

Council Assessment Panel Agenda & Reports

17 November 2025

Our Vision

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

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

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City of
Norwood
Payneham
& St Peters

11 November 2025

To all Members of the Council Assessment Panel:

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

NOTICE OF MEETING

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

Monday 17 November 2025 commencing at 6.30pm.

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

Yours faithfully



Geoff Parsons
ASSESSMENT MANAGER

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City of
Norwood
Payneham
& St Peters

1.	COMMENCEMENT AND WELCOME.....	1
2.	APOLOGIES.....	1
3.	CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 20 OCTOBER 2025.....	1
4.	DECLARATION OF INTERESTS.....	1
5.	DEVELOPMENT APPLICATIONS – PDI ACT.....	2
5.1	DEVELOPMENT NUMBER – ID 24041239 – PAOLO PITEO – 28 COKE STREET NORWOOD.....	2
6.	DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT.....	21
7.	REVIEW OF ASSESSMENT MANAGER DECISIONS.....	21
8.	ERD COURT APPEALS.....	21
9.	OTHER BUSINESS.....	21
10.	CONFIDENTIAL REPORTS.....	21
11.	CLOSURE.....	21

VENUE Council Chambers, Norwood Town Hall

HOUR 6:30pm

PRESENT

Panel Members Mr Stephen Smith
Mr Mark Adcock
Mr Ross Bateup
Mr Julian Rutt
Cr Christel Mex

Staff Kieran Fairbrother, Acting Manager Development Assessment
Ned Feary, Senior Urban Planner
Tala Aslat, Administration Officer

APOLOGIES

ABSENT

1. **COMMENCEMENT AND WELCOME**
2. **APOLOGIES**
3. **CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT
PANEL HELD ON 20 OCTOBER 2025**
4. **DECLARATION OF INTERESTS**

5. DEVELOPMENT APPLICATIONS – PDI ACT

**5.1 DEVELOPMENT NUMBER – ID 24041239 – PAOLO PITEO – 28 COKE STREET
NORWOOD**

DEVELOPMENT NO.:	ID 24041239
APPLICANT:	Paolo Piteo
ADDRESS:	28 COKE STREET NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Construction of a three-storey residential flat building containing three (3) dwellings, with basement car park, masonry front fence, and swimming pool with associated safety features
ZONING INFORMATION:	Zones: • Established Neighbourhood Overlays: • Airport Building Heights (Regulated) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy Technical Numeric Variations (TNVs): • Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m) • Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	4 March 2025
RELEVANT AUTHORITY:	Assessment Panel at City of Norwood, Payneham & St Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.4 27/2/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edmund Feary - Senior Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Senior Traffic Engineer- Rebecca Van Der Pennen Consultant Hydrological Engineer- Melinda Lutton

CONTENTS:

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

DETAILED DESCRIPTION OF PROPOSAL:

The key element of the proposal is the construction of a three-storey residential flat building. The building would include one dwelling on each level, with the upper levels accessed via a lift core including stairwell, with a separate pedestrian access from the ground floor dwelling. There is also a basement carpark, which includes three parking spaces for the ground floor dwelling, two spaces for each above ground level dwelling, and one visitor space. The basement also includes a common storage area, as well as a gym and other facilities for the ground floor dwelling.

The private open space for the ground level dwelling includes a swimming pool and a covered alfresco area, as well as a steel arbor over a garden area which sits above the ramp to the underground car park.

A masonry front fence is also included.

BACKGROUND:

The site has been vacant for quite some time, with a series of development proposals made since 2018. Of these, only a 2024 application for the following remains with a valid Planning Consent:

Two storey detached dwelling with undercroft (basement) parking and a swimming pool, together with associated earthworks, fencing and retaining

For reference, while two-storeys, this approved a building height of 9.3m above the kerb level.

At some point between 2020 and 2023, the kerbing adjacent the site was removed, and a crossover created along the entire width of the site frontage. No approval for this could be found.

This application was submitted on the 11th of December 2024, but after further information was required, it was lodged on the 4th of March 2025. A substantial period of negotiations followed to reach the outcome now provided. Public notification occurred from the 19th of September to the 10th of October 2025.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 28 COKE ST NORWOOD SA 5067

Title ref.: CT 5826/187 **Plan Parcel:** F139059 AL79 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	Rectangular
Frontage Width:	15.24m
Area:	728m ²
Topography:	Mostly flat
Existing Structures:	None
Existing Vegetation:	None

Locality

The locality is considered to involve the entire length of Coke Street from the “Como” development (also known as the Coles site) to William Street. It includes dwellings on both sides of Coke Street, as well as dwellings fronting George Street between numbers 73 and 89.

The Como building has a significant influence on the locality due to its built form scale, comprising a three level podium, with additional two-storey “townhouses” above the podium, as well as two six-storey residential flat buildings (the building heights for the townhouses and apartment buildings being measured from the top of the podium, rather than ground level). The overall height is therefore of a nine-storey building. The relatively plain exterior of the Como building means that it provides something of a “backdrop” to Coke Street.

Coke Street itself includes a range of building styles, with many row and group dwellings and residential flat buildings from the 1970s-1990s. Only one “original” dwelling remains (constructed circa 1870), immediately to the south of the subject site. Most of the built form in the street is two-storey in nature. There are also notably two dwellings (being semi-detached) on the street which feature undercroft parking.

Coke Street lacks street trees due to a relatively narrow road reserve, but Coke Park at the northern end of the street provides a good degree of environmental amenity. This park includes a series of significant gum trees along with a playground and grass areas. The park is well utilised due to its proximity to The Parade.

Indeed, Coke Street is generally fairly busy due to its proximity to The Parade, and on-street parking turnover is fairly high, as well as relatively high pedestrian traffic.

To the rear of the site, more of the original built form of the area remains along George Street, but even so there are a series of residential flat buildings from the latter part of the 20th century.

The locality has generally more of an urban, rather than suburban, character, given the density of built form, and the relatively small setbacks from Coke Street, particularly along the western side. It exhibits a moderate-high level of amenity, primarily from the contribution made by Coke Park.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
New housing, Residential flat building: Code Assessed - Performance Assessed
Swimming pool or spa pool and associated swimming pool safety features: Code Assessed - Performance Assessed
Fence: Code Assessed- Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
Table 5 procedural matters of the Established Neighbourhood Zone - the proposal exceeds two building levels in accordance with DTS/DPF 4.1.
- **LIST OF REPRESENTATIONS**

Given Name	Surname	Address	Position	Wishes to be heard?
John	Dreckow		Opposed	No
Colin	Murray		Supportive, with concerns	Yes
Ashley	Bonython		Supportive	No
Annette	Rothgrew		Supportive, with concerns	No

Jim	Bakopanos		Supportive	No
[unknown]	Martin	Not provided	Opposed	No

- **SUMMARY**

Representors expressed concern regarding building height, particularly in terms of it setting a precedent for future development. Other concerns expressed included:

- Overlooking and visual privacy;
- Car parking;
- Traffic generation;
- Noise from the swimming pool equipment;
- Overshadowing;
- Blocking of views; and,
- Construction disturbance (particularly relating to car parking).

While one representor provided a postal address rather than a residential address, and did not provide a first name, administration is satisfied that they are a genuine representor and thus that their representation is valid.

AGENCY REFERRALS

None

INTERNAL REFERRALS

- Senior Traffic Engineer- Rebecca Van Der Pennen

In reviewing a previous version of the proposal, Council's Senior Traffic Engineer expressed concern regarding manoeuvring in the basement car park, the provision of visitor parking, pedestrian sightlines, waste collection, and the visibility for vehicles entering and exiting the basement at the same time, given the access is only single width.

The applicant has made amendments to the proposal to address these comments, and these are addressed in the Planning Assessment below. In discussing the changes with the Senior Traffic Engineer verbally, it was agreed that there was no need for her to formally review the revised proposal.

- Consultant Hydrological Engineer- Melinda Lutton

Noting that the site is not flood affected, Council's Consultant Hydrological Engineer reviewed the proposal from the standpoint of stormwater management. She identified a series of issues with the Stormwater Management Plan (SMP) that was initially provided by the applicant, which have since been addressed by amendments. This is discussed in detail in the Planning Assessment below.

PLANNING ASSESSMENT

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

Question of Seriously at Variance

The proposed development comprises construction of a three-storey residential flat building, including basement car park, swimming pool (and associated safety features), and masonry front fence. It is located in the Established Neighbourhood Zone. Development of this nature is broadly appropriate within the site, locality or in the subject Established Neighbourhood Zone for the following reasons.

- The Zone envisages predominantly residential development, and the proposed development is residential in nature; and
- The development has a density that is broadly consistent with the locality, given the number of residential flat buildings, group dwellings and row dwellings in the locality;

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

Land Use and Density

The Established Neighbourhood Zone envisages “predominantly residential development” (PO 1.1), and the proposed development is residential in nature, consistent with the site’s existing use rights.

PO 2.1 speaks to allotment size:

“Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.”

The associated DPF does not specify a site area figure for dwellings in a residential flat building, but for other kinds of dwelling, the guideline provided is 250m². The proposal would have an average site area of 242.7m².

Residential flat buildings are common throughout the locality at densities relatively consistent with this proposal. This aligns generally with strategic planning principles as to have higher densities closer to services (in this case, The Parade Core and Coke Park).

Thus, the concept of there being three dwellings on this site is generally compatible with the locality. Other considerations outlined in PO 2.1 relate to the appropriateness of the built form, which is addressed below.

Building Height

The proposed development is for three building levels, therefore exceeding the Technical and Numeric Variation for the site of two storeys. No guidance is provided in this TNV as to height in metres, but the default for two storeys is for a height of 9m.

Established Neighbourhood Zone PO 4.1 states:

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

In terms of the height of those nearby buildings, the row dwellings to the north have a roof height of 8.8m, to the north of that 22A and 22B Coke Street have a height of 9.2m, and the row dwellings opposite have a wall height of approximately 6.5m. This is compared to the proposed dwelling which has a height of 10.2m.

The taller buildings in the locality have pitched roofs, which limits their impact when compared to the height of the proposed building.

The influence of the Como development on the locality is notable since it is so much taller than anything else in the locality. It is generally expected that taller built form like this will see a transition in heights moving away from the core of that activity. Nonetheless, this site is some 80m away from the Como site; generally towards the edge of where such a transition might usually be expected. Additionally, the proposed building would be taller than the development to the north of the site between the subject site and Como, though only by approximately 1m.

To consider the wording of the Performance Outcomes directly, there are two separate but related parts to this test. Firstly, that development should “contribute to the prevailing character of the neighbourhood”. The idea of what constitutes a “neighbourhood” is not yet well understood through case law, but is generally considered larger than a locality, but smaller than a Zone.

The neighbourhood in this case, if expanded beyond the immediate locality, would likely at least include parts of William Street (generally detached dwellings), Edward Street (similar), and The Parade (being a main street and urban corridor where taller buildings are envisaged). This is to say that the prevailing character is of a mix of building heights.

Case law also generally suggests that a development need not necessarily make a positive contribution; that is to say that its being neutral is sufficient for a proposal to generally be acceptable.

In this case, administration is of the view that while the building is taller than many of the buildings immediately surrounding it (with the very notable exception of the Como development), it is not so much taller than those buildings as to undermine the character of the area.

The other part of the Performance Outcome seeks for development to “complements [sic] the height of nearby buildings”. This involves a relatively similar consideration as above, in that nearby buildings have a mix of heights, and the proposed building height generally does not detract from these.

Representors expressed concern about the development setting a “precedent” for three-storey development in the area. As has been established in case law, there is no such concept in planning decisions as precedent (other than in case law itself), as each application must be assessed on its individual merits. Thus, this would not open up Norwood to *carte blanche* three-storey development. However, each new development will have an impact on its locality (just as the Como development impacts this site), which may change what could be considered appropriate on a given site.

Setbacks, Design & Appearance

This section is split into three parts: site coverage (or building footprint), setbacks, and overall appearance.

Site Coverage

The proposed development would have a site coverage of 52.1%, compared to the “default” guideline in the Established Neighbourhood Zone of 50% (as this area does not have a TNV, as no guideline was provided in Council’s Development Plan for site coverage in the Residential Character (Norwood) Zone). This is generally sufficiently close to achieving the guideline that the departure is considered immaterial.

Building footprints in the locality often take up much of their respective allotments, particularly examples to the north and west, and as a result, the building footprint is considered consistent with the character and pattern of the neighbourhood as sought by PO 3.1.

Setbacks

The proposal includes a front setback of 4.5m, which matches the dwellings to the north. The street pattern is generally fairly tight, and this proposed setback is consistent with the established pattern in the street. The upper levels have been set back further from the front boundary than the ground floor, such that the lift core is in-line with the ridge of the dwelling to the south. This is intended to mitigate the impact of the upper levels on the streetscape, as the view from the south will be less pronounced in comparison with the surrounding development.

For side and rear setbacks, the Established Neighbourhood Zone provides the following guidance:

PO 8.1 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.	DTS/DPF 8.1 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: a) no less than: b) in all other cases (i.e., there is a blank field), then: i. where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm ii. for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the
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	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 iii. for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
PO 9.1 Buildings are set back from rear boundaries to provide: a) separation between buildings in a way that complements the established character of the locality b) access to natural light and ventilation for neighbours c) private open space d) space for landscaping and vegetation.	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least: a) 4m for the first building level b) 6m for any second building level.

Due to the vehicle access being along the northern side of the site, the setback on this side is more generous than on the southern side, and given the additional impact that southern walls can have for overshadowing, this is a key factor considered below.

The ground floor setback on the southern side of 1.5m is relatively generous, although the wall height of 3.8m for this level does make comparison to the DPF challenging since ENZ DPF 8.1 has different metrics for south facing walls exceeding 3m in height. While this height would suggest a “DPF compliant” setback of 2.17m, that is generally designed for upper floor walls, rather than a taller than usual ground floor. The actual impact of this additional height is generally compensated for by the setback provided.

The ground floor rear setback of 3.3m is also a slight shortfall compared to the 4m outlined in ENZ DPF 9.1. Considering PO 9.1, the amount of private open space and landscaping provided are considered below, but as for visual impact, a 700mm shortfall in ground floor rear setback is inconsequential in comparison to the building’s height.

For the upper floors, the southern side setback is 3.8m for most of the building’s length, though the lift core has a setback of only 1.4m. This compares with a “DPF compliant” figure of 4.3m for a wall of this height. The rear setback of 8.165m amply complies with the 6m guideline in DPF 9.1.

To assist in the consideration of overshadowing, the applicant has provided additional shadow diagrams as part of the response to representations, showing shadowing at the equinoxes, and providing a comparison to a DPF compliant dwelling at the winter solstice. These generally show little difference at 9am, with a more pronounced (albeit still not substantial) difference at midday, and a limited difference at 3pm (mainly a small sliver of backyard). As the diagrams are not to scale, no measurement can be provided in this report, but the diagrams can be seen in **Attachment 6**.

The Code provides additional policies relating to overshadowing in the Interface between Land Uses module:

PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b) other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
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PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a) a neighbourhood type zone is minimised to maintain access to direct winter sunlight b) other zones is managed to enable access to direct winter sunlight	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
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It is noted that the site to the south does not have solar panels, so PO 3.3 of this module has not been considered.

As noted, given that the shadow diagrams are not to scale, verification against these DPFs cannot be carried out, but it appears that the north facing windows of the site to the south would not receive sunlight in accordance with DPF 3.1 whether in a DPF compliant scenario or the proposed development. Sunlight to the rear private open space seems to accord with DPF 3.2.

The other part of ENZ PO 8.1 relates to neighbourhood character. With the number of row dwellings in the locality, there is a fairly tight pattern of upper floor setbacks, so this will not undermine any streetscape character. While its visual impact from the neighbouring properties will be substantial, it does not necessarily detract from the area's "character".

Overall, the setback shortfall is not considered fatal to the proposal.

Appearance

The Established Neighbourhood Zone includes two Performance Outcomes more related to building design, being PO 10.1 and PO 10.2:

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

"The 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."

Design in Urban Areas Performance Outcome 12.1 is in a similar vein:

"Buildings positively contribute to the character of the local area by responding to local context."

Given that the vehicle garaging is provided via a basement car park, its appearance is somewhat different from usual, and is considered in more detail with reference to the more specific policy below. Nonetheless, the driveway is a relatively limited width, minimising its prominence, particularly when compared to such a substantial building.

As for PO 10.2, it is difficult to discern a "predominant housing stock in the locality". Most dwellings are two-storey, but some have pitched roofs, some are flat, some have gables, some do not. The row dwellings on the opposite side of the road are relatively consistent with a wall height of approximately 6.5m, but this is not "predominant". The proposal draws more contemporary styling from the Como development and the dwelling at 32 Coke Street, but this is also not the "predominant" form. This being the case, it is considered that the proposed design is not unsympathetic to the locality.

