (NPSP-C6)</p> <p>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.</p> <p>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tbody> <tr> <td style="width: 35%; padding: 5px;">Eras, themes and context</td> <td style="padding: 5px;"> <p>Residential. Detached (including battleaxe), semi-detached, row and group dwellings. Residential flat buildings.</p> <p>Although the built form character throughout Norwood is relatively varied, there remains a strong theme associated with the original built form, which includes a significant number of Local Heritage Places and buildings constructed before 1940.</p> </td> </tr> <tr> <td style="padding: 5px;">Allotments, subdivision and built form patterns</td> <td style="padding: 5px;"> <p>Rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets, with various eras of development overlaid. Broad mix of allotment sizes and a diversity of residential accommodation options.</p> <p>The regular street grid pattern and the high level of vegetation, including mature street trees and landscaped gardens, are elements that assist in</p> </td> </tr> </tbody> </table>	Eras, themes and context	<p>Residential. Detached (including battleaxe), semi-detached, row and group dwellings. Residential flat buildings.</p> <p>Although the built form character throughout Norwood is relatively varied, there remains a strong theme associated with the original built form, which includes a significant number of Local Heritage Places and buildings constructed before 1940.</p>	Allotments, subdivision and built form patterns	<p>Rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets, with various eras of development overlaid. Broad mix of allotment sizes and a diversity of residential accommodation options.</p> <p>The regular street grid pattern and the high level of vegetation, including mature street trees and landscaped gardens, are elements that assist in</p>
Eras, themes and context	<p>Residential. Detached (including battleaxe), semi-detached, row and group dwellings. Residential flat buildings.</p> <p>Although the built form character throughout Norwood is relatively varied, there remains a strong theme associated with the original built form, which includes a significant number of Local Heritage Places and buildings constructed before 1940.</p>				
Allotments, subdivision and built form patterns	<p>Rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets, with various eras of development overlaid. Broad mix of allotment sizes and a diversity of residential accommodation options.</p> <p>The regular street grid pattern and the high level of vegetation, including mature street trees and landscaped gardens, are elements that assist in</p>				

Statement#	Statement	
NPSPC6		unifying the various eras of built form development in Norwood.
	Architectural styles, detailing and built form features	<p>Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.</p> <p>A mix of housing styles, including workers cottages, bungalows and villas and a variety of post war dwellings, including walk-up flats, townhouses and a range of contemporary detached, attached and group housing styles. This has, over the years, established a broad mix of allotment sizes and provided a diversity of residential accommodation options, including affordable housing.</p> <p>Some undercroft or underground garages along western side of Osmond Terrace.</p> <p>Semi-detached dwellings often presenting as single dwellings.</p>
	Building height	Generally single storey streetscape appearance.
	Materials	Varied, traditional materials.
	Fencing	<p>Low, open-style fencing that allows connectivity to the street.</p> <p>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.</p> <p>Some more solid forms of fencing along arterial roads.</p>
	Setting, landscaping, streetscape and public realm features	<p>Distinct rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets.</p> <p>Some limited advertising and signage which complements scale and architecture of associated buildings.</p>
	Representative Buildings	<i>[Not identified]</i>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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

Procedural Matters (PM) - Referrals

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

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development 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 <i>Heritage Places Act 1993</i> .	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.

Local Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

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 The form of new buildings and structures maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place.	DTS/DPF 1.6 None are applicable.
PO 1.7 Development of a Local Heritage Place retains features contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting.	DTS/DPF 2.1 None are applicable.
PO 2.2 Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.	DTS/DPF 2.2 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and	DTS/DPF 3.1 None are applicable.

garages, complements the heritage values of the Local Heritage Place.	
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line and does not dominate the Local Heritage Place or its setting.	DTS/DPF 3.2 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance 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	
<p>PO 8.1</p> <p>Development, including any associated driveways and access</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p>

tracks, minimises the need for earthworks to limit disturbance to natural topography.	<ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
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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 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

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
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> <div style="text-align: center; margin-top: 20px;"> </div>



PROJECT

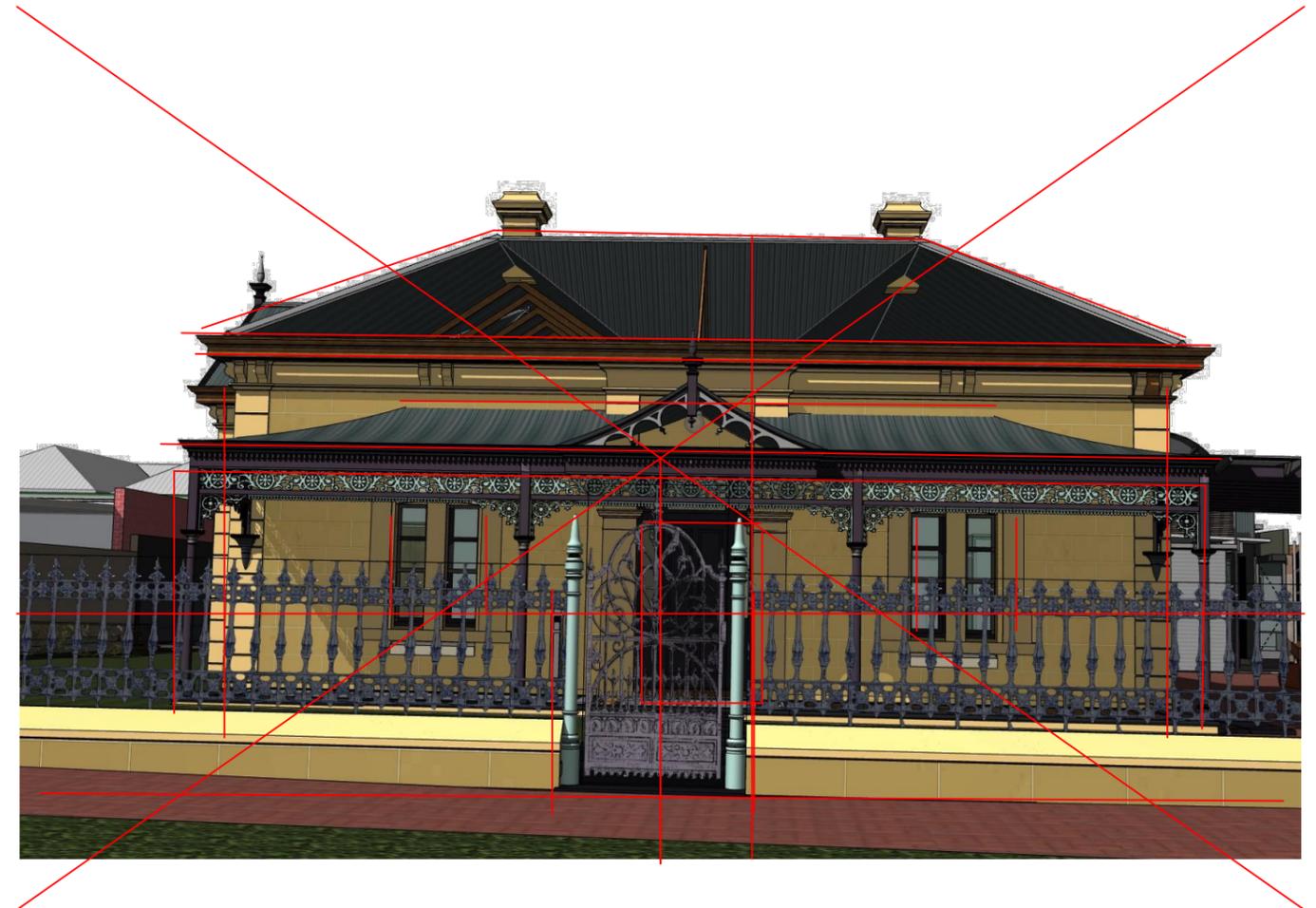
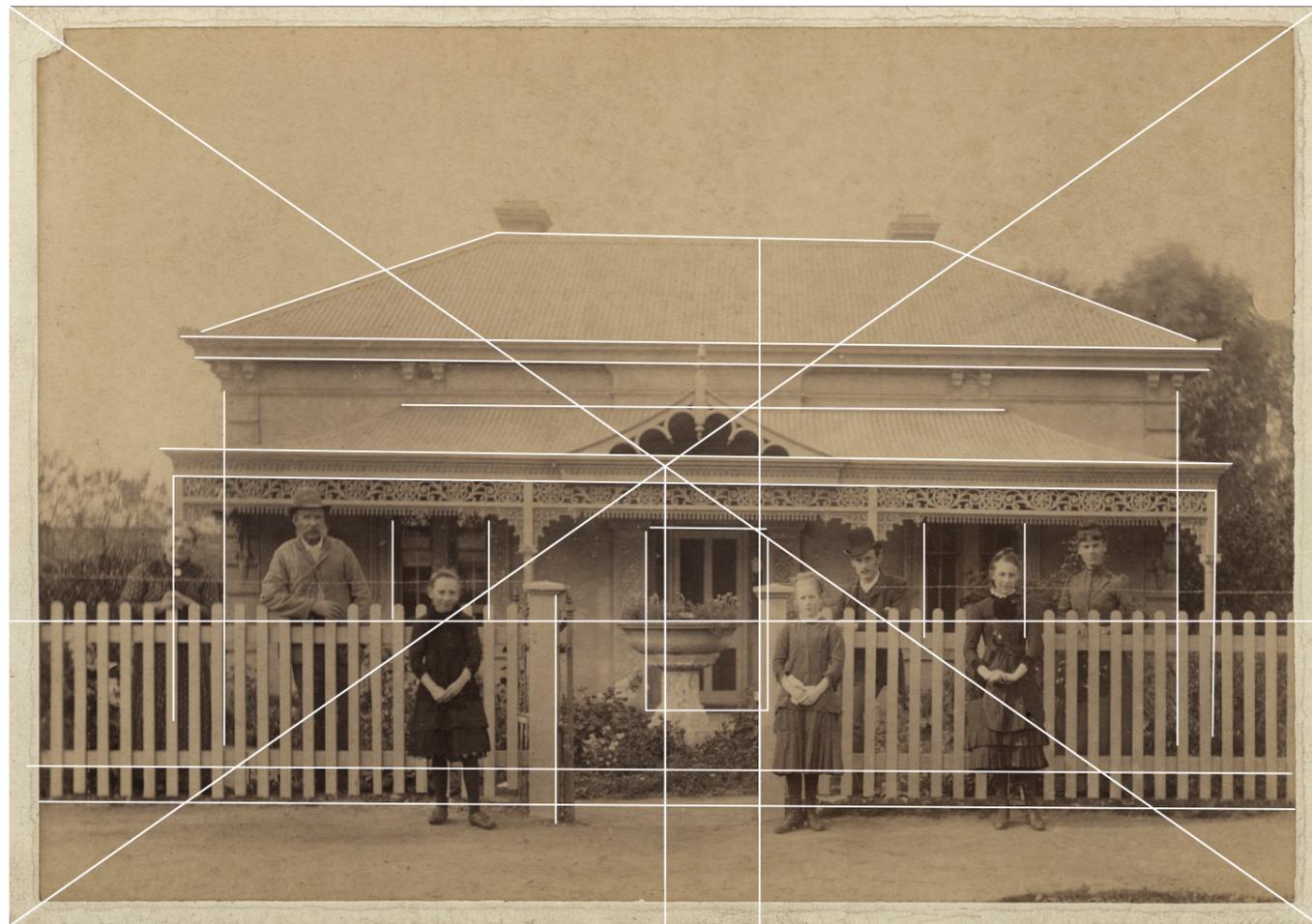
Proposed Alterations and Additions to existing Residence

AT

112 Osmond Terrace, Norwood

CLIENT

Robyn & Sandy Wilkinson





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drawing title:
3D PERSPECTIVE VIEW FROM NORTH WEST

issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
B	04/05/2022	GARAGE AMENDMENT
C	14/07/2022	UPPER WALL AMENDMENT

client:
Robyn & Sandy Wilkinson
project:
112 Osmond Tce.
Norwood

date: 14/7/2022 scale: 1:2.09, 1:220
drawn by: SD, KM checked by: AW
drawing number: A003 of 24

276WIL/A003

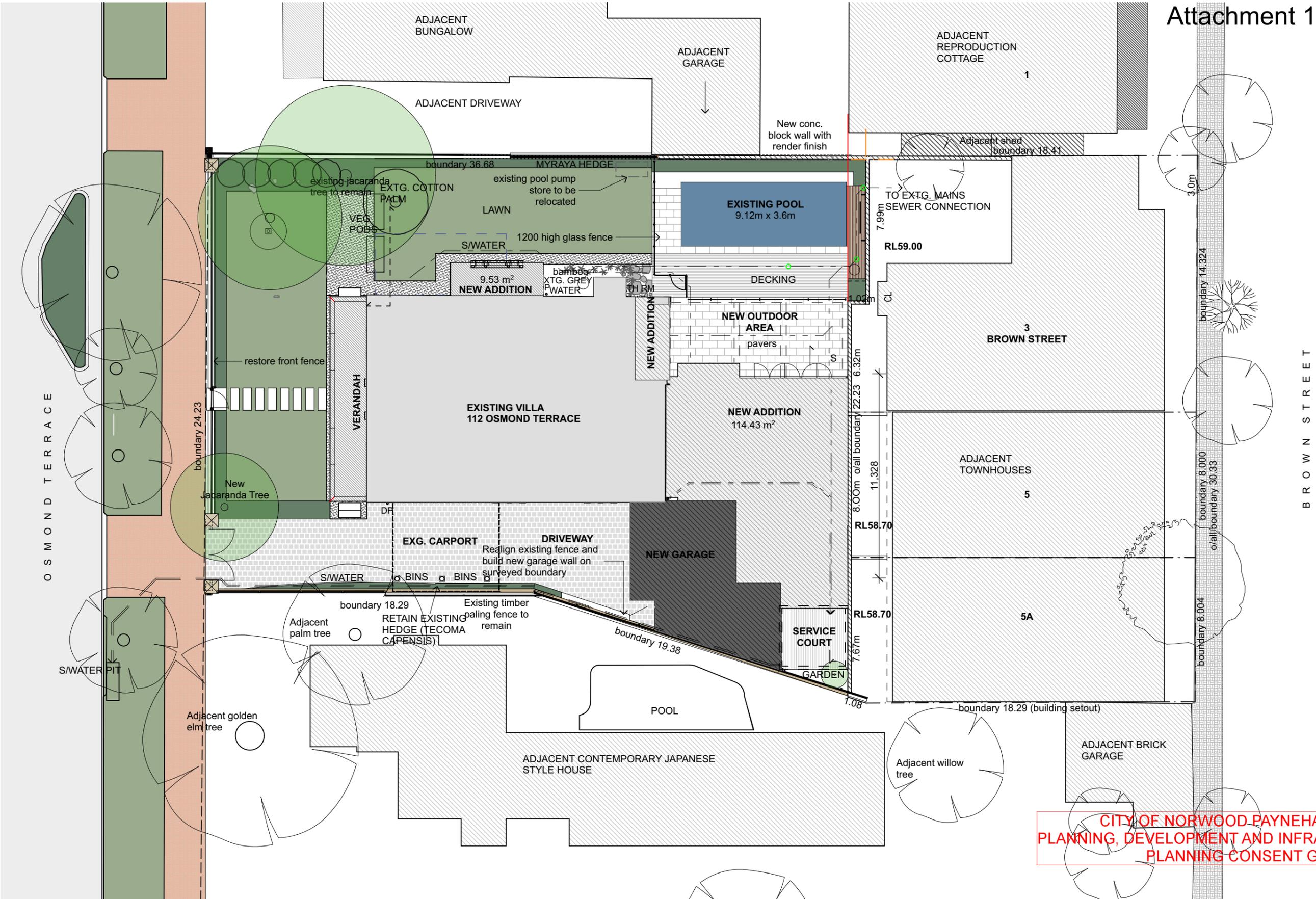
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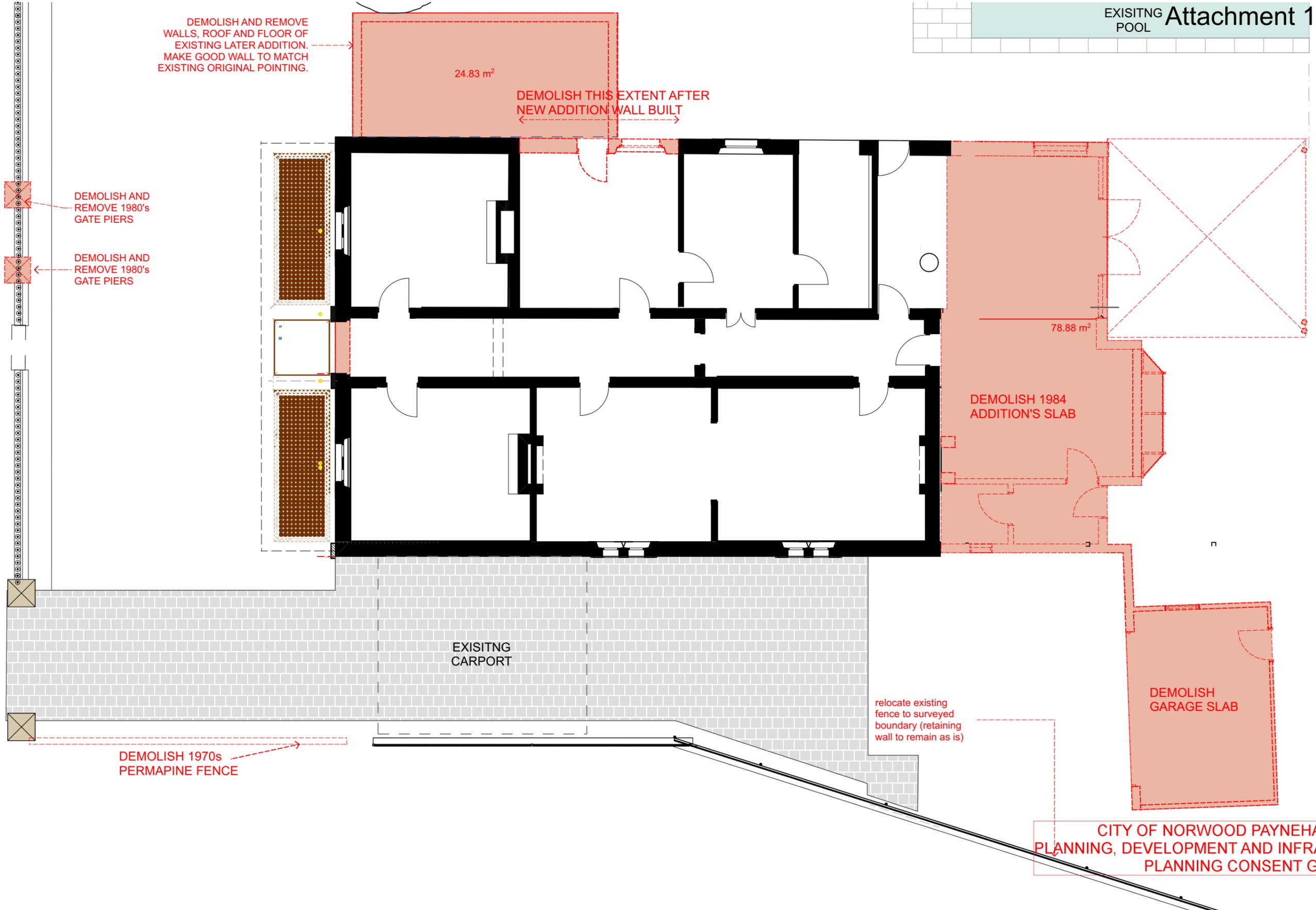
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client:
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project:
112 Osmond Tce.
Norwood

date: 14/7/2022 scale: 1:100
drawn by: SD, KM checked by: AW
drawing number: A101 of 24

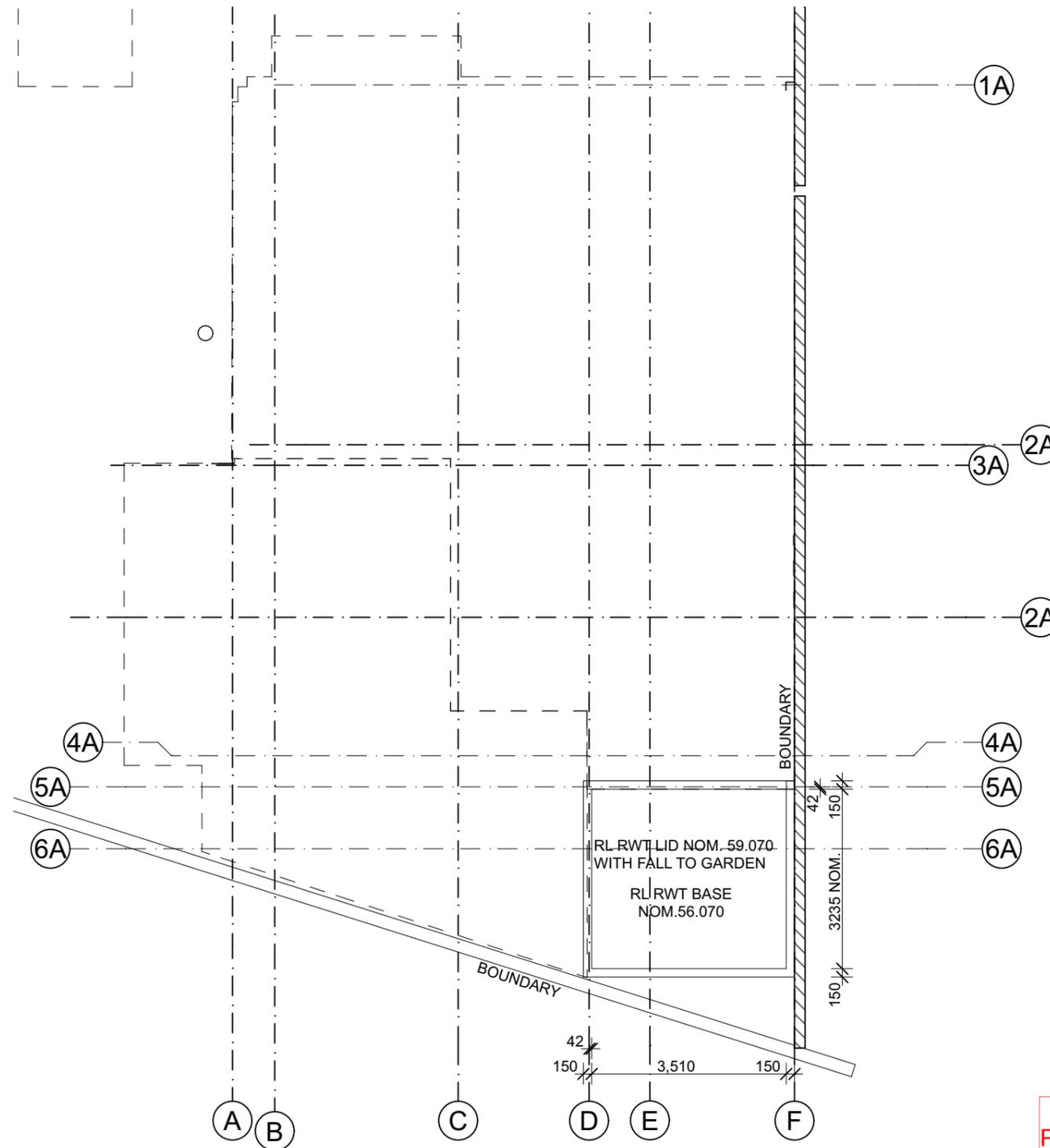
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UNDERGROUND RWT PLAN

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Robyn & Sandy Wilkinson

project:
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Norwood**

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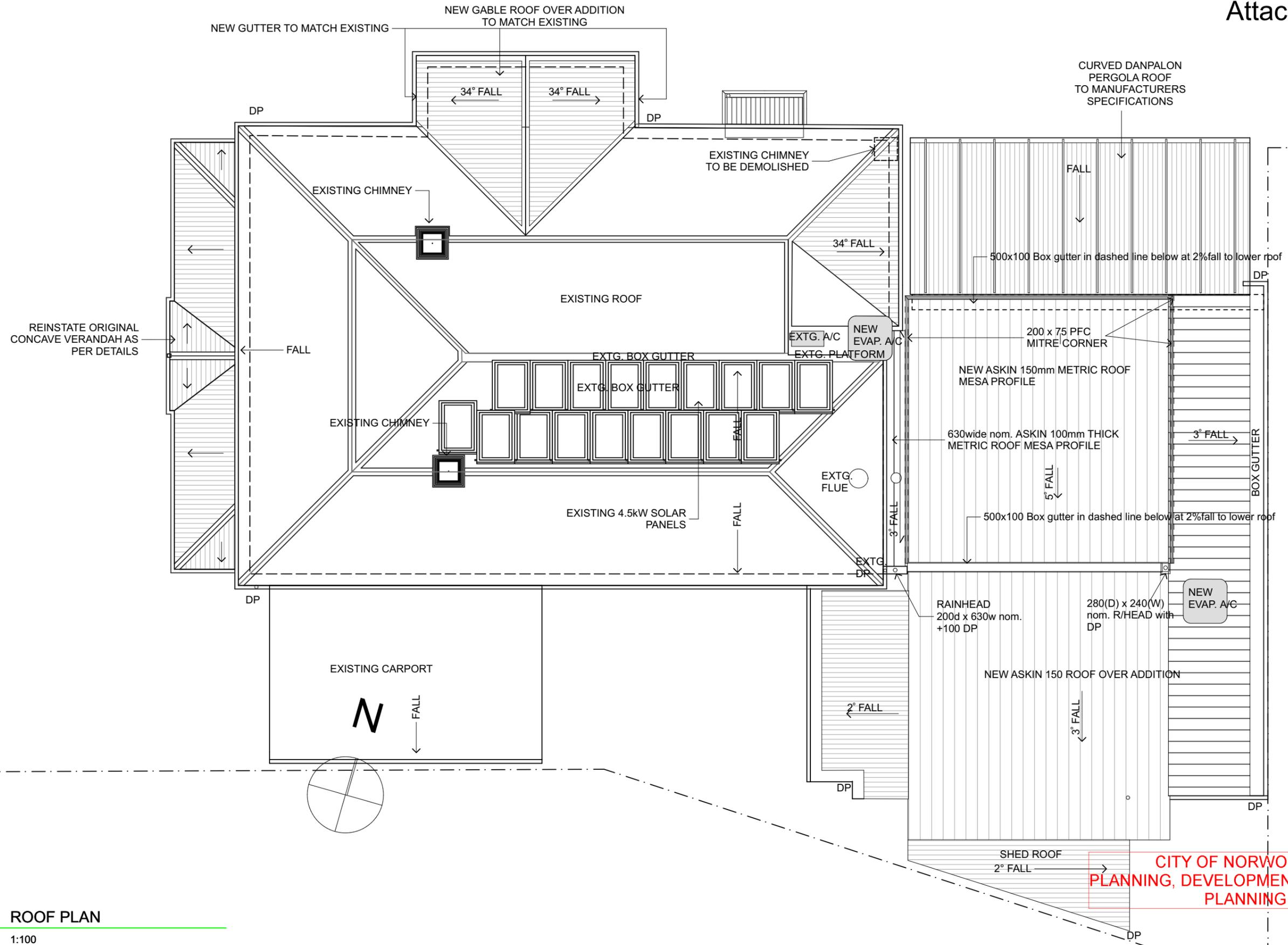
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ROOF PLAN
1:100



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ROOF PLAN

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client:
Robyn & Sandy Wilkinson

project:
**112 Osmond Tce.
Norwood**

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drawing number: **A105 of 24**

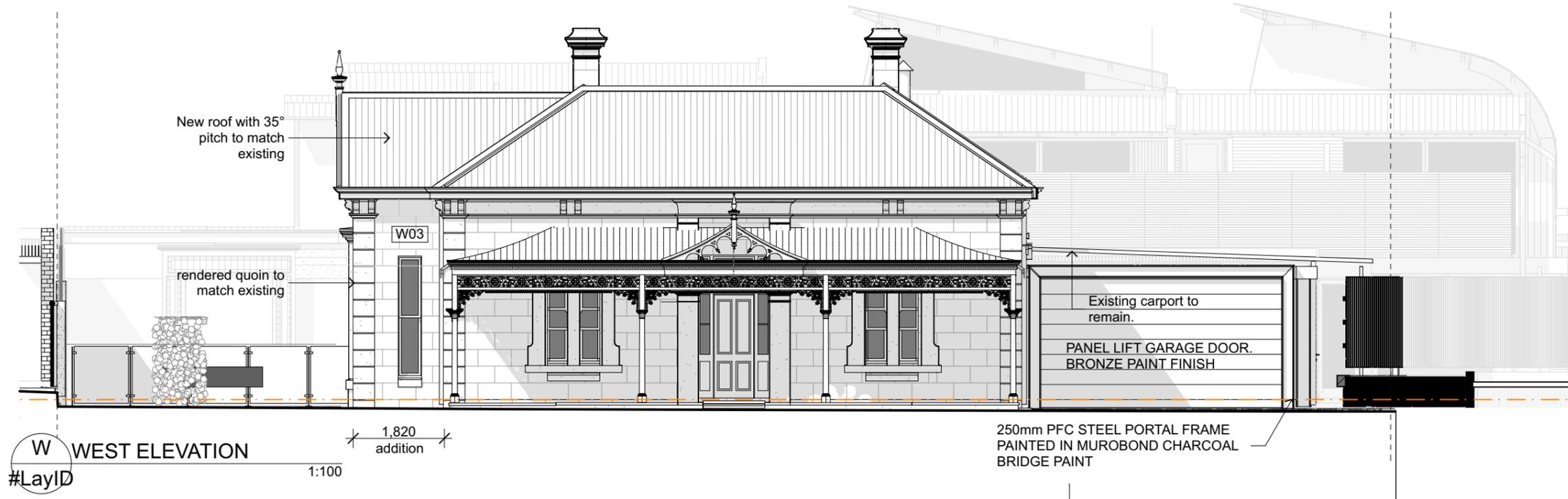
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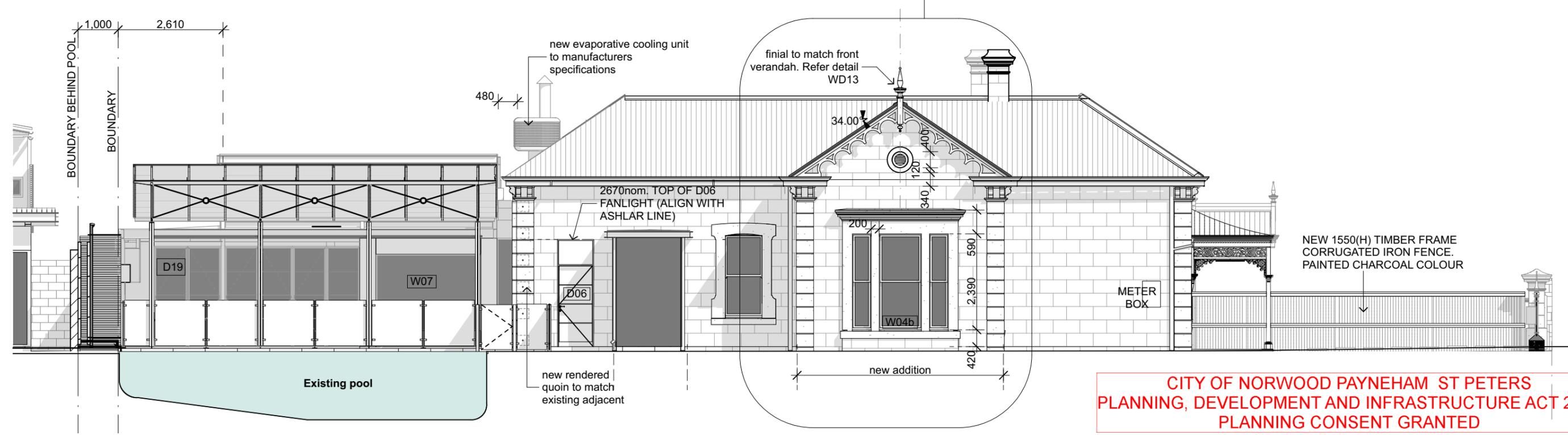
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W WEST ELEVATION
#LayID 1:100



N NORTH ELEVATION
#LayID 1:100

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drawing title:
ELEVATIONS

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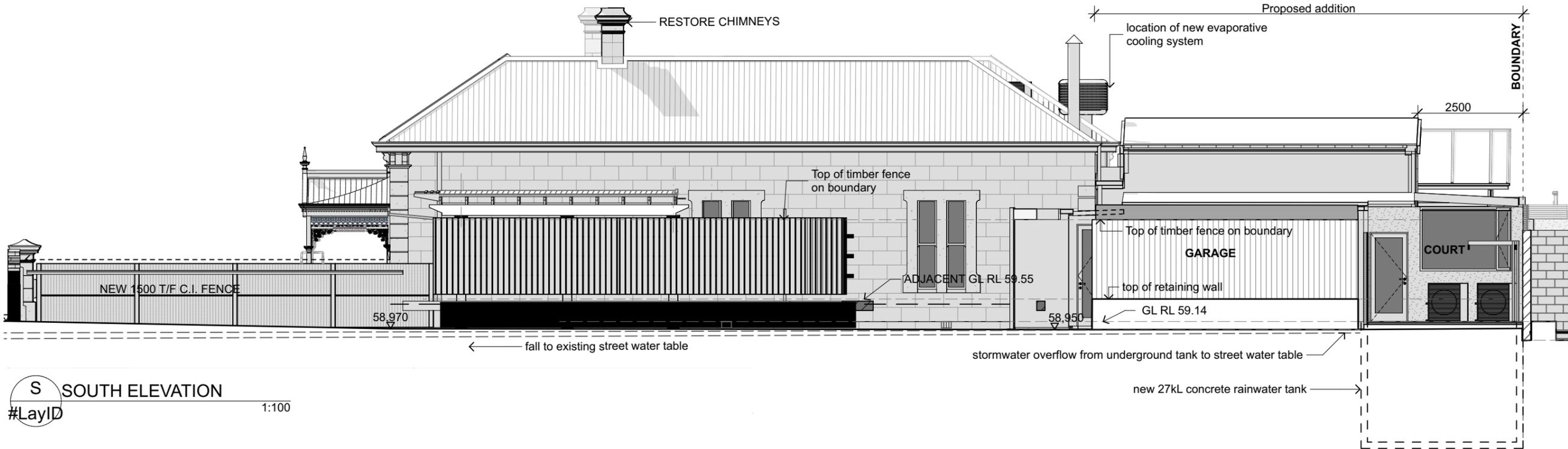
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project:
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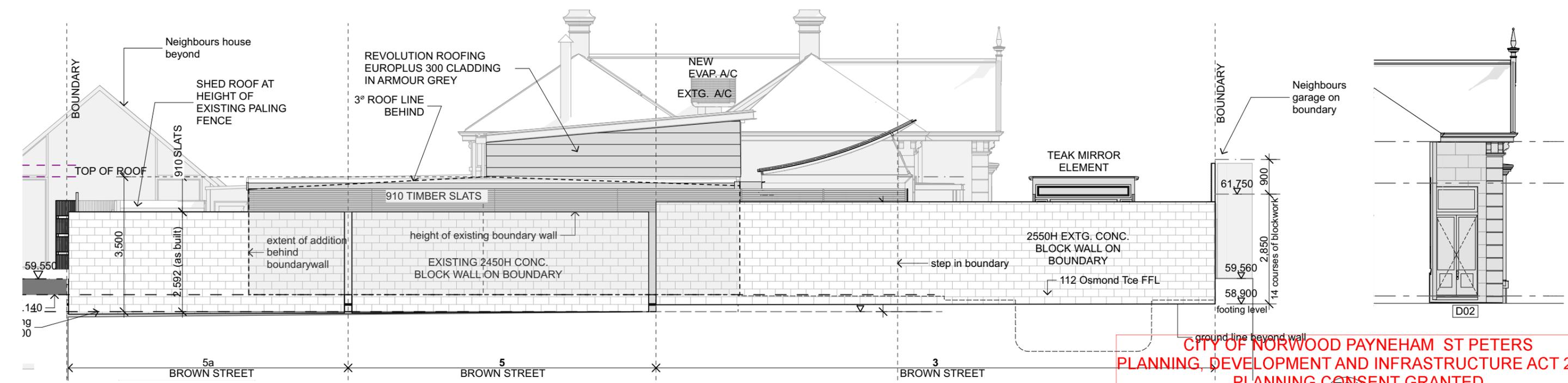
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drawing number: A200 of 24

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S SOUTH ELEVATION
#LayID 1:100



E EAST ELEVATION
#LayID 1:100

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E01 Part elevation
#LayID 1:100

drawing title:
ELEVATIONS

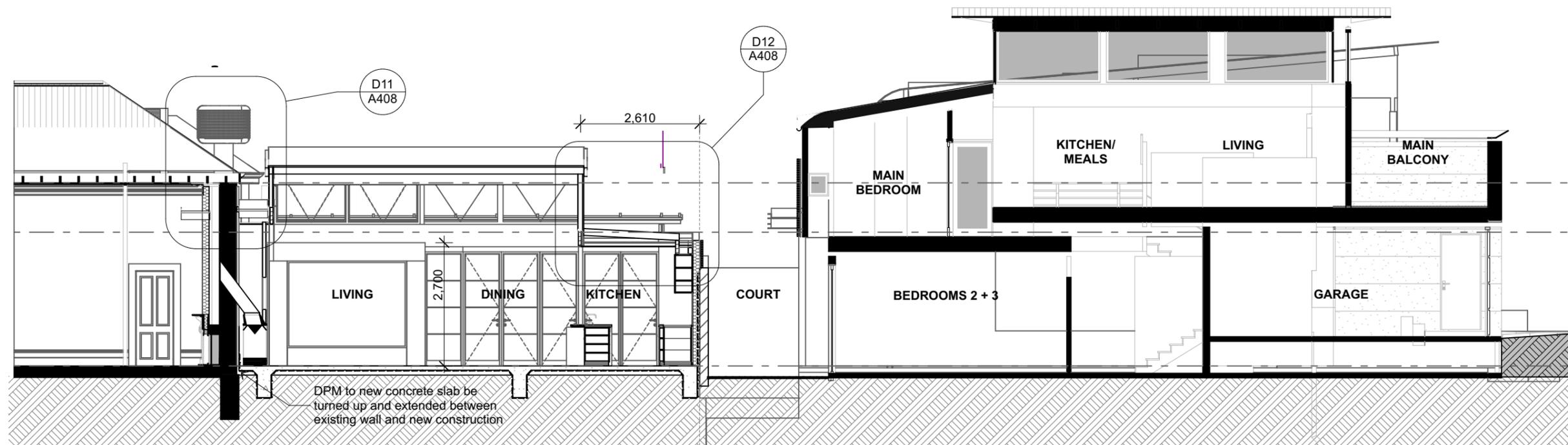
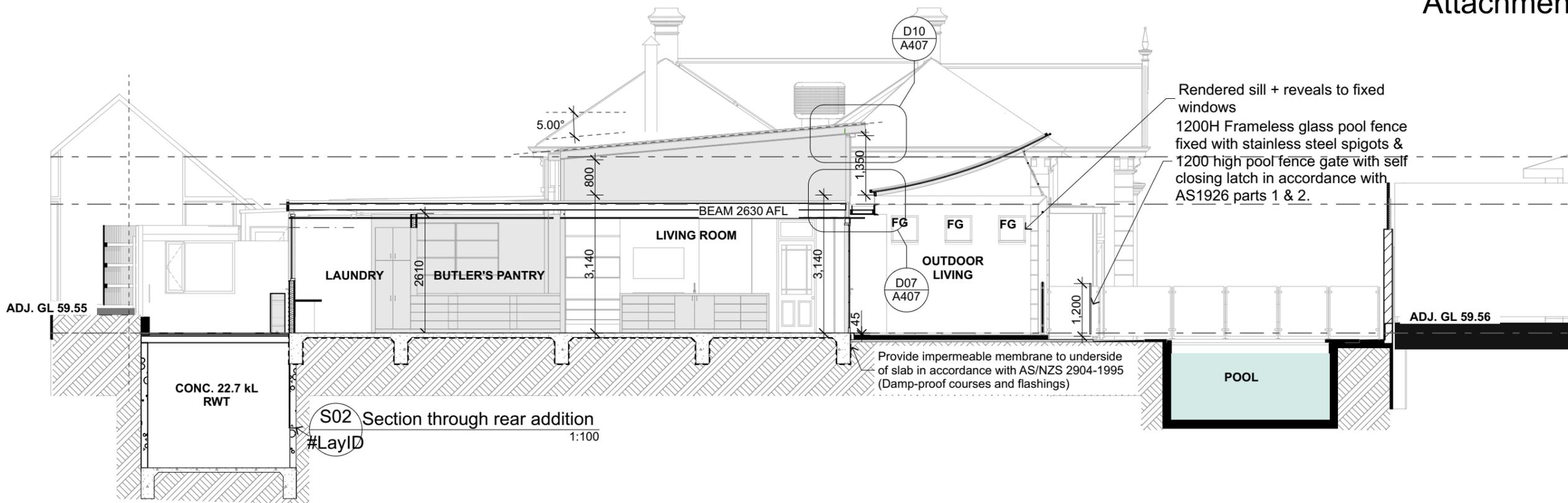
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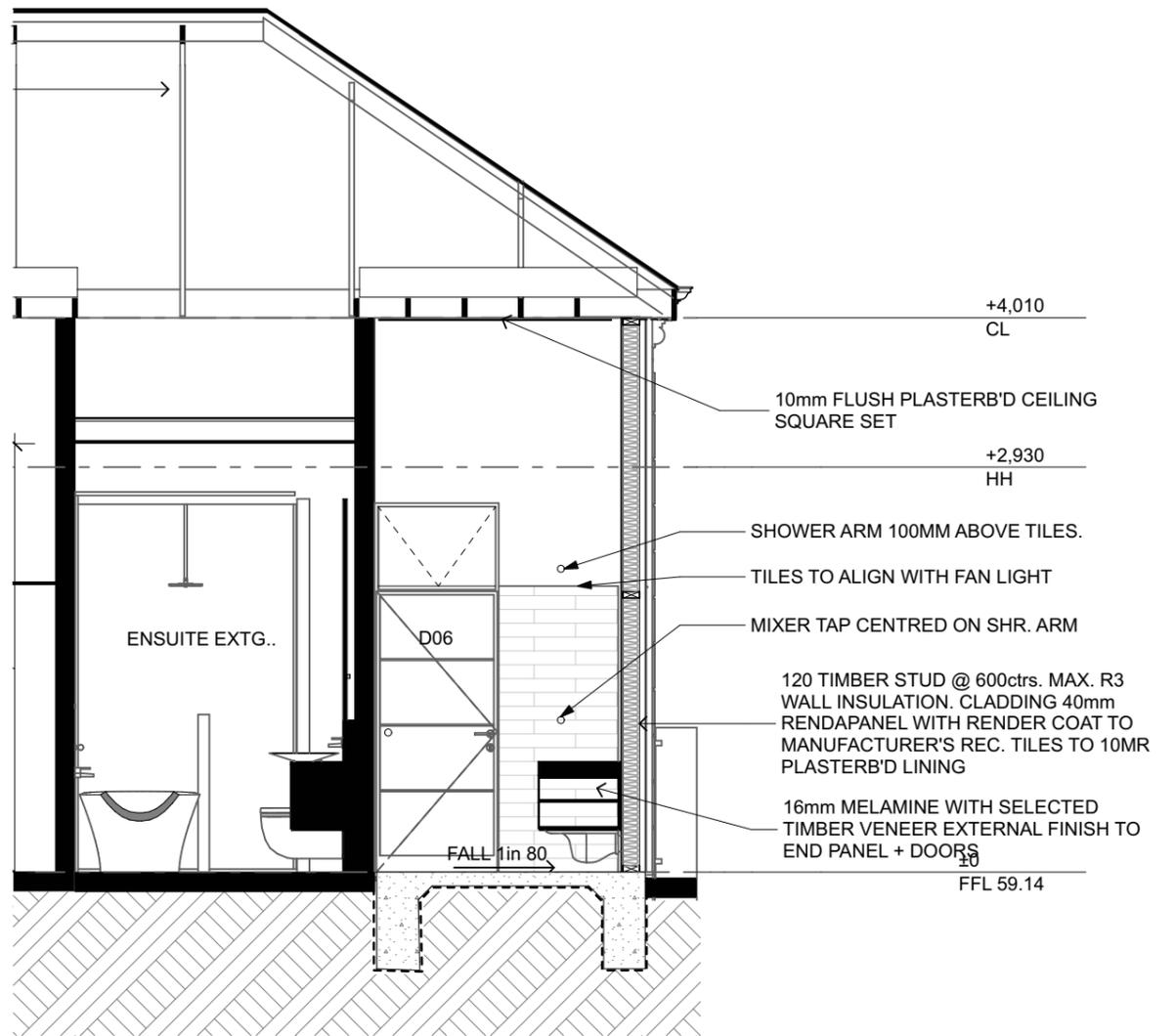
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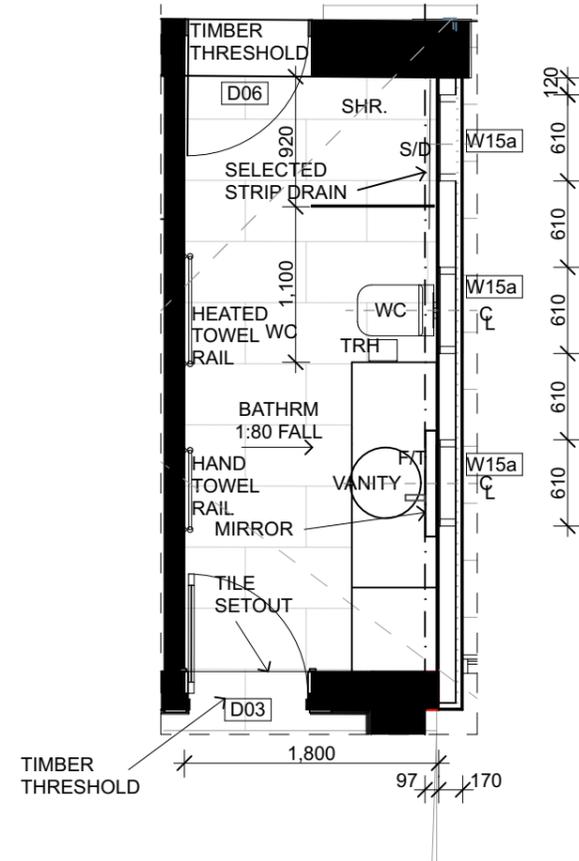
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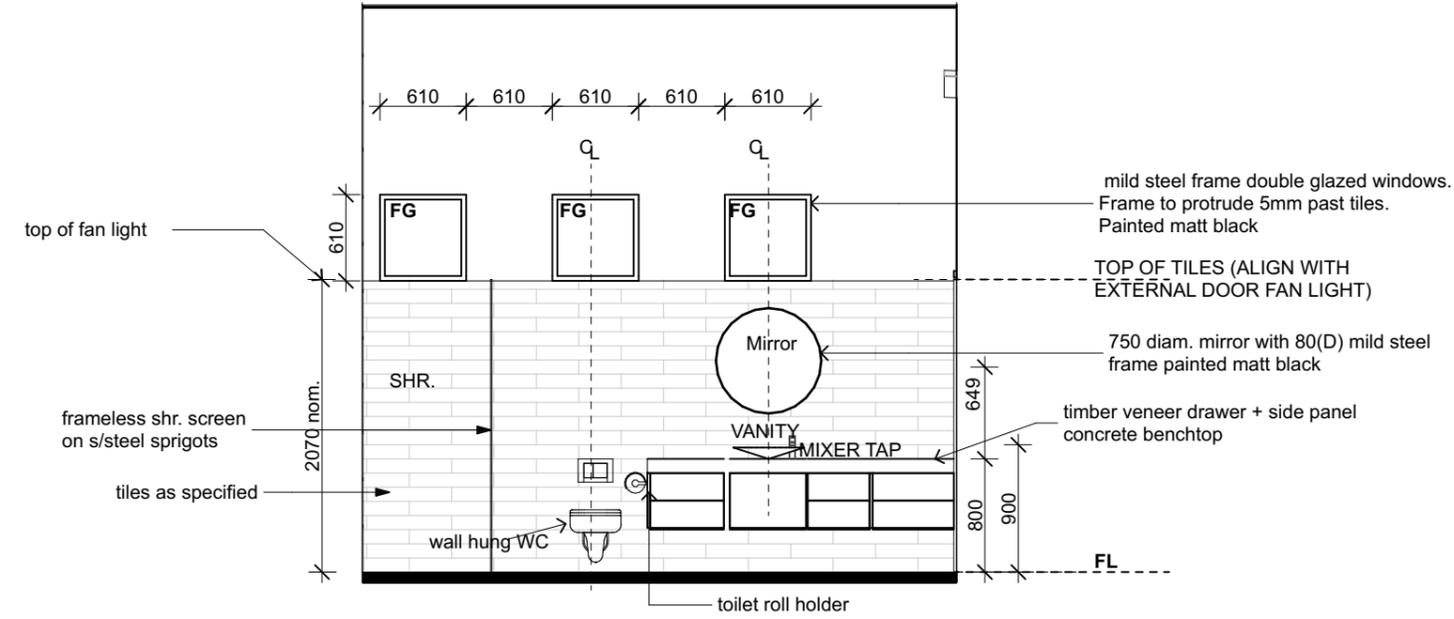
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E3 BATHROOM SECTION 1:50
A712.1, 2.11



Detail12 BATHRM PLAN 1:50 1:50
A104, A702, A705



E BATHROOM EAST ELEVATION 1:50
CITY OF NORWOOD PAYNEHAM ST PETERS PLANNING DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PLANNING CONSENT GRANTED



drawing title:
SECTION

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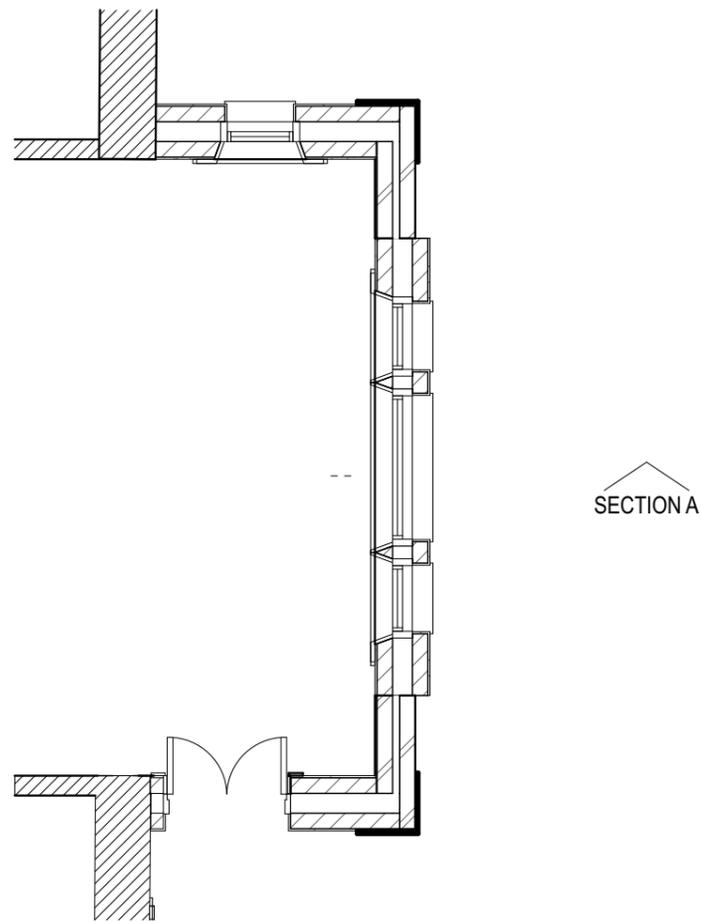
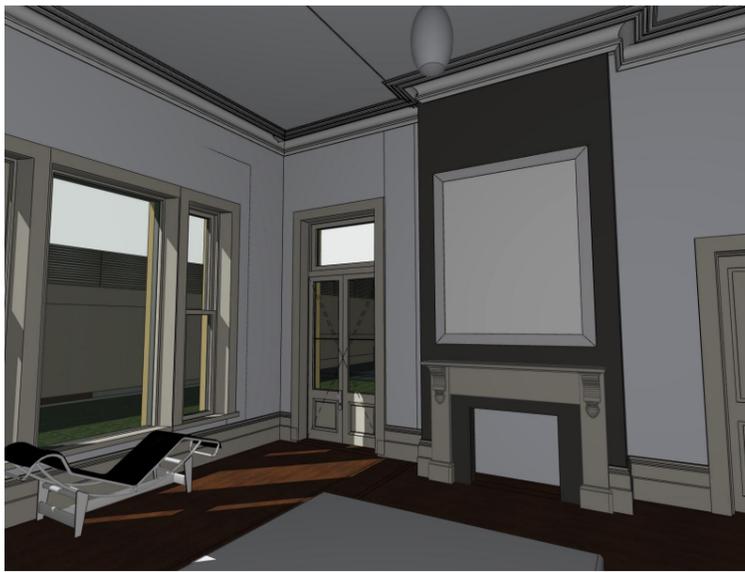
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project:
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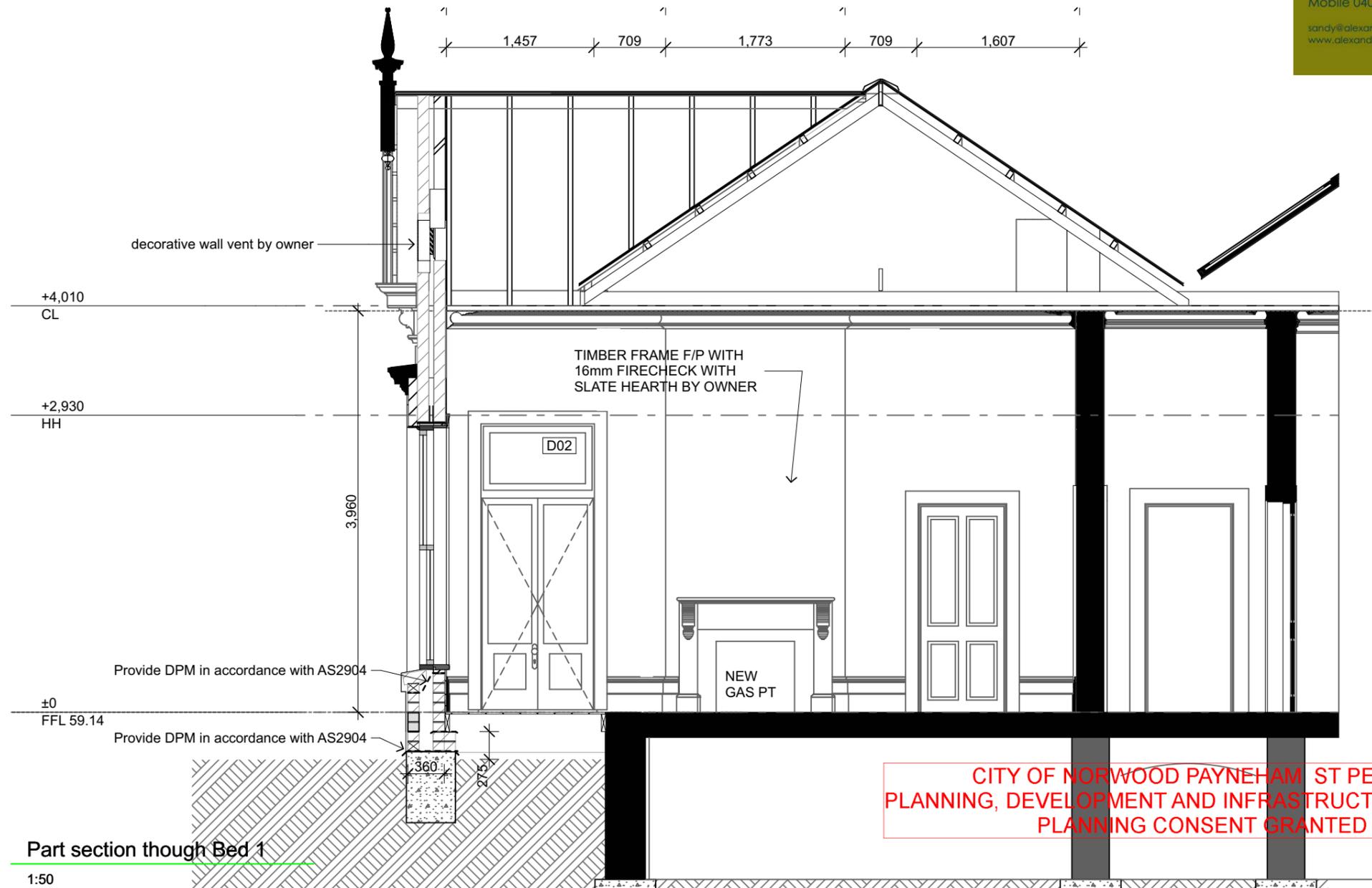
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276WIL/A301



Detail - BEDROOM

1:50



Part section through Bed 1

1:50

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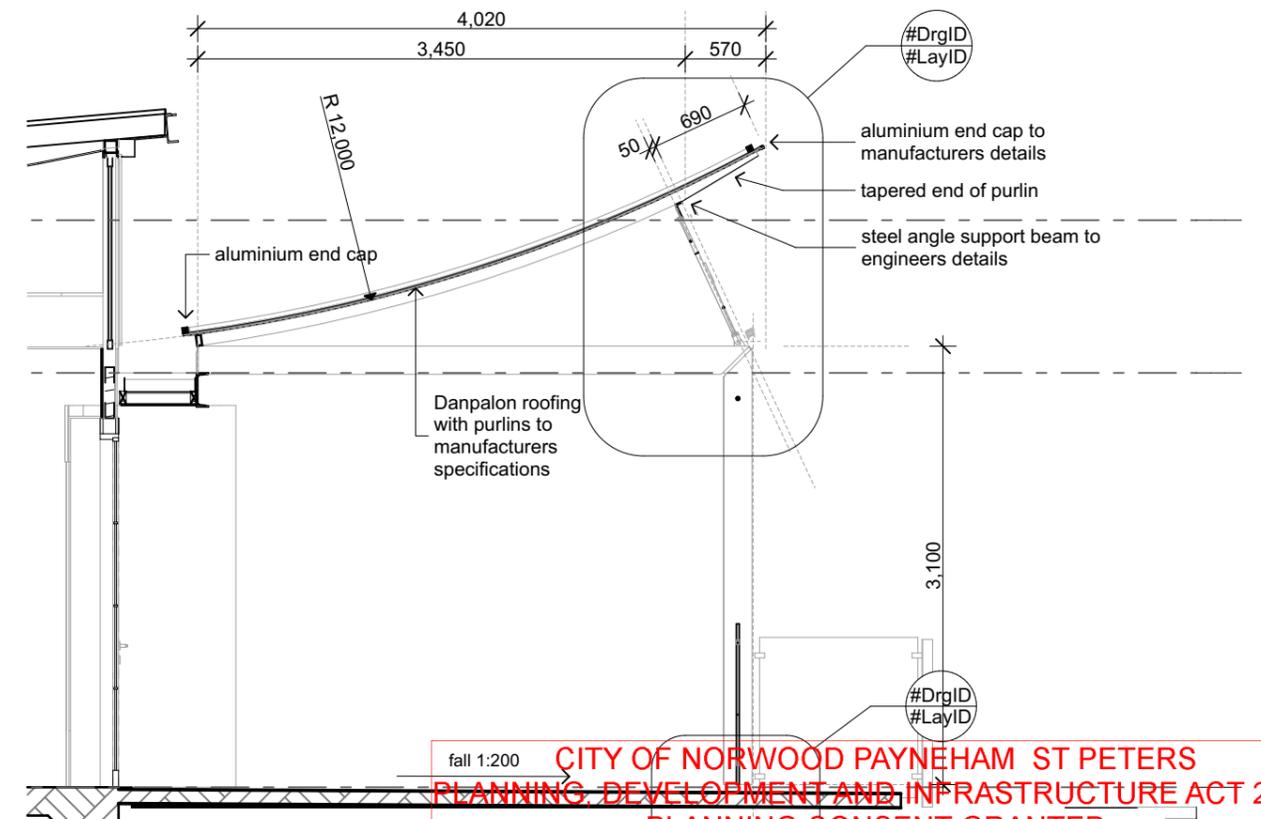
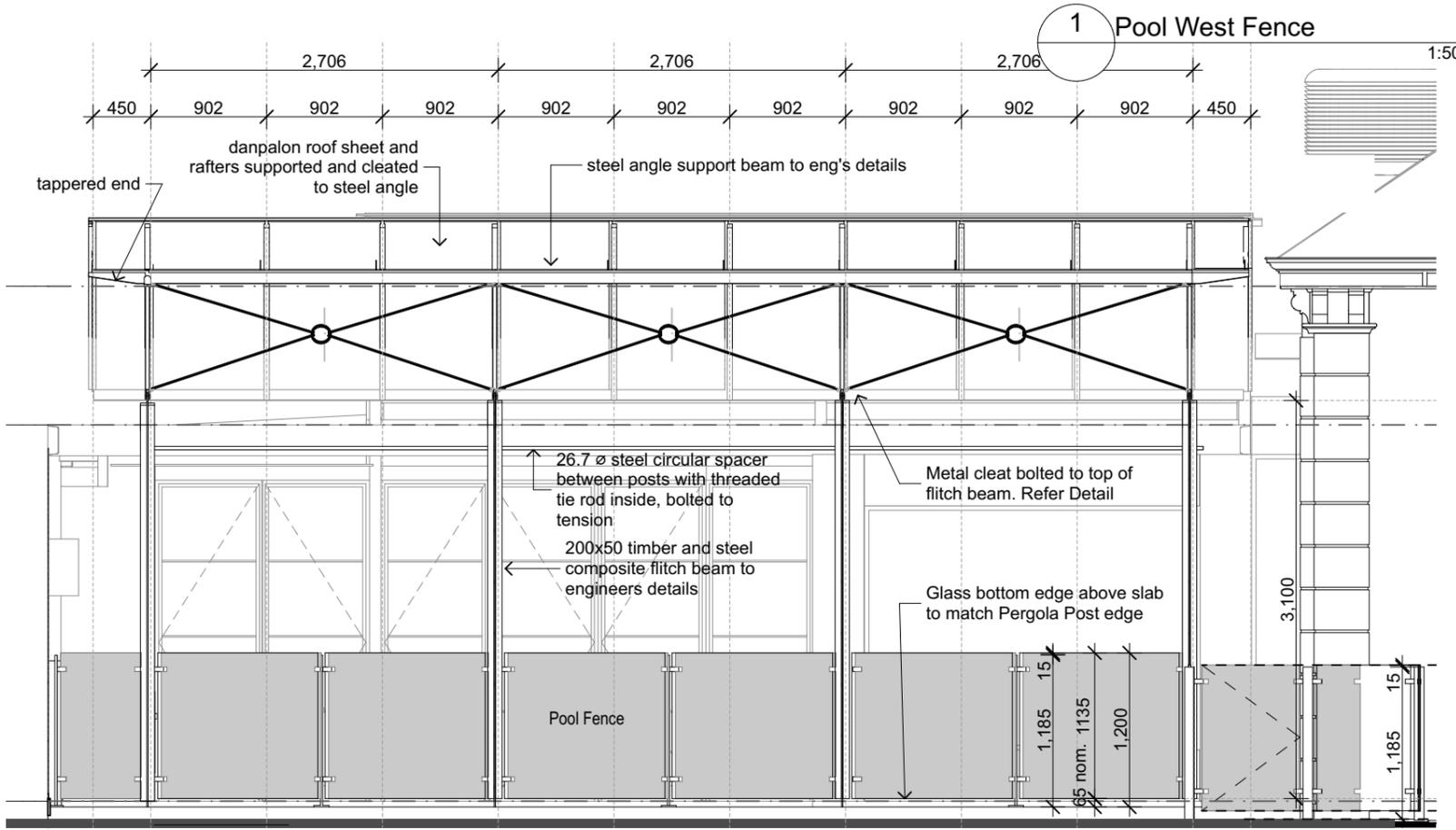
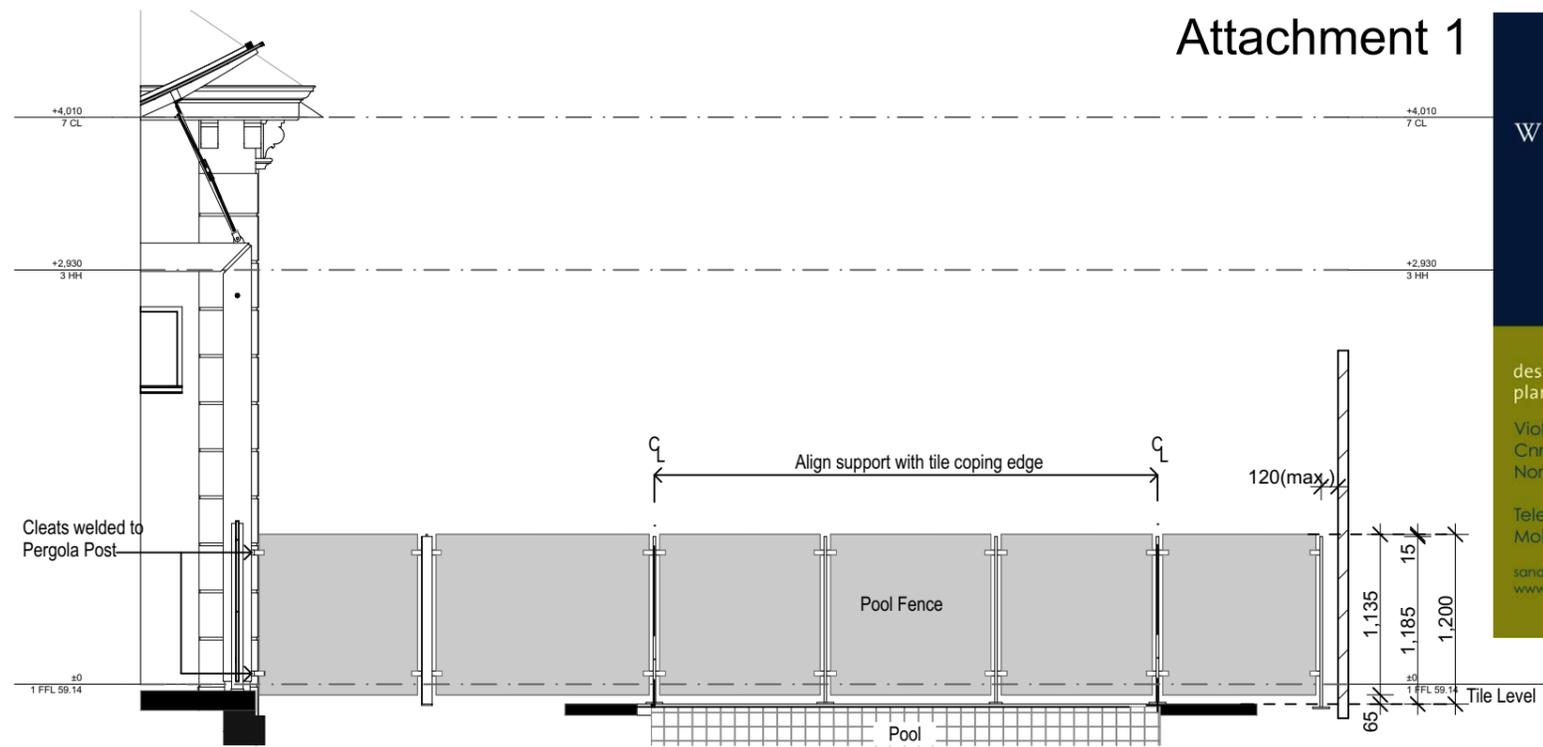
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N2 PERGOLA
712.1 1:50