Design in Urban Areas Performance Outcome 7.1 relates to the appearance of undercroft garaging:

“Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:

- a) limiting protrusion above finished ground level*
- b) screening through appropriate planting, fencing and mounding*
- c) limiting the width of openings and integrating them into the building structure.”*

It is noted that there is existing development involving undercroft garaging in the street, namely at 22A and 22B Coke Street. The protrusion above finished ground level is indeed limited (with the ground floor FFL only being 420mm above top of kerb), and the width of the access is limited at 3.5m. It would also be screened behind the proposed gate. An additional measure not considered in this PO is the use of the arbor to draw attention away from the ramp and up towards ground level. Overall, the negative visual impact is considered suitably mitigated.

The Design in Urban Areas module also includes a series of policies relating to external appearance specific to mid-rise development.

Performance Outcome 12.2 states:

“Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.”

The fencing, pillars and lift core, the most visible parts at the lower level, have a stone finish in a relatively warm tone to contribute to this.

Performance Outcome 12.3 states:

“Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.”

As noted above, the upper floors are set back further than the ground floor to reduce its visual mass. Additionally, the upper floors are broken up into a lift core element and a balcony element which achieves a similar purpose. The open-sided nature of the balcony also breaks up the building's appearance and softens it further.

Performance Outcome 12.5 states:

“External materials and finishes are durable and age well to minimise ongoing maintenance requirements.”

The proposal is for stone and concrete to be the key external materials, both of which are suggested materials in the corresponding DPF.

Performance Outcome 12.6 states:

“Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.”

Performance Outcome 12.7 states:

“Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.”

The proposed front fencing is 1.4m tall, with breaks in the middle of the site for the gates. This height avoids dominating the pedestrian environment, and allows connectivity between the building (which includes habitable rooms and balconies facing the street) and the street, contributing to these Performance Outcomes.

There are other relevant policies in the Design in Urban Areas module, but only the most relevant have been discussed here for the sake of brevity. These can be seen in full in **Appendix 1**.

Traffic Impact, Access and Parking

Based on the concerns raised by Council's Senior Traffic Engineer, the applicant engaged TMK engineers to provide a response. This included alterations to the basement car park to ensure suitably functional manoeuvring, based on swept path turning diagrams, among other changes. Their advice is included in **Attachment 1**.

The development provides at least two parking spaces per dwelling, in accordance with Transport, Access and Parking Table 1, along with one visitor space.

Since their last revision of the Civil Plan, the applicant has amended the proposed levels, which will have an impact on driveway gradients. The previous version of the Civil Plan did include appropriate gradient transitions, and it is evident that these gradients can be managed appropriately. A Reserved Matter is recommended to provide a final Civil Plan showing the proposed floor levels and driveway levels to confirm that these gradients comply with Design in Urban Areas DPF 23.5 (a).

Council's Senior Traffic Engineer also raised the issue of vehicle sightlines along the ramp, since it is only wide enough for one vehicle, and there is therefore potential conflict in having a vehicle trying to enter and exit at the same time. The applicant has proposed a traffic light system, with the traffic light found in the basement car park. Given the low-traffic, low-speed environment, this solution is generally considered suitable, albeit that further details may be necessary to confirm that is functional. An additional Reserved Matter is recommended for these details.

Another sightlines matter raised by Council's Senior Traffic Engineer was regarding pedestrian sightlines at the property boundary. While the relevant Australian Standard does outline a minimum sight distance for this circumstance, the Planning and Design Code does not, and it is possible to build a 2.1m fence here without any need for approval, which would completely block this sightline. Given the lack of planning policy to the effect of what is sought by the Senior Traffic Engineer in this instance, fencing here does not provide these sightlines.

While waste collection arrangements were mentioned by Council's Senior Traffic Engineer, as the building has less than five dwellings, waste can be collected via the standard collection in accordance with Council's Waste Management Policy and Waste By-Law. There is sufficient space in the verge adjacent the site to accommodate the six bins necessary for collection.

A representor did raise concerns about increased traffic generation as a result of the three new dwellings, but there is no applicable policy in the Code relating to this (since it is generally considered at the policy/strategy level). The density proposed is generally within what is expected by the Zone, so any increase in traffic movements would be broadly within what is expected by the Code.

Verge Infrastructure

The present crossover (almost the entire width of the site) is, as far as Council is aware, not lawfully implemented, and it is not consistent with any Council standards. Therefore, this would be reinstated to an upright kerb and gutter.

The new crossover shown on the plans may not provide the 500mm clearance that is standard from the Telstra Pit to the north, though this may be possible with permission from the asset owner. Nonetheless, moving the crossover slightly to the south will not adversely affect manoeuvring, so this will be clarified by condition.

No other verge infrastructure is affected by the proposal. Indeed, returning the kerbing to upright kerb and gutter may return a parking space to the street, noting that this section of the street does allow parking on one side (being this eastern side). A condition requiring the reinstatement of the balance of the kerb has been recommended to this end.

Privacy

Windows on the side and rear elevations all include either a sill height of at least 1.5m above floor level, or are shown as being permanently obscured. It is recommended that this be reinforced via condition. The proposed balconies face a public road, therefore orienting themselves away from potential overlooking.

Being a mid-rise building, the usual Performance Outcomes relating to overlooking (Design in Urban Areas modules 10.1 and 10.2) do not apply. Instead, the relevant PO is Design in Urban Areas PO 16.1:

“Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:

- 1. appropriate site layout and building orientation*
- 2. off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight*
- 3. building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms*
- 4. screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.”*

This is not supported by the usual DPFs associated with low-rise buildings.

The proposed development does utilise many of the strategies outlined in this Performance Outcome, including:

- 1) Siting the balconies at the front of the site facing the street;
- 2) Siting the balconies at the approximate mid-point of the dwelling walls to the north, where there are no habitable windows to overlook and making any views into private open space more oblique;
- 3) Setting the balconies back some 10m from the street so that any view into properties on the opposite side of Coke Street is over such a distance that it is no longer “direct overlooking”.

A concern was raised by a representor who lives on Edward Street, some 50m from the subject site. Generally, the Code is concerned by “direct overlooking” which is generally overlooking within a 15m radius. Any view that could be obtained from the proposed balconies into the representor’s property would be challenging due to the distance of the view, meaning that the overlooking is not unreasonable and is consistent with the Performance Outcome outlined above.

Noise Emissions

One concern raised by representors was the impact of noise from the pool filter. The filter would be in an enclosure in the southeast corner of the site (abutting both the side and rear boundaries). It is understood that this is more than 5m from a dwelling on a neighbouring allotment which would accord with the relevant Accepted Development Criteria. Nonetheless, if the noise from the equipment did become a nuisance, then this could be managed through the *Local Nuisance and Litter Control Act*.

Other plant and equipment are located in the basement, which will have an even greater noise attenuation impact, and could similarly be managed under the *Local Nuisance and Litter Control Act* if needed and is therefore unlikely to negatively impact on local amenity.

Waste Management

As the development involves only three dwellings, it would qualify for the standard Council waste collection as per Council’s Waste Management Policy and By-Law. Sufficient space is available in the verge for the six bins that would be needed on any given collection day.

The ground floor dwelling would store its bins behind the proposed masonry fence, meaning that this is screened from public view. The upper floor dwellings would store their bins along the southern side of the lift core, again screened from public view, as sought by Performance Outcome 24.1 of the Design in Urban Areas module.

Landscaping

The site has a total of 104.8 m² of ground level soft landscaping, though of this, 33.1m² is not open to the ground below as it sits above the basement garage, and a further 33.5m² does not meet the usual minimum dimension guideline of 700mm. Thus, one could consider the soft landscaping percentage as 14.4%, 9.8% or 5.2% depending on how strictly the usual criteria might be applied. That said, those usual guidelines (in the forms of Design in Urban Areas PO 3.1 and 22.1) are not applicable as Table 3 of the Established Neighbourhood Zone does not apply them.

The relevant policies for landscaping that are included in Table 3 are outlined below:

PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.			
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.			
	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
	<300m ²	10m ²	1.5m	1 small tree / 10m ²
	300-1500m ²	7% site area	3m	1 medium tree / 30m ²
	>1500m ²	7% site area	6m	1 large or medium tree / 60m ²
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.			
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.			
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.			
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): a) are constructed of a minimum of 50% permeable or porous material b) where the driveway is located directly			

	adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
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The proposed development would not achieve any of the DPFs shown above, and thus the relevant PO's must be considered. In general, these policies aim to provide shade, soften the appearance of buildings, and manage stormwater from common driveways.

The development does relatively little with regard to shading, with sufficient space available for planting in accordance with the Urban Tree Canopy Overlay (which would require planting three small trees each with their own soil area of at least 10m² and a minimum dimension of 1.5m), and while some additional trees are shown in these planting areas, there is limited other opportunity and very few deep soil zones.

The development does somewhat better on the appearance of landscaping, with most of the landscaping being oriented to the front of the site. This includes four small trees shown in the front of the site, a segment of landscaping in front of the proposed masonry fence, planter boxes on the balconies, and a strip of landscaping (approximately 600mm wide) along the driveway.

Rather than providing 50% of the common driveway area as permeable material (since doing so on a slope can be challenging, though not impossible), the applicant has instead provided a Stormwater Management Plan outlining how peak flows will be managed with the ramp. This does not "incorporate permeability" as sought by PO 34.2 above, but it does "assist in stormwater management".

On the whole, there are some variances from these policies, but not variances so substantial as to make the development entirely inappropriate.

A Reserved Matter is proposed to clarify the details of the planter boxes. The floor plans show planter boxes on the roof above the ground floor component, but on the three-dimensional renderings provided, planter boxes are shown between the Level 1 and Level 2 balconies. Moreover, the plans do not show the depth of these planter boxes, and the position of these on outside of the balconies would make traditional watering challenging. Therefore, the Reserved Matter intends to clarify the planter boxes' capacity to sustain the life of appropriate plants. A condition is recommended to enforce the broader landscaping proposed.

Stormwater Management

The applicant has provided a Stormwater Management Plan (SMP) which provides calculations showing that the proposed development would not increase the amount of runoff in a 1% AEP event compared to the development previously on the site. This also includes a pump for stormwater from the ramp into the basement car park.

There are three separate assessment considerations with respect to stormwater on the site:

- 1) The mandatory condition as required under the Stormwater Management Overlay;
 - a. This requires 4000L of retention plumbed into at least a toilet and the laundry outlets, and 1000L of detention with a 20-25mm diameter slow-release orifice;
- 2) Management of stormwater on the driveway ramp;
 - a. A pumping system is necessary to ensure that rain falling on the driveway would not flood the proposed basement;
- 3) To account for the relatively high level of impervious surfaces on the site, the applicant has elected to provide additional storage (detention) to ensure that there is no increase in runoff during a 1% AEP event;
 - a. There is no formal policy requiring this, and the calculations for this must be in addition to any storage required under the Stormwater Management Overlay above.

Council's Consultant Hydrological Engineer raised a series of issues with the proposed SMP and Civil Plan.

Chief among these is that the proposed rainwater tank arrangement did not comply with the Stormwater Management Overlay, and only related to the detention required to achieve point (3) above. The Reserved Matter for the final Civil Plan will clarify that this plan must include a tank which complies with these requirements as well. The relevant conditions specifying compliance with this can then be applied if/when the Reserved Matter is resolved.

Another matter raised by the Consultant Hydrological Engineer was that the assumed “Council requirements” were not Council’s standard requirements (which are that a development should detain the post-development 1% event at the discharge rate of the pre-development 20% event), and that it was calculated based on the site impermeability of a development which had been demolished some time ago. However, this requirement is what is typically applied for large scale development where the Code’s standard requirement (i.e. the Stormwater Management Overlay) does not apply. In this case, the Stormwater Management Overlay does apply as the development involves less than 5 dwellings, and the requirement provided by the applicant is more so out of goodwill and compensating for the limited infiltration on-site. Thus, there are no “hard and fast” requirements for these calculations, and the assumptions are considered generally reasonable.

The final issue was an inconsistency between the calculations for the pump system and the Civil Plan particularly with regard to the capacity of the storage for the pump. The calculations show a required volume of 13.3m³ but only 3m³ is shown on the Civil Plan. The recommended Reserved Matter for the final Civil Plan also specifies that this should be clarified. At such a time as this Reserved Matter is resolved, conditions would be applied to ensure the ongoing maintenance and functionality of the pump.

Private Open Space

For dwellings in a residential flat building, Table 1 of the Design in Urban Areas module provides the following guidance:

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	15m ² / minimum dimension 2.6m

The ground floor dwelling provides substantially more than this, and the upper floor dwellings (each of which has three bedrooms) each provide a street facing balcony of 16.6m² and a minimum dimension of 3m. Each of these areas are directly accessible from a living room.

Thus, the provision of private open space complies with the relevant guidelines of the Code.

Dwelling Functionality and Occupant Amenity

The Code includes a variety of policies in the Design in Urban Areas module relating to medium rise (i.e. more than two storey) development that are not generally considered for other development.

Many of these policies (from PO 26.1 onwards) are aimed at ensuring occupant amenity, in matters such as orientation and size, and the proposed development generally achieves these. This section of the assessment report does not seek to go through each of these policies individually, but they can be seen in **Appendix 1**. Instead, the more notable of these policies are elaborated upon.

Several policies relate to privacy within the development site, in terms of both visual and acoustic privacy. Given the orientation of the dwellings, visual privacy is easily accounted for. Acoustic privacy is covered by PO 28.6:

“Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.”

The applicant has outlined that they will use concrete slab construction between levels which is sufficiently dense that it will prevent unreasonable acoustic impacts between levels.

PO 28.4 seeks that:

“Dwellings are provided with sufficient space for storage to meet likely occupant needs.”

For three-bedroom dwellings, the associated DPF seeks 12m³ of storage space to be provided per dwelling. Storage space is provided in each unit, with additional storage space in the basement car park.

PO 28.7 states:

“Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable”.

The applicant has consulted with a structural engineer to ensure that this is the case.

PO 35.2 states:

“Provision is made for suitable external clothes drying facilities.”

While the applicant has included clothes drying areas in the basement, and on the southern side of the ground floor dwelling, it is noted that sufficient space is available on the balconies of each dwelling for a clothes horse, to allow for air drying in a more private and convenient space.

PO 14.2 states:

“Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.”

The amended design provided by the applicant includes 600mm deep eaves along the northern side to provide shade to the north-facing windows in summer. Additionally, the west-facing balcony includes a roof over its full depth, minimising the time of day when western sun would hit these windows.

It is noted that representors expressed concerns regarding a series of other matters which have not been addressed above. First of these is the development blocking views of the hills. While this may have some impact on the amenity of the public and private realms, no Code policy is applicable to this concern, and it is therefore not considered relevant to this assessment.

Further concerns were raised regarding disturbances during the construction process, particularly with relation to car parking. While a Construction Environment Management Plan can be required to clarify matters such as tradespeople parking, there is no planning policy related to this. In any event, there is ample parking available in the Como development, and it is therefore considered that such a Plan would not be necessary in this instance.

CONCLUSION

While the development is above the height guideline for the area in terms of the number of building levels, these guidelines are not policies in themselves, and instead development must be assessed against the relevant Performance Outcomes, considering the context of the development. In this case, the impact of the taller development along The Parade, and the relatively compact nature of the existing development in the locality, is such that the additional height of the proposed development, which is only 900mm taller than the dwelling which was previously approved on the site, is not so foreign to the locality as to compromise its character.

While the southern side setback is slightly short of the guideline provided by ENZ DPF 8.1, the impact of this on the neighbouring property is relatively limited.

The landscaping provided on the site is somewhat lacking, but the proposal does contribute to some, though not all, of the outcomes sought from these policies.

Overall, the proposal is finely balanced, but is considered to sufficiently accord with the Planning and Design Code to warrant consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 24041239, by Paolo Piteo is granted Planning Consent subject to the below conditions and reserved matters.
3. Resolution of the reserved matter(s) and the imposition of any additional conditions is delegated to the Assessment Manager:

RESERVED MATTERS

Planning Consent

Pursuant to Section 102(3) of the *Planning, Development & Infrastructure Act 2016*, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval.

Reserved Matter 1

An updated Site Drainage Plan shall be prepared and provided to the reasonable satisfaction of the Assessment Manager that:

- Confirms the Finished Floors Levels of the proposed building nominated at 7.54 for the basement and 10.24 for the ground floor;
- Confirms the gradients of the proposed driveway including appropriate transitions in accordance with Design in Urban Areas DPF 23.5(a);
- Includes rainwater tank storage consistent with the requirements of the Stormwater Management Overlay;
- Includes sufficient storage to ensure that the post-development stormwater runoff in a 1% AEP storm event is no greater than pre-development conditions;
- Includes an appropriate stormwater pump and storage system to manage stormwater from the proposed driveway ramp;

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

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

Reserved Matter 2

Details regarding the system of traffic management for the proposed car park ramp are to be provided to the reasonable satisfaction of the Assessment Manager.

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

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

Reserved Matter 3

Details of the planter boxes proposed to the western and northern sides of the Level 1 and Level 2 balconies and to the top of the lower-level roofs adjacent (as shown on the herein approved Floor Plans prepared by Piteo Architects (Job N0. 2305, Dwg No. PA02, dated 08/09/2025) shall be provided to the reasonable

satisfaction of the Assessment Manager. This detail shall demonstrate that these are suitable to allow for the growth and maintenance of appropriate plantings. In particular, such details shall clarify:

- 1) Internal and external dimensions of the planter boxes;
- 2) Construction materials;
- 3) Details of ongoing irrigation; and
- 4) Species to be planted in these planter boxes.

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

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

CONDITIONS

Planning Consent

Condition 1

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

Condition 2

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

Condition 3

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

Condition 4

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

Condition 5

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Condition 6

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

Condition 7

The upper floor windows to the side and rear elevations of the building herein approved shall either have sill heights of a minimum of 1500mm above floor level or be treated to a minimum height of 1500mm above floor level, within one (1) week of occupation of the building, in a manner that restricts views being obtained by a person within the room to the reasonable satisfaction of the Assessment Manager and such treatment shall be maintained at all times.

Condition 8

All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the

occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, shall be nurtured and maintained in good health and condition at all times, with any diseased or dying plants being replaced, to the reasonable satisfaction of the Assessment Manager or its delegate.

ADVISORY NOTES

Planning Consent

Advisory Note 1

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

Advisory Note 2

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

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

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

Advisory Note 3

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

Advisory Note 4

The 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 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 construction noise is not allowed:

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

Advisory Note 7

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

Advisory Note 8

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

Advisory Note 9

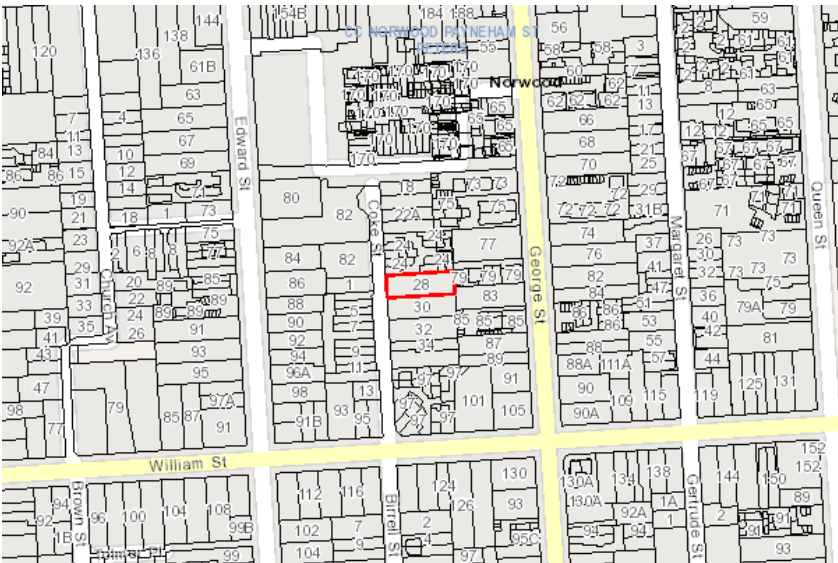
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 10

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

Address: 28 COKE ST NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (All structures over 45 metres)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m)
- Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)

Selected Development(s)

Residential flat building

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

Residential flat building - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Land Use and Intensity			
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.		
Site Dimensions and Land Division			
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road or Allotments/sites for residential purposes accord with the following: (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): <table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm</td></tr></table> and	Minimum Site Area	Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm
Minimum Site Area			
Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm			

	(b) site frontages (or allotment frontages in the case of land division) are not less than: <table><tr><th>Minimum Frontage</th></tr><tr><td>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m</td></tr></table> In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.	Minimum Frontage	Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m
Minimum Frontage			
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m			
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.		
Site coverage			
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: In instances where: (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			
PO 4.1	DTS/DPF 4.1		

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

Building height (excluding garages, carports and outbuildings) is no greater than:

- (a) the following:

Maximum Building Height (Levels)

Maximum building height is 2 levels

- (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

In relation to DTS/DPF 4.1, in instances where:

- (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Meters) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development.
- (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Primary Street Setback

PO 5.1

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

DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:

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

	For the purposes of DTS/DPF 5.1: (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table
Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	DTS/DPF 6.1 Building walls are set back from the secondary street boundary (other than a rear laneway): (a) no less than: - or (b) 900mm, whichever is greater - or (c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street. In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) - or (b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in wall 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.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1 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.	DTS/DPF 8.1 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: (a) no less than: (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way):

viewed from the street.	(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.

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 (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: (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation	Except development that: 1. exceeds the maximum building height specified

(b) dwelling (c) dwelling addition (d) residential flat building.	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: (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).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 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: (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).
5. Any development involving any of the following (or of any combination of any of the following): (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)	None specified.

(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.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 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).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	DTS/DPF 1.2 Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <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.

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use	DTS/DPF 1.1 Residential development comprising detached, semi-detached or

stormwater to:

- (a) maximise conservation of water resources
- (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded
- (c) manage stormwater runoff quality.

row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:

- (a) includes rainwater tank storage:
 - (i) connected to at least:
 - A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area
 - B. in all other cases, 80% of the roof area
 - (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m²
 - (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater
 - (iv) with a minimum total capacity in accordance with Table 1
 - (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank
- (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50

	dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more.
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing

mature trees where practicable.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																																												
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following: <table><tr><th>Site size per dwelling (m²)</th><th>Tree size* and number required per dwelling</th></tr><tr><td><450</td><td>1 small tree</td></tr><tr><td>450-800</td><td>1 medium tree or 2 small trees</td></tr><tr><td>>800</td><td>1 large tree or 2 medium trees or 4 small trees</td></tr></table> *refer Table 1 Tree Size <table><tr><th colspan="4">Table 1 Tree Size</th></tr><tr><th>Tree size</th><th>Mature height (minimum)</th><th>Mature spread (minimum)</th><th>Soil area around tree within development site (minimum)</th></tr><tr><td>Small</td><td>4 m</td><td>2m</td><td>10m² and min. dimension of 1.5m</td></tr><tr><td>Medium</td><td>6 m</td><td>4 m</td><td>30m² and min. dimension of 2m</td></tr><tr><td>Large</td><td>12 m</td><td>8m</td><td>60m² and min. dimension of 4m</td></tr></table> The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017. <table><tr><th colspan="4">Table 2 Tree Discounts</th></tr><tr><th>Retained tree height (Column A)</th><th>Retained tree spread (Column B)</th><th>Retained soil area around tree within development site (Column C)</th><th>Discount applied (Column D)</th></tr><tr><td>4-6m</td><td>2-4m</td><td>10m² and min. dimension of 1.5m</td><td>2 small trees (or 1 medium tree)</td></tr><tr><td>6-12m</td><td>4-8m</td><td>30m² and min.</td><td>2 medium trees</td></tr></table>	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m ² and min. dimension of 1.5m	Medium	6 m	4 m	30m ² and min. dimension of 2m	Large	12 m	8m	60m ² and min. dimension of 4m	Table 2 Tree Discounts				Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)	4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)	6-12m	4-8m	30m ² and min.	2 medium trees
Site size per dwelling (m ²)	Tree size* and number required per dwelling																																												
<450	1 small tree																																												
450-800	1 medium tree or 2 small trees																																												
>800	1 large tree or 2 medium trees or 4 small trees																																												
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Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)																																										
Small	4 m	2m	10m ² and min. dimension of 1.5m																																										
Medium	6 m	4 m	30m ² and min. dimension of 2m																																										
Large	12 m	8m	60m ² and min. dimension of 4m																																										
Table 2 Tree Discounts																																													
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)																																										
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)																																										
6-12m	4-8m	30m ² and min.	2 medium trees																																										

			dimension of 3m	(or 4 small trees)
	>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.				

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <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	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
Earthworks and sloping land	

PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslide or increase the potential for landslide or land surface instability.	DTS/DPF 8.5 None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or

	(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes:

	(a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.												
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.												
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.												
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.												
Landscaping													
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.												
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired. <table><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr></table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²
Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones										
<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²										
300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²										

	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²
	Tree size and site area definitions			
	Small tree	4-6m mature height and 2-4m canopy spread		
	Medium tree	6-12m mature height and 4-8m canopy spread		
	Large tree	12m mature height and >8m canopy spread		
	Site area	The total area for development site, not average area per dwelling		
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.			
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.			
Environmental				
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.			
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.			
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.			
Overlooking/Visual Privacy				

PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street:
	(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street:
	(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50%

	of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.				
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.				
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable				
Private Open Space					
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.				
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.				
Landscaping					
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1"> <thead> <tr> <th>Site area (or in the case of</th><th>Minimum</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Site area (or in the case of	Minimum		
Site area (or in the case of	Minimum				

		<table><tr><th>residential flat building or group dwelling(s), average site area) (m²)</th><th>percentage of site</th></tr><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></table>	residential flat building or group dwelling(s), average site area) (m ²)	percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
residential flat building or group dwelling(s), average site area) (m ²)	percentage of site											
<150	10%											
150-200	15%											
>200-450	20%											
>450	25%											
	(b)	at least 30% of any land between the primary street boundary and the primary building line.										
Car parking, access and manoeuvrability												
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.											
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.											
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.											
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b):											

infrastructure or street trees.	(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY 70° 110° DRIVEWAY 0° STREET BOUNDARY ROAD (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the

	following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of 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.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and

habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following:

	(a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.										
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.										
Common Areas											
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.										
Group Dwellings, Residential Flat Buildings and Battle axe Development											
Amenity											
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table: <table border="1"> <thead> <tr> <th>Number of bedrooms</th><th>Minimum internal floor area</th></tr> </thead> <tbody> <tr> <td>Studio</td><td>35m²</td></tr> <tr> <td>1 bedroom</td><td>50m²</td></tr> <tr> <td>2 bedroom</td><td>65m²</td></tr> <tr> <td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.										
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.										
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.										

Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street

	(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
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Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be 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)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use

	(b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:

a. 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.	a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or

	B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).
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Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner

	(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 

Table 1 - General Off-Street Car Parking Requirements

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

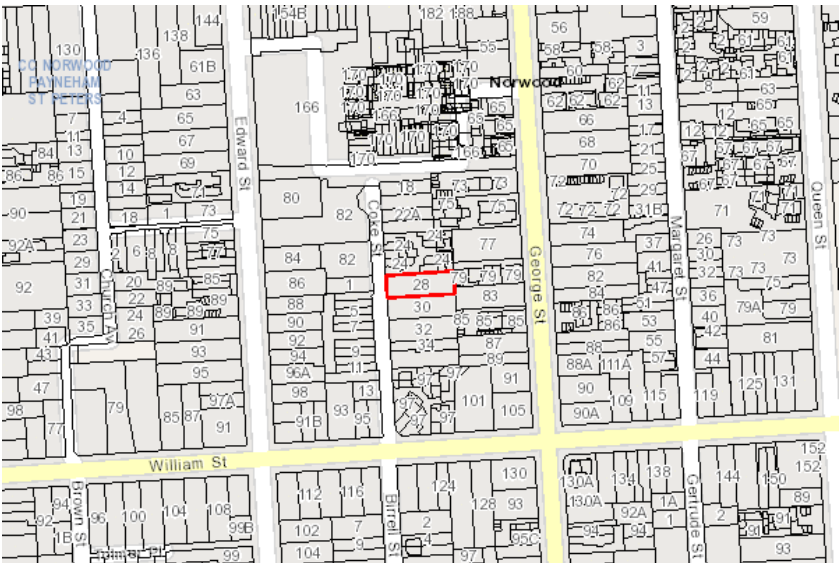
Table 2 - Off-Street Car Parking Requirements in Designated Areas

Class of Development	Car Parking Rate		Designated Areas
	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.		
	Minimum number of spaces	Maximum number of spaces	
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	City Living Zone
	1 bedroom dwelling - 0.75 spaces per dwelling		Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham
	2 bedroom dwelling - 1 space per dwelling		Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area
	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Activity Centre Zone when the site is also in a high frequency public transit area
	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 (except for Bowden, Brompton or Hindmarsh)	
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	City Living Zone
	1 bedroom dwelling - 0.75 spaces per dwelling		Urban Activity Centre Zone when the site is also in a high frequency public transit area
	2 bedroom dwelling - 1 space per dwelling		Urban Corridor (Boulevard) Zone
	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Corridor (Business) Zone
	0.25 spaces per dwelling for visitor parking.		Urban Corridor (Living) Zone
			Urban Corridor (Main Street)

			Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

Address: 28 COKE ST NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (All structures over 45 metres)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m)
- Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)

Fence - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form

	character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (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: (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: 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).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 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: (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).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 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: (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).
5. Any development involving any of the following (or of any combination of any of the following): (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.	None specified.

6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 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).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1	DTS/DPF 1.1

Building height does not pose a hazard to the operation of a certified or registered aerodrome.	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.
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Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to

- | | |
|--|---|
| | <p>the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p> |
|--|---|

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (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	
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Sightlines	
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: The diagram illustrates a corner cut-off area at a road junction. A red hatched triangular area is shown at the corner of a road, with dimensions of 4.5M along both the road edge and the cut-off line. A dashed line indicates the 'Allotment Boundary' and another dashed line indicates the 'Road Reserve'.

Proposed new residential flat building and swimming pool

28 Coke Street, Norwood SA 5062

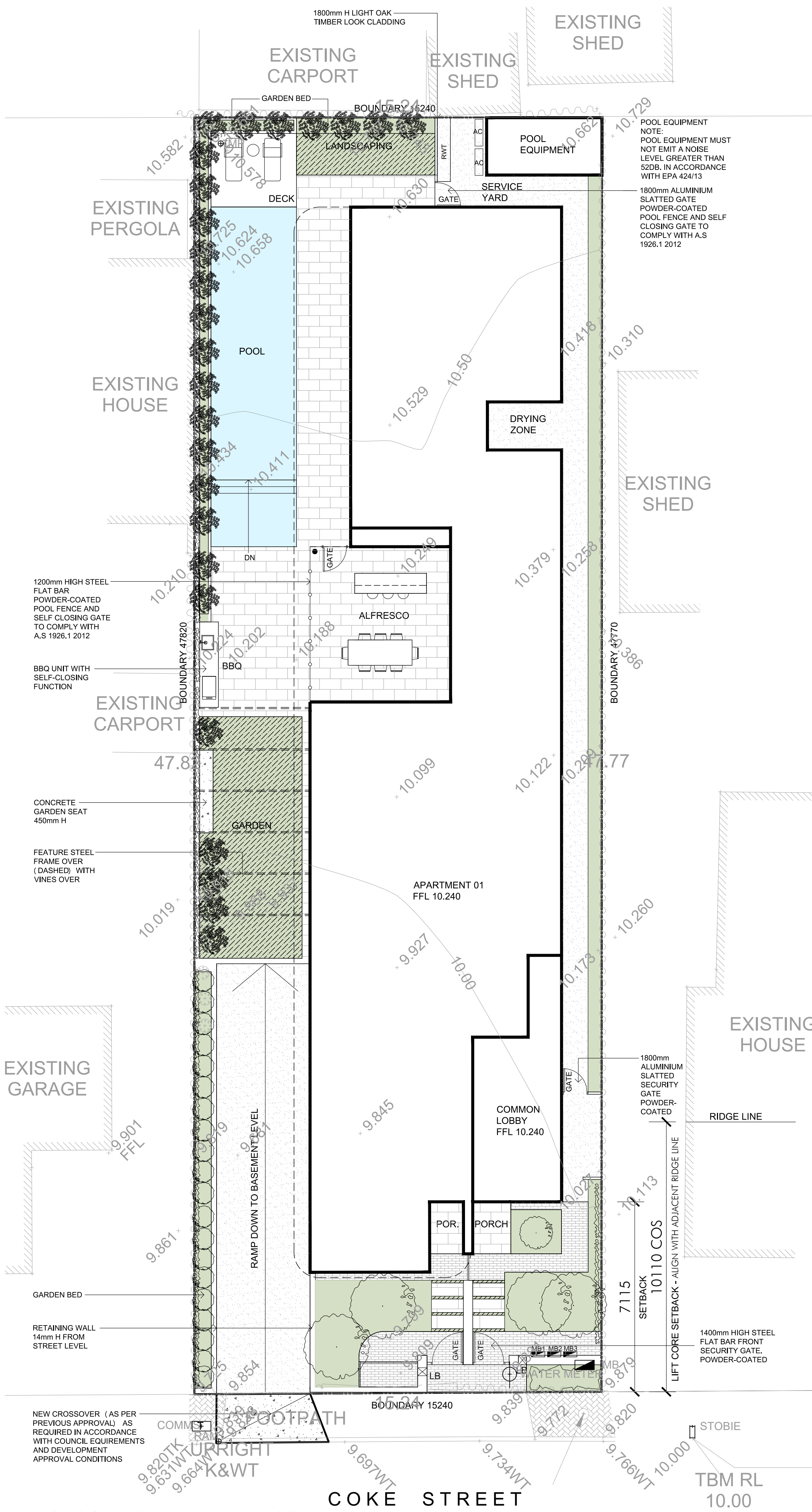
Planning Submission

08 - 09 - 2025

171 GILLES STREET
ADELAIDE SA 5000
08 8225 6056

piteoarchitects.com.au

PITEO



BETULA PENDULA - SILVER BIRCH



BUXUS MICROPHYLLA 'JAPONICA'
JAPANESE BOX SPHERE - 400mm DIA



FICUS PUMILA, FICUS CREEPER



WATERHOUSEA FLORIBUNDA- PLEACHED



DICHONDRA REPENS KIDNEY LEAF
GROUNDCOVER



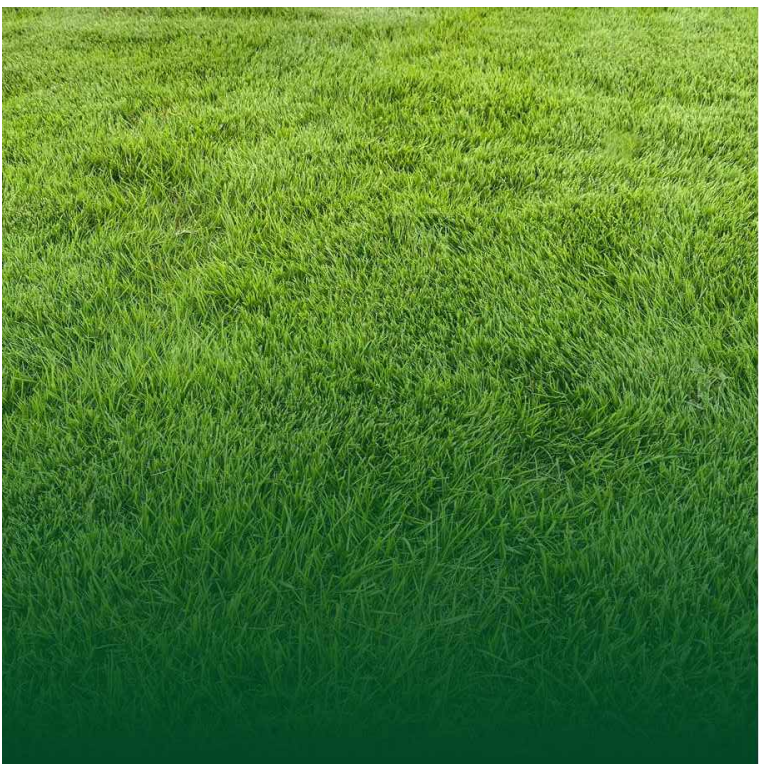
PITTOSPORUM TOBIRA 'MISS MUFFET'