S09 Section through rear addition
A712.1 1:50

drawing title:
PERGOLA - DETAILS



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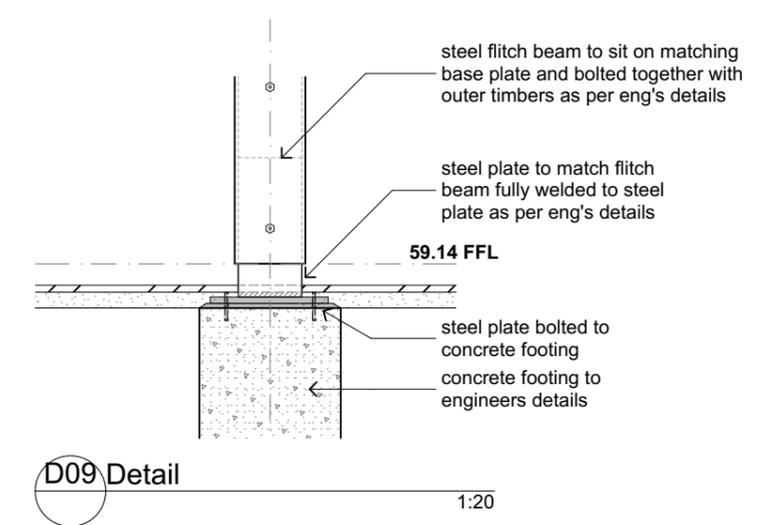
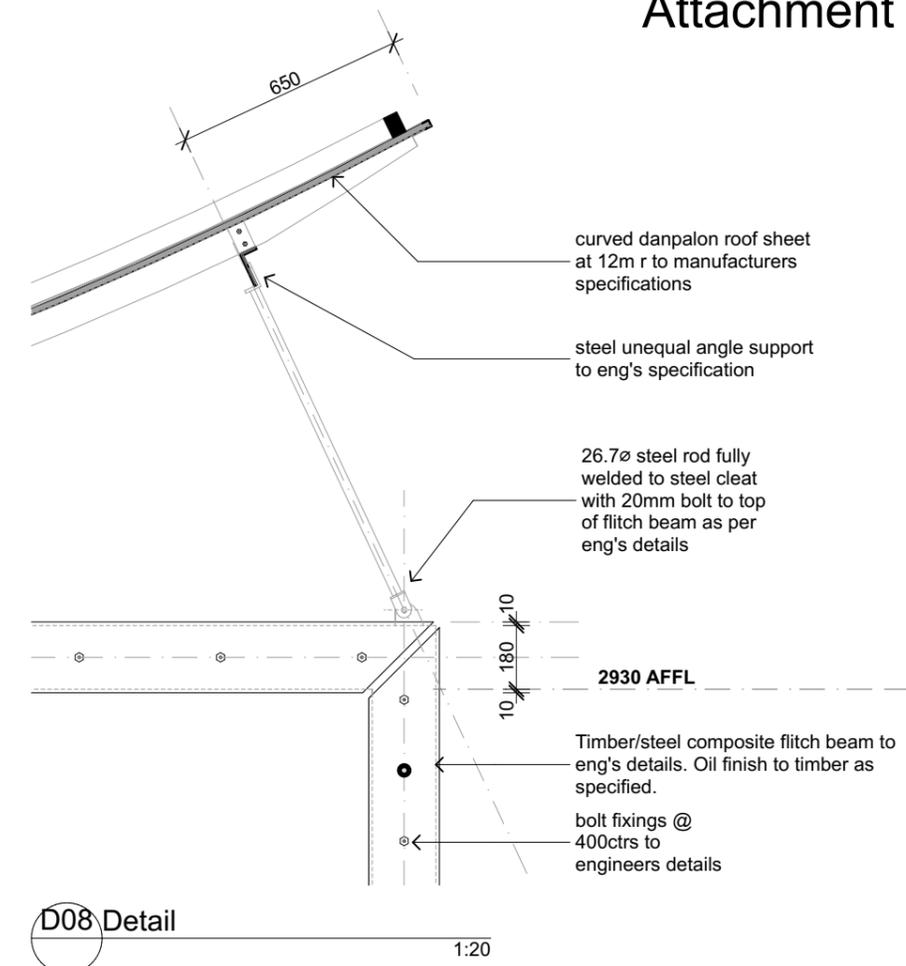
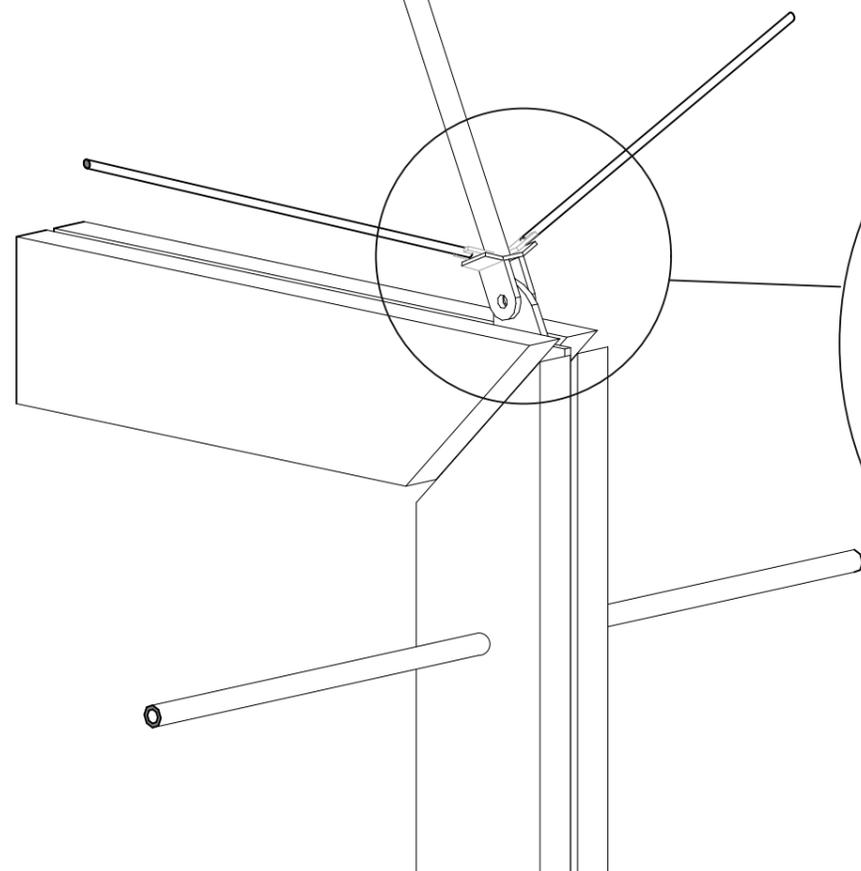
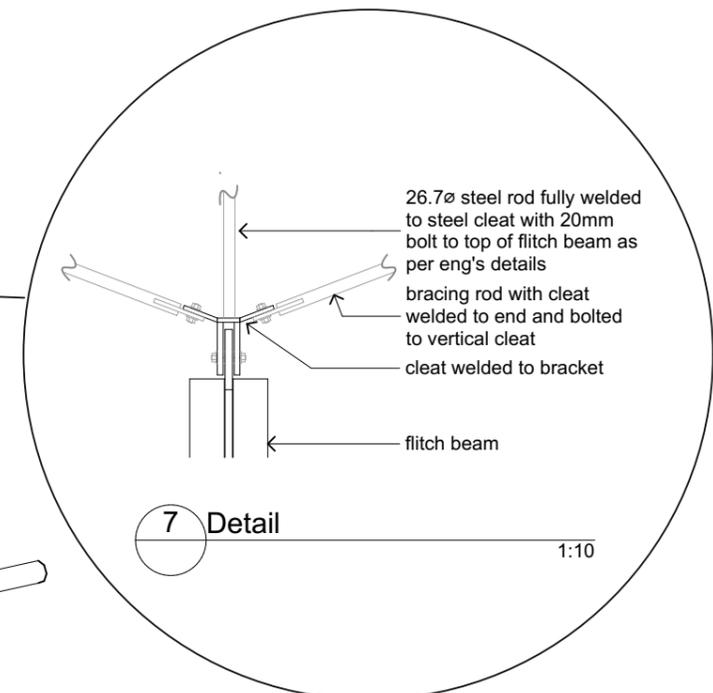
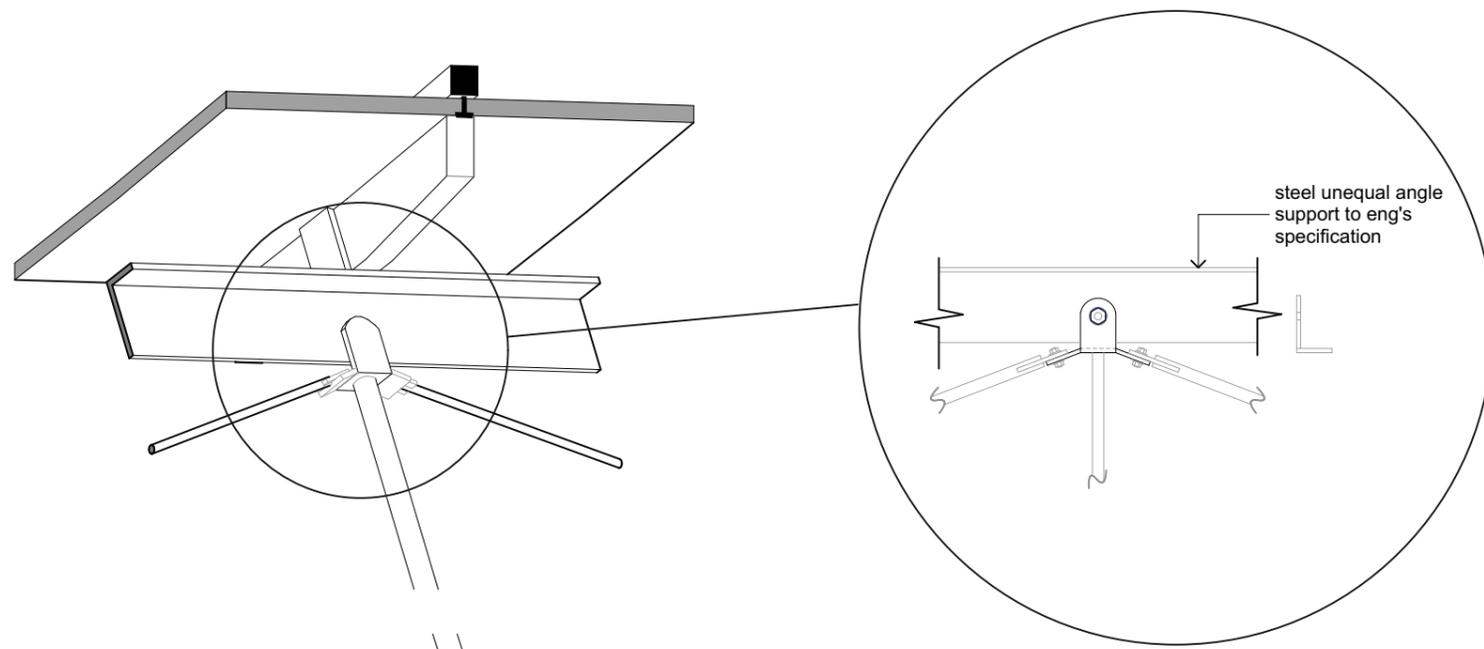
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Robyn & Sandy Wilkinson

project:
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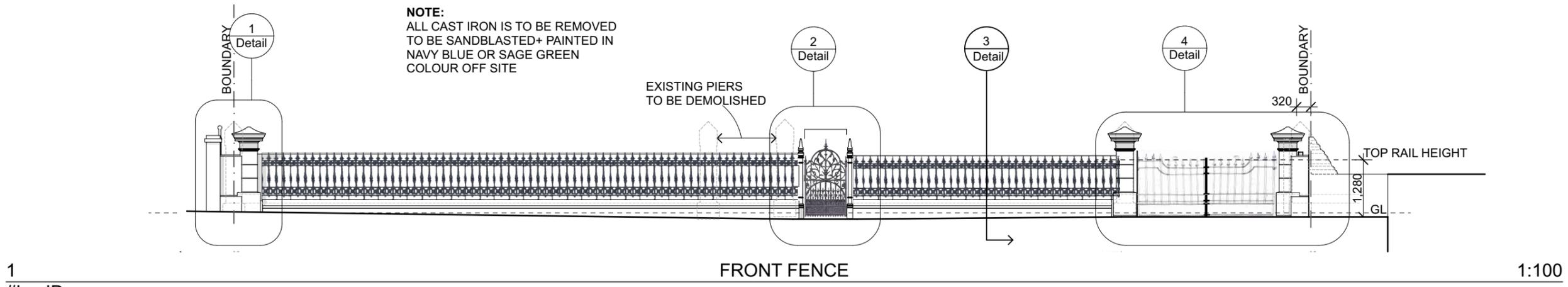
issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
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drawn by: **SD, KM** checked by: **AW**
drawing number: **A402 of 24**

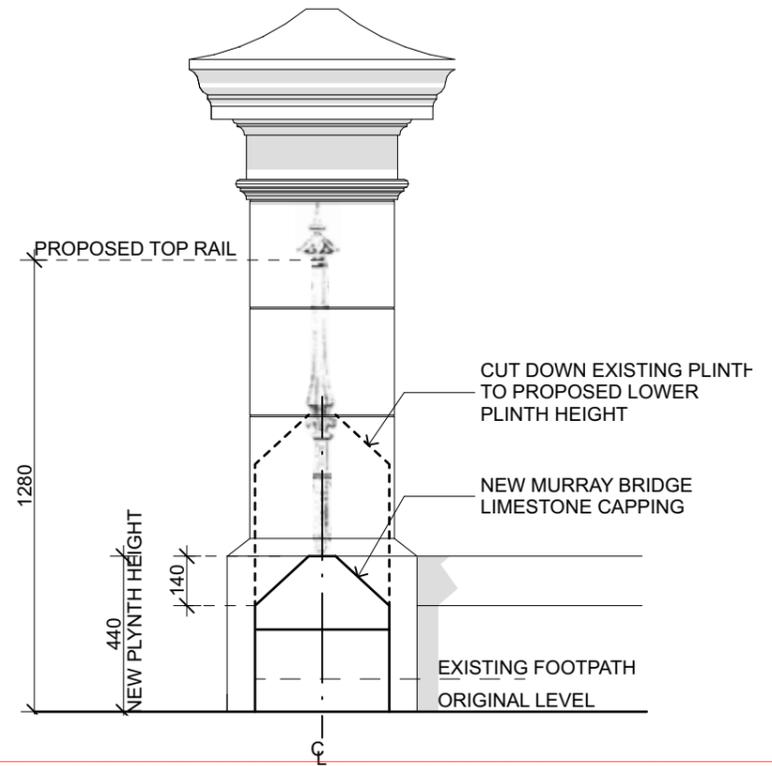
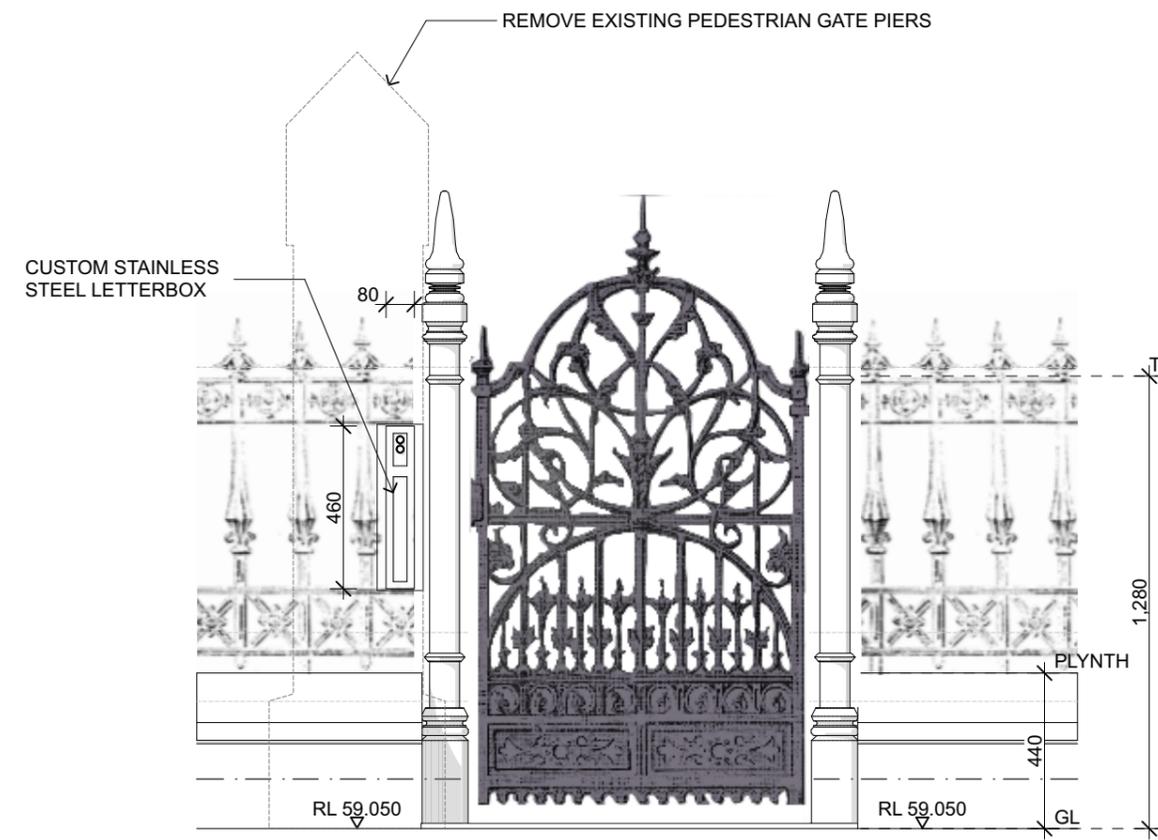
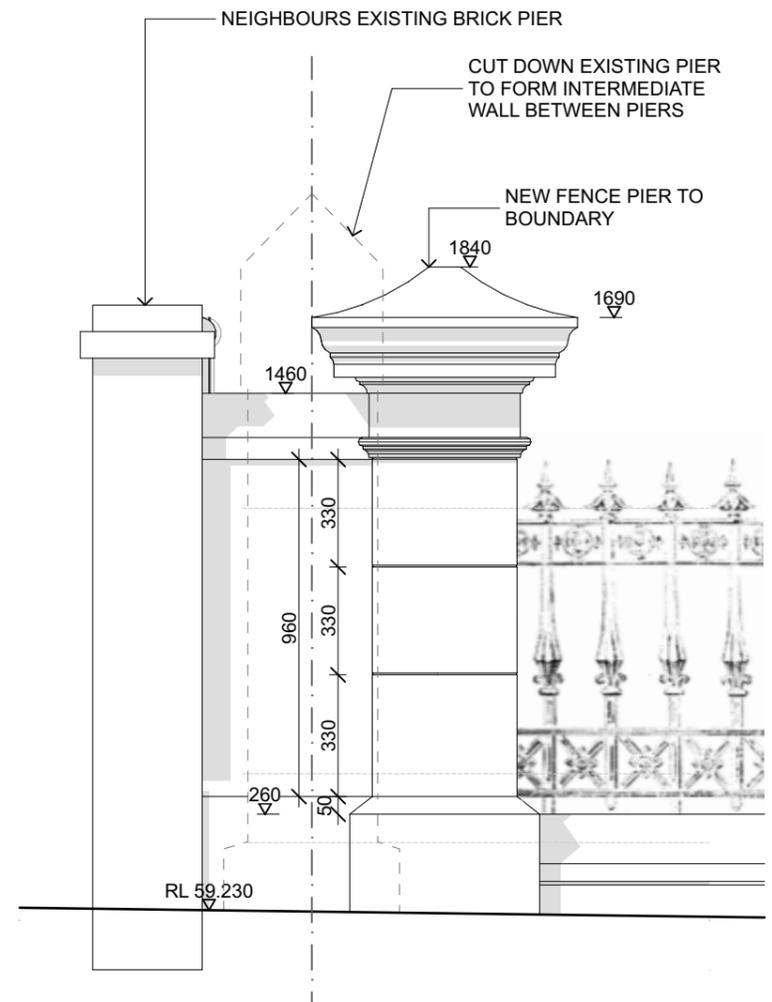
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1
#LayID



1 FENCE DETAIL AT EAST BOUNDARY
1:20

2 PEDESTRIAN GATE DETAIL
1:20

CITY OF NORWOOD PAYNEHAM ST PETERS
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FENCE SECTION
1:20
A4



drawing title:
FRONT FENCE

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Robyn & Sandy Wilkinson
project:
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Norwood

date: 14/7/2022 scale: 1:20, 1:100
drawn by: SD, KM checked by: AW
drawing number: A409 of 24

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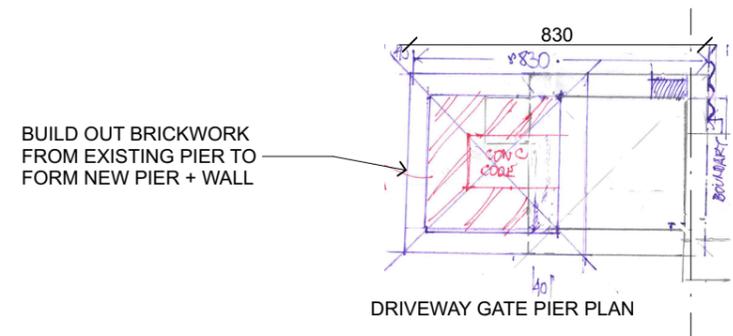
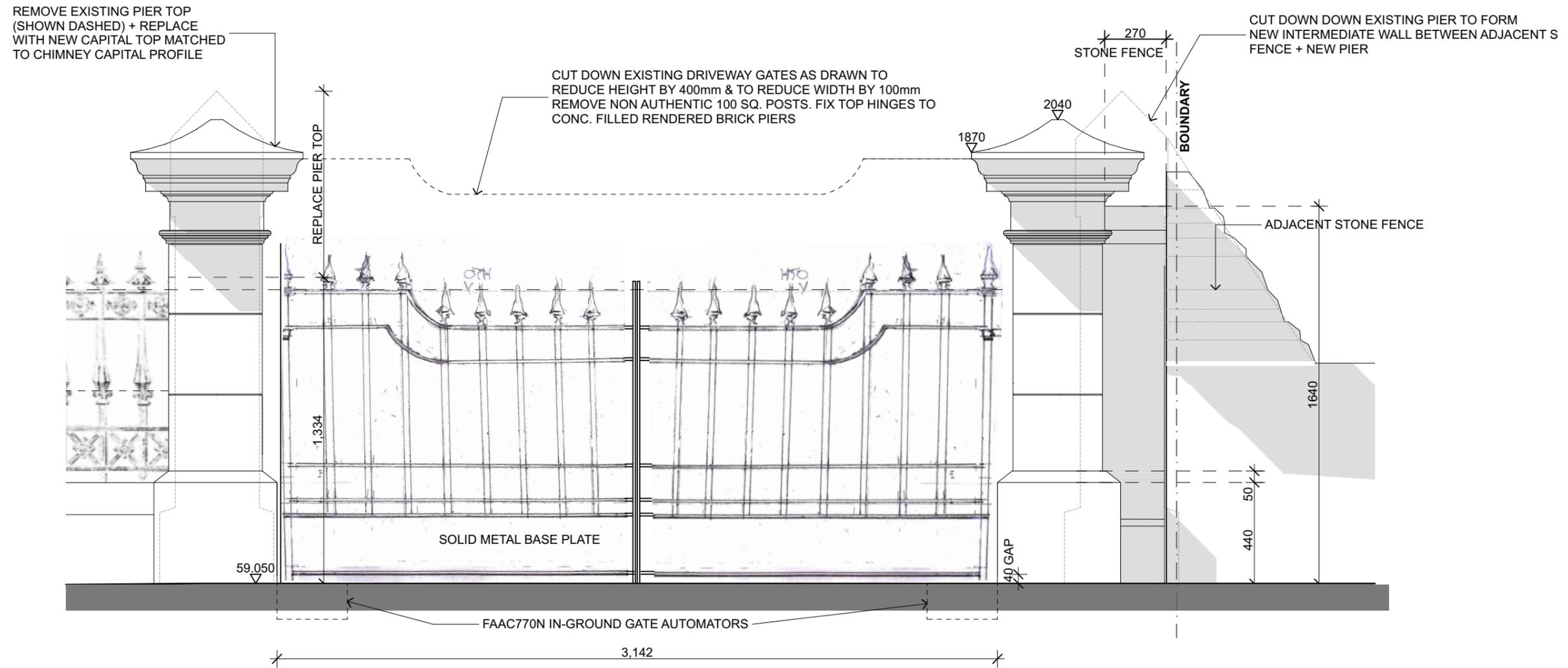
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4 Detail
1:20



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FRONT DRIVEWAY GATE

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drawing number: A412 of 24

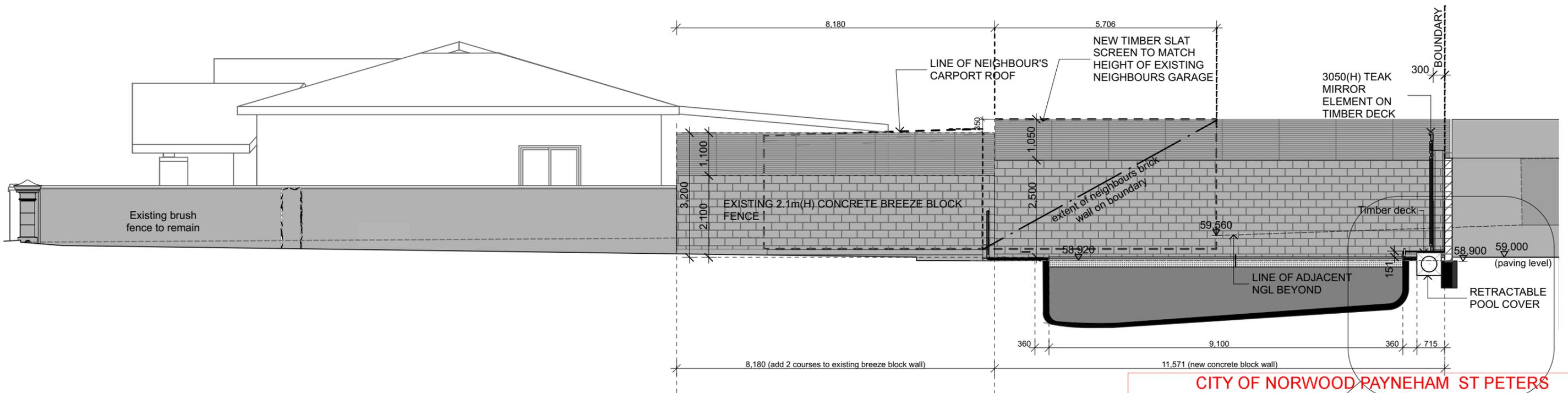
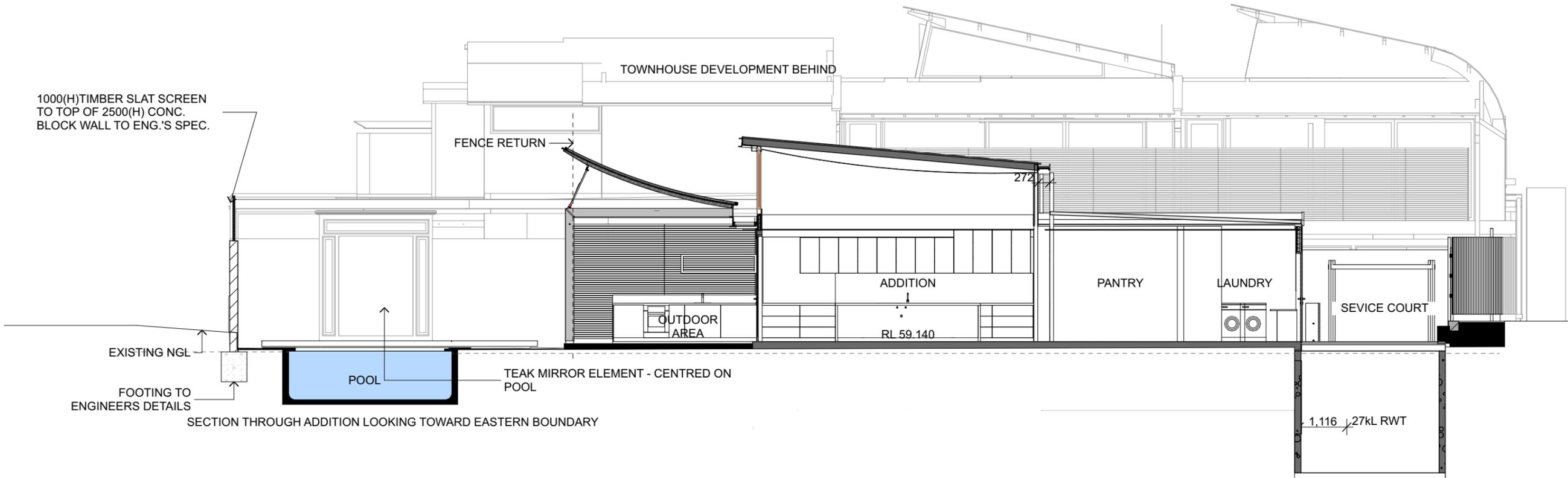
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ELEVATION -NORTHERN SIDE FENCE

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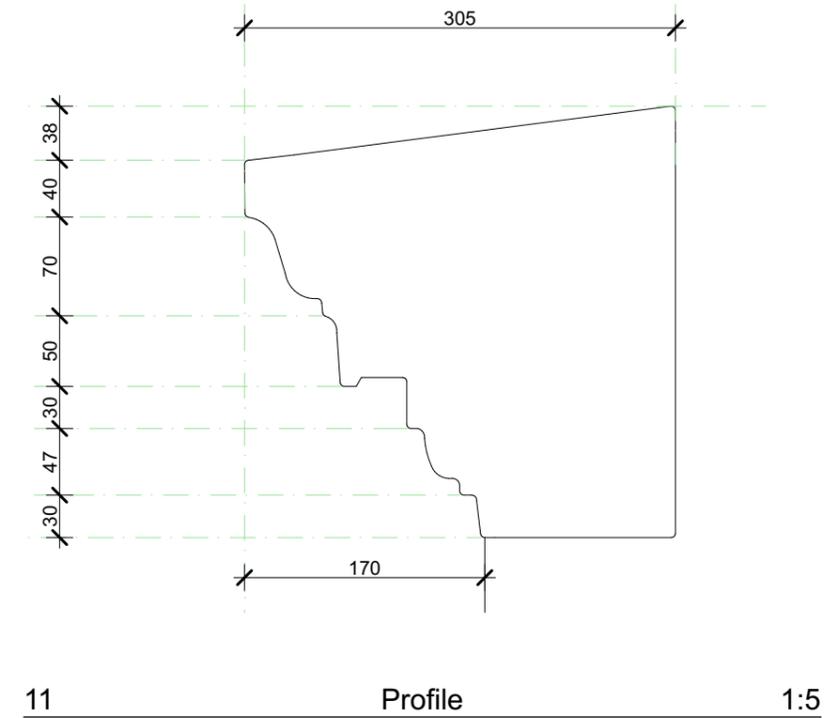
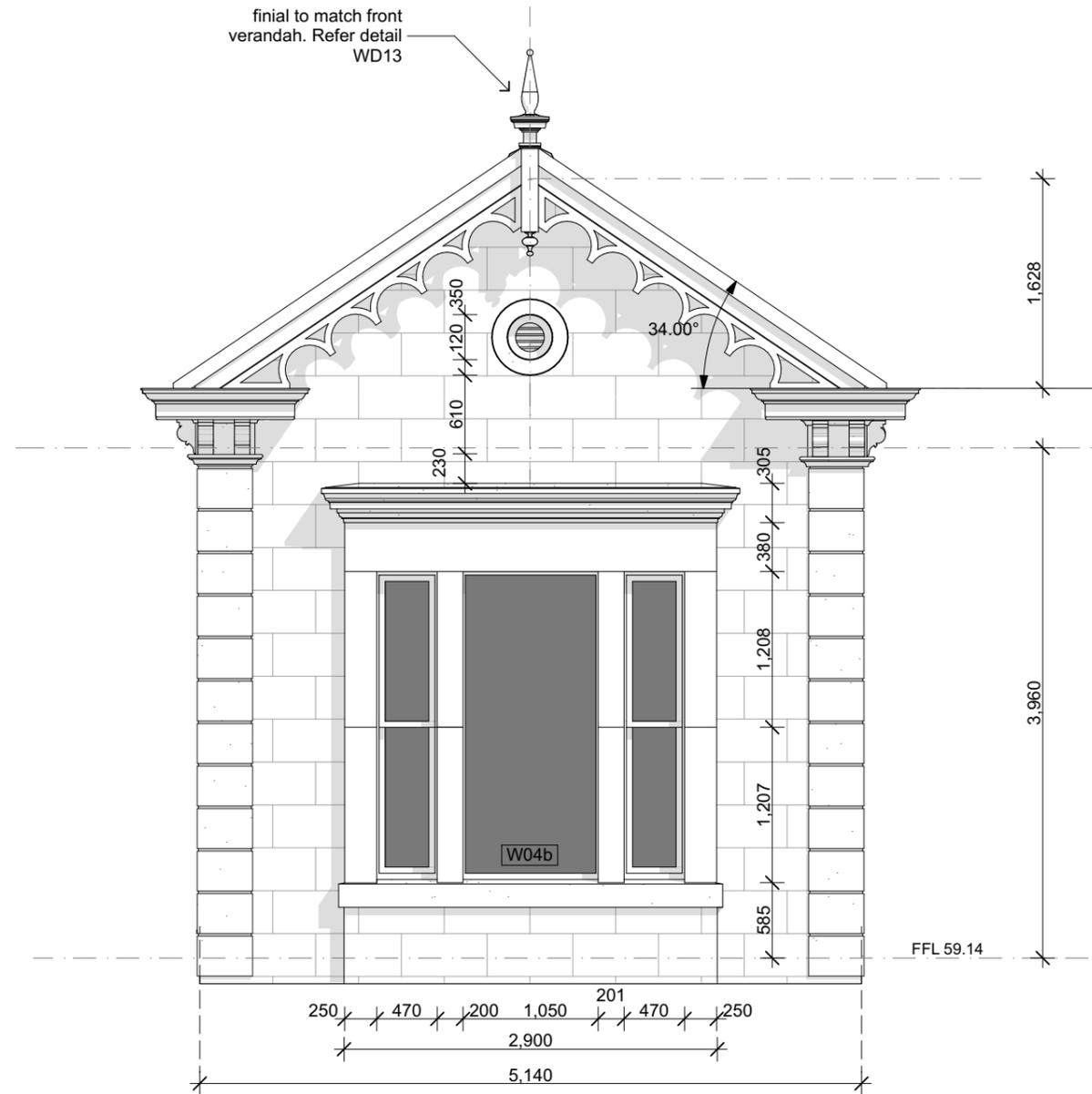
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10 SIDE WINDOW DETAIL 1:50
A200

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SIDE WINDOW

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project:
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Norwood

date: 14/7/2022 scale:
drawn by: SD, KM checked by: AW
drawing number: A415 of 24

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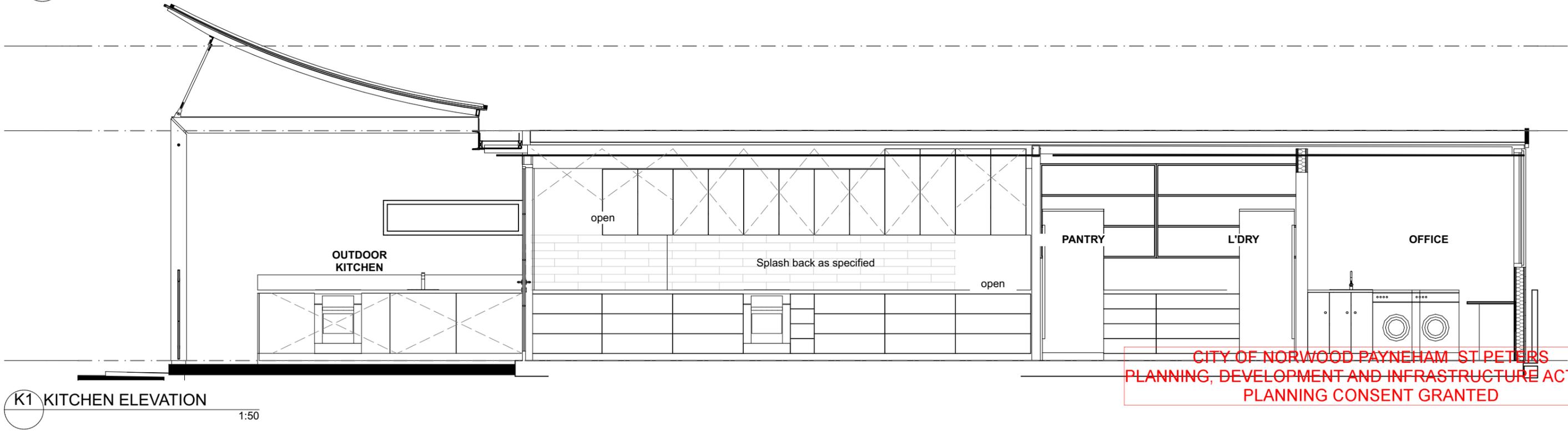
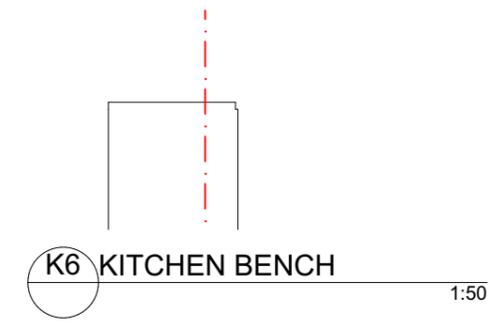
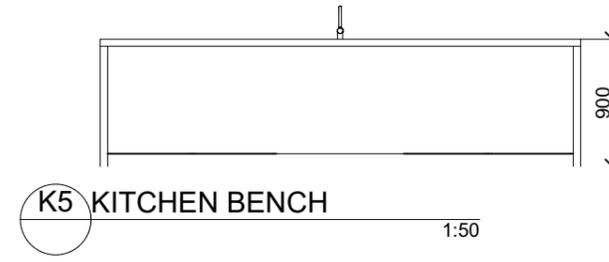
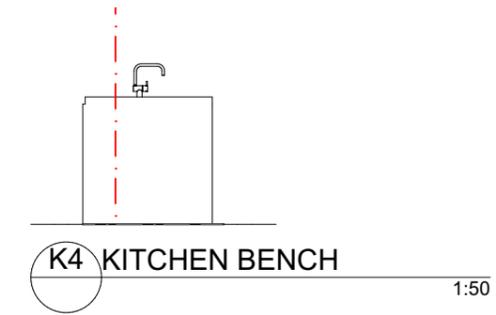
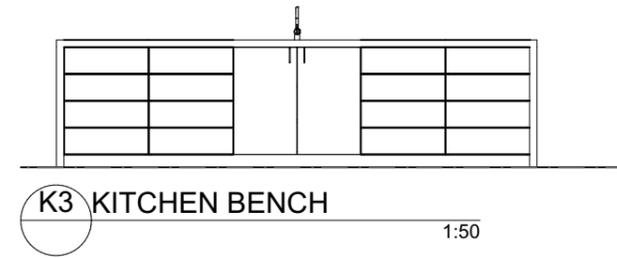
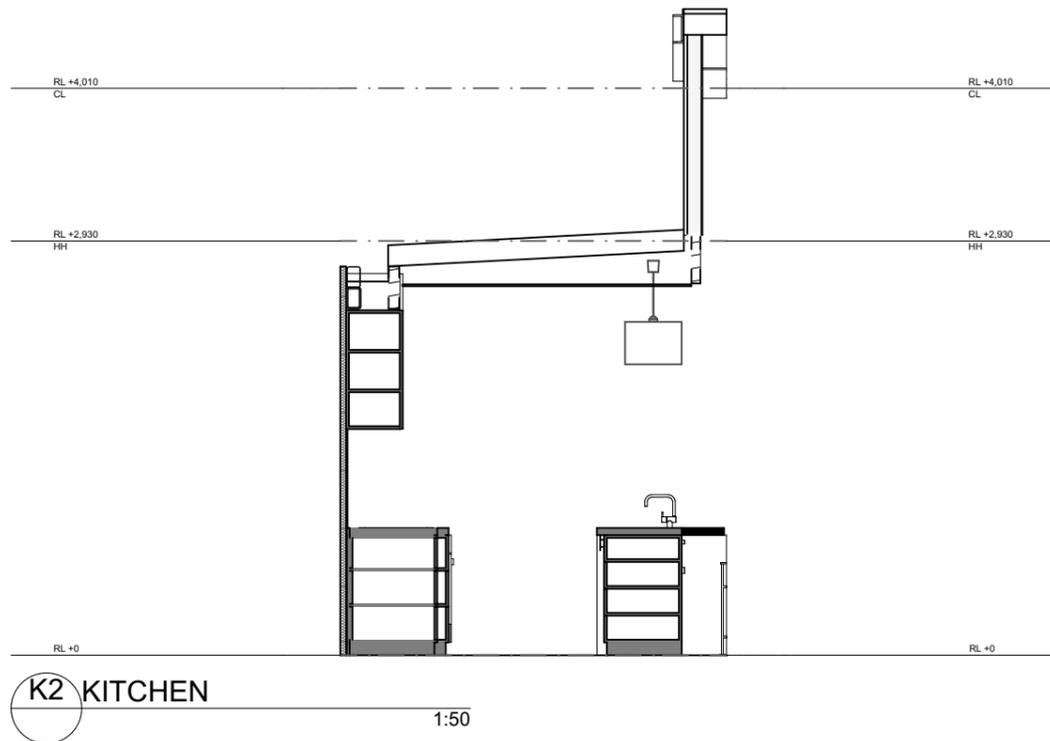
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KITCHEN ELEVATIONS

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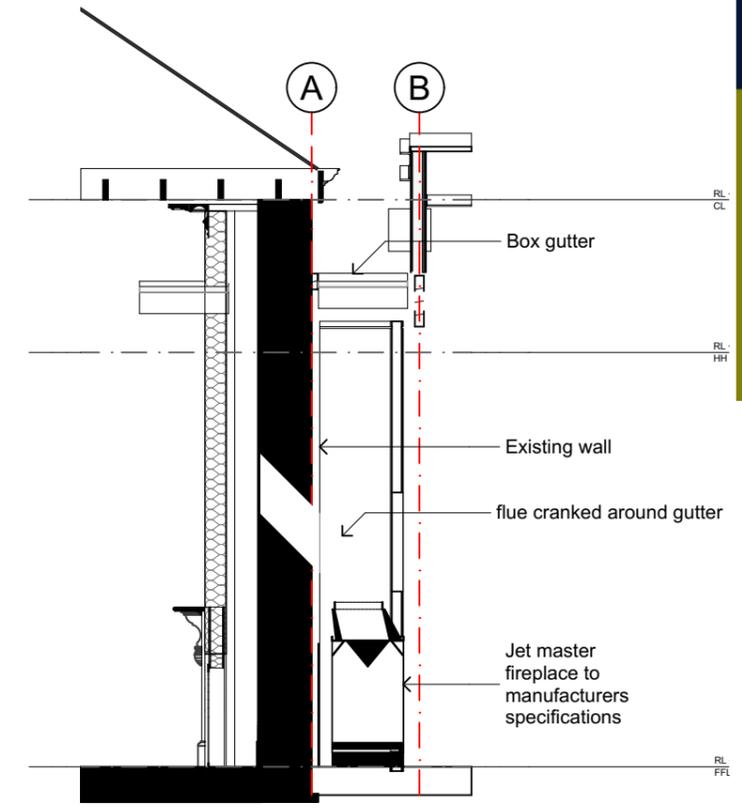
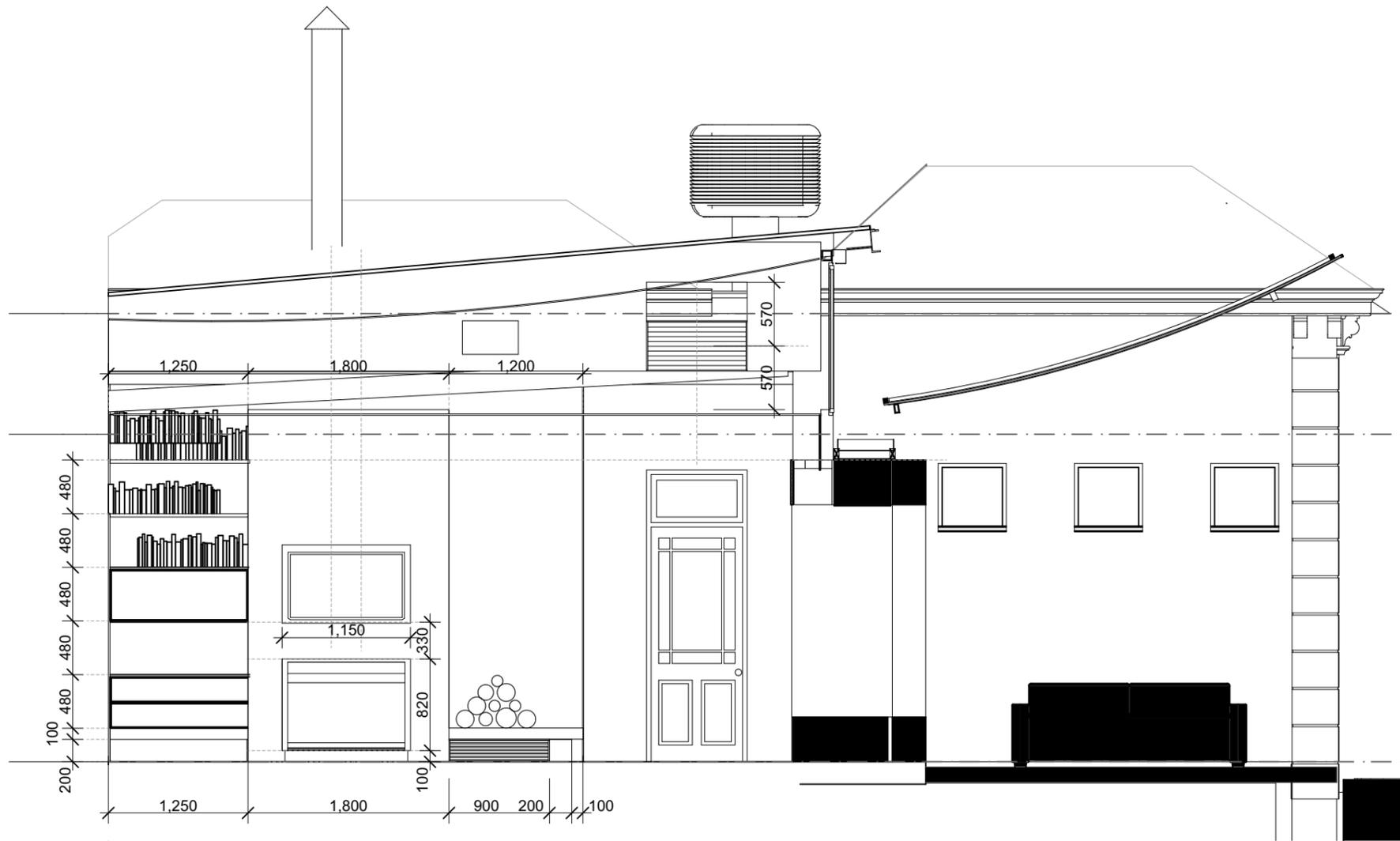
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client:
Robyn & Sandy Wilkinson

project:
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Norwood**

date: **14/7/2022** scale: 1:50
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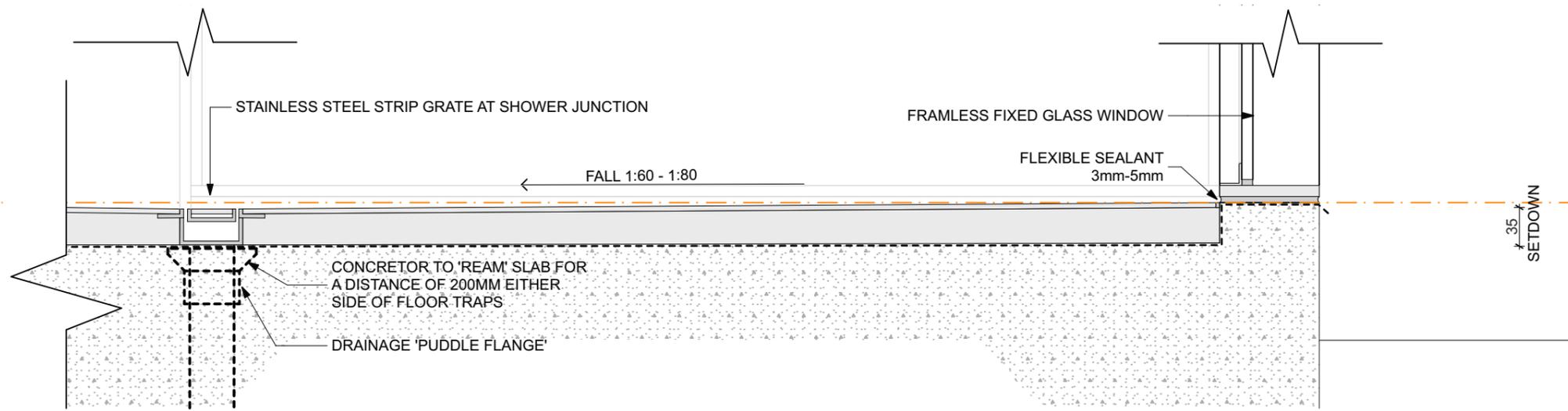
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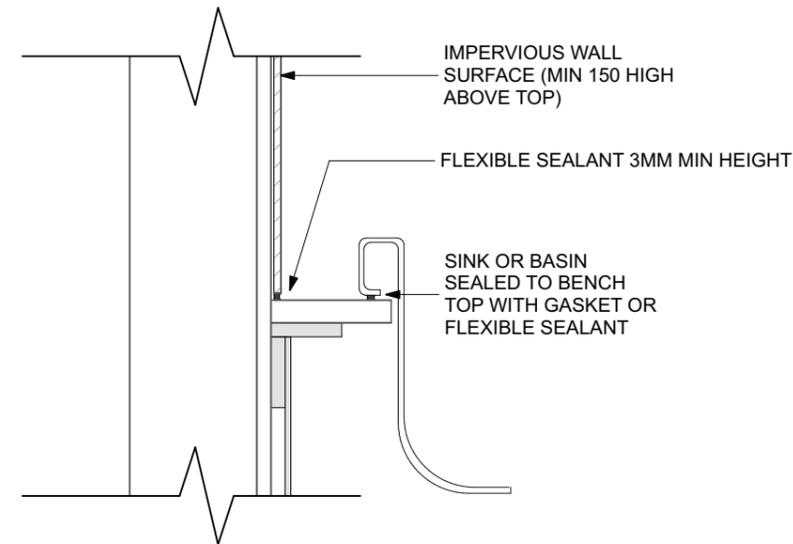
S1 FIREPLACE 1:50
#LayID



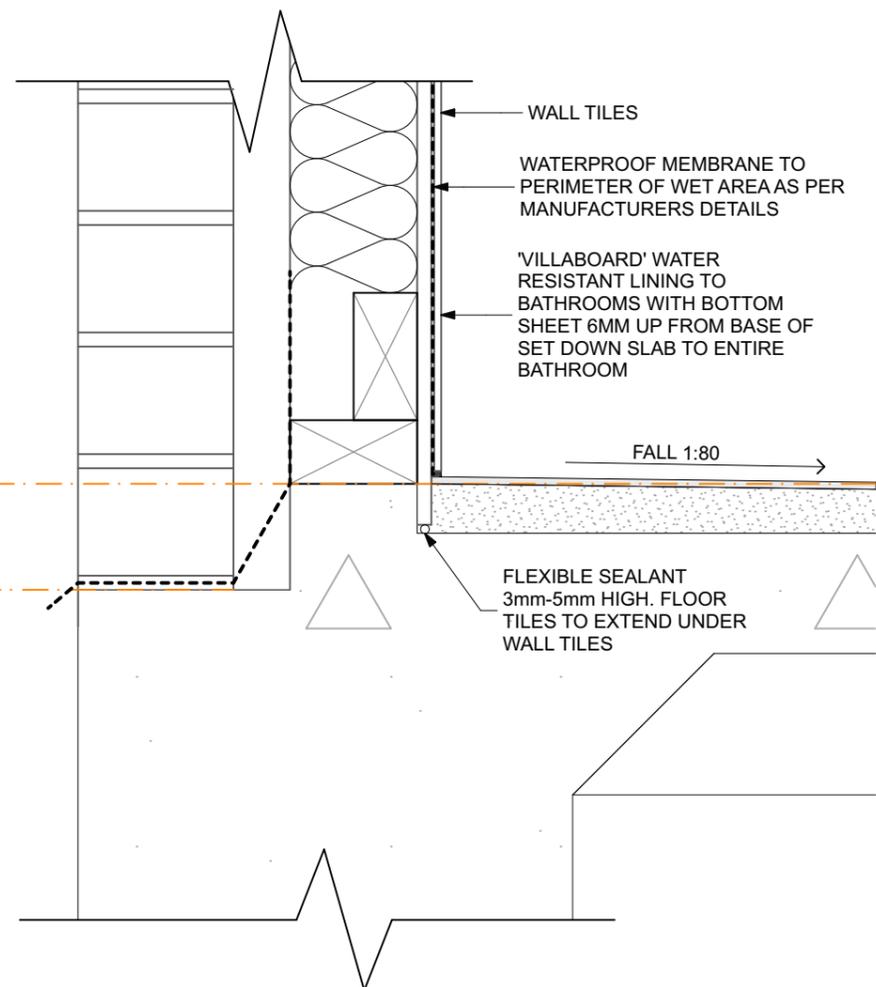
CITY OF NORWOOD PAYNEHAM ST PETERS
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016
PLANNING CONSENT GRANTED



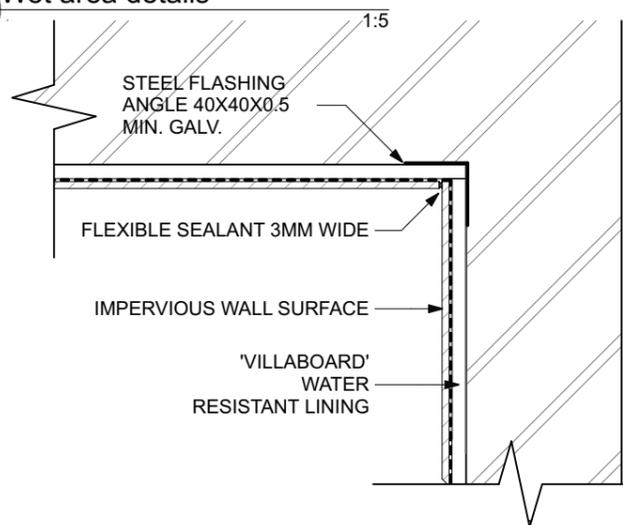
D13 Wet area details 1:5



D13 Wet area details 1:5



D13 Wet area details 1:5



D13 Wet area details 1:5

NOTE:
Wet areas to comply with BCA Volume 2 - 2015; SA 3.8.1.2, SA 3.2.2 and AS3740-2010 Waterproofing of wet areas in residential buildings.

NOTE:
ALL INTERNAL WALL TO WALL JUNCTIONS OF SHOWER MUST BE SEALED TO 1800MM MIN. HEIGHT & ALL SHEET JOINS AND NAIL HOLES MUST BE SEALED WITH 'BARRIERFLEX' OR SIMILAR TO MANUFACTURERS RECOMMENDATIONS

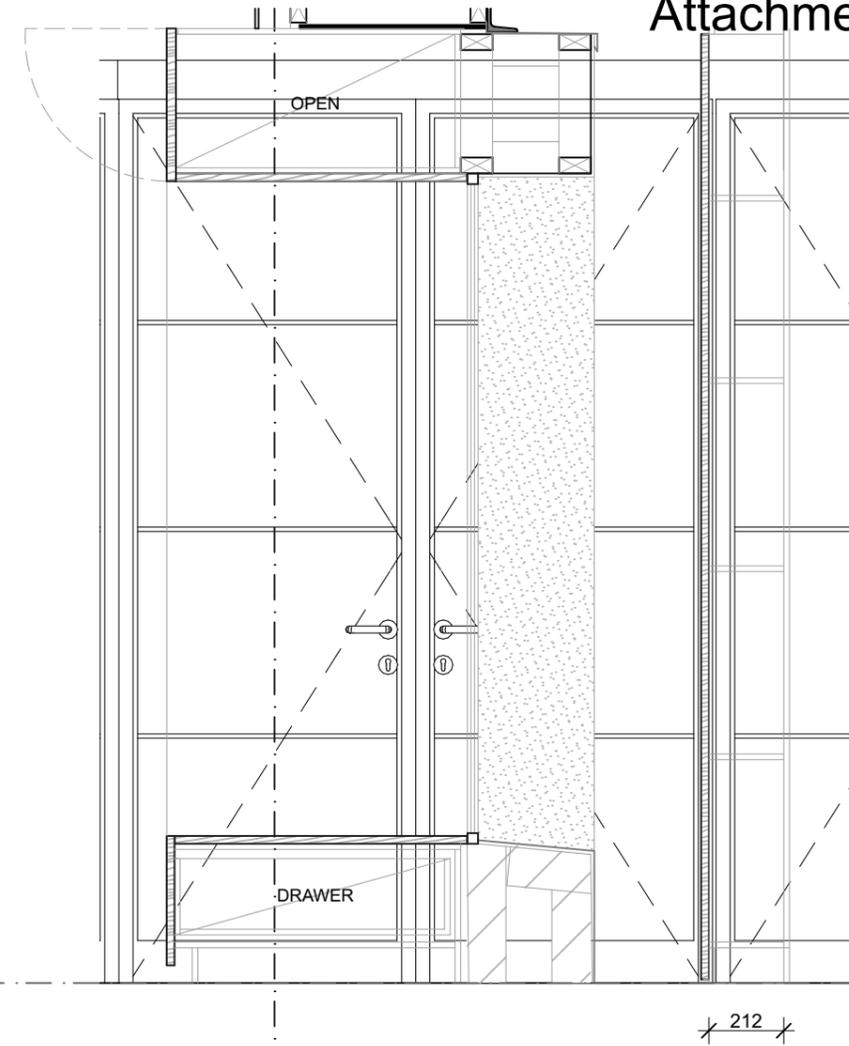
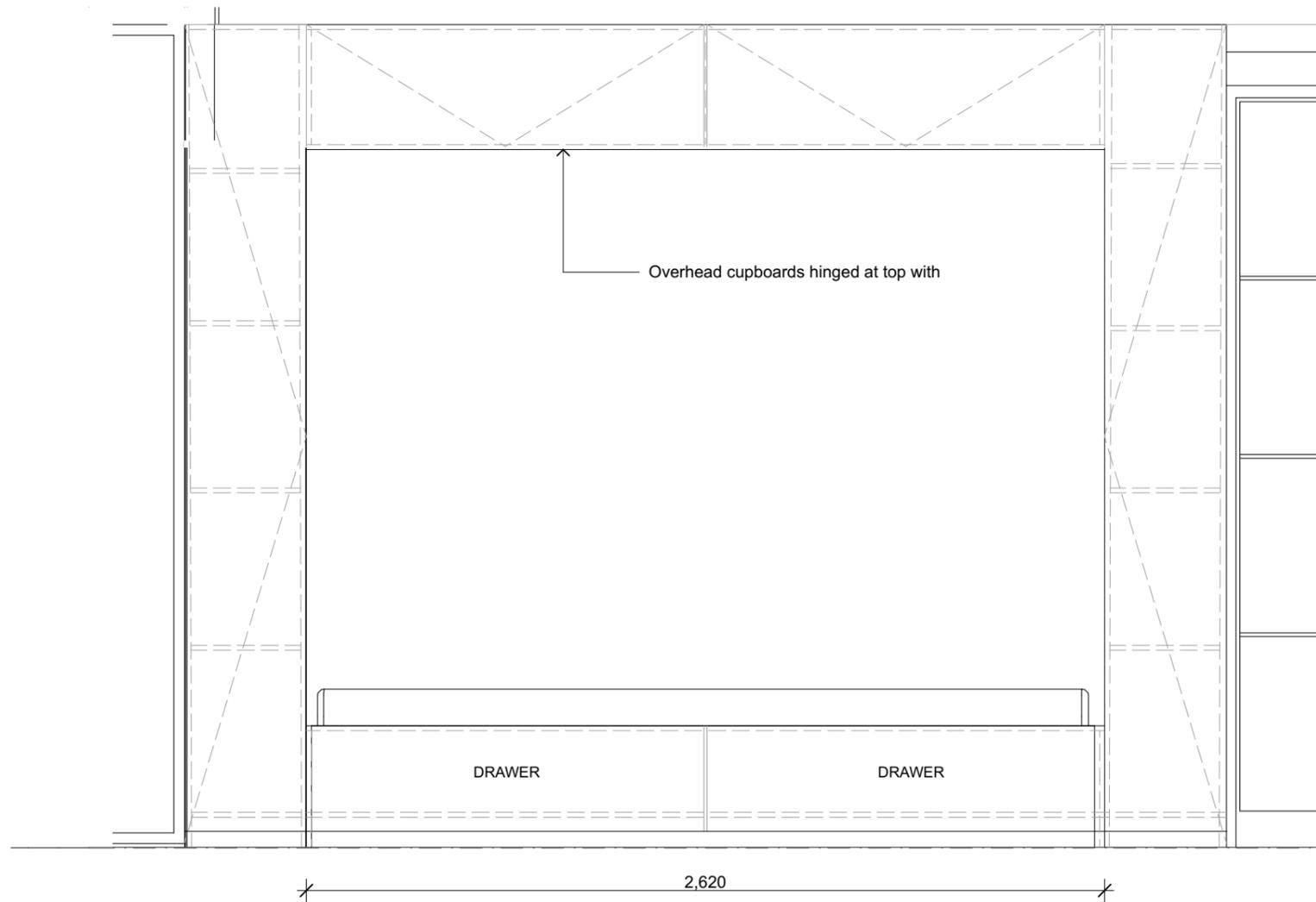
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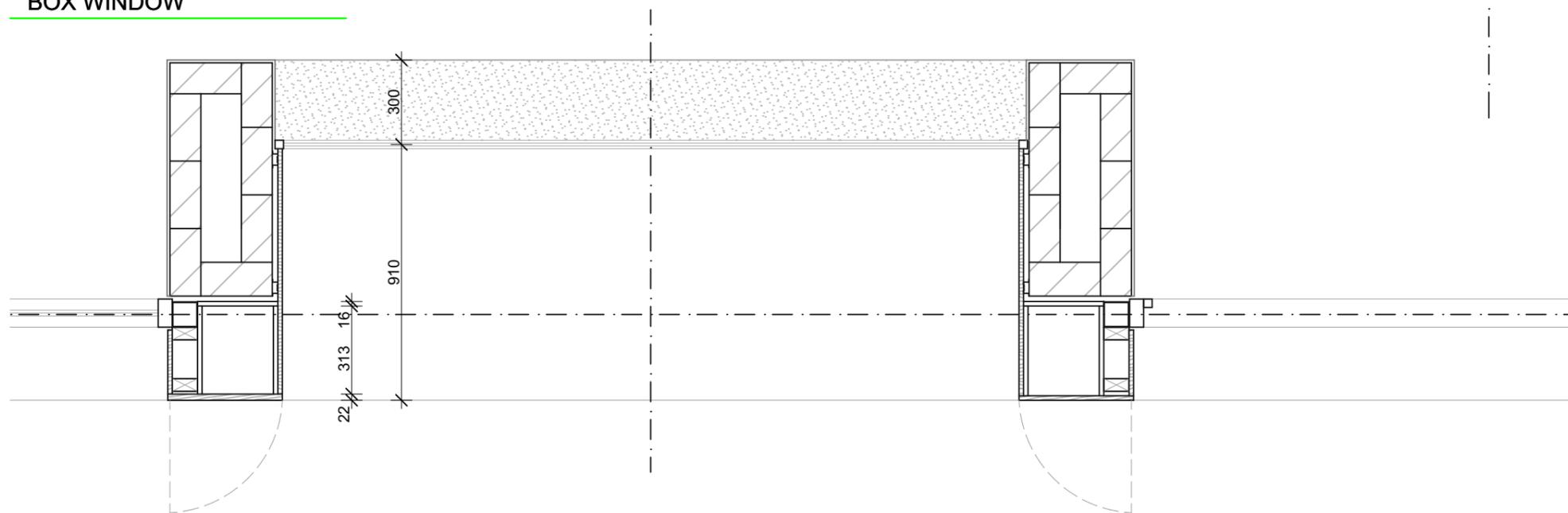
Violet Bank
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North Adelaide, SA 5006

Telephone 8267 3192
Mobile 0407493192

sandy@alexanderwilkinson.com.au
www.alexanderwilkinson.com.au



BOX WINDOW

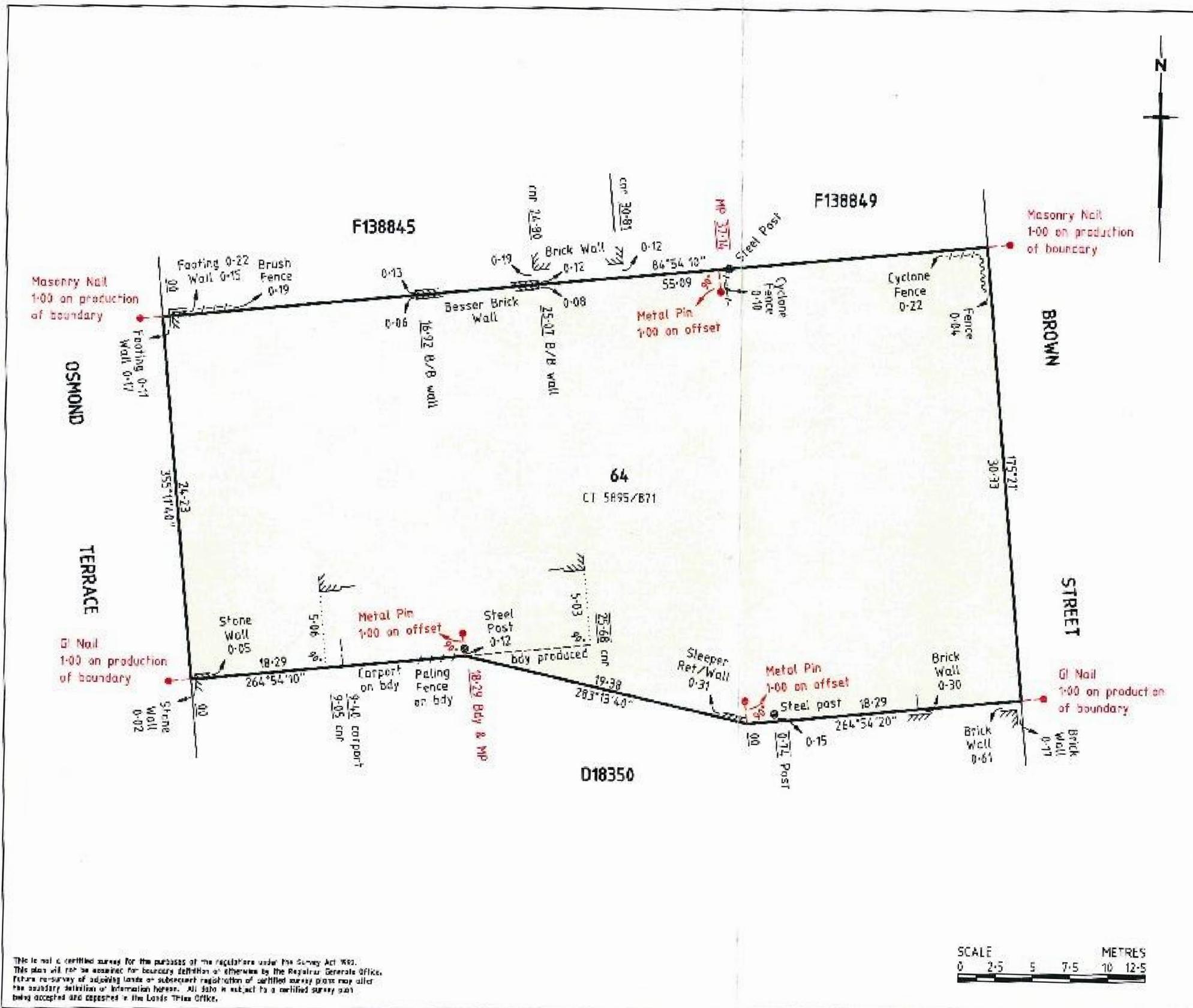


issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
B	04/05/2022	GARAGE AMENDMENT
C	14/07/2022	UPPER WALL AMENDMENT

client:
Robyn & Sandy Wilkinson

project:
**112 Osmond Tce.
Norwood**

date: **14/7/2022** scale:
drawn by: **SD, KM** checked by: **AW**
drawing number: **A505 of 24**



BOUNDARY IDENTIFICATION PLAN

ALLOTMENT 64 IN F138844

VERSION: 7/08/2012
SHEET 1 OF 1 SHEETS
TITLE REFERENCE(S):
CT 5895/B71

HUNDRED: ADELAIDE
AREA: NORWOOD
COUNCIL: NORWOOD PAYNEHAM ST PETERS

LEGEND:
Fence
Fence on boundary
Galv. Iron Fence
Galv. Iron Fence
on boundary
Colourband Fence
Colourband Fence
on boundary
Subject Land Boundary
Other Boundary

NOTATIONS:

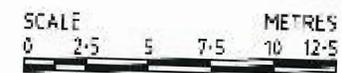
WARNING:
Fences and other structures must be setout from the survey marks and not the wooden stakes nearby

CHECKED BY: RA DATE: 7/08/2012

CERTIFIED CORRECT
[Signature]
LICENSED SURVEYOR

STATE SURVEYS
465B SOUTH ROAD, KESWICK SA 5035
TELEPHONE: 8293 2939
FACSIMILE: 8293 2949
EMAIL: info@statesurveys.com.au

REFERENCE: 11347 DRAWN BY: ADL



This is not a certified survey for the purposes of the regulations under the Survey Act 1951. This plan will not be examined for boundary definition or otherwise by the Registrar-General's Office. Future re-survey of adjoining lands or subsequent registration of certified survey plans may alter the boundary definition or information herein. All data is subject to a certified survey plan being accepted and deposited in the Land Titles Office.

issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
B	04/05/2022	GARAGE AMENDMENT
C	14/07/2022	UPPER WALL AMENDMENT

26 of 99

client:
Robyn & Sandy Wilkinson
project:
112 Osmond Tce.
Norwood

drawing title:
Survey
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date: 14/7/2022 scale: 1:200
drawn by: SD,KM checked by: AW
drawing number: A700 of 24