TRACHELOSPERMUM ASIATICUM
GROUNDCOVER JASMINE



LIGULARIA REIFORMIS TS TRACTOR SEAT



SIR GRANGE INSTANT TURF



ZOYSIA TENUIFOLIA GROUNDCOVER



ACER PALMATUM - JAPANESE MAPLE



VIBURNUM SUSPENSUM SANDANKWA HEDGE

Attachment 1

DEVELOPMENT PLAN CONSENT

REV	Amendment	Date
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LANDSCAPE LEGEND

BETULA PENDULA
SILVER BIRCH



BUXUS MICROPHYLLA
'JAPONICA' JAPANESE BOX
SPHERE - 400mm DIA



FICUS PUMILA, FICUS
CREEPER 800mm SPACING
(ON FENCE)



WATERHOUSEA FLORIBUNDA-
PLEACHED WATERHOUSEA
FLORIBUNDA - TRUNK TO BE
800mm H 1200mm SPACING



GARDEN BEDS TO INCLUDE
RANDOM PLACEMENT OF THE
FOLLOWING:
• DICHONDRA REPENS KIDNEY LEAF
GROUNDCOVER
• PITTOSPORUM TOBIRA
'MISS MUFFET'
• TRACHELOSPERMUM
ASIATICUM 'NEEDLE LEAF'
GROUNDCOVER JASMINE
600mm SPACINGS
• LIGULARIA REIFORMIS TS
TRACTOR SEAT PLANTS



LAWN

SIR GRANGE INSTANT TURF



ZOYSIA TENUIFOLIA

GROUNDCOVER ZOYSIA TURF

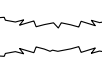


ZOYSIA1 - ACER PALMATUM-

JAPANESE MAPLE



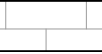
VIBURNUM SUSPENSUM
SANDANKWA HEDGE 600mm
SPACINGS



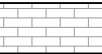
EXPOSED AGGREGATE
CONCRETE PAVING
DIAMOND EXPOSED-
STYLCRETE OR SIMILAR
AS SELECTED



FEATURE LIMESTONE
PAVING AS SELECTED



FEATURE BRICK PAVING AS
SELECTED



BUILDING AREA SCHEDULE

BASEMENT	400.00 sqm
COMMON FOYER TOTAL	70.00 sqm
APARTMENT 01 (GROUND FLOOR)	290.00 sqm
APARTMENT 02 (LEVEL 01)	200.00 sqm
APARTMENT 03 (LEVEL 03)	200.00 sqm
TOTAL BUILDING AREA	1160.00 sqm
TOTAL SITE AREA	728.00 sqm

MARIO AND ANTOINETTE BONOMI

PROPOSED NEW RESIDENTIAL FLAT
BUILDING WITH SWIMMING POOL ON
GROUND LEVEL

28 COKE STREET,
NORWOOD SA 5062

SITE / LANDSCAPE PLAN

Scale
Drawn
Date
Job No
Dwg No

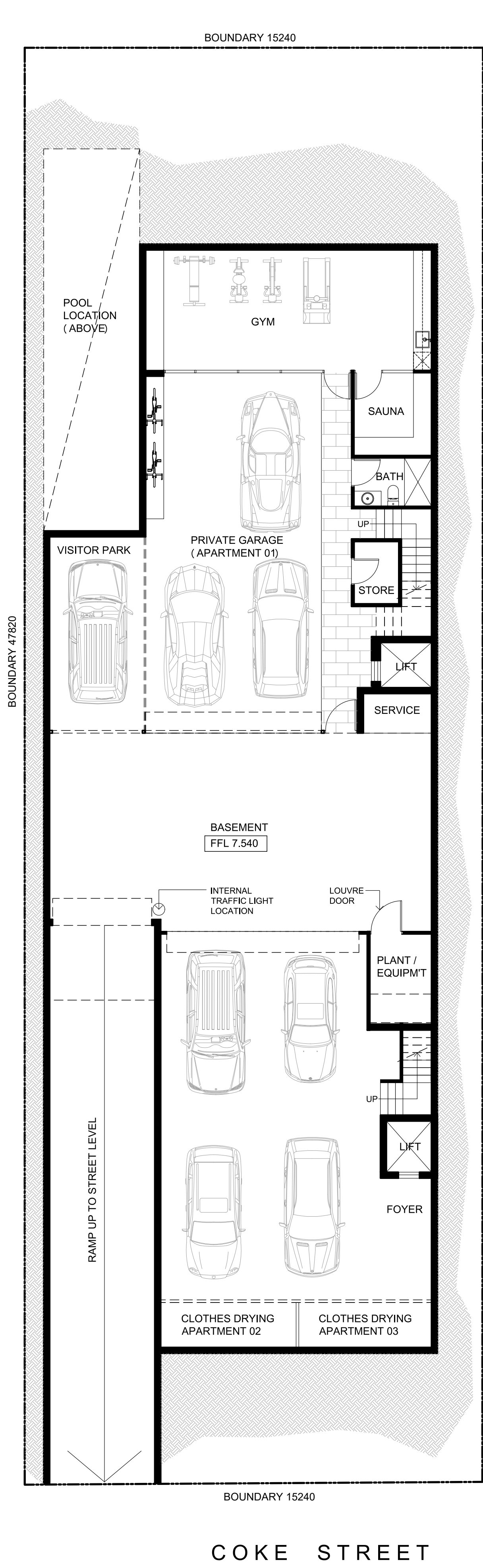
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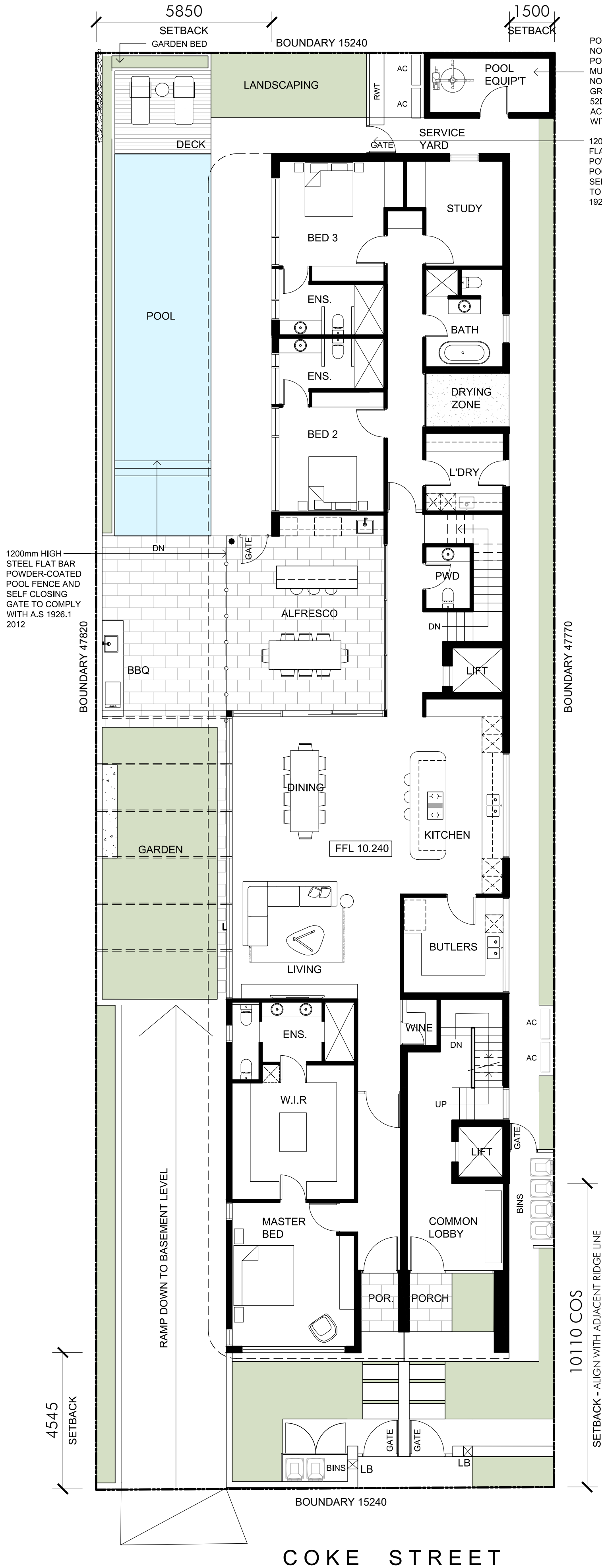
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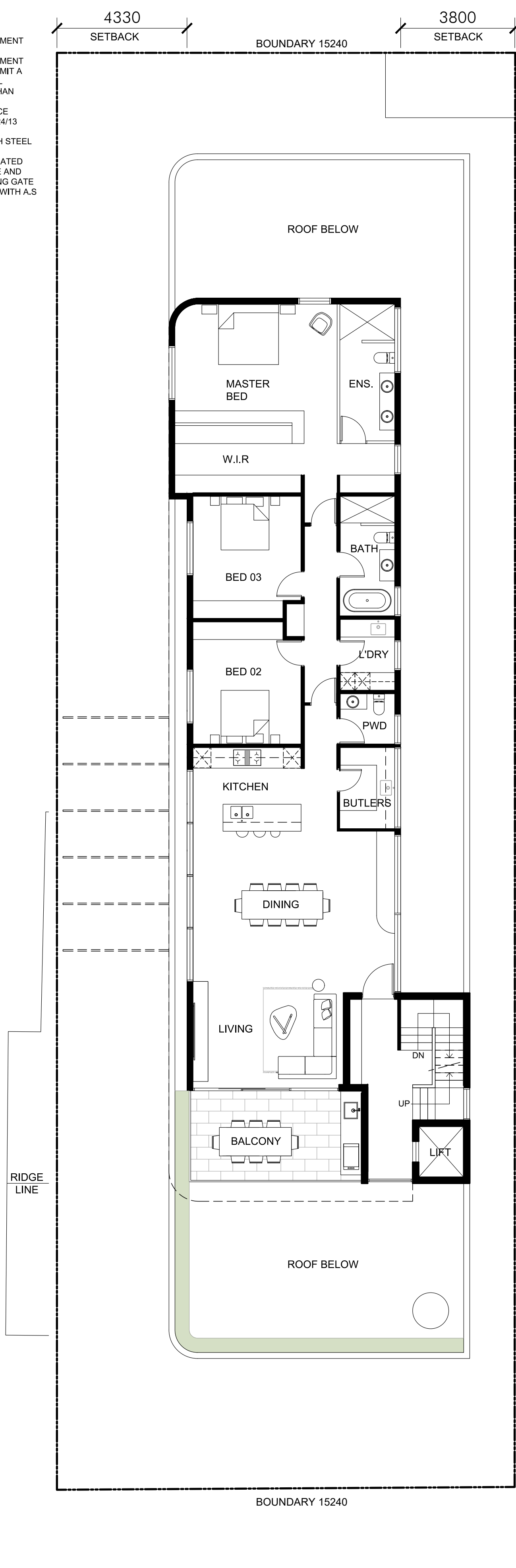
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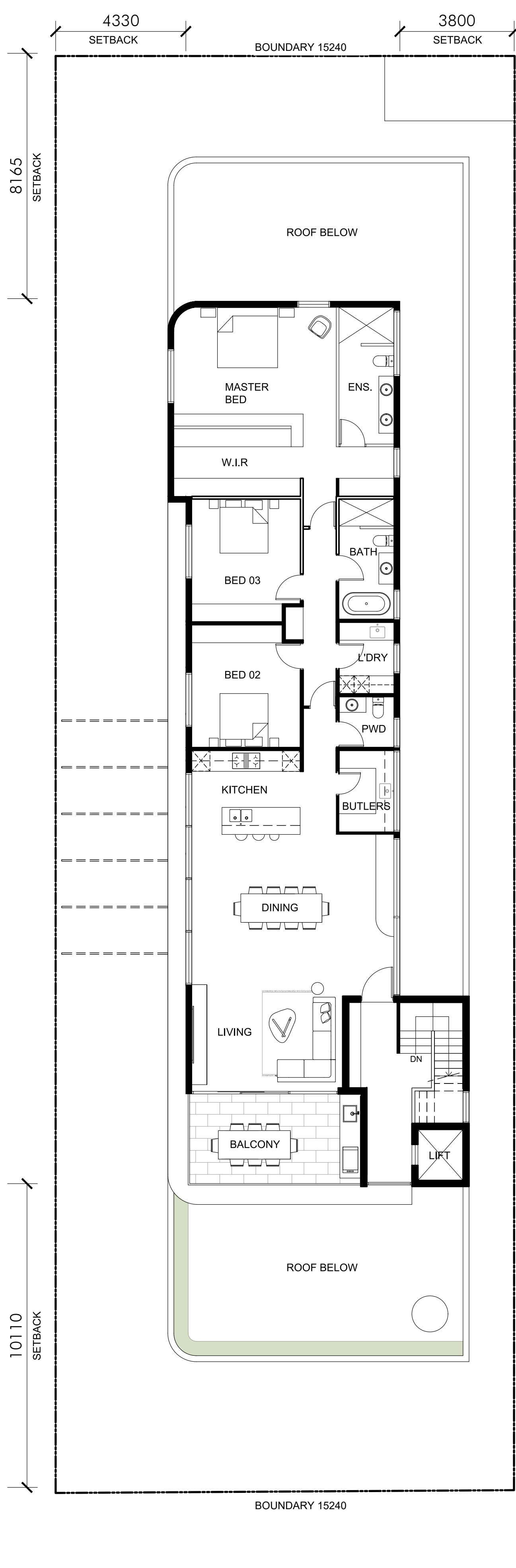
PROPOSED BASEMENT FLOOR PLAN
1:100 @ A1



PROPOSED GROUND FLOOR PLAN
(APARTMENT 01)
1:100 @ A1



PROPOSED LEVEL 01 FLOOR PLAN
(APARTMENT 02)
1:100 @ A1
Page 3 of 51



PROPOSED LEVEL 02 FLOOR PLAN
(APARTMENT 03)
1:100 @ A1

BUILDING AREA SCHEDULE

BASEMENT	400.00 sqm
COMMON FOYER TOTAL	70.00 sqm
APARTMENT 01 (GROUND FLOOR)	290.00 sqm
APARTMENT 02 (LEVEL 01)	200.00 sqm
APARTMENT 03 (LEVEL 03)	200.00 sqm
TOTAL BUILDING AREA	1160.00 sqm
TOTAL SITE AREA	728.00 sqm

MARIO AND ANTOINETTE BONOMI

PROPOSED NEW RESIDENTIAL FLAT
BUILDING WITH SWIMMING POOL ON
GROUND LEVEL

28 COKE STREET,
NORWOOD SA 5062

FLOOR PLANS

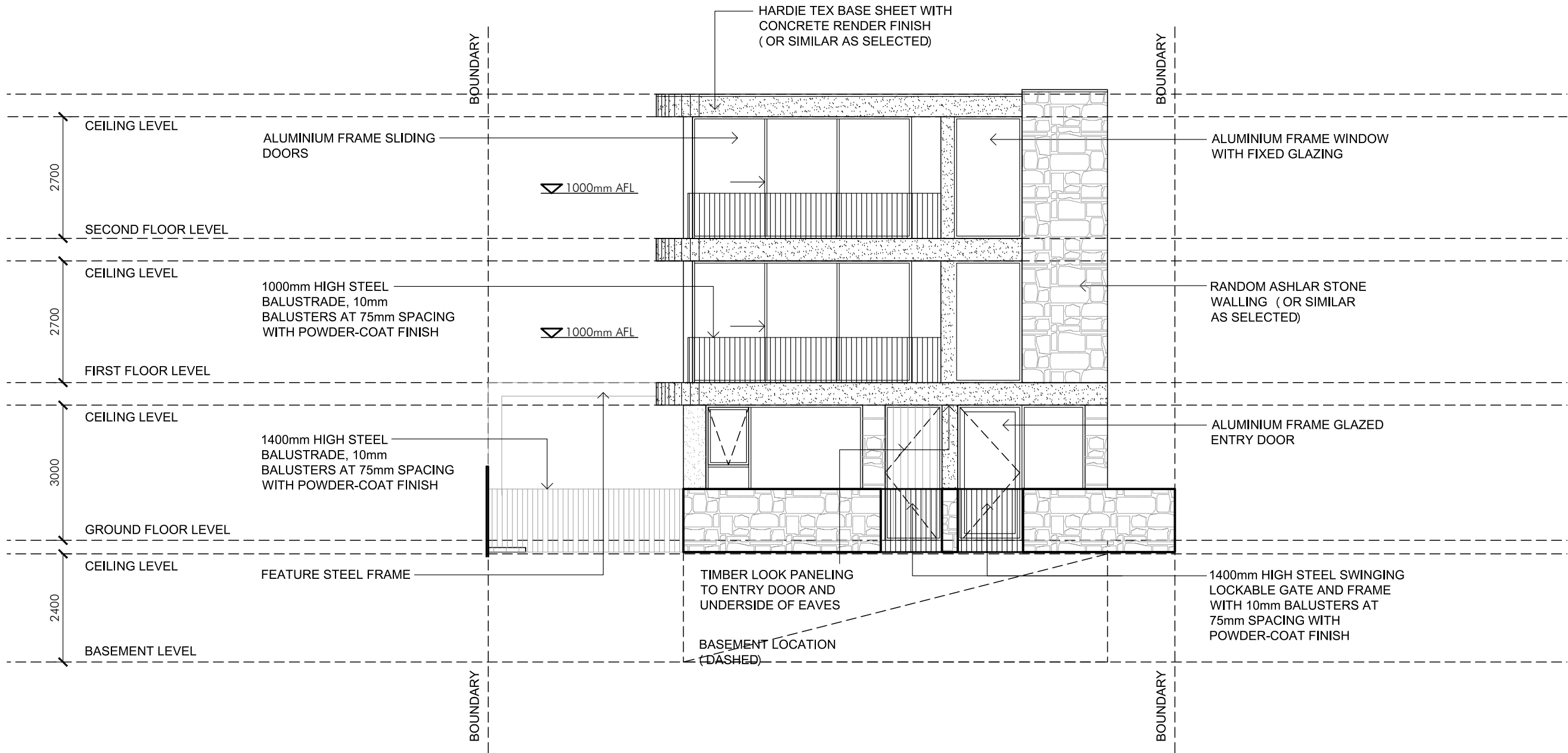
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Drawn	PP / GZ
Date	08/09/2025
Job No	2305
Dwg No	PA02

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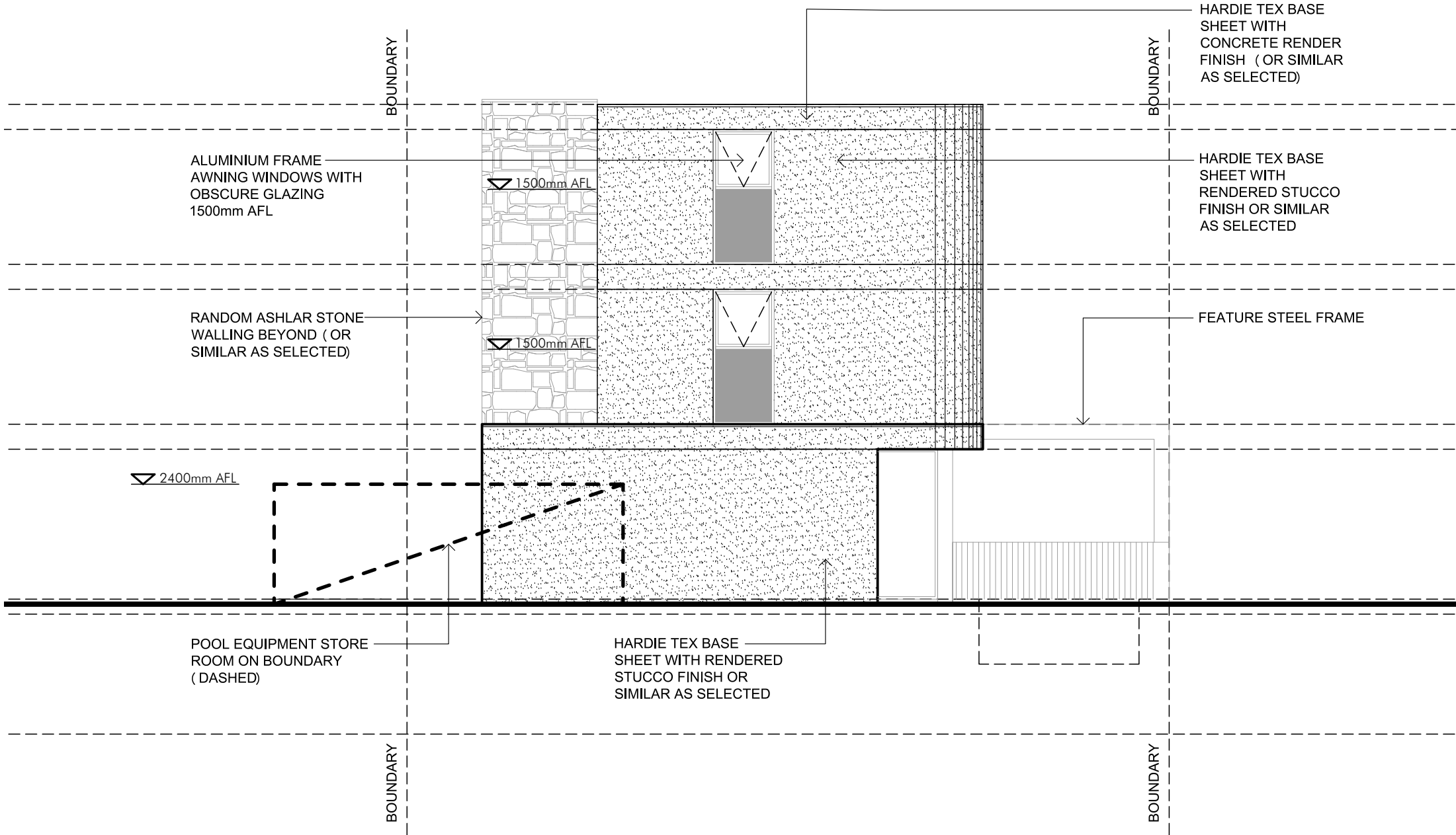
PITEO

Attachment 1



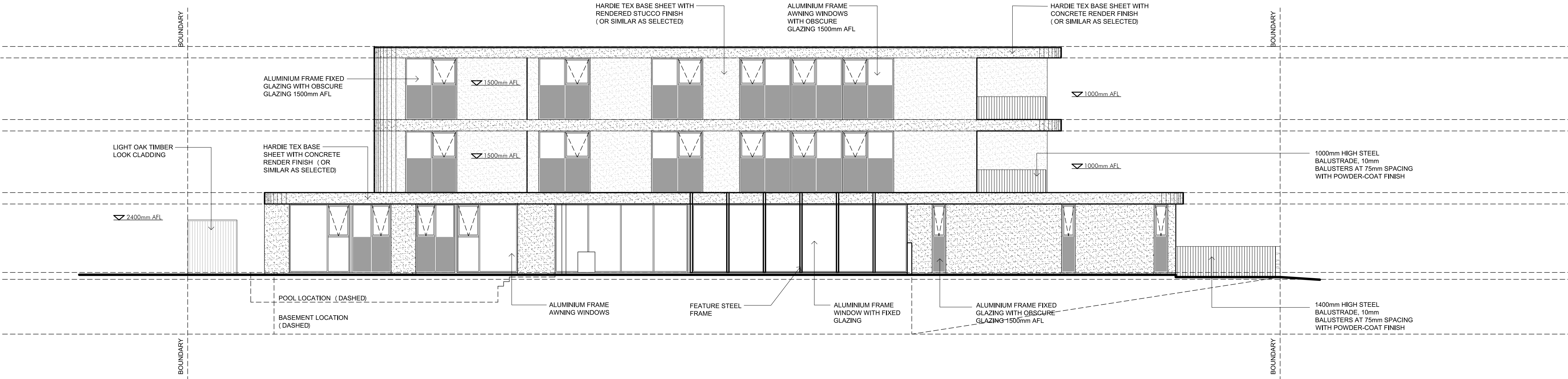
PROPOSED WEST ELEVATION

1:100 @ A1



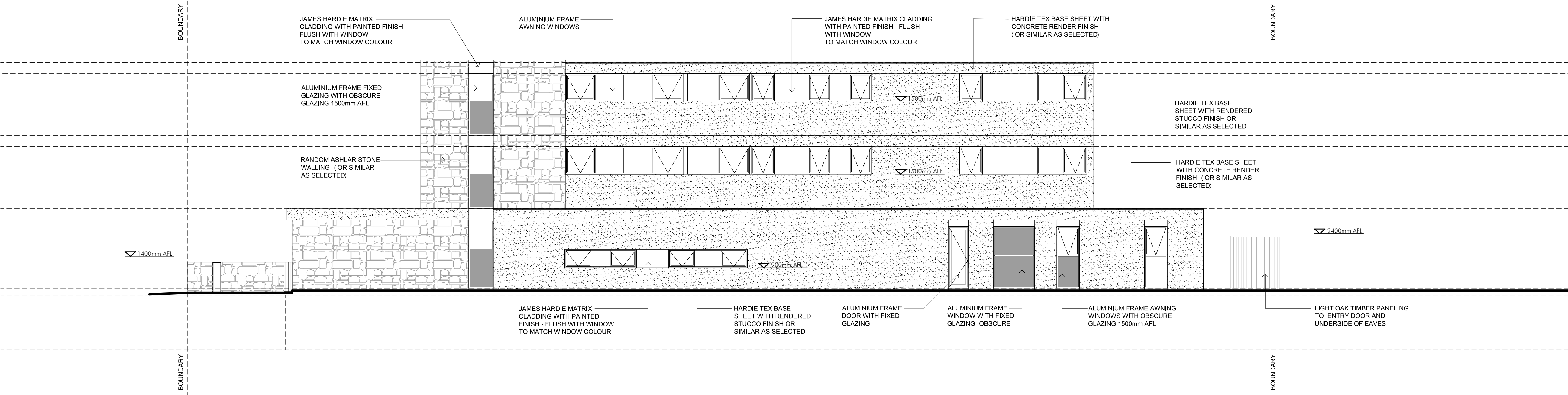
PROPOSED EAST ELEVATION

1:100 @ A1



PROPOSED NORTH ELEVATION

1:100 @ A1



PROPOSED SOUTH ELEVATION

1:100 @ A1

BUILDING AREA SCHEDULE

BASEMENT	400.00 sqm
COMMON FOYER TOTAL	70.00 sqm
APARTMENT 01 (GROUND FLOOR)	290.00 sqm
APARTMENT 02 (LEVEL 01)	200.00 sqm
APARTMENT 03 (LEVEL 03)	200.00 sqm
TOTAL BUILDING AREA	1160.00 sqm
TOTAL SITE AREA	728.00 sqm

MARIO AND ANTOINETTE BONOMI

PROPOSED NEW RESIDENTIAL FLAT
BUILDING WITH SWIMMING POOL ON
GROUND LEVEL

28 COKE STREET,
NORWOOD SA 5062

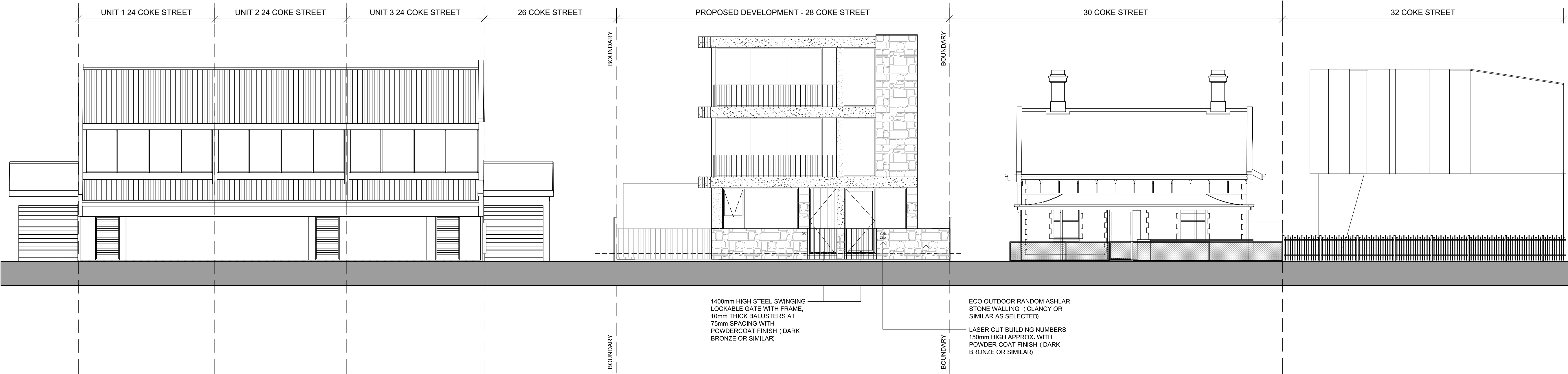
PROPOSED ELEVATIONS

Scale	AS SHOWN
Drawn	PP
Date	08/09/2025
Job No	2305
Dwg No	PA03

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PITEO



PROPOSED COKE STREET (WEST) STREETSCAPE ELEVATION
1:100 @ A1

BUILDING AREA SCHEDULE

BASEMENT	400.00 sqm
COMMON FOYER TOTAL	70.00 sqm
APARTMENT 01 (GROUND FLOOR)	290.00 sqm
APARTMENT 02 (LEVEL 01)	200.00 sqm
APARTMENT 03 (LEVEL 03)	200.00 sqm
TOTAL BUILDING AREA	1160.00 sqm
TOTAL SITE AREA	728.00 sqm