276WIL/A700



CITY OF NORWOOD PAYNEHAM ST PETERS
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016
PLANNING CONSENT GRANTED

112 OSMOND TERRACE

client:
Robyn & Sandy Wilkinson
project:
112 Osmond Tce.
Norwood

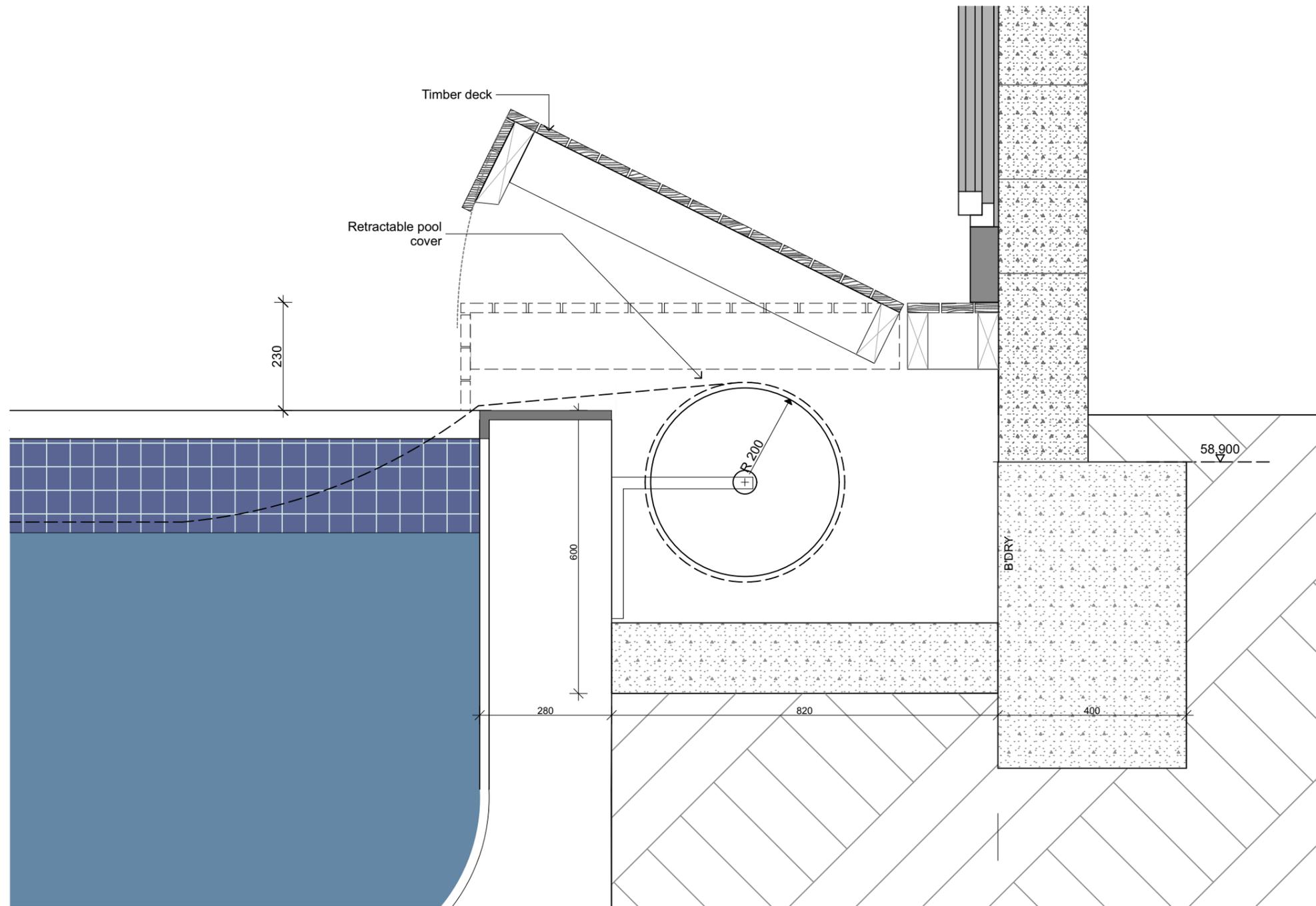
drawing title:
Landscape plan
© copyright 2022 alexander wilkinson design

date: 14/7/2022 scale: 1:100
drawn by: SD,KM checked by: AW
drawing number: A702 of 24

issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
B	04/05/2022	GARAGE AMENDMENT
C	14/07/2022	UPPER WALL AMENDMENT

27 of 99

276WIL/A702



8
A413

Pool Cover Detail

1:10

issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
B	04/05/2022	GARAGE AMENDMENT
C	14/07/2022	UPPER WALL AMENDMENT

client:
Robyn & Sandy Wilkinson

project:
112 Osmond Tce.
Norwood

date: 14/7/2022 scale:
drawn by: SD, KM checked by: AW
drawing number: A703 of 24

276WIL/A703

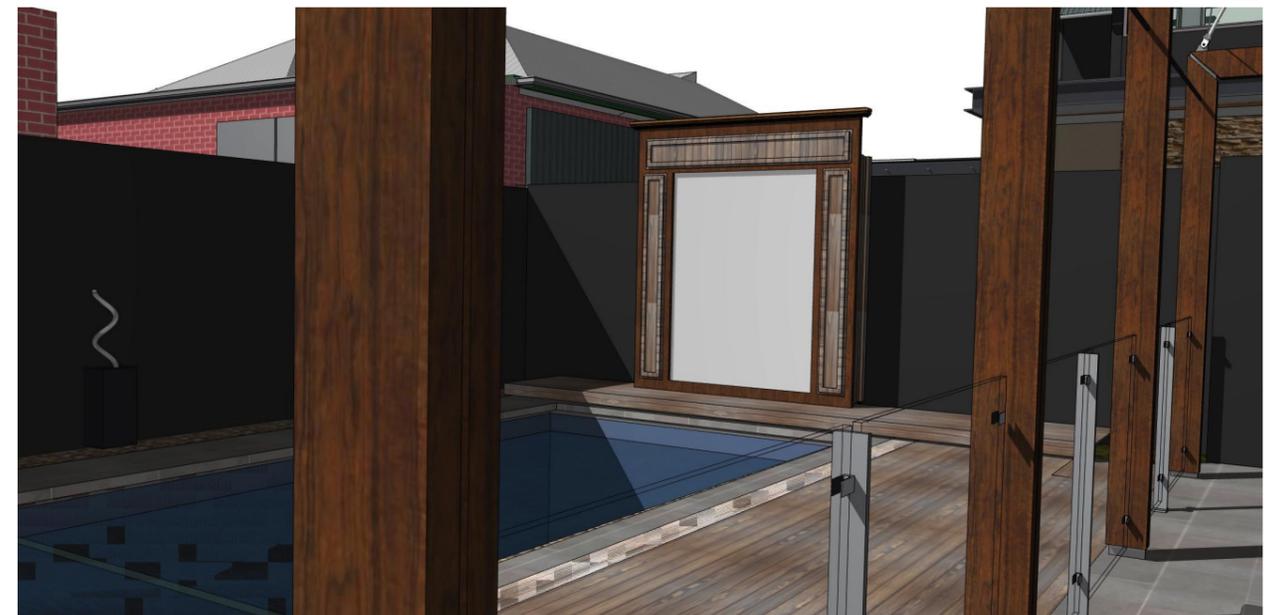
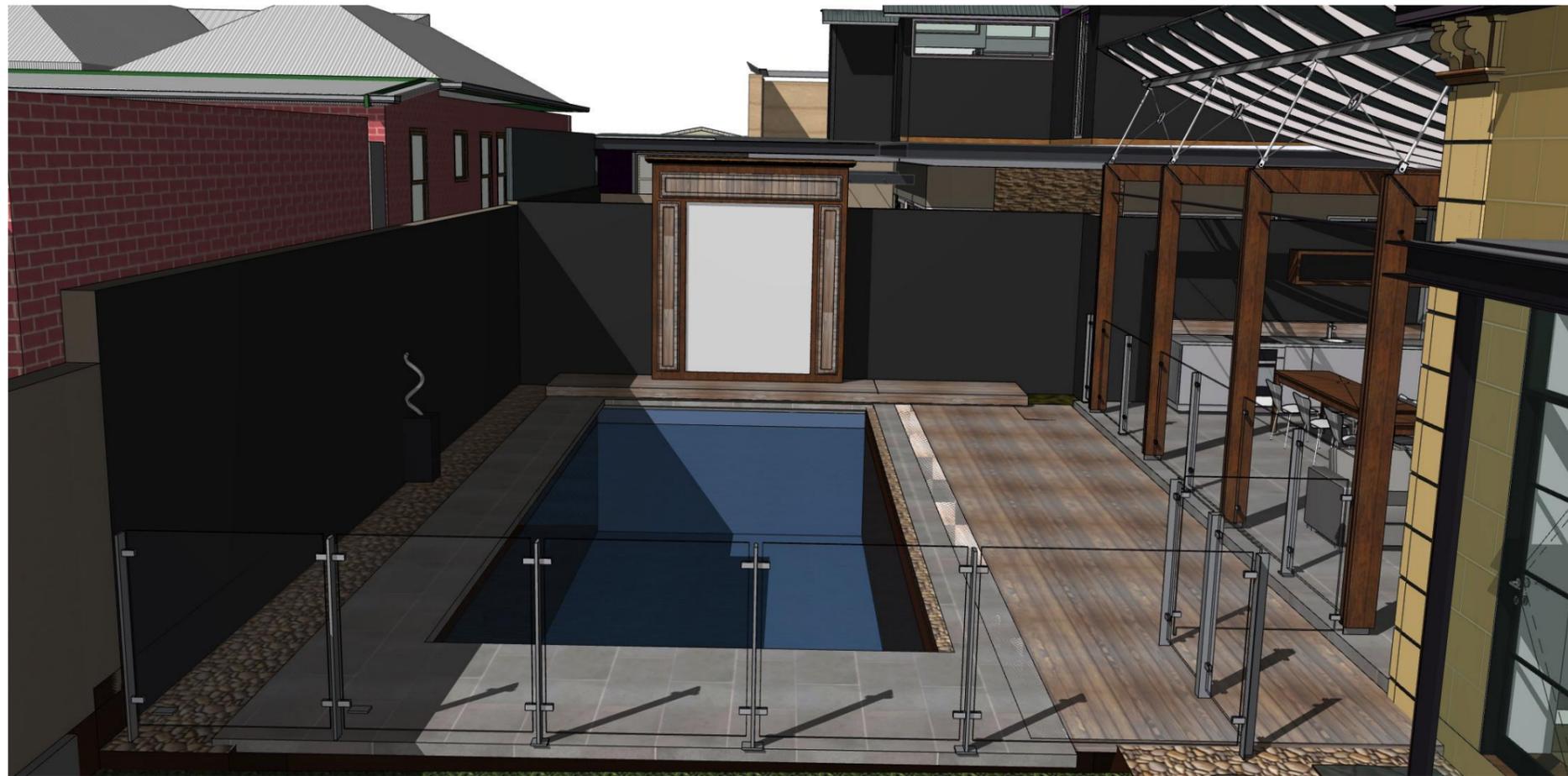
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ALEXANDER

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planning by design

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Cnr Old + New Street
North Adelaide, SA 5006

Telephone 8267 3192
Mobile 0407493192

sandy@alexanderwilkinson.com.au
www.alexanderwilkinson.com.au

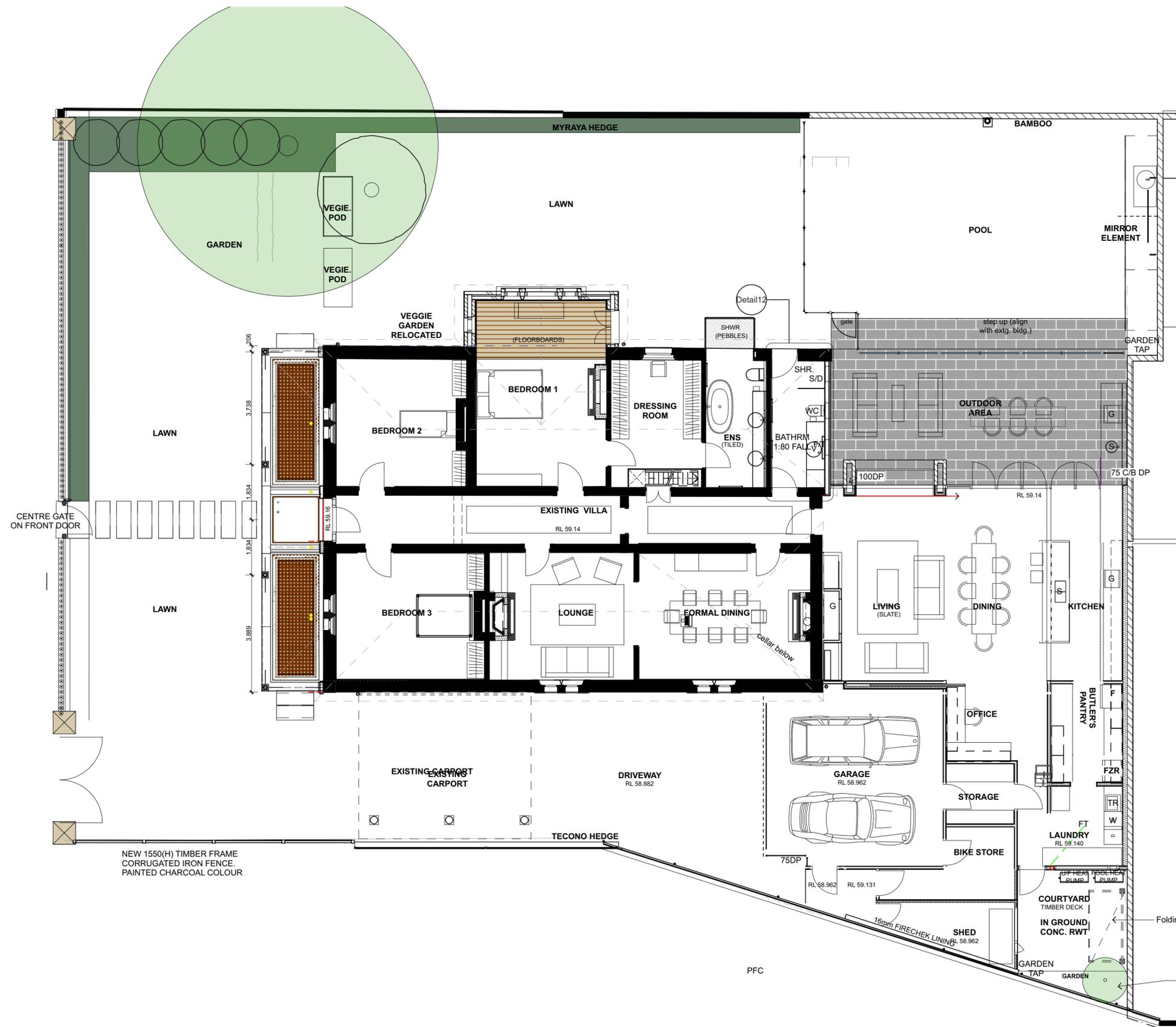


issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
B	04/05/2022	GARAGE AMENDMENT
C	14/07/2022	UPPER WALL AMENDMENT

client:
Robyn & Sandy Wilkinson

project:
112 Osmond Tce.
Norwood

date: 14/7/2022 scale:
drawn by: SD, KM checked by: AW
drawing number: A704 of 24



NEW 1550(H) TIMBER FRAME
CORRUGATED IRON FENCE,
PAINTED CHARCOAL COLOUR

1. FFL 59.14 Furniture
1:100

issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
B	04/05/2022	GARAGE AMENDMENT
C	14/07/2022	UPPER WALL AMENDMENT

30 of 99

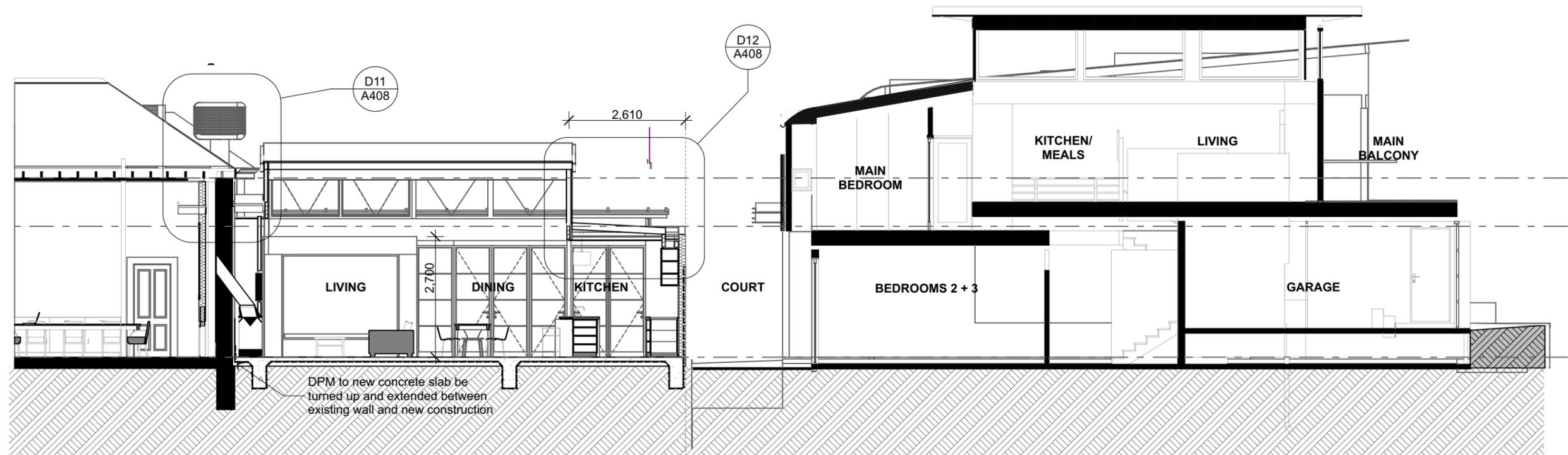
client:
Robyn & Sandy Wilkinson
project:
112 Osmond Tce.
Norwood

drawing title:
Furniture Layout
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date: 14/7/2022 scale: 1:100
drawn by: SD,KM checked by: AW
drawing number: A705 of 24

276WIL/A705

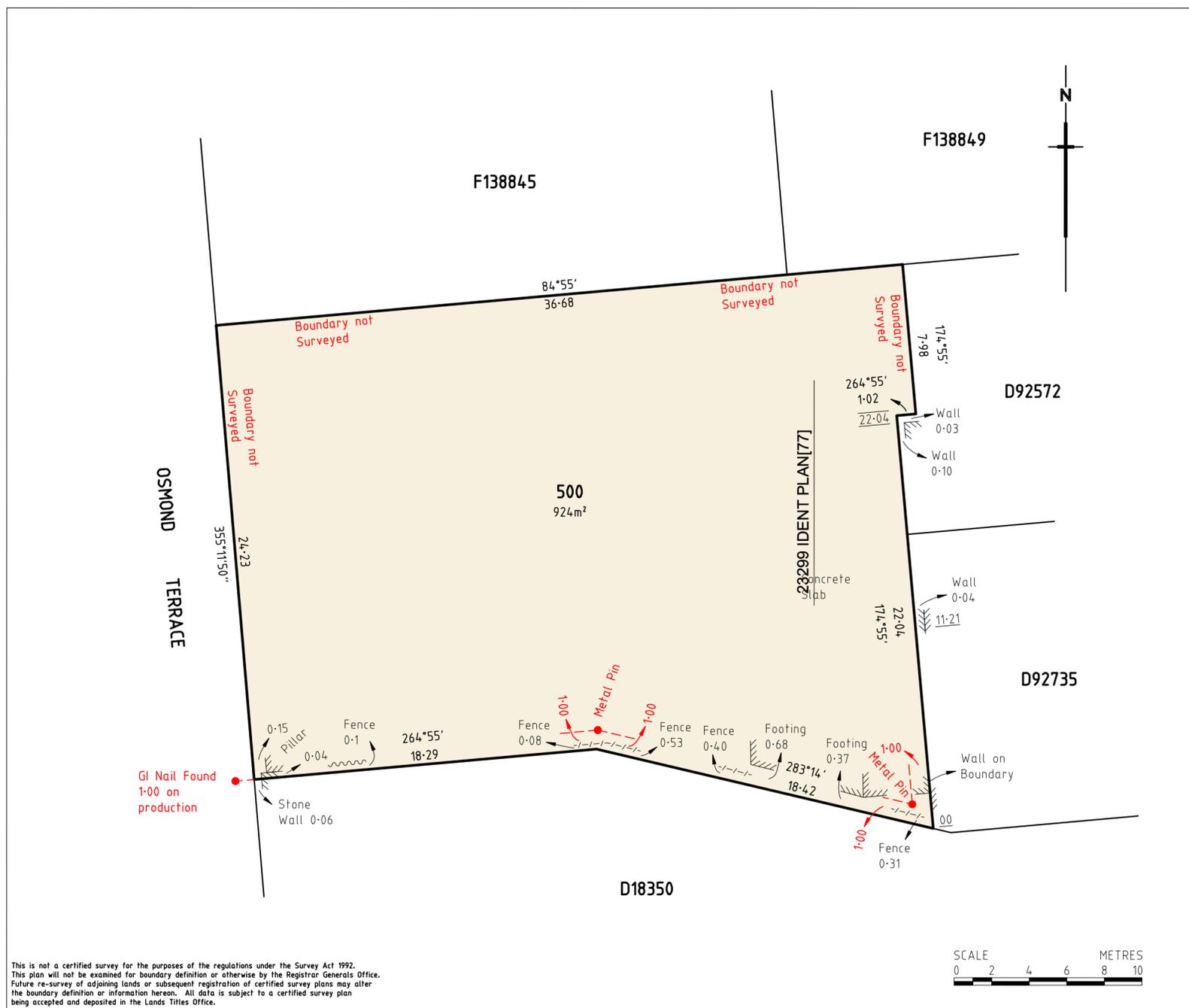
CITY OF NORWOOD PAYNEHAM ST PETERS
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016
PLANNING CONSENT GRANTED



S01
A712.1

Section though rear addition

1:100



BOUNDARY IDENTIFICATION PLAN	
ALLOTMENT 500 IN D92572	
VERSION: 14/07/2023	
SHEET 1 OF 1 SHEETS	
TITLE REFERENCE(S): CT 6124/191	
HUNDRED: ADELAIDE AREA: NORWOOD COUNCIL: NORWOOD, PAYNEHAM AN ST. PETERS	
LEGEND: Fence -/-/- Fence on boundary /-/-/ Galv. Iron Fence /-/-/ Galv. Iron Fence on boundary /-/-/ Colourbond Fence /-/-/ Colourbond Fence on boundary /-/-/ Subject Land Boundary ——— Other Boundary ———	
NOTATIONS:	
WARNING: Fences and other structures must be setout from the survey marks and not the wooden stakes nearby	
CHECKED BY: RA	DATE: 19/07/2023
CERTIFIED CORRECT <i>Rubi Khan</i> LICENSED SURVEYOR	
STATE SURVEYS 465B SOUTH ROAD, KESWICK SA 5035 TELEPHONE: 8293 2939 FACSIMILE: 8293 2949 EMAIL: planning@statesurveys.com.au	
REFERENCE: 23299	DRAWN BY: RA

This is not a certified survey for the purposes of the regulations under the Survey Act 1992. This plan will not be examined for boundary definition or otherwise by the Registrar Generals Office. Future re-survey of adjoining lands or subsequent registration of certified survey plans may alter the boundary definition or information hereon. All data is subject to a certified survey plan being accepted and deposited in the Lands Titles Office.

DEMOLISH AND REMOVE WALLS, ROOF AND FLOOR OF EXISTING LATER ADDITION. MAKE GOOD WALL TO MATCH EXISTING ORIGINAL

24.83 m²

DEMOLISH THIS EXTENT AFTER NEW ADDITION WALL BUILT

DEMOLISH AND REMOVE 1980's GATE PIERS

DEMOLISH AND REMOVE 1980's GATE PIERS

78.88 m²

DEMOLISH 1984 ADDITION'S SLAB

EXISTING CARPORT

DEMOLISH GARAGE SLAB

DEMOLISH 1970s PERMAPINE FENCE

issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

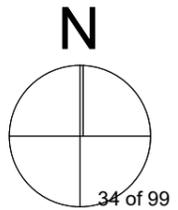
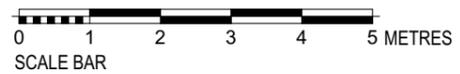
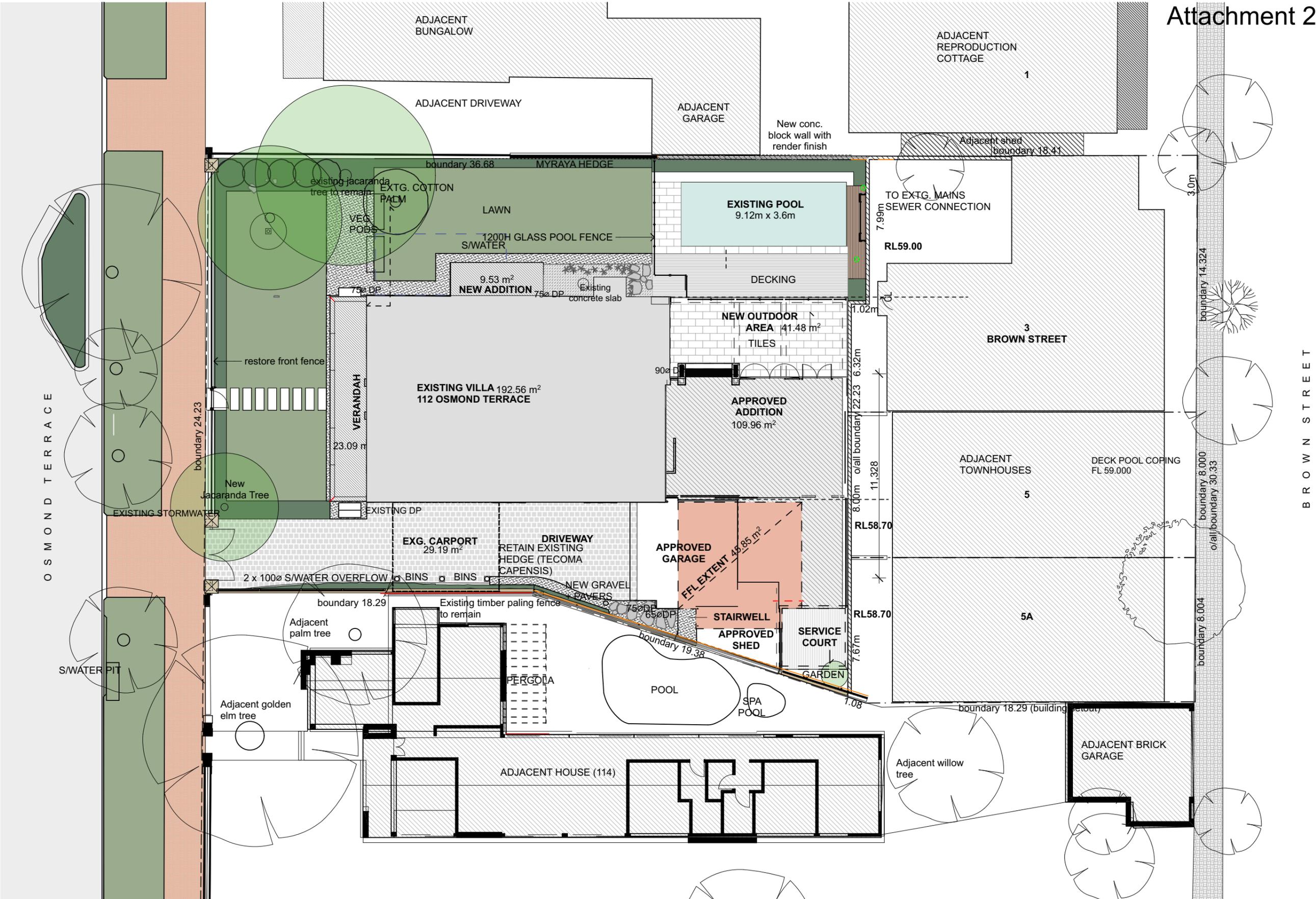
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planning by design

Violet Bank
Cnr Old + New Street
North Adelaide, SA 5006

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Mobile 0407493192

sandy@alexanderwilkinson.com.au
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issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client: **Robyn & Sandy Wilkinson** @ A3
 date: **5/9/2023** scale: 1:200
 drawn by: **SD, KM** checked by: **AW**
 project: **112 Osmond Terrace**
 drawing number: **A100 of 24**

112 Osmond Terrace
Norwood

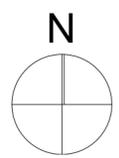
276WIL/A100



drawing title:
GROUND PLANNING DA



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SCALE BAR
0 1 2 3 4 5 METRES

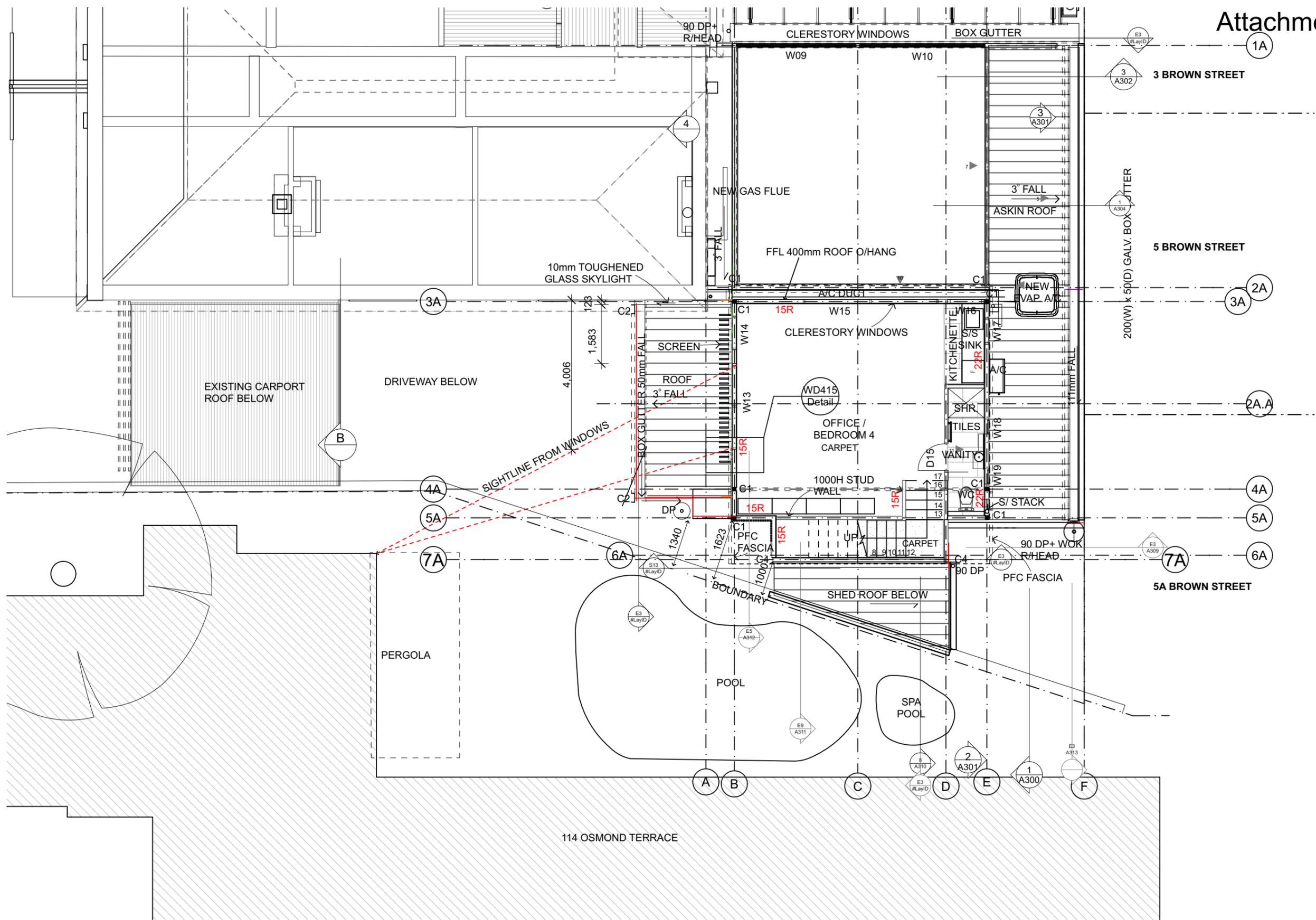


issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client:
Robyn & Sandy Wilkinson
project:
112 Osmond Terrace
Norwood

date: 5/9/2023 scale: 1:100 @ A2
drawn by: SD, KM checked by: AW
drawing number: A106 of 24

276WIL/A106



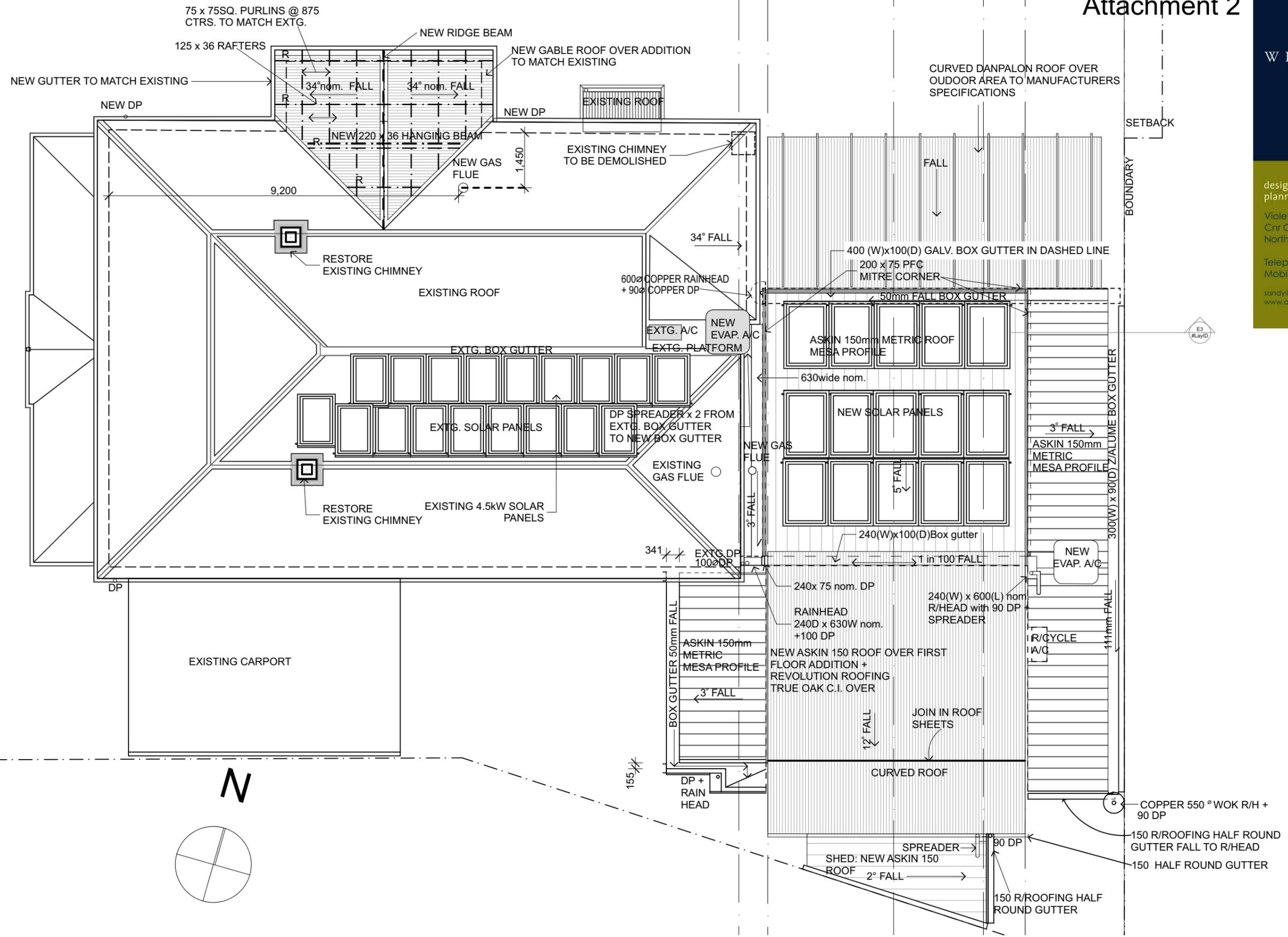
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Mobile 0407493192

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issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