MARIO AND ANTOINETTE BONOMI

PROPOSED NEW RESIDENTIAL FLAT
BUILDING WITH SWIMMING POOL ON
GROUND LEVEL

28 COKE STREET,
NORWOOD SA 5062

PROPOSED STREET ELEVATION

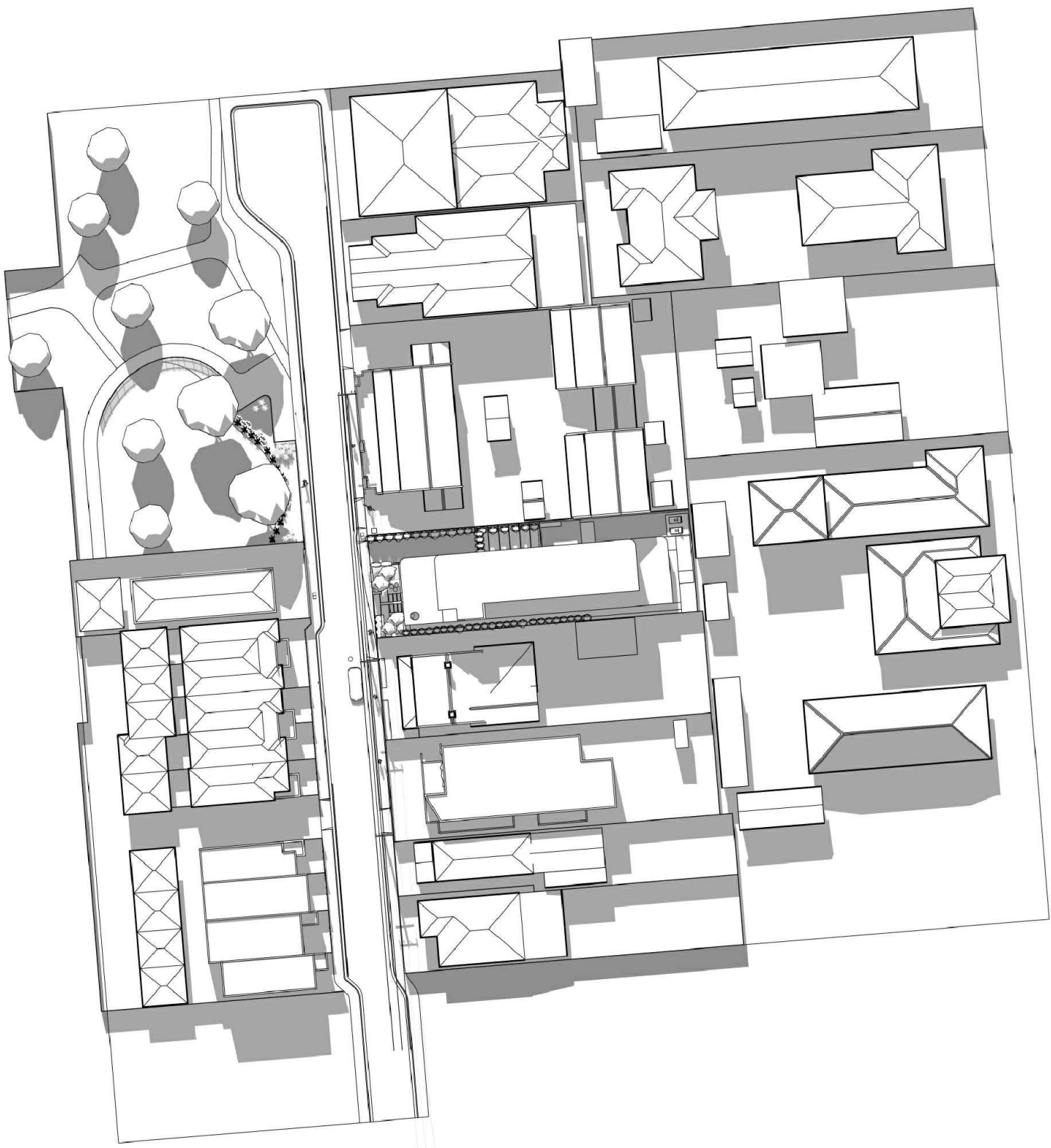
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Date	08/09/2025
Job No	2305
Dwg No	PA04

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21st JUNE 9am
NTS



21st JUNE 12pm
NTS



21st JUNE 3pm
NTS

BUILDING AREA SCHEDULE	
BASEMENT	400.00 sqm
COMMON FOYER TOTAL	70.00 sqm
APARTMENT 01 (GROUND FLOOR)	290.00 sqm
APARTMENT 02 (LEVEL 01)	200.00 sqm
APARTMENT 03 (LEVEL 03)	200.00 sqm
TOTAL BUILDING AREA	1160.00 sqm
TOTAL SITE AREA	728.00 sqm

MARIO AND ANTOINETTE BONOMI

PROPOSED NEW RESIDENTIAL FLAT
BUILDING WITH SWIMMING POOL ON
GROUND LEVEL

28 COKE STREET
NORWOOD SA 5062

SUN SHADING DIAGRAMS	
Scale	AS SHOWN
Drawn	PP
Date	08/09/2025
Job No	2305
Dwg No	PA05

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ECO OUTDOOR RANDOM ASHLAR STONE WALLING IN CLANCY OR SIMILAR



CONCRETE RENDER FINISH BANDS, LIGHT SAND COLOUR OR SIMILAR



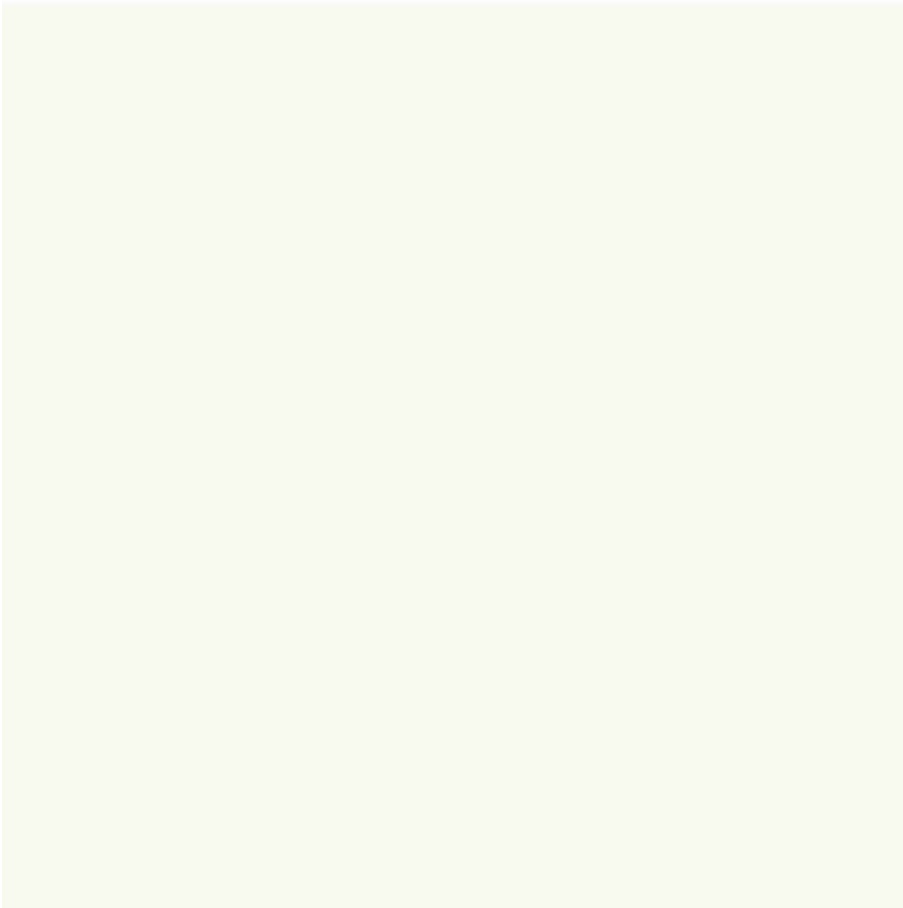
RENDERED PANEL AS SELECTED FLAT STUCCO FINISH, SAND COLOUR OR SIMILAR



LIGHT OAK TIMBER LOOK PANELING



EXPOSED AGGREGATE CONCRETE PAVING - STYLECRETE DIAMOND OR SIMILAR



ALUMINIUM FRAME WINDOWS AND DOORS POWDER COAT FINISH IN OFF-WHITE OR SIMILAR AS SELECTED



LIMESTONE PAVING



MS STEEL FLAT BAR BALUSTRADE 75mm SPACING BETWEEN BALUSTERS, POWDER COAT OFF-WHITE

BUILDING AREA SCHEDULE	
BASEMENT	400.00 sqm
COMMON FOYER TOTAL	70.00 sqm
APARTMENT 01 (GROUND FLOOR)	290.00 sqm
APARTMENT 02 (LEVEL 01)	200.00 sqm
APARTMENT 03 (LEVEL 03)	200.00 sqm
TOTAL BUILDING AREA	1160.00 sqm
TOTAL SITE AREA	728.00 sqm

MARIO AND ANTOINETTE BONOMI

PROPOSED NEW RESIDENTIAL FLAT BUILDING WITH SWIMMING POOL ON GROUND LEVEL

28 COKE STREET
NORWOOD SA 5062

MATERIALITY

Scale	AS SHOWN
Drawn	PP
Date	08/09/2025
Job No	2305
Dwg No	PA06

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Our Ref: 2506094_L1
1 July 2025

Domenico Parella
Piteo Architects
171 Gilles Street
Adelaide, SA 5000

ATTENTION: DOMENICO PARELLA

Email: domenic@piteoarchitects.com.au

Dear Domenic,

**RE: PROPOSED APARTMENT BUILDING
28 Coke Street, Norwood**

I refer to your request for a review and response to traffic-related comments received from the City of Norwood Payneham & St Peters for the proposed apartment building at 28 Coke Street, Norwood. This letter outlines the comments received (shown in *italics*), followed by an assessment response by TMK Consulting Engineers (TMK).

I attempted to use swept-path turning diagrams to confirm whether vehicle movements in the basement car park are safe and convenient, but I was unable to successfully replicate the intended movements. Please provide swept-path turning diagrams demonstrating how a vehicle would manoeuvre in and out of each parking row in no more than a three-point turn. Given the nature of current vehicle ownership trends, I would encourage you to use a B99 vehicle for these simulations as it would prove more practical when built, however for the purposes of the Code a B85 vehicle would suffice.

TMK have prepared swept path plans to show the swept path movements for the **B85 vehicle** (TMK Drawing 2506094_tsk01(B) Sheet T01) demonstrating that ingress and egress manoeuvres can be made (with some minor widening of the roller door entry) with no more than a three-point turn for all parking rows.

For practicality as requested, additional assessment has been undertaken with a **B99 vehicle** (TMK Drawing 2506094_tsk01(B) Sheet T03) demonstrating that with some additional minor widening of the roller door entry, ingress and egress manoeuvres can be made with no more than a three-point turn for all parking rows.

Based on these assessments, it is recommended to adopt the conservative widening required to accommodate the B99 vehicle (i.e. widening by 125mm on the western side and 225mm on the eastern side). It has been understood that amendments will be made on an updated set of Piteo Architects plans to show the widening required.

Our Traffic Engineer has also noted that there is limited sight distance for if two cars are seeking to use the ramp in opposite directions at the same time (i.e. one car is going up while another is coming down). Please outline how you would intend to manage that conflict.

An internal traffic light has been proposed in the basement and will provide suitable resolution to the potential scenario where a vehicle is travelling down the ramp with another intending to come up the ramp or vice versa. Additionally, suitable sight distance is provided at street level to observe the roller door opening for any vehicles leaving the property.

There also does not appear to be a visitor parking space provided, though one should be provided in order to accord with Table 1 of the Transport, Access and Parking module. Please provide one or demonstrate why providing one would be prohibitive.

Along the length of Coke Street, there are 2-hour timed parking controls applicable between 9am to 5pm Monday to Friday and 9am to 12pm on Saturday. Given the presence of these timed parking controls, there is an anticipated healthy turnover of vehicles providing suitable capacity to accommodate visitor parking to the property, particularly during the times that these controls are in effect. A preliminary review of available weekday aerial imagery over the past 6-12 months indicates that there is sufficient availability to accommodate visitor parking for the proposed development. Outside of these times, several weekday off-peak site inspections have confirmed and validated suitable on-street parking availability to accommodate for visitor parking.

I trust the above sufficiently addresses Councils comments, however if you have any queries or require any further information, please don't hesitate to contact the undersigned.

For and on behalf of
TMK Consulting Engineers

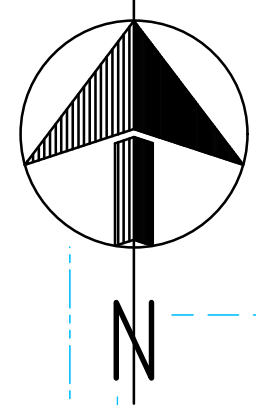
RICHARD TANG
Transport Manager

E rtang@tmkeng.com.au
D 08 8238 4105 M 0421 066 276

Enc. Appendix A - Swept Path Plans

APPENDIX A:

Swept Path Plans

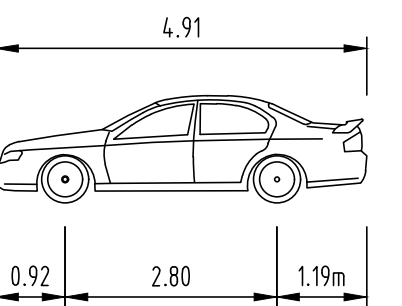


Civil - Geotechnical - Environmental
Structural - Mechanical - Electrical
Fire - Hydraulics - Forensic
Construction Assist - Vertical Transport

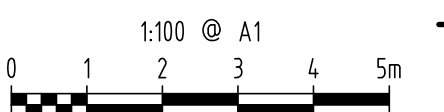
Adelaide Office: 08 8238 4100
Melbourne Office: 08 8238 4115
Riverland Office: 08 8582 3970

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LEGEND - SWEEP PATH ASSESSMENT
[Symbol: Vehicle body outline] VEHICLE BODY
[Symbol: Hatched area] VEHICLE BODY ENVELOPE
[Symbol: Dashed line] VEHICLE BODY CLEARANCE (300mm)



B85 VEHICLE (REALISTIC MIN RADIUS) 2004
OVERALL LENGTH 4.910m
OVERALL WIDTH 1.870m
OVERALL BODY HEIGHT 1.421m
MINIMUM BODY GROUND CLEARANCE 0.159m
TRACK WIDTH 1.770m
LOCK TO LOCK TIME 4.00s
KERB TO KERB TURNING RADIUS 5.75m



Attachment 1

WIDENING REQUIRED AT THE ROLLER DOOR
TO ACCOMMODATE THE SWEEP PATH
TURNING MOVEMENT.

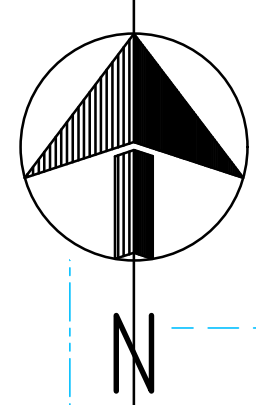
INGRESS MOVEMENTS - B85 VEHICLE
(REVERSE IN)
SCALE 1:100 @A1

EGRESS MOVEMENTS - B85 VEHICLE
(FORWARD OUT)
SCALE 1:100 @A1

INGRESS MOVEMENTS - B85 VEHICLE
(FORWARD IN)
SCALE 1:100 @A1

EGRESS MOVEMENTS - B85 VEHICLE
(REVERSE OUT)
SCALE 1:100 @A1

DRAWING TITLE VEHICLE SWEEP PATHS - B85 VEHICLE	
SCALES AS SHOWN	© COPYRIGHT RESERVED
DRAWN RIT	DRAWING No.
DATE 01.07.25	2506094-tsk01/T01(B)



Attachment 1

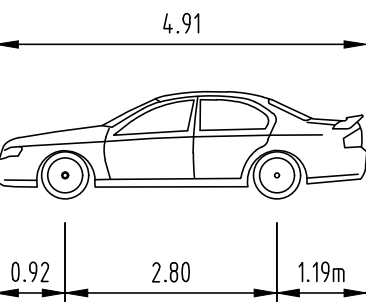


Civil - Geotechnical - Environmental
Structural - Mechanical - Electrical
Fire - Hydraulics - Forensic
Construction Assist - Vertical Transport

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Melbourne Office: 08 8238 4115
Riverland Office: 08 8582 3970

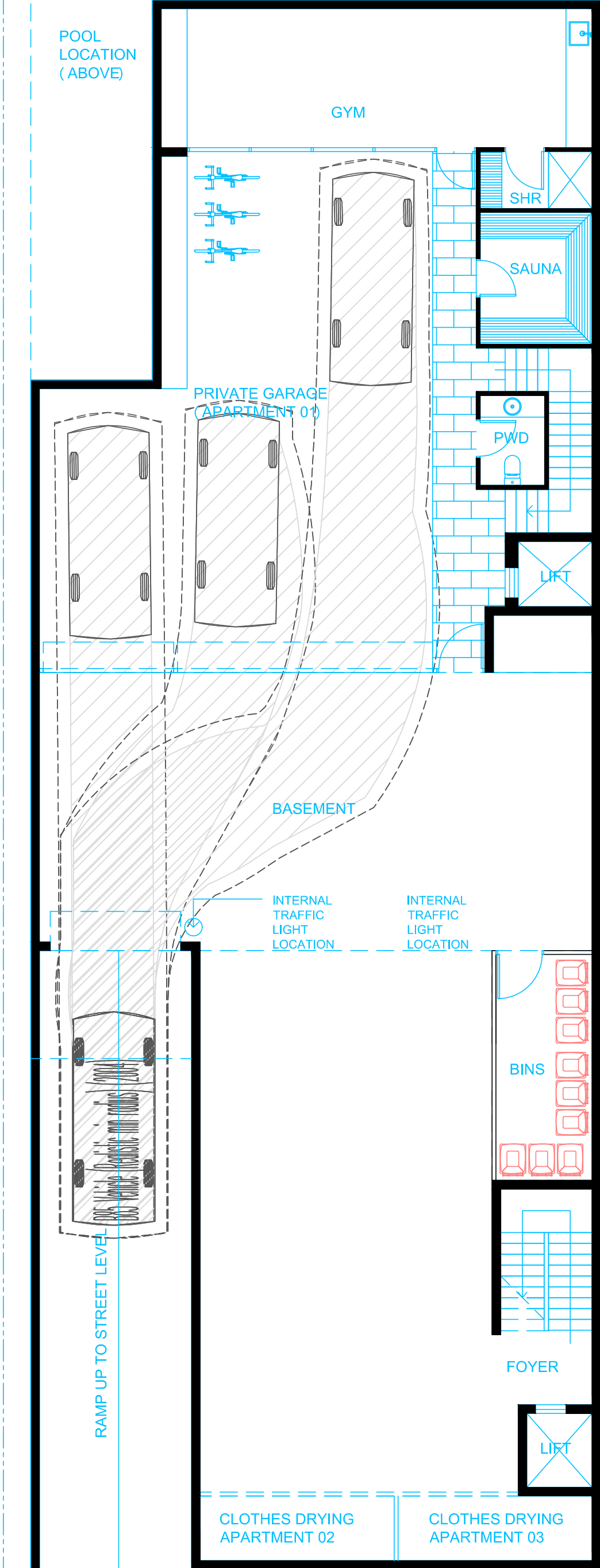
www.tmkeng.com.au

LEGEND - SWEEP PATH ASSESSMENT	
	VEHICLE BODY
	VEHICLE BODY ENVELOPE
	VEHICLE BODY CLEARANCE (300mm)

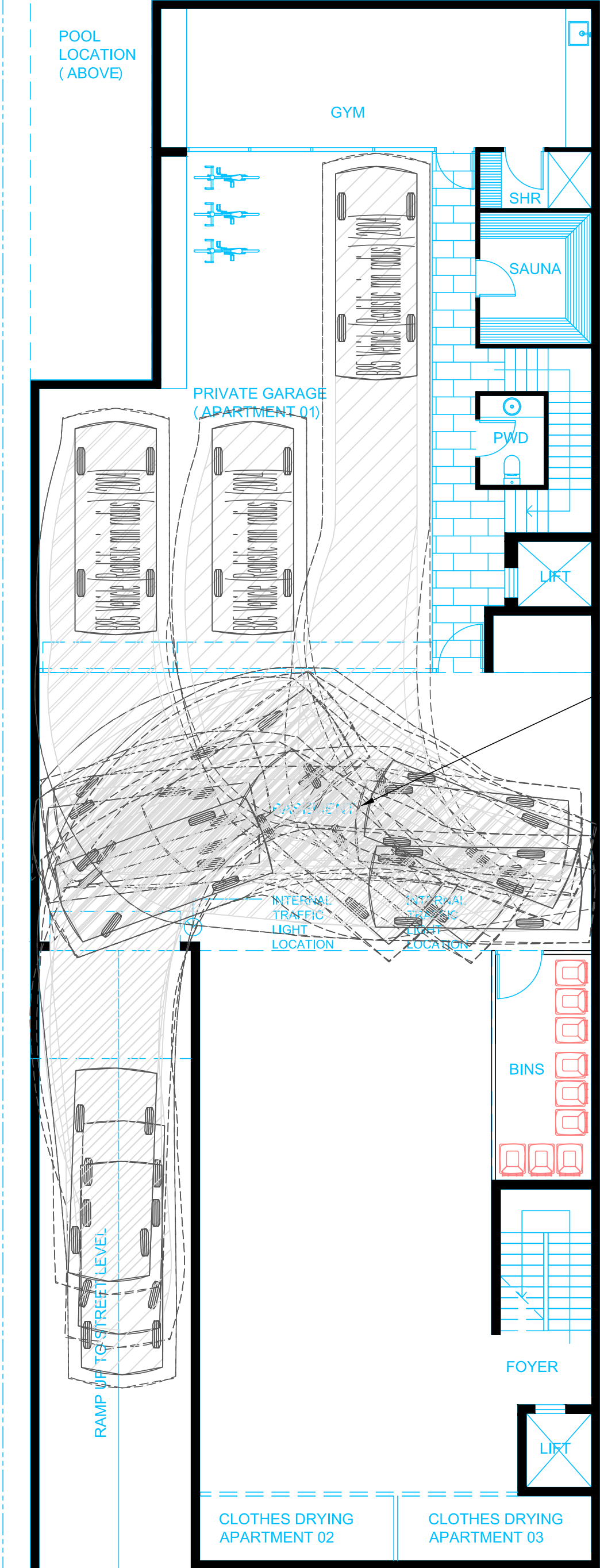


B85 VEHICLE (REALISTIC MIN RADIUS) 2004
OVERALL LENGTH 4.910m
OVERALL WIDTH 1.870m
OVERALL BODY HEIGHT 1.421m
MINIMUM BODY GROUND CLEARANCE 0.159m
TRACK WIDTH 1.770m
LOCK TO LOCK TIME 4.00s
KERB TO KERB TURNING RADIUS 5.75m

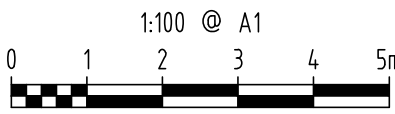
EXCESSIVE NUMBER OF TURNING MANOEUVRES TO UNDERTAKE THE REVERSING AND FORWARD OUT MOVEMENTS.



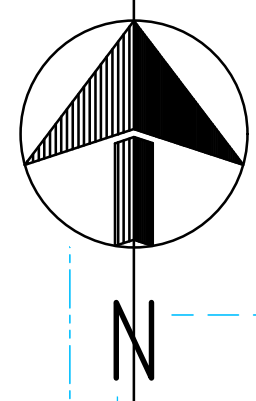
INGRESS MOVEMENTS - B85 VEHICLE
(FORWARD IN)
SCALE 1:100 @A1



EGRESS MOVEMENTS - B85 VEHICLE
(REVERSE OUT)
SCALE 1:100 @A1



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VEHICLE SWEEP PATHS - B85 VEHICLE		
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DATE	24.06.25	2506094-tsk01/T02(A)

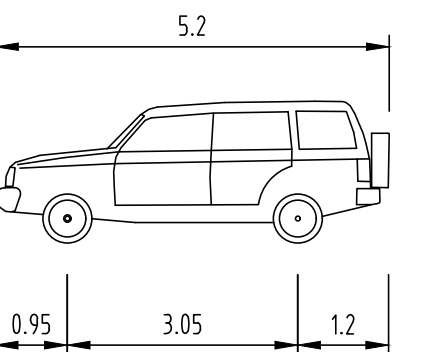


Civil - Geotechnical - Environmental
Structural - Mechanical - Electrical
Fire - Hydraulics - Forensic
Construction Assist - Vertical Transport

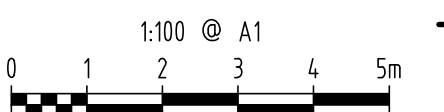
Adelaide Office: 08 8238 4100
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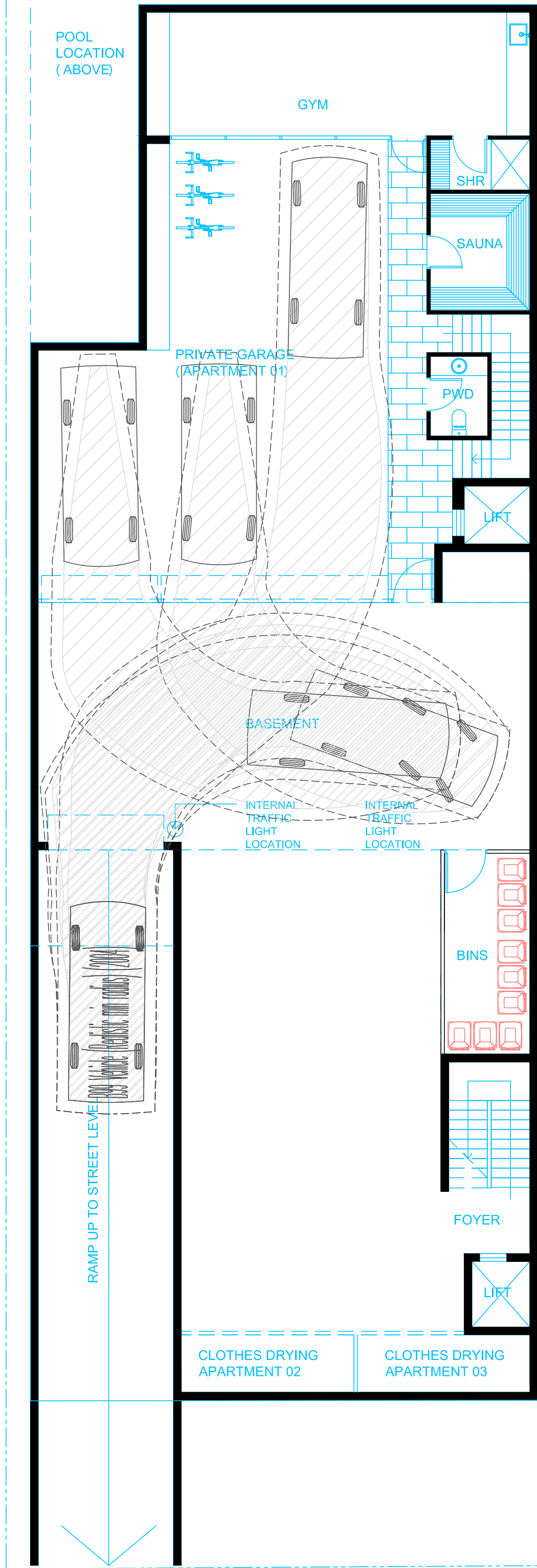
LEGEND - SWEEP PATH ASSESSMENT
[Symbol: Vehicle body outline] VEHICLE BODY
[Symbol: Hatched area] VEHICLE BODY ENVELOPE
[Symbol: Dashed line] VEHICLE BODY CLEARANCE (300mm)



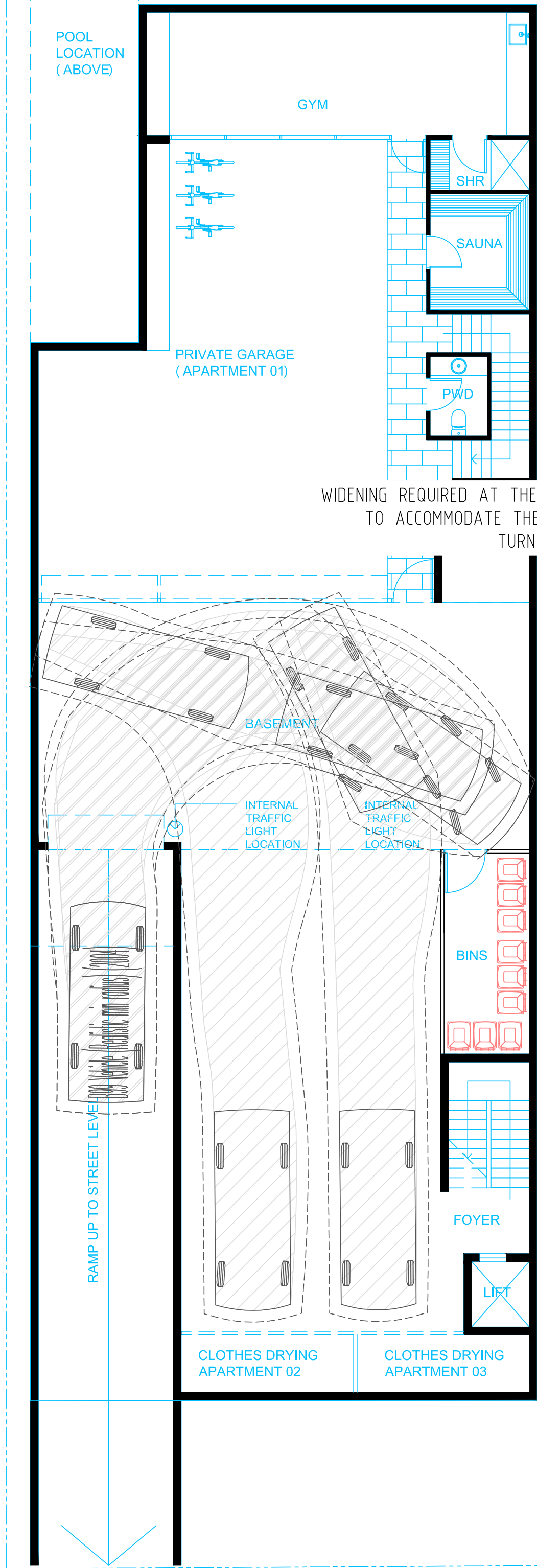
B99 VEHICLE (REALISTIC MIN RADIUS) 2004
OVERALL LENGTH 5.200m
OVERALL WIDTH 1.940m
OVERALL BODY HEIGHT 1.878m
MINIMUM BODY GROUND CLEARANCE 0.272m
TRACK WIDTH 1.840m
LOCK TO LOCK TIME 4.00s
KERB TO KERB TURNING RADIUS 6.250m



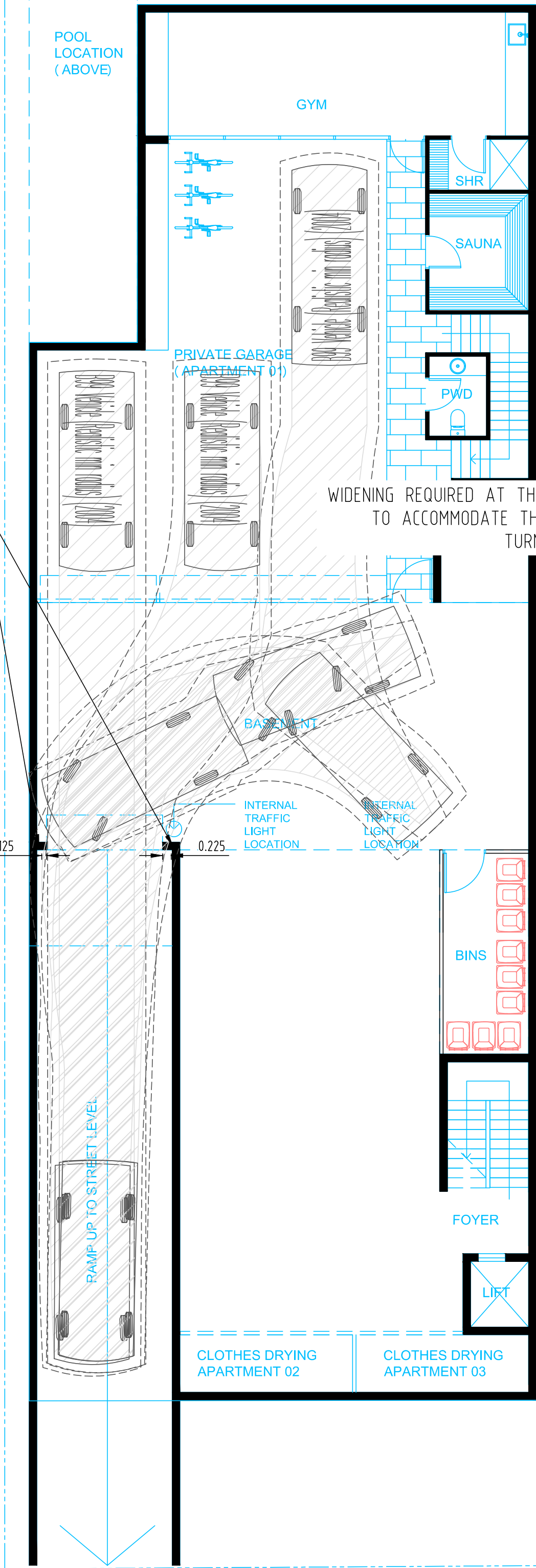
Attachment 1



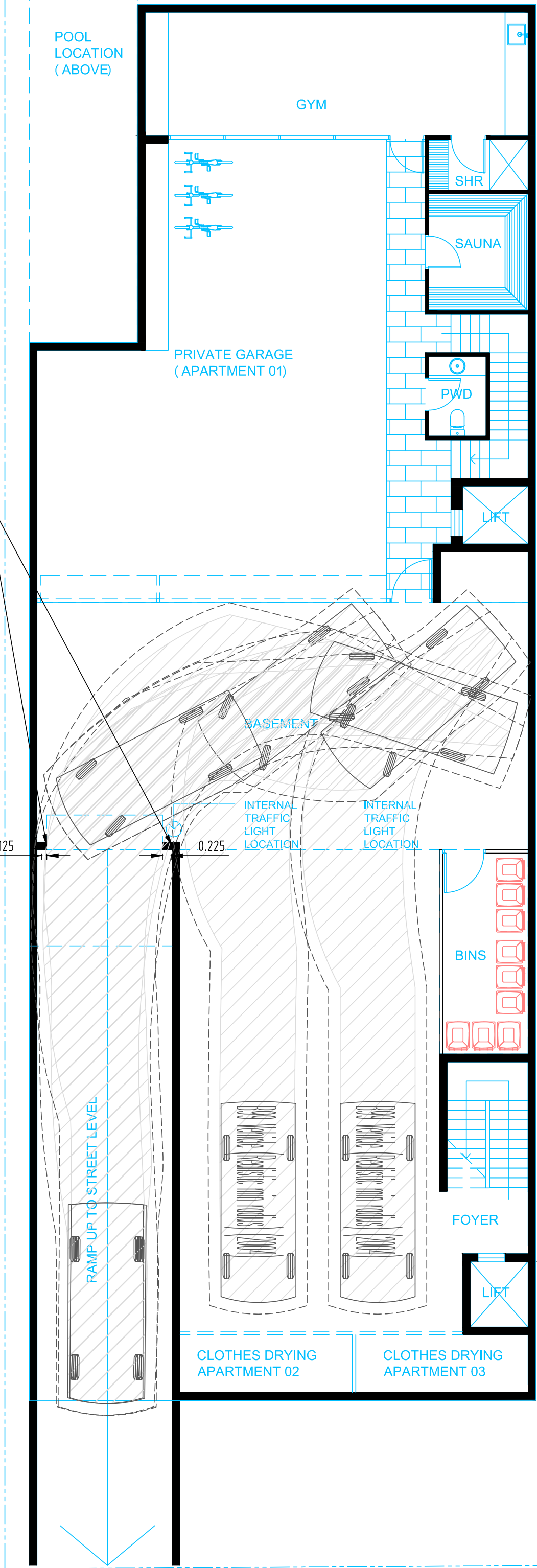
INGRESS MOVEMENTS - B99 VEHICLE
SCALE 1:100 @A1



INGRESS MOVEMENTS - B99 VEHICLE
SCALE 1:100 @A1



EGRESS MOVEMENTS - B99 VEHICLE
SCALE 1:100 @A1



EGRESS MOVEMENTS - B99 VEHICLE
SCALE 1:100 @A1

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VEHICLE SWEEP PATHS - B99 VEHICLE	
SCALES	AS SHOWN
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DATE	01.07.25
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DRAWING No. 2506094-tsk01/T03(B)	

03/07/2025

Dear Ned,

Re: Response to Technical Matters Raised

Thank you for your detailed assessment and for the opportunity to respond to the technical concerns outlined in your recent correspondence.