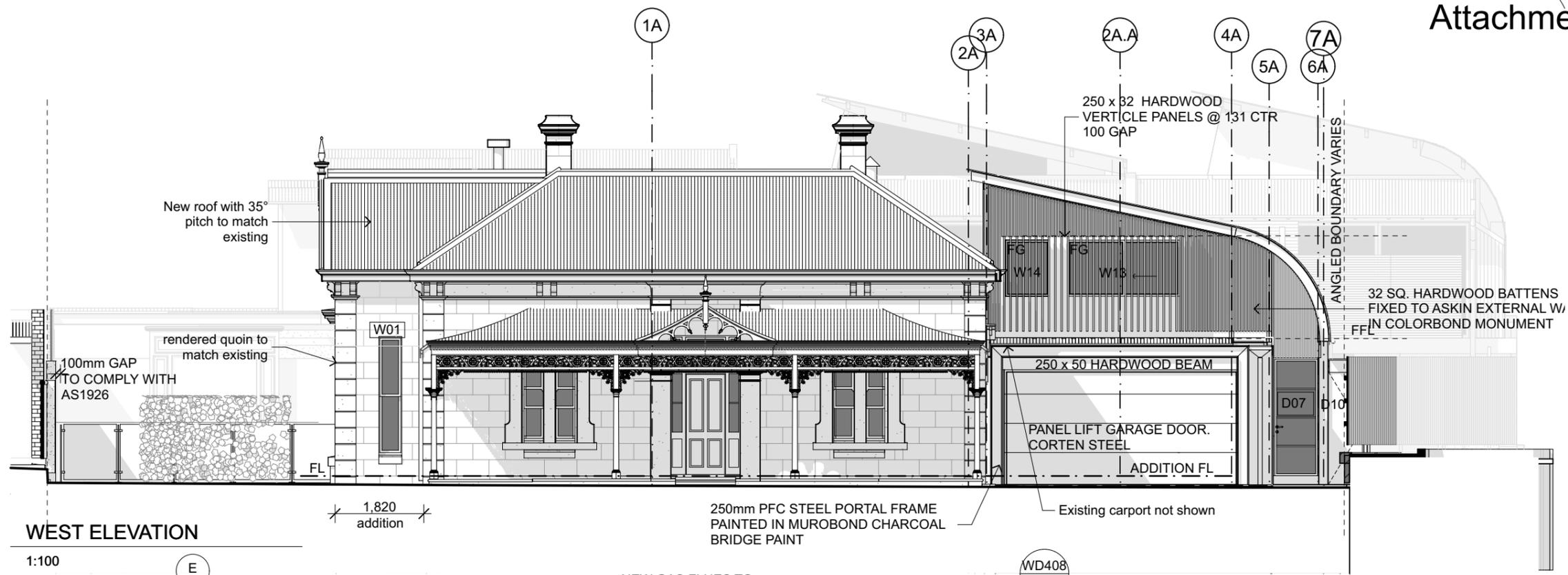
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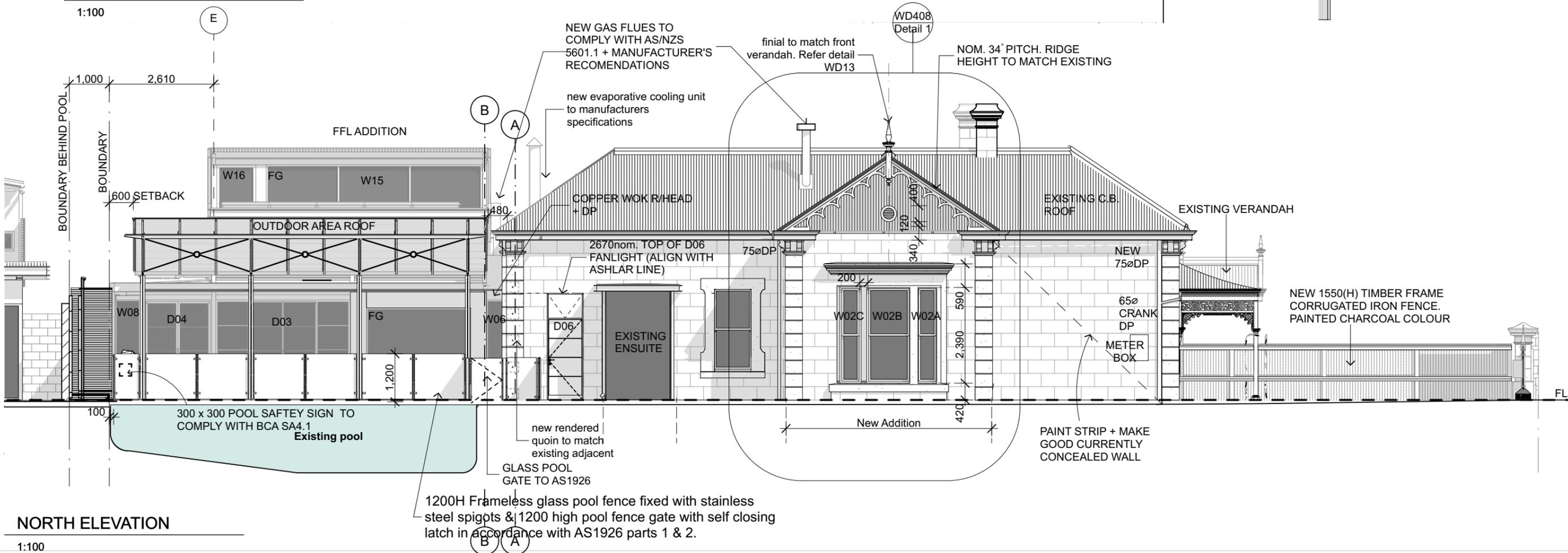
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Mobile 0407493192

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WEST ELEVATION
1:100



NORTH ELEVATION
1:100



drawing title:
ELEVATIONS

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issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client: **Robyn & Sandy Wilkinson** @ A3
 date: 5/9/2023 scale: 1:100
 project: **112 Osmond Terrace Norwood**
 drawing number: **276WIL/A200**
 drawn by: SD, KM checked by: AW
 drawing number: A200 of 24

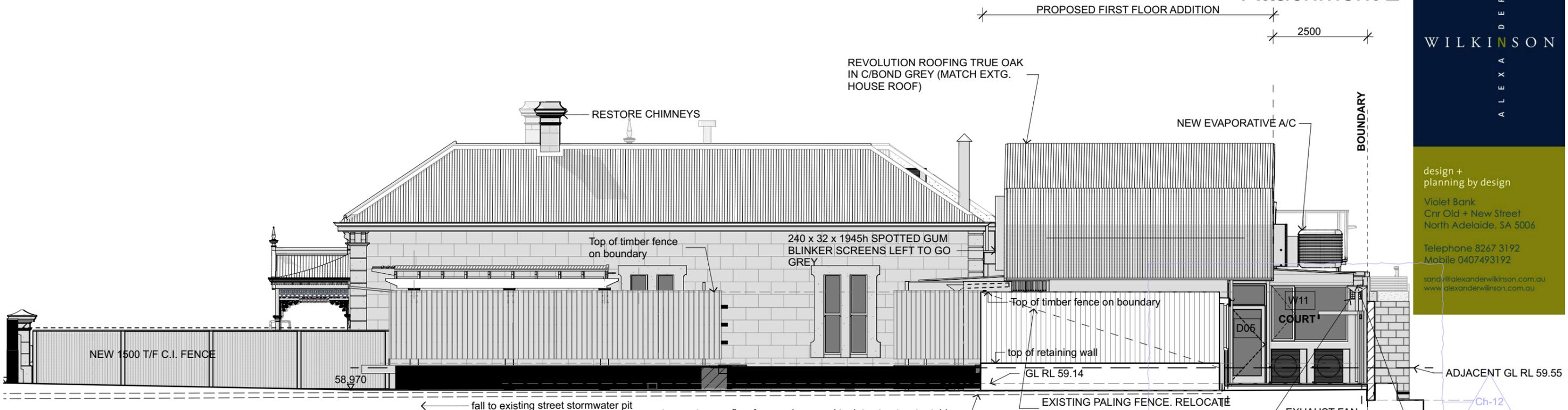
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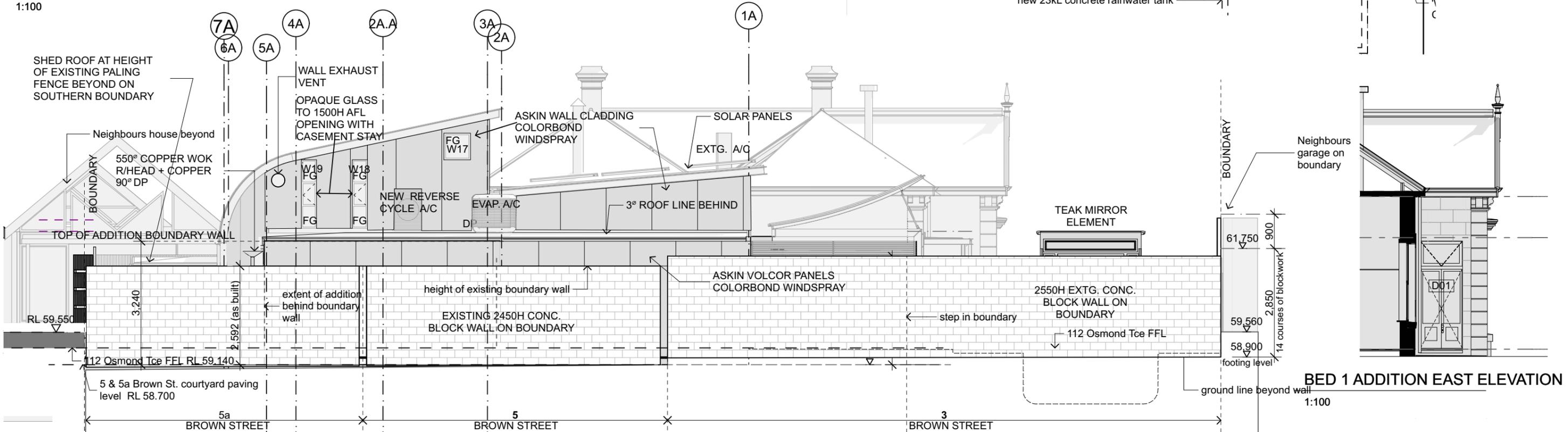
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Mobile 0407493192

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SOUTH ELEVATION

1:100



EAST ELEVATION

1:100

BED 1 ADDITION EAST ELEVATION

1:100



drawing title:
ELEVATIONS

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issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client: **Robyn & Sandy Wilkinson** date: **5/9/2023** scale: 1:100 @ A3
 drawn by: **SD, KM** checked by:
 project: 112 Osmond Terrace Norwood drawing number: **A201 of 24**

112 Osmond Terrace
Norwood

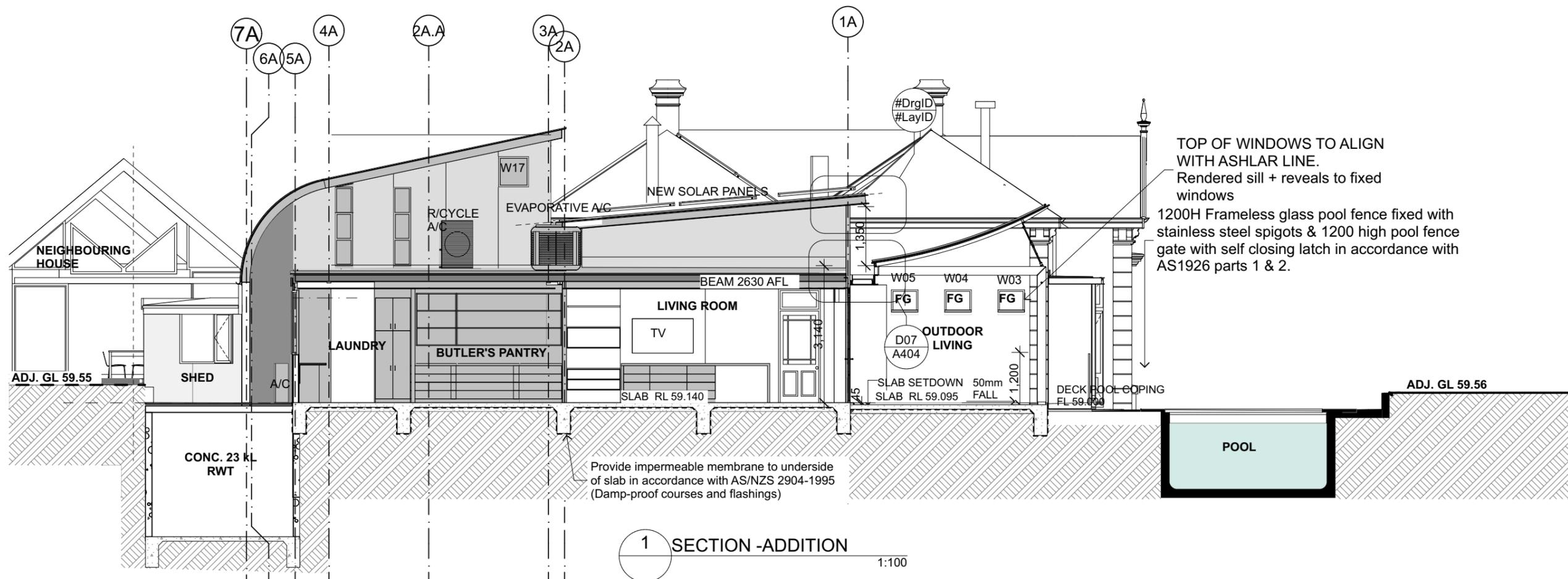
276WIL/A201

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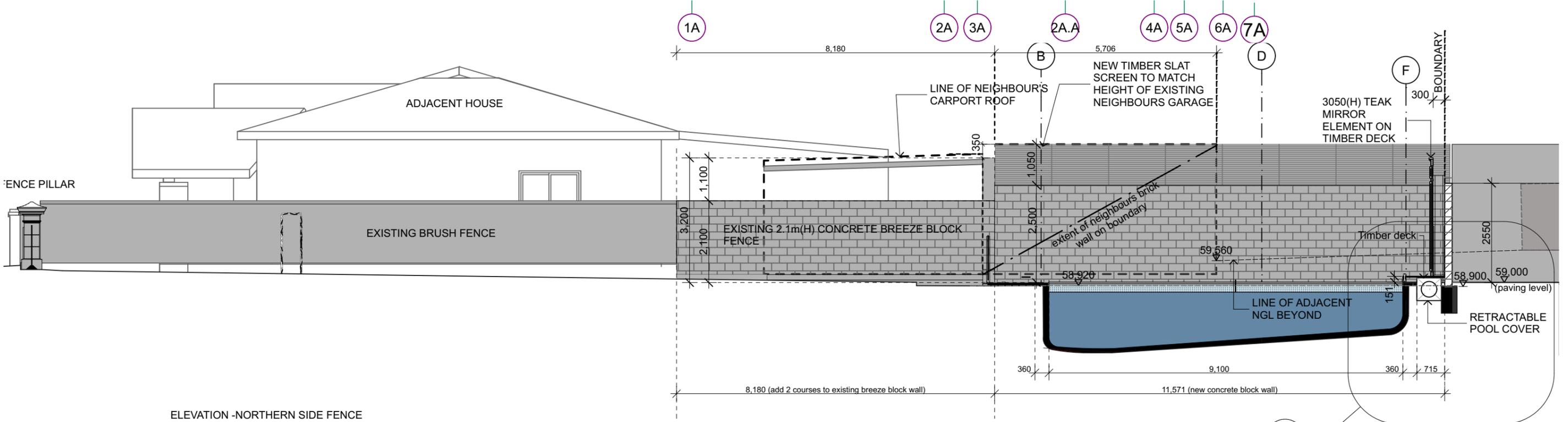
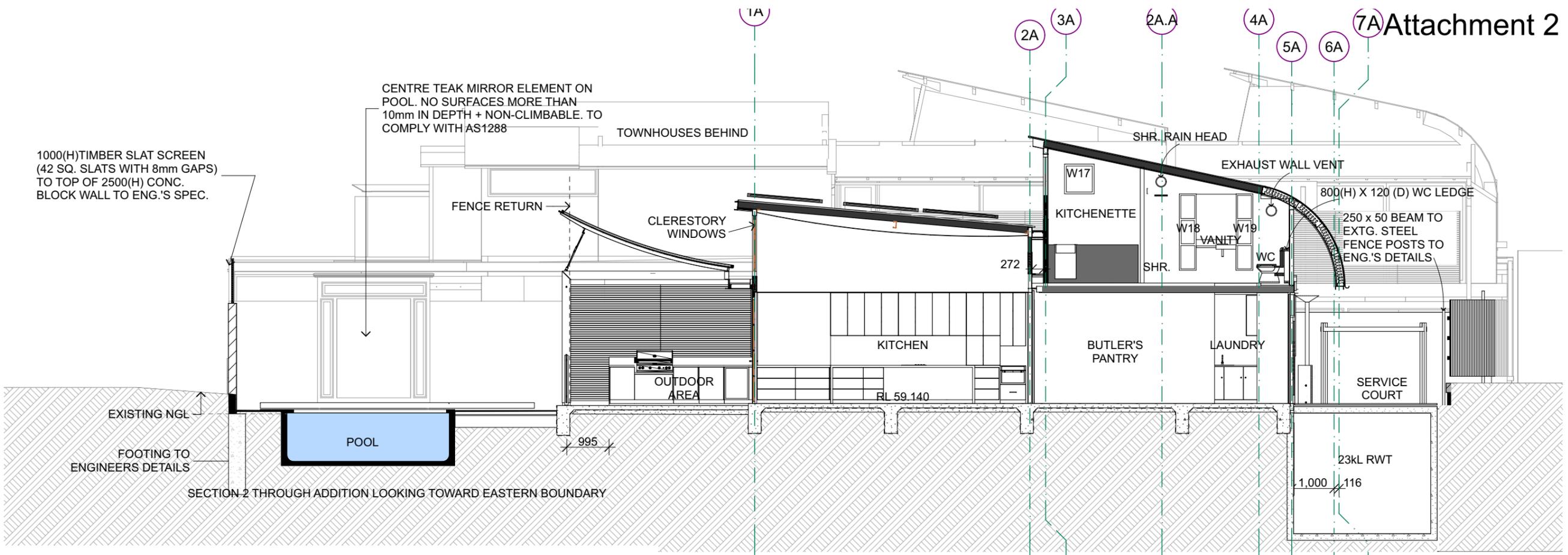
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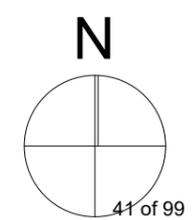
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drawing title:
SECTION 2 + ELEVATION- Northern side fence +

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SCALE BAR
0 1 2 3 4 5 METRES



issue: D
A 31/I
C 14/I
D 08/I
E 13/I
K 07/I
L 29/I

1A LODGEMENT
.L AMENDMENT

JR DA
P DRAWING AMENDMENTS
MENTS

client: Robyn & Sandy Wilkinson
project: 112 Osmond Terrace
Norwood

date: 5/9/2023
drawn by: SD, KM
checked by: AW

scale: 1:100
drawing number: A301 of 24

@ A3

276WIL/A301

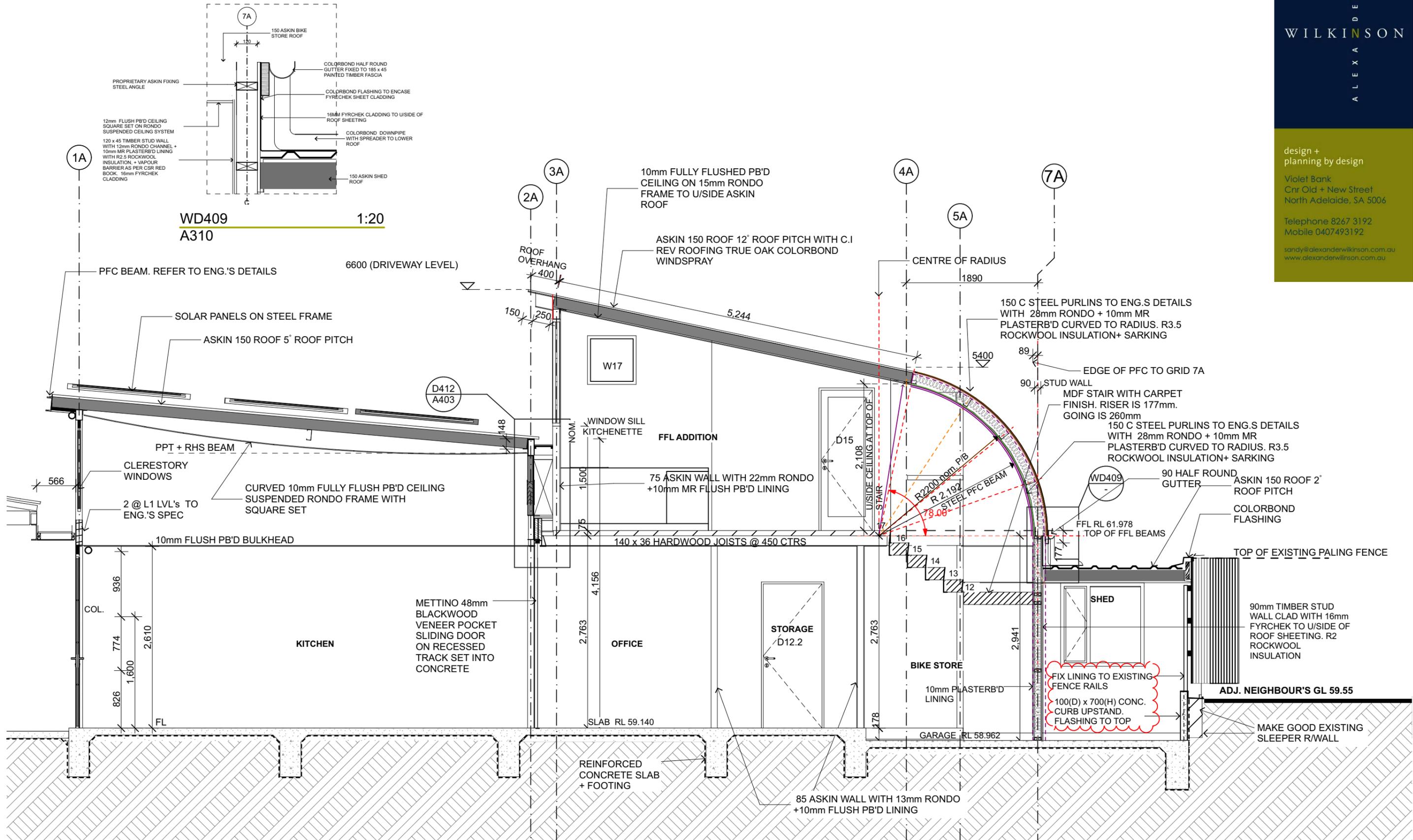
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Cnr Old + New Street
North Adelaide, SA 5006

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Mobile 0407493192

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drawing title:
SECTION 8 + DETAIL WD409 - LIVING / SHED/FLL

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issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client: **Robyn & Sandy Wilkinson** date: **5/9/2023** scale: 1:50, 1:20 @ A3
 project: drawing number: **A310 of 24**

112 Osmond Terrace
Norwood

276WIL/A310

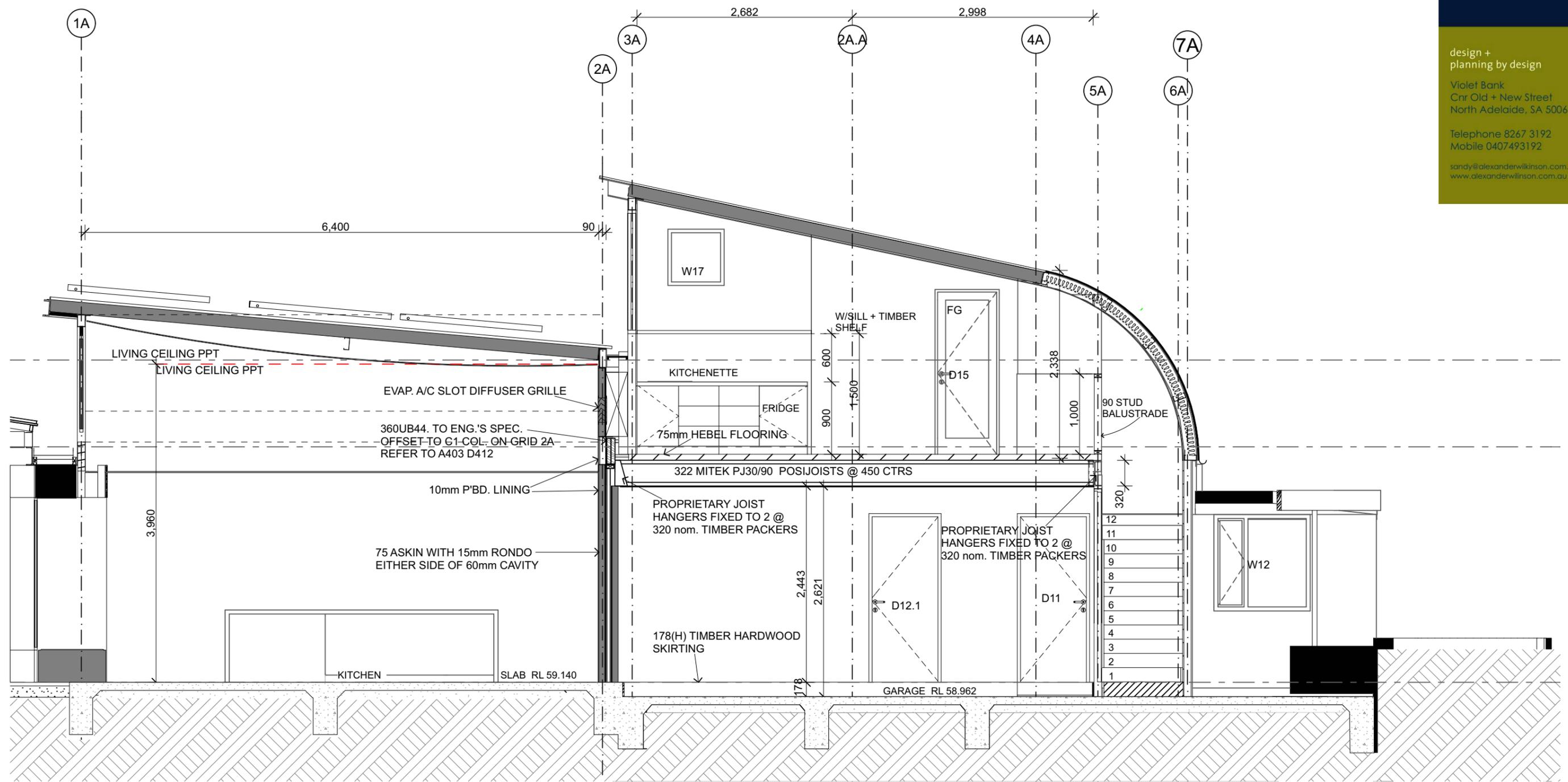
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Mobile 0407493192

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E9
A104, A105, A107

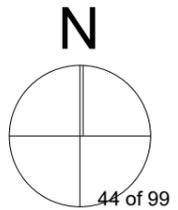
GARAGE/ENTRY

1:50



drawing title:
SECTION 9 GARAGE

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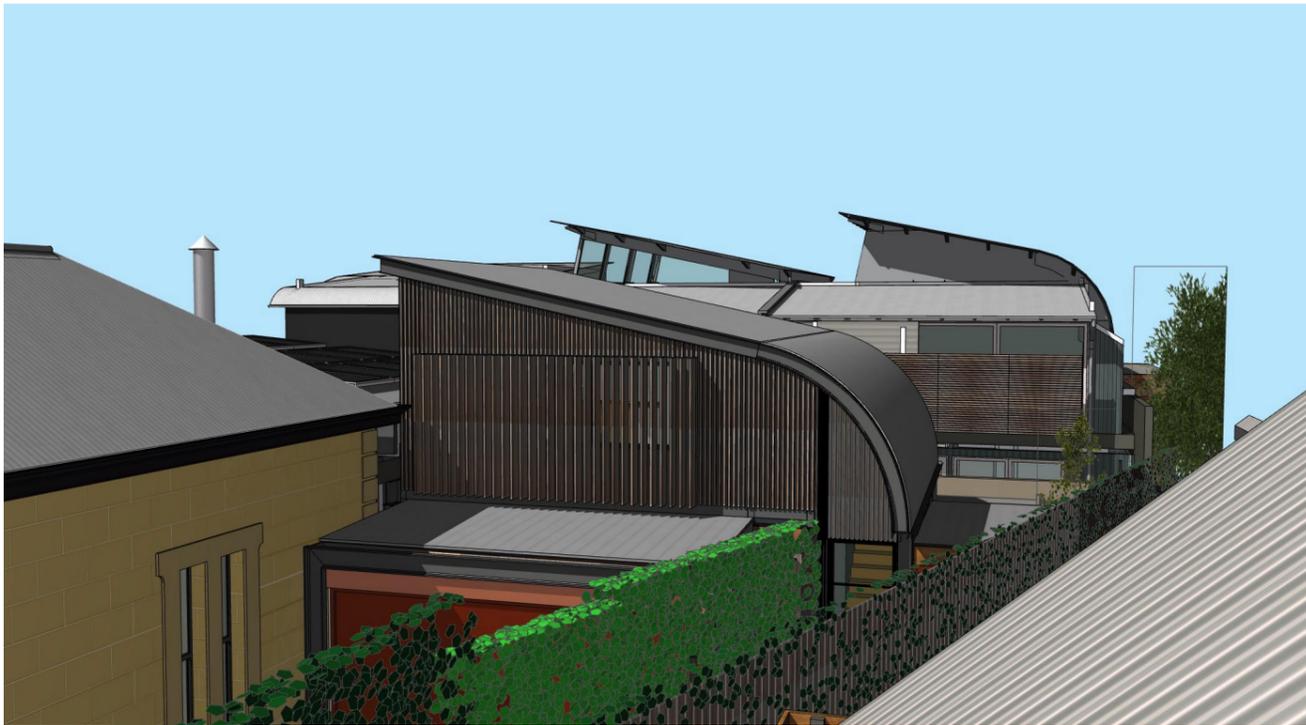
issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client: Robyn & Sandy Wilkinson
project: 112 Osmond Terrace
Norwood

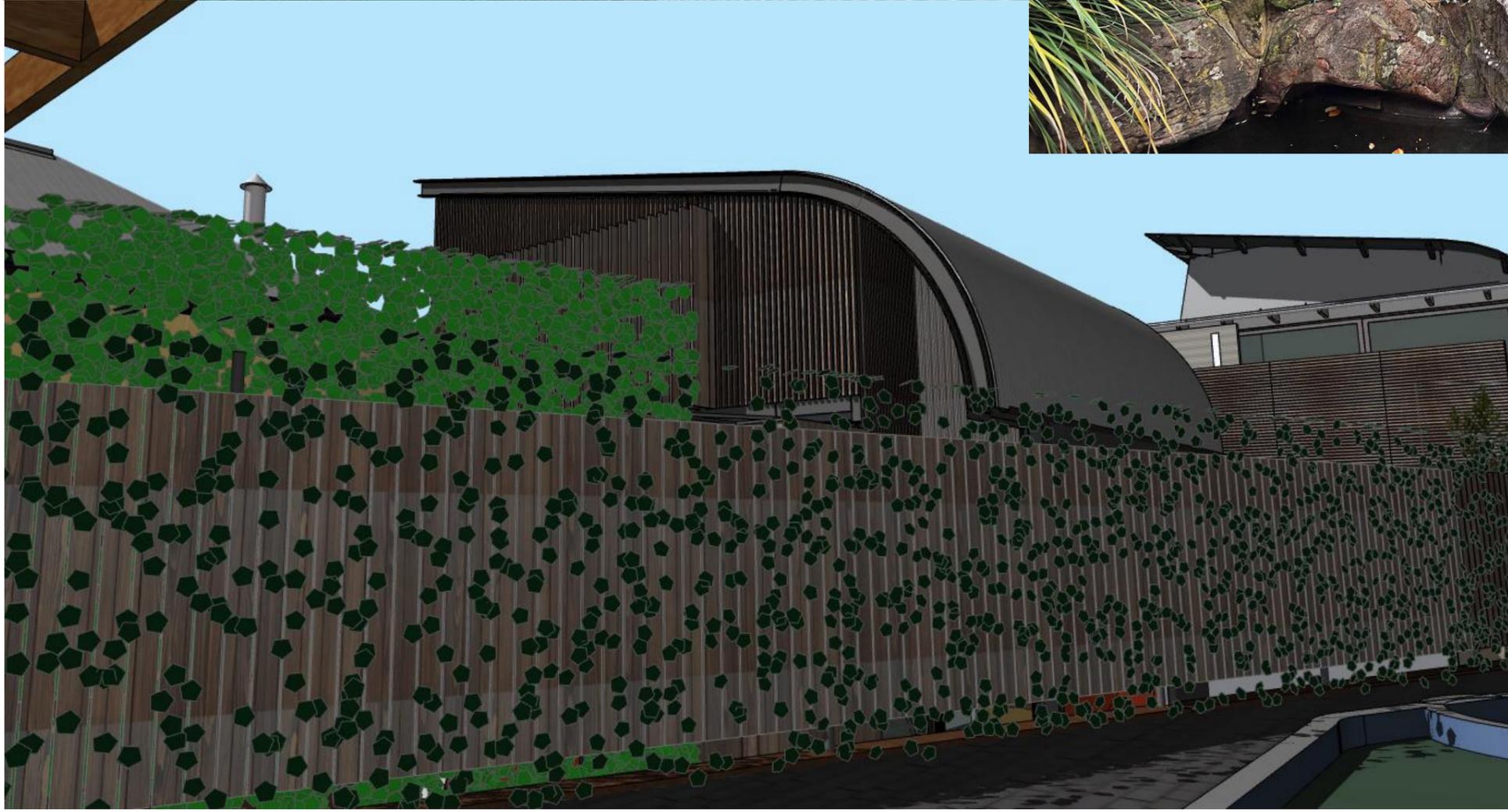
date: 5/9/2023
drawn by: SD, KM
checked by: AW

scale: 1:50
drawing number: A311 of 24

276WIL/A311



EXISTING VIEW FROM 114 SHOWING IVY COVERED FENCE BEING RETAINED AND VIEW OF TOWNHOUSES BEYOND



PROPOSED VIEW FROM 114 OSMOND TERRACE FROM SIMILAR ANGLE



VIEW FROM FOOTPATH

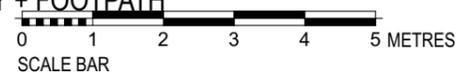


VIEW FROM DRIVEWAY



drawing title:
3D VIEW FROM DRIVEWAY + FOOTPATH

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issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client: Robyn & Sandy Wilkinson
project: 112 Osmond Terrace
Norwood

date: 5/9/2023
scale: @ A3
drawn by: SD, KM
checked by:
drawing number: A702 of 24

112 Osmond Terrace
Norwood

276WIL/A702

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PERSPECTIVE VIEW FROM FFL ADDITION

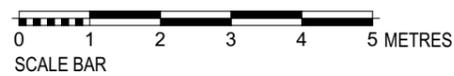


INTERNAL VIEW FROM FFL ADDITION



drawing title:
3D VIEW FROM FFL

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issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
C	14/07/2022	UPPER WALL AMENDMENT
D	08/08/2022	BRC
E	13/10/2022	FIRST FLOOR DA
K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client: Robyn & Sandy Wilkinson
project: 112 Osmond Terrace
Norwood

date: 5/9/2023
drawn by: SD, KM
checked by:
drawing number: A703 of 24

scale: @ A3

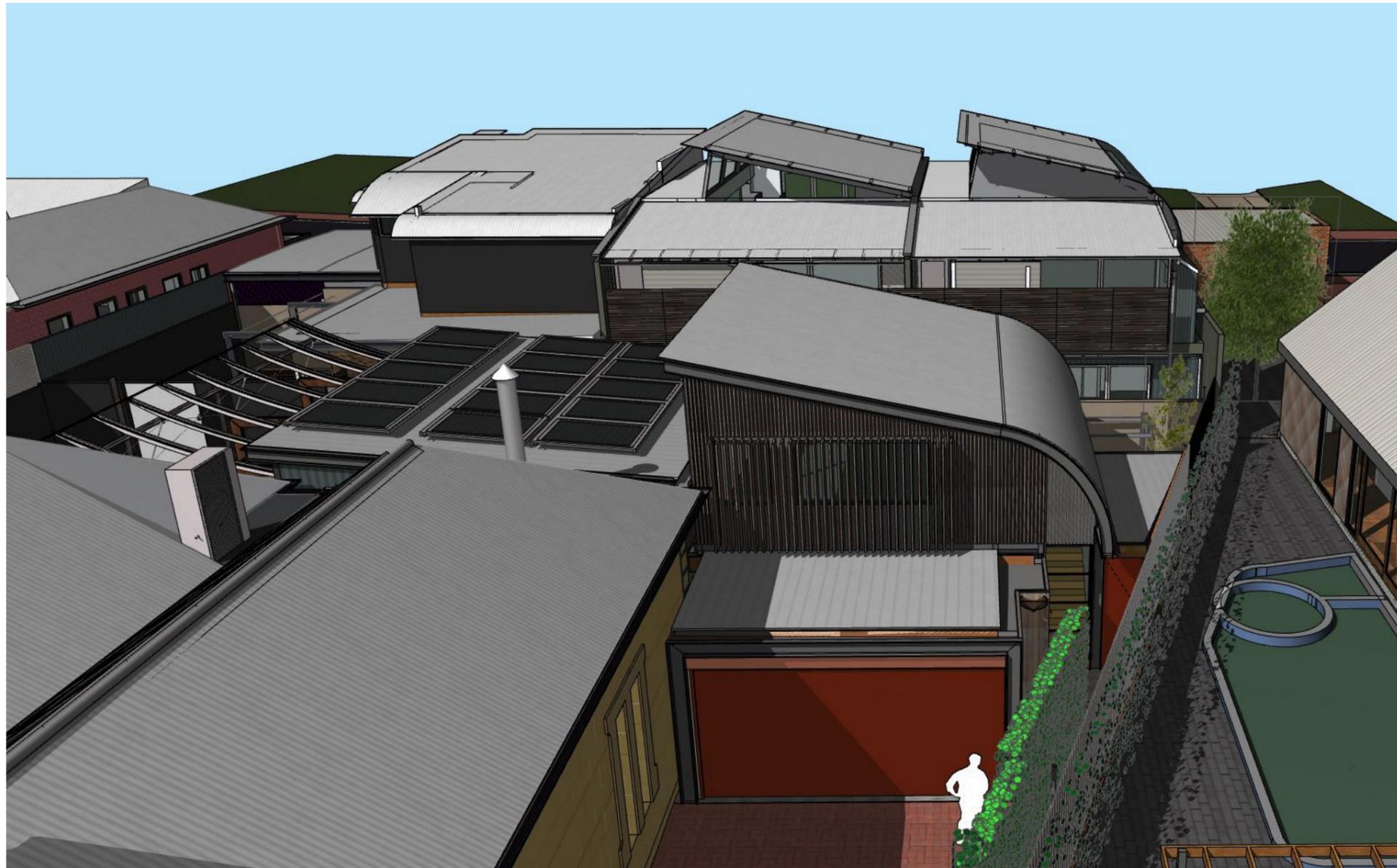
276WIL/A703

design +
planning by design

Violet Bank
Cnr Old + New Street
North Adelaide, SA 5006

Telephone 8267 3192
Mobile 0407493192

sandy@alexanderwilkinson.com.au
www.alexanderwilkinson.com.au



AERIAL VIEW

issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
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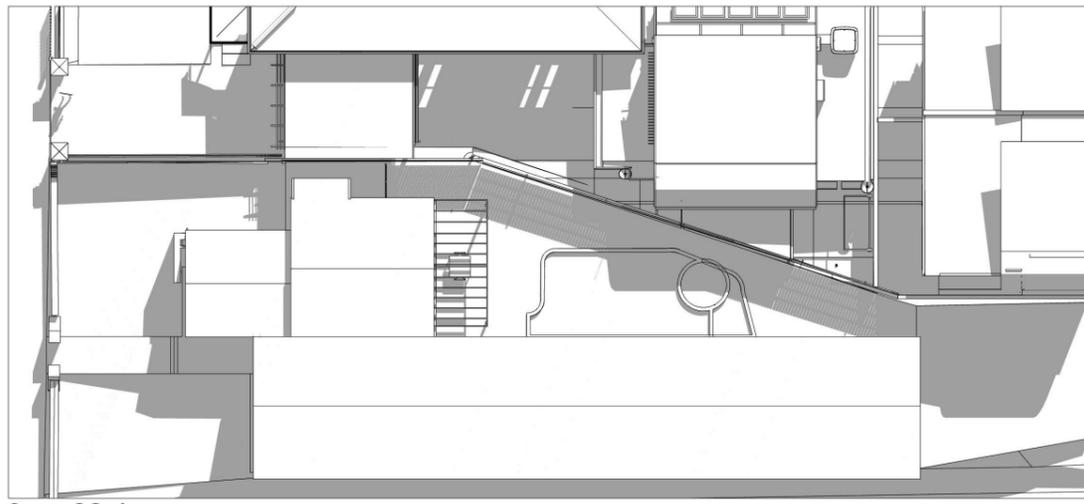
WILKINSON
ALEXANDER

design +
planning by design

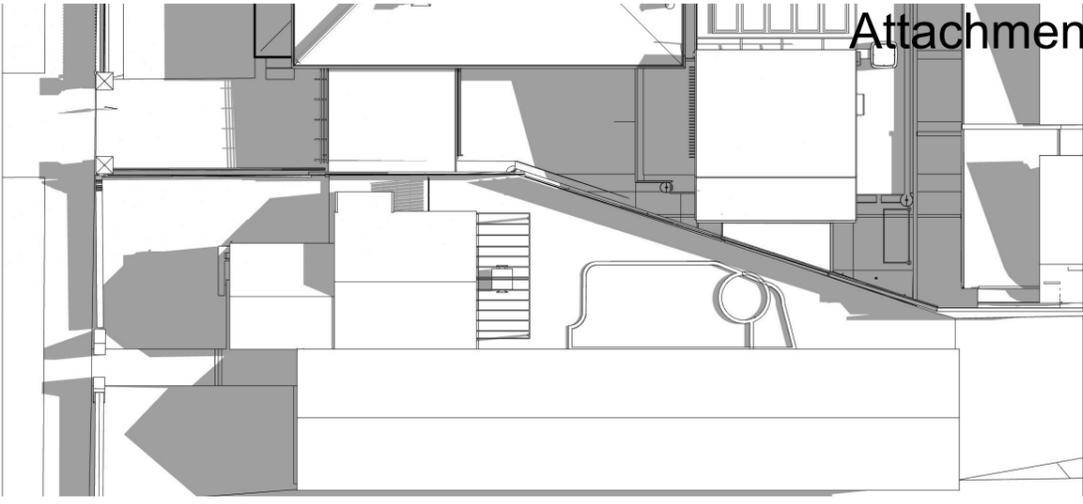
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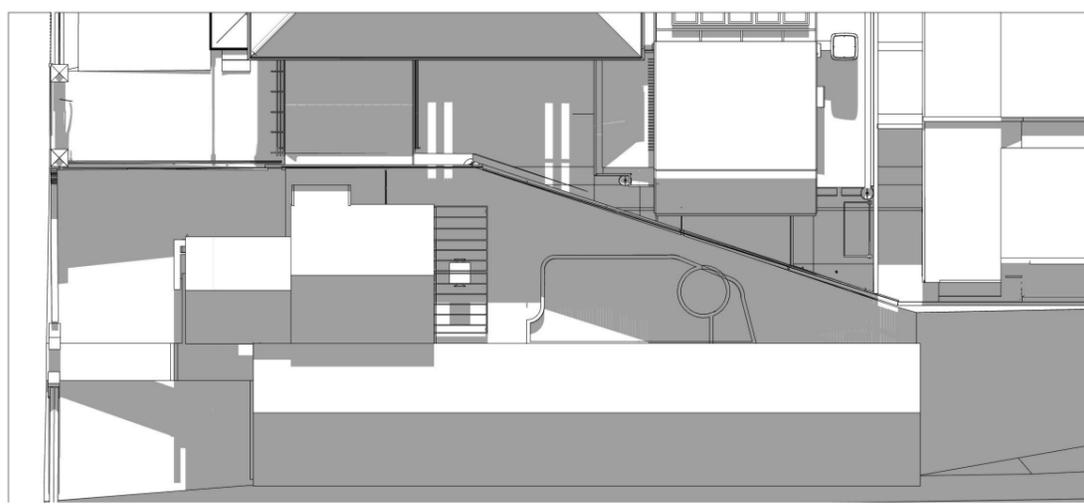
sandy@alexanderwilkinson.com.au
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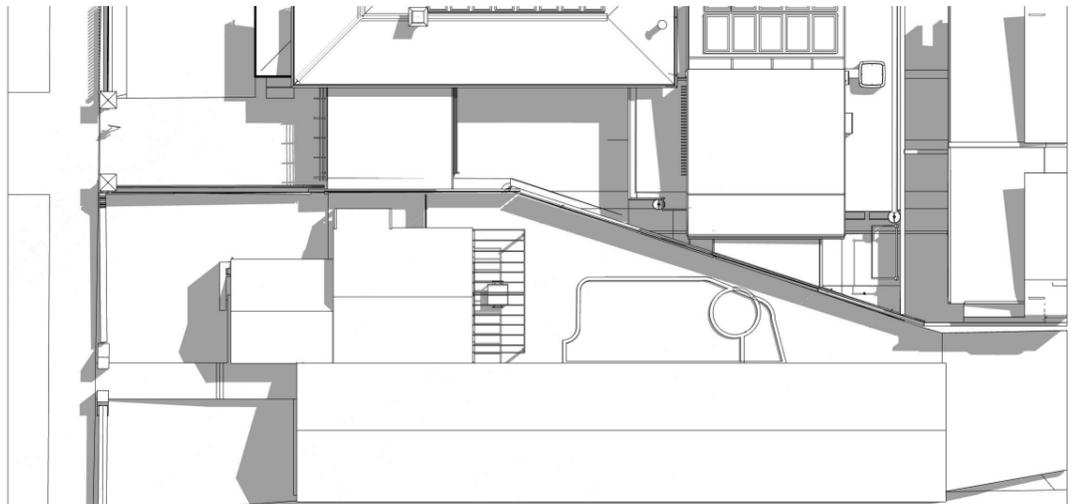
9am 22 June



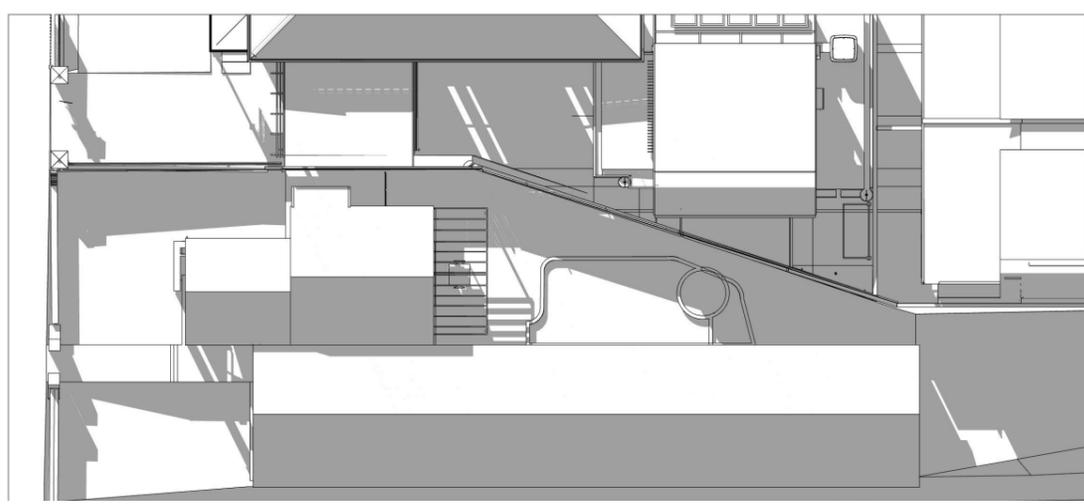
9am 23 March/September



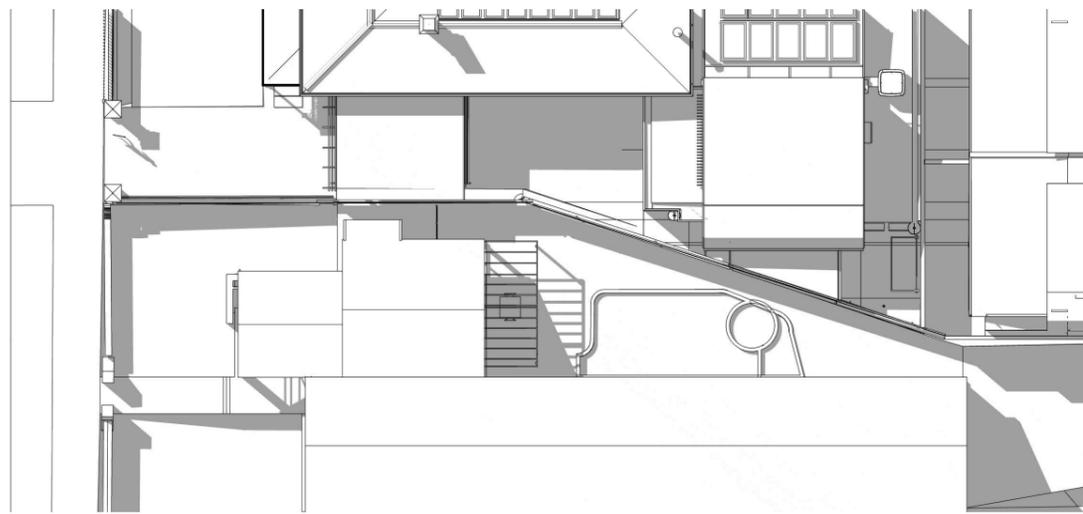
12pm 22 June



12pm 23 March/September



3pm 22 June

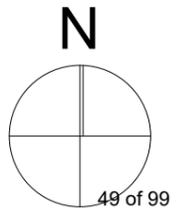


3pm 23 March/September



drawing title:
SHADOW DIAGRAMS

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K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
L	29/08/2023	AO AMENDMENTS

client: **Robyn & Sandy Wilkinson** date: **5/9/2023** scale: **@ A3**

project: **112 Osmond Terrace Norwood** drawn by: **SD, KM** checked by: **AW**

drawing number: **A705 of 24**

276WIL/A705



9am 22 June



12pm 22 June



3pm 22 June



9am 23 March/September

1:100



12pm 23 March/September



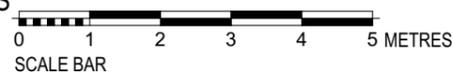
3pm 23 March/September

NOTE: POOL SHOWN BASED ON ORIGINAL ARCHITECTURAL DRAWINGS, NOT AS BUILT (REFER TO SITE PLAN)



drawing title:
AERIAL SUN STUDY VIEWS

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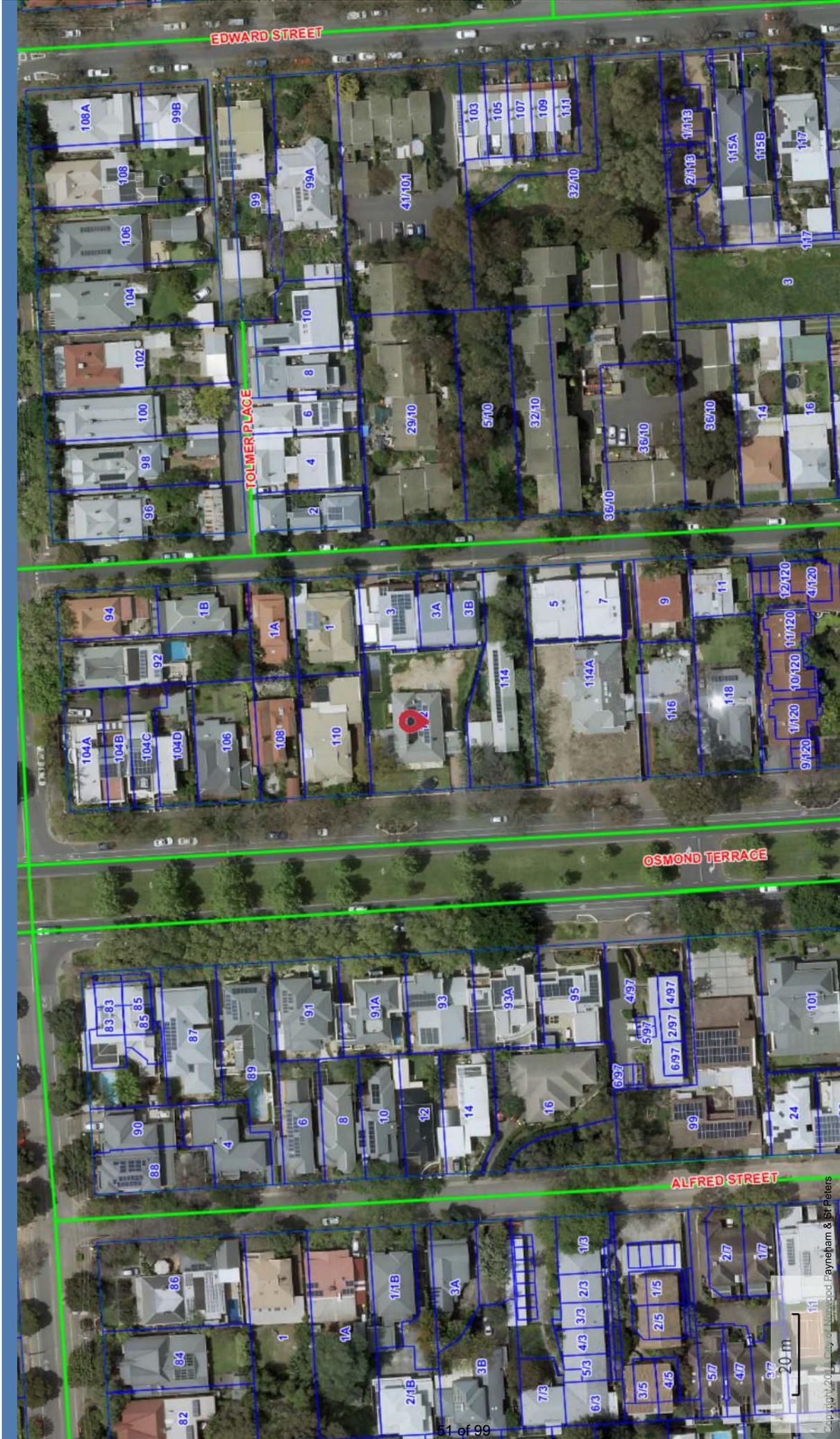


issue:	DATE	REASON
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client: Robyn & Sandy Wilkinson
project: 112 Osmond Terrace
Norwood

date: 5/9/2023
scale: 1:526.56
@ A3
drawn by: SD, KM
checked by: AW
drawing number: A706 of 24

276WIL/A706



Disclaimer

This map is a representation of the information current held by The City of Norwood, Payneham & St Peters. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Data Acknowledgement: Property, Road & Administrator Boundaries - Supplied by Department Environment & Heritage (DEH)

Contact Details

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 South Australia 5007
 P: 08 8366 4555 F: 08 8332 6338
 E: townhall@npsp.sa.gov.au

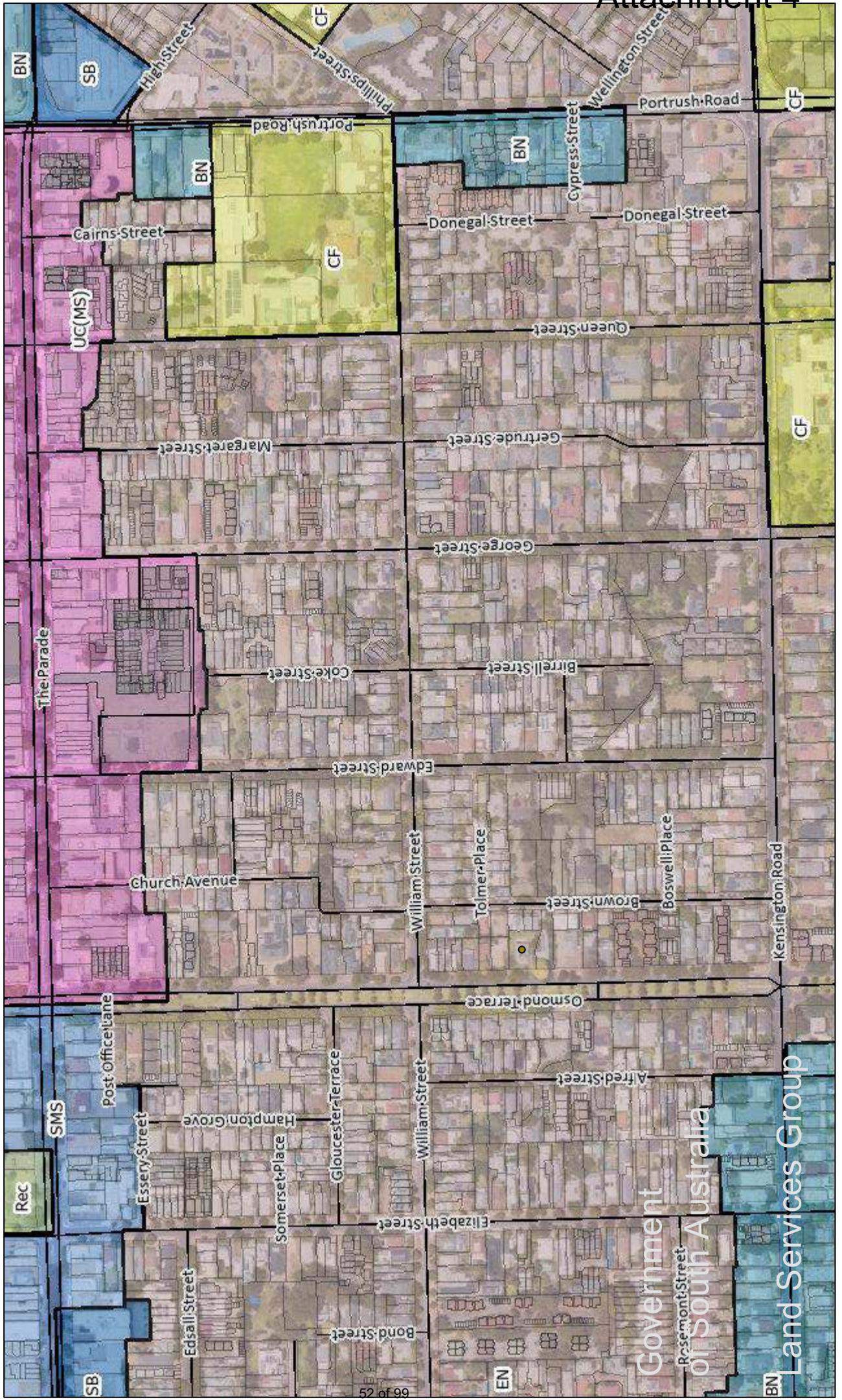


SAPPA Report

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

Attachment 4 - Zoning Map

Date created:
september 6 0



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.



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Contact Details

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 South Australia 5007
 P: 08 8366 4553 F: 08 8332 6338
 E: townhall@npsp.sa.gov.au

Application Summary

Application ID	22035098
Proposal	Two-level alterations and additions to an existing detached dwelling (Local Heritage Place)
Location	112 OSMOND TCE NORWOOD SA 5067

Representations

Representor 1 - Nic Minicozzi

Name	Nic Minicozzi
Address	PO BOX 182 STEPNEY SA, 5069 Australia
Submission Date	01/08/2023 11:01 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	
I upload herewith my representation dated 1/8/2023	

Attached Documents

DOC010823-1255743.pdf

Attachment 6

Brown Street 5 Pty Ltd

Brown Street 7 Pty Ltd

Minicozzi (Osmond Terrace) Pty Ltd

PO Box 182

Stepney SA 5069

1st August 2023

RE: 112 Osmond Terrace Norwood – Representation in opposition of application

Application ID 22035098

Applicant - Alexander Wilkinson

Proposed Development – 2 level alterations and additions to an existing detached dwelling – local heritage place

1. Brown Street 5 Pty Ltd, Brown Street 7 Pty Ltd and Minicozzi (Osmond Terrace) Pty Ltd (the Representors in opposition) opposes the application on the grounds of non-compliance.
2. For the purposes of the Legislation this representation is to be treated:
 - a) as a separate representation from Brown St 5 Pty Ltd;
 - b) as a separate representation from Brown St 7 Pty Ltd; and
 - c) as a separate representation from Minicozzi (Osmond Terrace) Pty Ltd.
3. The Applicant in this matter lodged an Application in or about November 2022 with Public Notification commencing 16th November 2022.
4. The Application ID in relation to the November 2022 application is 22035098 and the proposed developed therein is described as two level alterations and additions to existing attached dwelling (local heritage place) at 112 Osmond Terrace Norwood.
5. Each representor lodged a representation on the 20th of November 2022.
6. The applicant now using the same application ID 22035098 has now sought to amend the original application – two level alterations and additions to an existing dwelling (local heritage place) at 112 Osmond Terrace, Norwood with public notification commencing on the 1st of august 2023.
7. The representors has requested the City of Norwood, Payneham and St Peters to articulate the variation between the first application and the second application – and the response was “the current (varied) application details are currently available for inspection. It would be inappropriate to explain ... the changes in case I misrepresent them in any way”.
8. This is grossly unfair to representors, and it should be in the confidence and obligation of the City of Norwood, Payneham, and St Peters to clearly articulate the variation.

9. The changes to the application have been determined to be substantial by the City of Norwood, Payneham, and St Peters (see email 28th of July 2023, 2:58pm from Mark Thompson – Consultant Planner).
10. The representors have sought to rely upon the original representations dated 30th of November 2022 but the City of Norwood, Payneham and St Peters have rejected that and advised that new representations need to be lodged in response to this “new round of notification” in relation to what is the same application using the same ID number.
11. The representors have not been able to download or identify the variations in the application.
12. The representations therefore are based on the original application and to the extent relevant to the varied application.
13. The Non-Compliance issues include but are not limited to:
 - Set back to rear of upper storey is less than 12m.
 - Rear of building exceeds the limit for building on a boundary
 - Size and scale of two storey addition is inconsistent with dominant streetscape pattern
 - any side or rear extensions should not be closer to the side boundary than the existing building
 - do not involve the construction or alteration of a second or subsequent building level.
 - Should not be visible to the street
 - A/C plant proximity to rear neighbour

14. The relevant property zoning details are as set out hereinafter:

Local Variation (TNV)
Maximum Building Height (Levels) (Maximum building height is 1 level)

Overlay
Character Area (NPSPC6)
Heritage Adjacency
Local Heritage Place (5859)
Local Heritage Place (5869)

15. The relevant **policies** are as set out hereinafter:

Part 3 – Overlays

Local Heritage	
PO 1.1	The form of new buildings and structures maintains the heritage values of the Local Heritage Place.
PO 1.2	Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.

Attachment 6

PO 1.3	Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandas) maintains the heritage values of the Local Heritage Place
PO 1.4	Development is consistent with boundary setbacks and setting.
PO 3.1	Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place.

Character Area	
	Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandas) are consistent with the prevailing characteristics in the character area.
PO 2.4	Development is consistent with the prevailing front and side boundary setback pattern in the character area.
PO 3.1	<p>Additions and alterations do not adversely impact on the streetscape character. Additions and alterations:</p> <ol style="list-style-type: none"> 1. are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or 2. meet all of the following: <ol style="list-style-type: none"> 1. do not include any development forward of the front façade building line 2. any side or rear extensions are no closer to the side boundary than the existing building 3. do not involve the construction or alteration of a second or subsequent building level

16. The relevant **general development policies** are as set out hereinafter:

Interface between Land Uses	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ol style="list-style-type: none"> 1. enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or 2. located at least 12m from the nearest habitable room located on an adjoining allotment.

17. The relevant **zones and subzones** are as set out hereinafter:

Established Neighbourhood Zone

Boundary Walls	
<p>PO 7.1</p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <p>or</p> <ol style="list-style-type: none"> 1. where no side boundary setback value is returned in (a) above, and except where the dwelling 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: <ol style="list-style-type: none"> 1. side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height 2. side boundary walls do not: <ol style="list-style-type: none"> 1. exceed 3.2m in height from the lower of the natural or finished ground level 2. exceed 8m in length 3. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary 4. encroach within 3m of any other existing or proposed boundary walls on the subject land.
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p>	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ol style="list-style-type: none"> 1. 4m for the first building level

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<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <ol style="list-style-type: none"> 1. are set back at least 0.5m behind the building line of the associated dwelling 2. are set back at least 5.5m from the boundary of the primary street 3. have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.

General

The Applicant (with all due respect) appears to be seeking from the relevant planning authority substantial concessions in relation to this application, which should not be granted.

Brown Street 5 Pty Ltd
Brown Street 7 Pty Ltd
Minicozzi (Osmond Terrace) Pty Ltd

per
 N Minicozzi
 Director



Representor 2 - Minicozzi Osmond Terrace Pty Ltd Minicozzi

Name	Minicozzi Osmond Terrace Pty Ltd Minicozzi
Address	PO BOX 182 STEPNEY SA, 5069 Australia
Submission Date	01/08/2023 11:10 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
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DOC010823-1255751.pdf

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Stepney SA 5069

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Minicozzi (Osmond Terrace) Pty Ltd

per
 N Minicozzi
 Director



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 - b) as a separate representation from Brown St 7 Pty Ltd; and
 - c) as a separate representation from Minicozzi (Osmond Terrace) Pty Ltd.
3. The Applicant in this matter lodged an Application in or about November 2022 with Public Notification commencing 16th November 2022.
4. The Application ID in relation to the November 2022 application is 22035098 and the proposed developed therein is described as two level alterations and additions to existing attached dwelling (local heritage place) at 112 Osmond Terrace Norwood.
5. Each representor lodged a representation on the 20th of November 2022.
6. The applicant now using the same application ID 22035098 has now sought to amend the original application – two level alterations and additions to an existing dwelling (local heritage place) at 112 Osmond Terrace, Norwood with public notification commencing on the 1st of august 2023.
7. The representors has requested the City of Norwood, Payneham and St Peters to articulate the variation between the first application and the second application – and the response was “the current (varied) application details are currently available for inspection. It would be inappropriate to explain ... the changes in case I misrepresent them in any way”.
8. This is grossly unfair to representors, and it should be in the confidence and obligation of the City of Norwood, Payneham, and St Peters to clearly articulate the variation.

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10. The representors have sought to rely upon the original representations dated 30th of November 2022 but the City of Norwood, Payneham and St Peters have rejected that and advised that new representations need to be lodged in response to this “new round of notification” in relation to what is the same application using the same ID number.
11. The representors have not been able to download or identify the variations in the application.
12. The representations therefore are based on the original application and to the extent relevant to the varied application.
13. The Non-Compliance issues include but are not limited to:
 - Set back to rear of upper storey is less than 12m.
 - Rear of building exceeds the limit for building on a boundary
 - Size and scale of two storey addition is inconsistent with dominant streetscape pattern
 - any side or rear extensions should not be closer to the side boundary than the existing building
 - do not involve the construction or alteration of a second or subsequent building level.
 - Should not be visible to the street
 - A/C plant proximity to rear neighbour

14. The relevant property zoning details are as set out hereinafter:

Local Variation (TNV)
Maximum Building Height (Levels) (Maximum building height is 1 level)

Overlay
Character Area (NPSPC6)
Heritage Adjacency
Local Heritage Place (5859)
Local Heritage Place (5869)

15. The relevant **policies** are as set out hereinafter:

Part 3 – Overlays

Local Heritage	
PO 1.1	The form of new buildings and structures maintains the heritage values of the Local Heritage Place.
PO 1.2	Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.

Attachment 6

PO 1.3	Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandas) maintains the heritage values of the Local Heritage Place
PO 1.4	Development is consistent with boundary setbacks and setting.
PO 3.1	Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place.

Character Area	
	Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandas) are consistent with the prevailing characteristics in the character area.
PO 2.4	Development is consistent with the prevailing front and side boundary setback pattern in the character area.
PO 3.1	<p>Additions and alterations do not adversely impact on the streetscape character. Additions and alterations:</p> <ol style="list-style-type: none"> 1. are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or 2. meet all of the following: <ol style="list-style-type: none"> 1. do not include any development forward of the front façade building line 2. any side or rear extensions are no closer to the side boundary than the existing building 3. do not involve the construction or alteration of a second or subsequent building level

16. The relevant **general development policies** are as set out hereinafter:

Interface between Land Uses	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. 	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <ul style="list-style-type: none"> a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. 	<p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <ul style="list-style-type: none"> a. for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> i. half the existing ground level open space or ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> 1. enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or 2. located at least 12m from the nearest habitable room located on an adjoining allotment.

17. The relevant **zones and subzones** are as set out hereinafter:

Established Neighbourhood Zone

Boundary Walls	
<p>PO 7.1</p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <p>or</p> <ol style="list-style-type: none"> 1. where no side boundary setback value is returned in (a) above, and except where the dwelling 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: <ol style="list-style-type: none"> 1. side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height 2. side boundary walls do not: <ol style="list-style-type: none"> 1. exceed 3.2m in height from the lower of the natural or finished ground level 2. exceed 8m in length 3. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary 4. encroach within 3m of any other existing or proposed boundary walls on the subject land.
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p>	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ol style="list-style-type: none"> 1. 4m for the first building level

<ol style="list-style-type: none"> 1. separation between dwellings in a way that complements the established character of the locality 2. access to natural light and ventilation for neighbours 3. private open space 4. space for landscaping and vegetation. 	<ol style="list-style-type: none"> 2. 6m for any second building level.
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <ol style="list-style-type: none"> 1. are set back at least 0.5m behind the building line of the associated dwelling 2. are set back at least 5.5m from the boundary of the primary street 3. have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.

General

The Applicant (with all due respect) appears to be seeking from the relevant planning authority substantial concessions in relation to this application, which should not be granted.

Brown Street 5 Pty Ltd
Brown Street 7 Pty Ltd
Minicozzi (Osmond Terrace) Pty Ltd

per
 N Minicozzi
 Director



Representor 4 - Brown St Seven Pty Ltd Minicozzi

Name	Brown St Seven Pty Ltd Minicozzi
Address	PO BOX 182 STEPNEY SA, 5069 Australia
Submission Date	01/08/2023 11:14 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	
I upload herewith representation dated 1/8/2023	

Attached Documents

DOC010823-1255756.pdf

Attachment 6

Brown Street 5 Pty Ltd

Brown Street 7 Pty Ltd

Minicozzi (Osmond Terrace) Pty Ltd

PO Box 182

Stepney SA 5069

1st August 2023

RE: 112 Osmond Terrace Norwood – Representation in opposition of application

Application ID 22035098

Applicant - Alexander Wilkinson

Proposed Development – 2 level alterations and additions to an existing detached dwelling – local heritage place

1. Brown Street 5 Pty Ltd, Brown Street 7 Pty Ltd and Minicozzi (Osmond Terrace) Pty Ltd (the Representors in opposition) opposes the application on the grounds of non-compliance.
2. For the purposes of the Legislation this representation is to be treated:
 - a) as a separate representation from Brown St 5 Pty Ltd;
 - b) as a separate representation from Brown St 7 Pty Ltd; and
 - c) as a separate representation from Minicozzi (Osmond Terrace) Pty Ltd.
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6. The applicant now using the same application ID 22035098 has now sought to amend the original application – two level alterations and additions to an existing dwelling (local heritage place) at 112 Osmond Terrace, Norwood with public notification commencing on the 1st of august 2023.
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Local Heritage Place (5869)

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General

The Applicant (with all due respect) appears to be seeking from the relevant planning authority substantial concessions in relation to this application, which should not be granted.

Brown Street 5 Pty Ltd
Brown Street 7 Pty Ltd
Minicozzi (Osmond Terrace) Pty Ltd

per
 N Minicozzi
 Director



Representor 5 - Judith Brine

Name	Judith Brine
Address	114 OSMOND TERRACE NORWOOD SA, 5067 Australia
Submission Date	21/08/2023 02:50 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Please see attached Submission	

Attached Documents

StatementOfRepresentation-22035098-JudithBrine-21August2023-6282622.pdf

DR JUDITH BRINE (ADJACENT OWNER)
114 OSMOND TERRACE, NORWOOD, SA, 5067

ASSESSMENT PANEL
CITY OF NORWOOD, PAYNEHAM AND ST. PETERS
175 THE PARADE, NORWOOD, SA, 5067 (BY HAND)

Re 112 Osmond Terrace Norwood, SA 5067 Development Application
ID: 22035098

Proposed Development Two-level alterations and additions to an existing detached dwelling (Local Heritage Place)

I attach my representation and one other sheet illustrating my points.

Yours Sincerely,



Judith Brine



**OBJECTION TO DEVELOPMENT APPLICATION ID:2203509, 112 OSMOND TERRACE
NORWOOD SA 5067**

FROM DR JUDITH BRINE, 114 OSMOND TERRACE NORWOOD

The drawings which are submitted for this application are misleading number of ways. The ways which affect this objection are

- Part of the building on 114 Osmond Terrace is shown further from the common boundary than its actual position. Drawing 276WIL/A107 requires amendment. The actual position of the buildings shown on the attached image.
- The perspective view on Drawing 276WIL/A704 is misleading in that it does not show the actual size, shape and location of the pools in 114 Osmond Terrace. Nor are the pools shown on the plan Drawing 276WIL/A107. The approximate footprint of the pools is shown on the attached image.

In this application, a timber screen is shown in front of the west facing windows to the second storey. It is obviously intended to block the light from this window from penetrating the bedroom window belonging to the house on block 114. While it may have done so for the position of this corner of the house as shown on the application it does not do the job when this part of the building on 114 and its windows and are positioned correctly; then some view and light will impinge on 114's bedroom window.

I object to the overlooking and light penetration from the larger western window of the office/bedroom 4 (as shown on the proposal) into into my bedroom window.

I also object to the two storey addition to 112 casting shadow on to the pool situated in 114. No shadow diagram is given in the application so the exact extent of the overshadowing is unclear. The purpose of the photograph of my pool (taken from my property) and shown on sheet 276WIL/A701 is also not clear. The image does not show the proposed building overlooking and potentially over shadowing the pool but only a view of the flats on the blocks adjacent to 112 some 15 meters away - while the corner of the proposed building is some 2 meters away.

My final objection is to the diminution of the unquestionable historic importance of the original building on 112 by the overdevelopment of its setting. I note that the recent planning regulations emphasise the importance of the setting to historic buildings.

For these three reasons I object to proposal and believe they should be grounds for the refusal of this Development Application. I make my representation for refusal on this basis.

Dr Judith Brine
19/8/2023

29 August 2023

Mark Thomson
Consultant Planner
City of Norwood, Payneham & St. Peters

Development Application ID:22035098

112 Osmond Terrace, Norwood

per email: mark@thomsonplanning.com.au

RESPONSE TO ADJOINING OWNER REPRESENTATIONS
-On behalf of Sandy + Robyn Wilkinson
of 112 Osmond Terrace, Norwood

design +
planning by design

Violet Bank
Cnr Old + New Street
North Adelaide, SA 5006

Telephone 0407493192
sandy@alexanderwilkinson.com.au
www.alexanderwilkinson.com.au

1.0 INTRODUCTION

This submission on behalf of my family is made in responses from the two (2)* representators submissions received during the public notification period.

*Noting that four representations had been received from Nic Minicozzi via different property entities.

2.0 BACKGROUND

We purchased the house in 2011 from clients who had commenced legal proceedings in the Supreme Court with Nic Minicozzi to demolish this Local Heritage item and Nic Minicozzi's Local Heritage listed property at 114A Osmond Terrace. I had been approached by the then owners as a Heritage Consultant to argue for its demolition, I advised that I could not support that position and put to them whether it was in their interests to demolish over a million dollars' worth of improvements.

Whilst another heritage consultant did argue for the demolition, they decided to give their agent, Mark Conway, 3 months to sell the property as is, before further pursuing the demolition. We subsequently ended up buying the property at that time and have since restored the house to its original appearance, reinstating the verandah and front windows etc based on an archival photograph I was able to locate from the Pitman family who built the house in 1882.

We developed the three (3) townhouses on the tennis court behind facing onto Brown Street in 2016.

Last year we obtained Planning Consent and Development Approval for the single level additions, which are presently under construction.

This DA pertains only the first-floor addition component of the additions.

3.0 DESCRIPTION OF DEVELOPMENT APPLICATION

The application is described in the Plan SA portal as:

Two-level alterations and additions to an existing detached dwelling (Local Heritage Place)

Application 22035098

4.0 LOCALITY

The site sits within the Established Neighbourhood Zone that is subject to a Character Overlay. Below is a satellite view identifying the locality, which shows the subdivision pattern of the area and subject property.



5.0 RESPONSE TO REPRESENTATIONS

We will respond to each of the two representors in turn:

5.1 RESPONSE TO ISSUES RAISED BY IMMEDIATE NEIGHBOUR, JUDITH BRINE, OWNER AND RESIDENT OF 114 OSMOND TERRACE

The site plan, on checking had incorrectly shown the position of a portion of 114 Osmond Terrace, the site plan has been corrected.

The sightlines to this corner of the building have been re-checked and the detailed design of the screen checked to ensure that the screens, which go the full height of the windows (not just to the usual Code required height of 1500mm) do effectively block overlooking and light spill as intended based on the correct position of the corner of her bedroom.

The representation of the floor plan and pool of 114 Osmond Terrace was based on the original architectural drawings by Burden & Lelliott. The pool was evidently not built per the original architectural drawings, the site plan has now been amended to reflect the pool as indicated in Judith's submission.

Overlooking

BACKGROUND:

The balcony that was originally proposed, has been completely deleted, whilst retention of the existing ivy-covered timber paling boundary fence and 3.0+m high TECONA screening hedge has been retained at Judith's request. (See Attachment 7)

RESPONSE AFTER RECEIVING AO REPRESENTATIONS:

We have adjusted the site plan to reflect the correct position of Judith's house and checked the design of the screening fins to ensure no overlooking or light spill.

Overshadowing

ORIGINAL RESPONSE TO ISSUE:

The first-floor addition has been designed from the onset to minimise its profile to minimise overshadowing impact and is sited so as not to be in front of her living areas. (See Attachment 1)

RESPONSE AFTER RECEIVING AO REPRESENTATIONS:

We have prepared shadow diagrams and aerial perspectives that show how sun would still enter the living areas and provided a real-estate floor plan of Judith's house. The pool will largely receive sun from noon onwards. (See Attachment 8)

From this, it can be seen that the first-floor addition ostensibly sits behind/east of her main living areas and aligns approximately with the passage leading to the secondary bedrooms. (see Attachments 2-4)

Light spill

RESPONSE:

Whilst there don't appear to be any planning provisions pertaining to the issue of light spill, we have nonetheless, further to removing the balcony, resulting in the renotification of this DA, proposed timber blinkers across the west facing windows so as to veil the windows and minimise light spill. (See Attachments 5-6)

5.2 RESPONSE TO ONCE REMOVED NEIGHBOUR, NIC MINICOZZI, OWNER OF 114A OSMOND TERRACE + TOWNHOUSES BEHIND AT 5 & 7 BROWN STREET.

GENERAL RESPONSE:

Whilst Judith Brine lives directly south of our property, and has valid concerns, which we have done our best to address, Nic Minicozzi owns the property once removed at 114A Osmond Terrace, two houses away.

As such none of the issues, which he has raised have any effect on the amenity of the property which he owns including the villa and two-storey box like townhouses behind for which he received significant planning concessions.

It is also worth noting that Nic Minicozzi has left his Local Heritage Listed property abandoned, deliberately destroyed the garden and boarded up the windows, (that didn't need boarding up), in his endeavour, in my view, to make the house look like an eyesore, so that people or Council might agree to 'just let him demolish it'.

Or otherwise just out of spite for Council for not allowing him to demolish this Local Heritage item or convert it into an office/consulting rooms with the front garden and grounds made into a car park. both of which I have objected to, hence perhaps his objection to our proposal.

RESPONSES TO SPECIFIC ISSUES RAISED BY NIC MINICOZZI:

The rear setback is less than 6m

RESPONSE:

This is a DTS provision, as such is only 'one way' to satisfy the Policy Objective (PO 9.1).

The upper level, as proposed, is ostensibly within the roof space and no higher than the roof of our existing single storey villa.

The townhouses behind have their living area and primary private open space as first floor deck to the eastern/Brown Street aspect, such that the rear of these townhouses are only bedrooms and not the primary living or open space.

The space between provides adequate separation between the dwellings, thereby providing adequate light and ventilation per the intention of PO 9.1.

Notably the owner of the townhouse immediately behind has made no objection.

The upper level is set behind the back wall of the Local Heritage villa, which puts it also behind the primary living areas of Judith's house, to push the addition forward to increase the rear boundary setback would detrimentally affect the impact on Judith's house.

Size and scale of two storey addition inconsistent with dominant streetscape pattern

RESPONSE:

This provision pertains to the appearance of additions to houses as seen from the street as they are seen in the streetscape. Being sited at the end of the driveway behind the back wall of our villa, it has minimal impact on the streetscape.

Attachment 7

Any side or rear extensions should not be closer to the side boundary than the existing building.

Should not involve construction of a second or subsequent building level.

Should not be visible from the street.

RESPONSE:

These are only provisions for a DTS (Deemed To Satisfy) provisions of PO 3.1, which are not requirements, but only provisions for DTS consent that ostensibly mean that single storey additions behind a LHI are deemed to satisfy.

The right hand column sets out the Policy Objective that is sought to be achieved,

PO 3.1

Additions and alterations do not adversely impact on the streetscape character.

As a sensitively designed addition at that is completely behind the back wall and nowhere near the street frontage, of the Local Heritage item, we believe this objective is satisfied.

AC plant proximity to rear neighbour

RESPONSE:

The air conditioning in this location was approved as part of the ground floor works already approved.

It is required to satisfy the provisions of the EPA in any event.

6.0 CONCLUSION

The proposal has been designed very carefully to mitigate the impact on our southern neighbour, Judith Brine. We acknowledge that it is technically at odds with some of the provisions of the Planning Code, which is a generic state-wide, planning document.

We are relying upon the Planning Staff and CAP to recognise the particularities and merits of this development application that warrant consent in our view.

We wish to exercise our right to make a verbal response to or answer questions from the CAP.

Your Faithfully



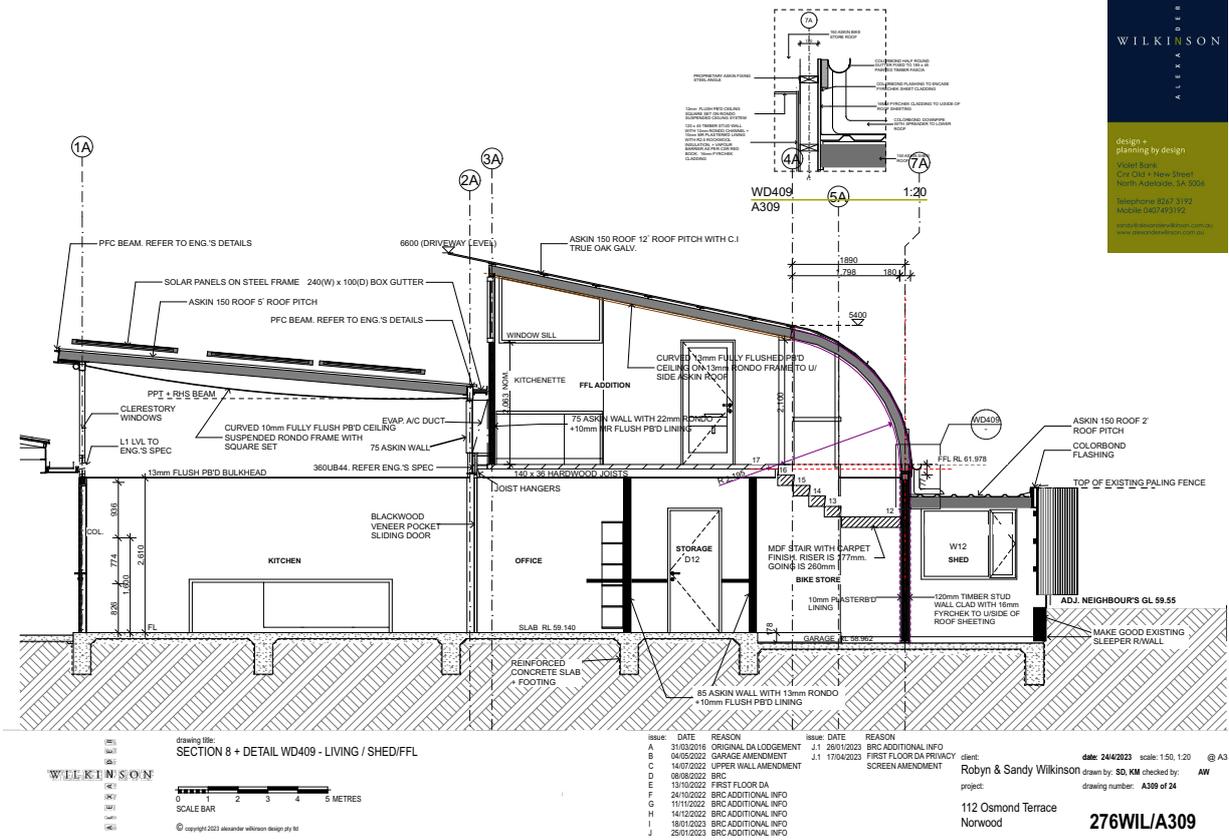
ALEXANDER WILKINSON

B.A(Planning)B.Arch.hons(Conservation)

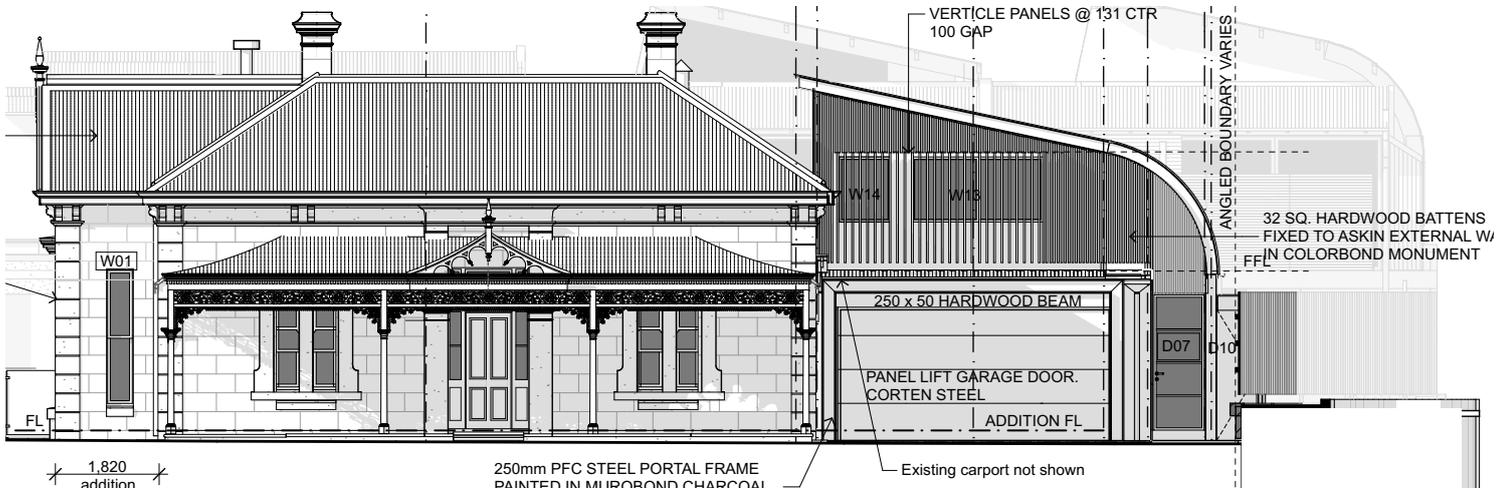
Director

ALEXANDER WILKINSON DESIGN PTY LTD

Attachment 1.

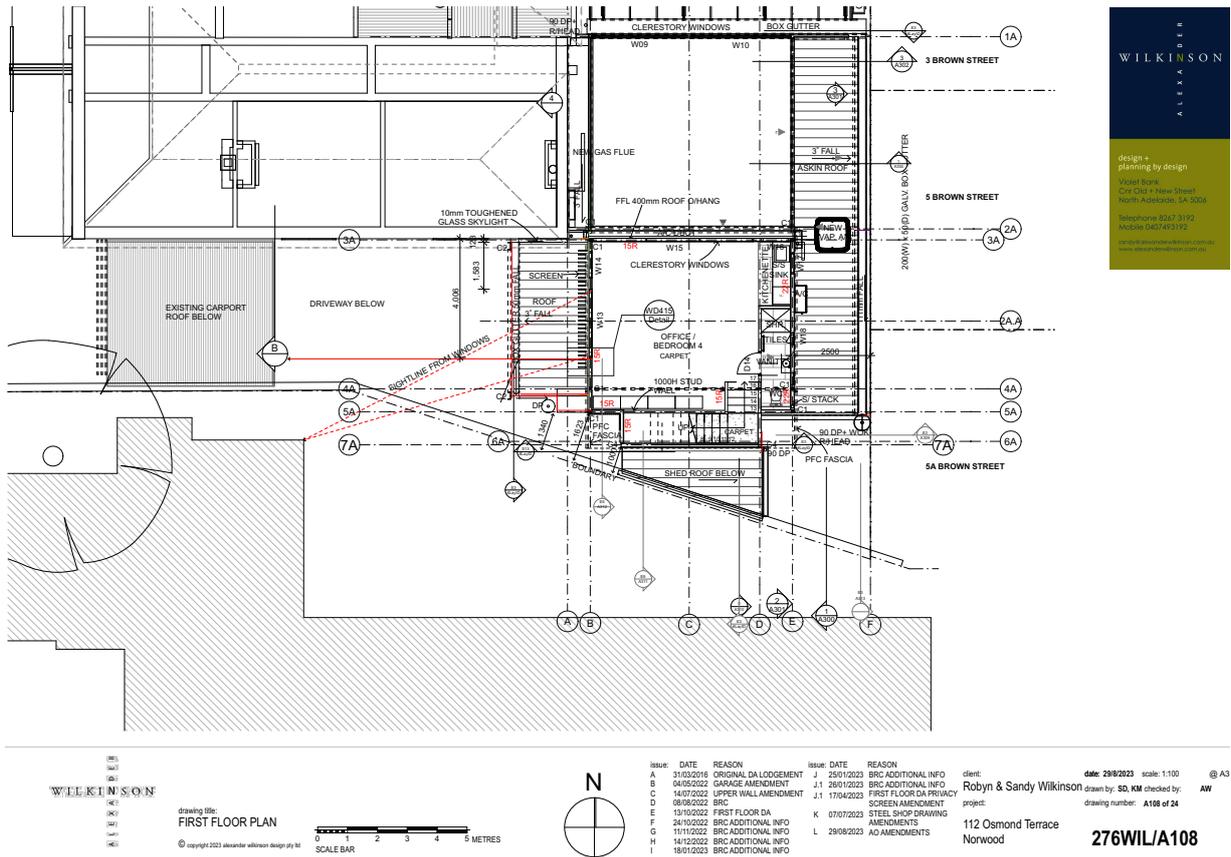


Raked ceiling and minimum BCA allowed 2100 head height at top of stairs.



Relative scale of 2-storey addition to single storey Local Heritage Villa

Attachment 2.

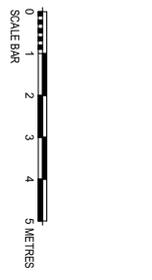


Amended first floor plan showing corrected outline of 114 and screening of sight lines.

Attachment 3.

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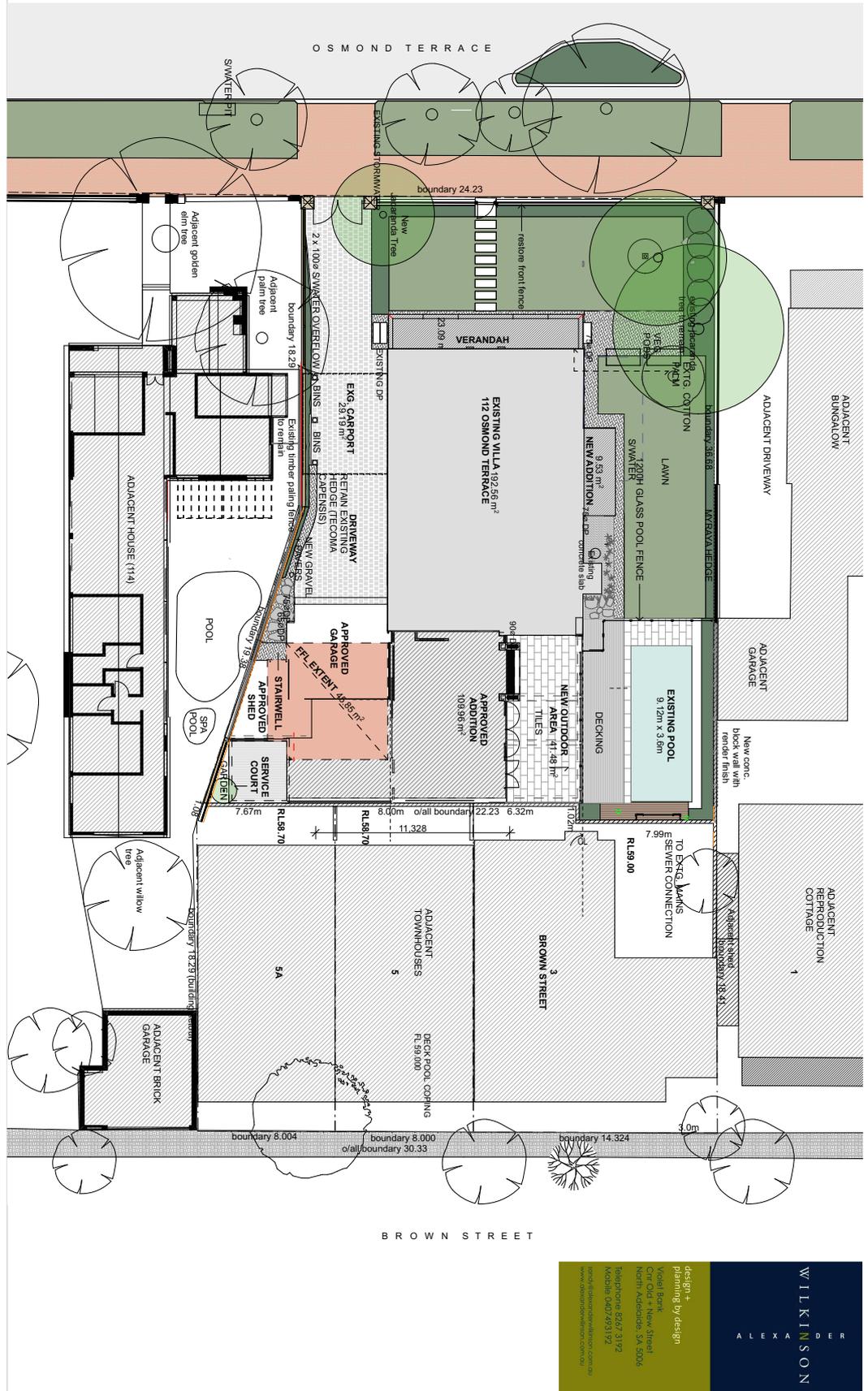
drawing title:
SITE PLAN
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Issue	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT
B	04/05/2022	GARAGE AMENDMENT
C	14/07/2022	DRYER WALL AMENDMENT
D	13/10/2022	FIRST FLOOR DA
E	24/10/2022	BRC ADDITIONAL INFO
F	11/11/2022	BRC ADDITIONAL INFO
G	14/12/2022	BRC ADDITIONAL INFO
H	18/01/2023	BRC ADDITIONAL INFO
I		

Issue	DATE	REASON
J	29/01/2023	BRC ADDITIONAL INFO
K	11/04/2023	FIRST FLOOR DA PRIVACY
L	29/08/2023	AMENDMENTS

date: 29/8/2023 scale: 1:200
 drawn by: SM, KM checked by: AW
 drawing number: A100 of 24
276WIL/A100
 @ A3



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Site Plan

Attachment 5.

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3D VIEW FROM DRIVEWAY

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A	31/03/2016	ORIGINAL DA LODGEMENT	J	25/01/2023	BRC ADDITIONAL INFO
B	04/05/2022	GARAGE AMENDMENT	J.1	29/01/2023	BRC ADDITIONAL INFO
C	14/07/2022	UPPER WALL AMENDMENT	J.1	17/04/2023	FIRST FLOOR DA PRIVACY
D	08/08/2022	BRC	K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
E	13/10/2022	FIRST FLOOR DA			
F	24/10/2022	BRC ADDITIONAL INFO			
G	11/11/2022	BRC ADDITIONAL INFO			
H	14/12/2022	BRC ADDITIONAL INFO			
I	18/01/2023	BRC ADDITIONAL INFO			

client: **Robyn & Sandy Wilkinson** date: **12/7/2023** scale: **@ A3**
 drawn by: **SD, KM** checked by: **AW**
 project: drawing number: **A702 of 24**
112 Osmond Terrace **276WIL/A702**
Norwood



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drawing title:
3D VIEW FROM 114 OSMOND TERRACE

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issue	DATE	REASON	issue	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT	J	25/01/2023	BRC ADDITIONAL INFO
B	04/05/2022	GARAGE AMENDMENT	J.1	29/01/2023	BRC ADDITIONAL INFO
C	14/07/2022	UPPER WALL AMENDMENT	J.1	17/04/2023	FIRST FLOOR DA PRIVACY
D	08/08/2022	BRC	K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
E	13/10/2022	FIRST FLOOR DA			
F	24/10/2022	BRC ADDITIONAL INFO			
G	11/11/2022	BRC ADDITIONAL INFO			
H	14/12/2022	BRC ADDITIONAL INFO			
I	18/01/2023	BRC ADDITIONAL INFO			

client: **Robyn & Sandy Wilkinson** date: **12.47.1.397.383** A3
 drawn by: **SD, KM** checked by: **AW**
 project: drawing number: **A701 of 24**
112 Osmond Terrace **276WIL/A701**
Norwood

Attachment 6.

Views of addition from Judith's property and current outlook showing ivy covered fence being retained.



PERSPECTIVE VIEW FROM FFL ADDITION



INTERNAL VIEW FROM FFL ADDITION



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drawing title:
3D VIEW FROM FFL

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Issue	DATE	REASON	Issue	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT	J	25/01/2023	BRC ADDITIONAL INFO
B	04/05/2022	GARAGE AMENDMENT	J.1	29/01/2023	BRC ADDITIONAL INFO
C	14/07/2022	UPPER WALL AMENDMENT	J.1	17/04/2023	FIRST FLOOR DA PRIVACY
D	08/08/2022	BRC	K	07/07/2023	STEEL SHOP DRAWING
E	13/10/2022	FIRST FLOOR DA			AMENDMENTS
F	24/10/2022	BRC ADDITIONAL INFO			
G	11/11/2022	BRC ADDITIONAL INFO			
H	14/12/2022	BRC ADDITIONAL INFO			
I	18/01/2023	BRC ADDITIONAL INFO			

client: Robyn & Sandy Wilkinson
project: 112 Osmond Terrace
Norwood

date: 12/7/2023
scale: A3
drawn by: SD, KM checked by: AW
drawing number: A703 of 24

276WIL/A703

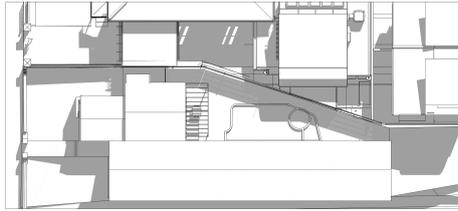
Views showing design of screening to enable views down the driveway to the street whilst precluding southerly views and light spill into adjacent property.

Attachment 7.

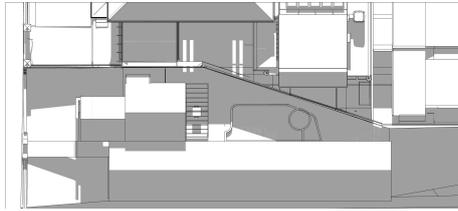


Existing TECONA screening hedge (with orange flowers) being retained on boundary at Judith's request.

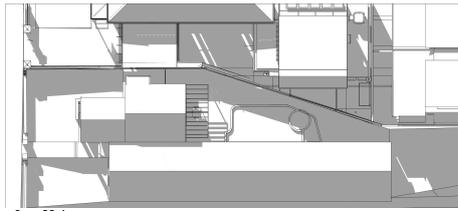
Attachment 8.



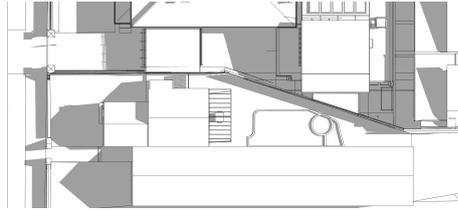
9am 22 June



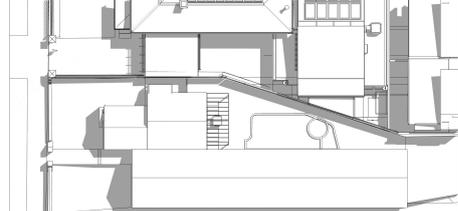
12pm 22 June



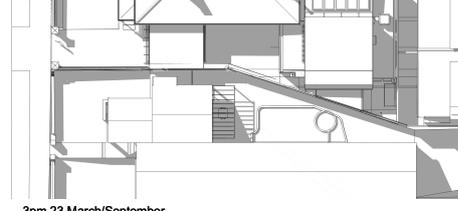
3pm 22 June



9am 23 March/September



12pm 23 March/September



3pm 23 March/September

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drawing title:
SHADOW DIAGRAMS

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A	31/03/2016	ORIGINAL DA LODGEMENT	J	25/01/2023	BRC ADDITIONAL INFO
B	04/05/2022	GARAGE AMENDMENT	J.1	26/01/2023	BRC ADDITIONAL INFO
C	14/07/2022	UPPER WALL AMENDMENT	J.1	17/04/2023	FIRST FLOOR DA PRIVACY
D	08/08/2022	BRC			SCREEN AMENDMENT
E	13/10/2022	FIRST FLOOR DA	K	07/07/2023	STEEL SHOP DRAWING AMENDMENTS
F	24/10/2022	BRC ADDITIONAL INFO	L	29/08/2023	AO AMENDMENTS
G	11/11/2022	BRC ADDITIONAL INFO			
H	14/12/2022	BRC ADDITIONAL INFO			
I	18/01/2023	BRC ADDITIONAL INFO			

client:
Robyn & Sandy Wilkinson

112 Osmond Terrace
Norwood

date: 29/08/2023 scale: @ A3
drawn by: SD, KM checked by: AW
drawing number: A706 of 24

276WIL/A705



9am 22 June



12pm 22 June



3pm 22 June



9am 23 March/September



12pm 23 March/September



3pm 23 March/September

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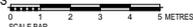
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drawing title:
AERIAL SUN STUDY VIEWS

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Issue:	DATE	REASON	Issue:	DATE	REASON
A	31/03/2016	ORIGINAL DA LODGEMENT	J	25/01/2023	BRC ADDITIONAL INFO
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H	14/12/2022	BRC ADDITIONAL INFO			
I	18/01/2023	BRC ADDITIONAL INFO			

client:
Robyn & Sandy Wilkinson

112 Osmond Terrace
Norwood

date: 29/08/2023 scale: 1:526.56 @ A3
drawn by: SD, KM checked by: AW
drawing number: A706 of 24

276WIL/A706

HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS: **112 Osmond Terrace Norwood**
 APPLICATION NUMBER: **22035098**
 DATE: 1 September 2023
 PROPOSAL: Two level addition
 HERITAGE STATUS: LOCAL HERITAGE PLACE
 HERITAGE ADVISOR: David Brown, BB Architects
 PLANNER: Nenad Milasinovic



City of
Norwood
Payneham
& St Peters

ADVICE SOUGHT

No pre Planning Consent advice has been sought from Council's Heritage Advisor by the applicant.

DESCRIPTION

The building is a Local Heritage Place in the Established Neighbourhood Zone, within the Residential Character (Norwood) Area overlay.

PROPOSAL

The proposal is for a revised version of an earlier design for the addition to the rear of the existing house which is comprised of a two level addition with a garage on the ground level. The addition design borrows from the two level town houses to the rear as well as the earlier design for the single level portion of the addition.



COMMENTS

This area has a maximum building height of 1 level. While the existing two level townhouses at the rear of the site are visible up the driveway, they are on a separate title and not attached to a Local Heritage Place. They were also approved under the Development Plan quite a few years ago. The concern with the proposed addition is that it is clearly a two storey structure with windows facing the street.

The proposed addition is set well back from the street and at the rear of the existing house, so the impact on the heritage value of the Local Heritage Place is not significant. However, the design and materials are not sympathetic to the existing house given its visibility from the street. The unfinished timber blades and beam are not a traditional material seen in historic areas where all timber finishes are painted and sealed. The curved roof form and low roof pitch are not sympathetic to the Local Heritage Place. This ultimately has some impact on the setting of the building, but as the addition is set behind a carport, the impact is only marginally detrimental.

I am still of the opinion that due to the height, the proposed form, and materials that the addition is not considered an acceptable outcome in this context.

6. **DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT**
7. **REVIEW OF ASSESSMENT MANAGER DECISIONS**
8. **ERD COURT APPEALS**
 - 8.1 **CONFIDENTIAL MATTER – DEVELOPMENT NUMBER 22042866**
9. **OTHER BUSINESS**
(Of an urgent nature only)
10. **CONFIDENTIAL REPORTS**
11. **CLOSURE**