We appreciate the constructive feedback provided and offer the following clarifications regarding the specific matters raised:

Sound Transmission Between Floors

The development will utilise concrete slab construction between levels to effectively minimise sound transmission and ensure compliance with the relevant performance outcomes related to acoustic separation.

Structural Elements

This issue has been resolved in consultation with our structural engineer. Structural columns have been strategically located within internal walls to preserve spatial efficiency and usability across all apartments.

Storage Provision

Each three-bedroom apartment includes a dedicated internal storage area that meets the required 12m³ capacity. Additionally, private storage spaces will be allocated in the basement for each unit, ensuring compliance with Design in Urban Areas PO 28.4.

We trust this information sufficiently addresses the technical matters raised. However, please do not hesitate to contact us should you require further clarification or if you would prefer this information to be formalised within a written planning statement.

We are currently reviewing the broader design matters and will provide a coordinated response shortly to the more substantial built form and planning policy issues you identified.

Yours sincerely,



Paolo Piteo

Piteo Architects

Director/ Principal Architect

21 February 2025

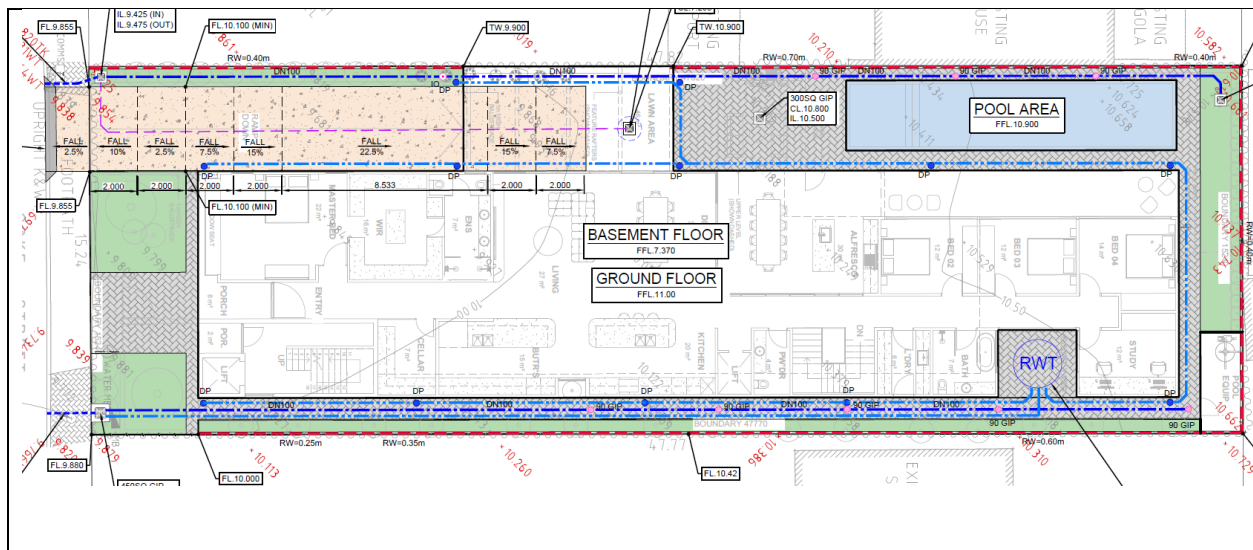
Stormwater report for planning
approval - 28 Coke Street
Norwood

Charles Sheffield
ADELAIDE CIVIL DESIGN

1. Introduction

This stormwater management plan has been prepared to gain approval for a new development on the property at 28 Coke Street Norwood.

The site currently comprises an existing building and has a hard surface site coverage of approximately 55%. The allotment has a total area of approximately 730m².



2. Existing site conditions

The existing site conditions are summarised as

- House shed and hard surfaces
- Currently 55% hard surfaces

3. Council conditions

Council stormwater requirements for this development are; to be determined

No council conditions have been provided

It is assumed that

- the post development run-off will not exceed predevelopment run-off
- the site will discharge to the street
- retention will be required

4. Proposed development

4.1 Proposed development design requirements

The proposed development is to construct a new housing development with undercroft carparking.

Based on Council's expected stormwater design guidelines - the design requirements are below

4.2 Existing site conditions and run-off

Existing site pre-development

- Area = 730m²
 - o ROC = 55%
 - o Tc = 6 minutes
- Storm event
 - o 6 minute Tc
 - o 100 year storm
- Peak flows
 - o 100 year Peak flow 19.5 l/sec
- Council requirement
 - o **Limit site to the 100 year pre-development peak flow 19.5 litres/sec**

4.3 New development characteristics

Proposed site – post development

- Roof area 360m²
 - o tc = 6 minutes
 - o C=0.9
 - o Peak flow = 16 l/sec
- Hard surface areas 205m²
 - o tc = 6 minutes
 - o C=0.9
 - o Peak flow = 6 l/sec
- Ramp to undercroft 60m²
 - o tc = 6 minutes
 - o C=0.9
 - o Peak flow = 2.6 l/sec

5. New development stormwater solutions - summary

The proposed solution to meet anticipated Council requirements for peak outflow and detention are as follows

1. Rainwater tank detention requirements to reduce rooved peak flows
 - a. 2,000 litre tank with 65mm outlet orifice
 - b. Assume 1.5m of head
 - c. Achieves 10.8 litres/second max outflow
2. Pump and tank detention requirements - Collect, store and discharge via pump to the street
 - a. Proposed 3,000 litre storage
 - b. 2 x 2.6 L/sec pumps and 3m³ wet well combination
3. Pit on council boundary - discharge to water table
 - a. Roof water via detention tank
 - b. Surface water via pump and rising main

The calculations for these solutions are shown below.

5.1 Rainwater tank detention requirements

Detention analysis

A review of the detention requirement for the proposed development is documented below. A 2,000 litre tank is proposed.

Proposed site

- Roof Area = 324m²
- 100 year Storm event

Based on the conditions above the following detention tank is required

- o 2,000 litre detention tank required
- o Max outflow 10.8 litres/sec
- o Orifice sizing 65mm

Catchment						
proposed development		EIA 0.0324	roof flow catchment			
outflow rate (Qout) m3/sec	0.011	max outflow from RWT				
tc for developed site 6						
	duration (mins)	intensity 100 ARI	Qin (EIAxi)/360 (m3/sec)	Vol (in) (m3)	Vol (out) m3	storage volume (m3)
	5	184	0.017	5	4	1.34
	6	170	0.015	6	4	1.55
	10	130	0.012	7	5	1.74
	15	105	0.009	9	7	1.58
	20	89.1	0.008	10	9	1.04
	25	77.7	0.007	10	10	0.26
	30	69.3	0.006	11	12	-0.65
	40	57.4	0.005	12	15	-2.78
	45	53.1	0.005	13	17	-3.93
	50	49.5	0.004	13	18	-5.12

2000 litres detention

5.2 Pump and tank detention requirements

Code requirements - pumps

AS 3500 requirements

System to have the following

- Alarm system
 - To be included
- Overflow to limit affecting housing
 - Consider location of wet sump
- Inlet pipe
 - At least 100mm above design top water level
- Pumps
 - Suitable for unscreened stormwater
 - Duplicate system and non return valve
 - Alternate start and limited start
 - Each pump to cater for required flow
- Rising main
 - Discharge to a sump
 - Then to road
- Combined effective storage
 - Combined pump capacity and wet well storage
 - Pump volume in 30 minutes
 - Plus
 - Storage for 10 year ARI and 120minute storm
 - Minimum wet well storage to be 3 m³
- AS 3500.3:2015 guidelines in relation to effective storage requirements (clause 8.3.6) with a max discharge rate to kerb of 10l/sec
- Consideration needs to be given to storage during blackouts. Duration and reference to industry standard to be provided.

8.3.6 Combined effective storage

The capacity of the pumped system shall be achieved by a combination of pump capacity and wet well storage between the high and low working levels of the wet well. The combined effective storage comprising the volume able to be pumped in 30 min plus the wet well storage shall be not less than the volume of the run-off from the storm of ARI = 10 years and duration of 120 min. The maximum pump capacity shall be as detailed in Clause 8.4(a). The minimum wet well storage between the high and low working levels, expressed in cubic metres, shall be 1% of the catchment area in m²; in any case it shall be not less than 3 m³.

Section 8 Pumped Systems

8.3.6: Combined Effective Storage (2015)

Clause 8.3.6 has been modified so that the combined effective storage must equal at least the volume of run off expected from a storm of ARI = 10 years lasting for 120 min., regardless of what directions might be given be a local authority.

The Note recommending that pumps should have a minimum capacity of 10 L/s has also been deleted.

New pump and sump system

- pump system AS 3500.3 2018
 - pump system for small catchment
 - match outflow to maximum peak inflow of 2.6 l/sec

Power failure – emergency storage

Consideration needs to be given to storage during blackouts. The 10yr ARI, 2 hr event storage volume is what we require for the pump station (as per AS 3500.3:2018), with no battery backup. The volume required as calculated above is 13.8m³

Proposal

- Emergency storage provided in the 3m³ storage

Based on this the proposed stormwater pump system shall meet the following characteristics

- 3m³ wet well
- 2 x 2.6 L/sec pumps
- Sump on boundary
- To AS 3500.3 requirements

6. Recommendation

It is proposed to use a mix of solutions for the site

- 2,000 litre detention rainwater tanks for rooved water
- Pump system for small area of surface flows
- Remainder of Surface water via gravity drain to front boundary sump

Roof water- sealed system via detention tank to street

The proposed stormwater solution is to use a detention tanks above ground and direct flows to the boundary discharge sump.

The proposed tank is 2,000 litres with a 95mm orifice to restrict flows to 10.8 litres/sec

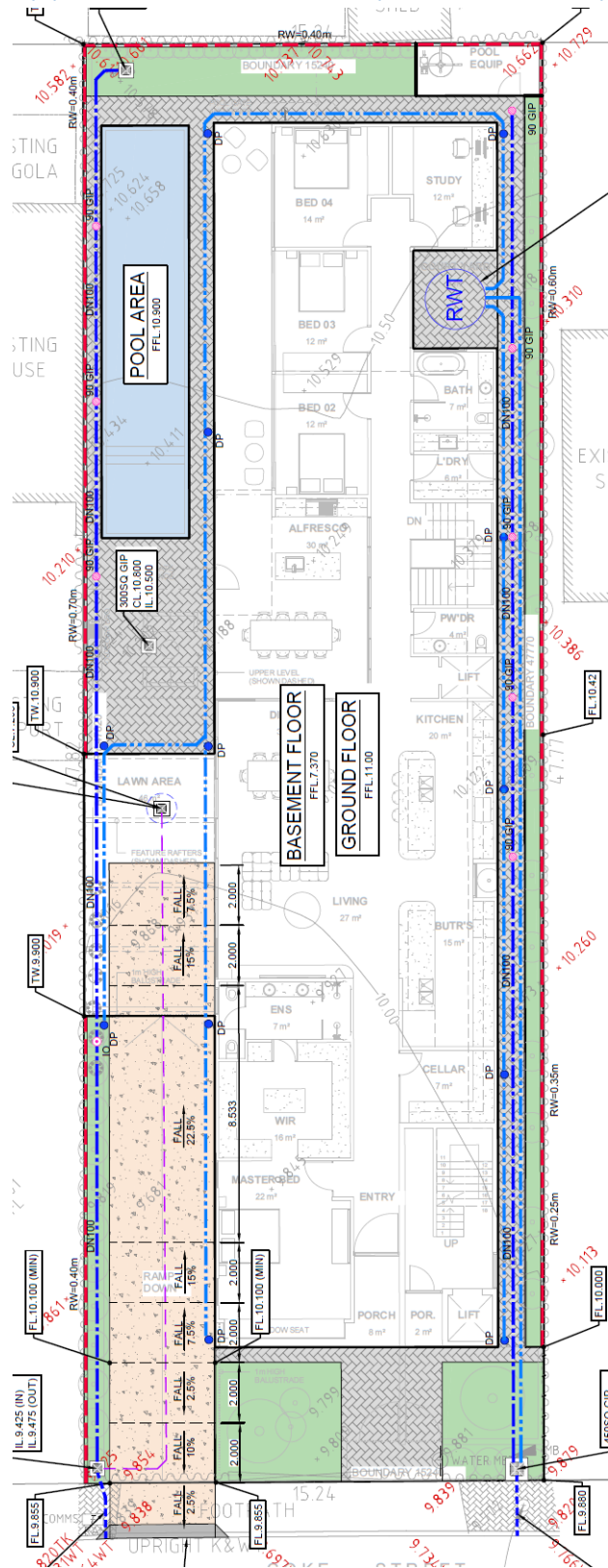
Surface Flows – gravity system to pump sump – rising main to street

It is proposed to use a gravity pipe system to grade to a low point with a pump system for the surface flows. A rising main will then discharge to the boundary discharge sump.

Surface Flows – gravity system to sump near street

It is proposed to use a gravity pipe system to grade to the boundary discharge sump.

Appendix A - Site Plan post – development



Appendix B – rainwater tank – orifice sizing

ORIFICE FLOW CALCULATION																			
Outlet Coefficient:				0.6				Orifice Flow:				Q = CA(2gh) ^{1/2}							
Minimum head:				0.40 m				Where:				Q = discharge in m3/s							
Increment:				0.10 m								C = coefficient of discharge							
												A = orifice area in m ²							
Minimum orifice size:				50 mm								g = acceleration due to gravity (m ² /s)							
Increment:				5 mm								h = depth of water above centre of the orifice (m)							
Orifice flow (L/Sec)																			
Head (m)	Orifice diameter (mm)																		
	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140
0.40	3.3	4.0	4.8	5.6	6.5	7.4	8.4	9.5	10.7	11.9	13.2	14.6	16.0	17.5	19.0	20.6	22.3	24.1	25.9
0.50	3.7	4.5	5.3	6.2	7.2	8.3	9.4	10.7	12.0	13.3	14.8	16.3	17.9	19.5	21.3	23.1	24.9	26.9	28.9
0.60	4.0	4.9	5.8	6.8	7.9	9.1	10.3	11.7	13.1	14.6	16.2	17.8	19.6	21.4	23.3	25.3	27.3	29.5	31.7
0.70	4.4	5.3	6.3	7.4	8.6	9.8	11.2	12.6	14.1	15.8	17.5	19.3	21.1	23.1	25.1	27.3	29.5	31.8	34.2
0.80	4.7	5.6	6.7	7.9	9.1	10.5	11.9	13.5	15.1	16.8	18.7	20.6	22.6	24.7	26.9	29.2	31.6	34.0	36.6
0.90	5.0	6.0	7.1	8.4	9.7	11.1	12.7	14.3	16.0	17.9	19.8	21.8	24.0	26.2	28.5	30.9	33.5	36.1	38.8
1.00	5.2	6.3	7.5	8.8	10.2	11.7	13.4	15.1	16.9	18.8	20.9	23.0	25.3	27.6	30.1	32.6	35.3	38.0	40.9
1.10	5.5	6.6	7.9	9.2	10.7	12.3	14.0	15.8	17.7	19.8	21.9	24.1	26.5	29.0	31.5	34.2	37.0	39.9	42.9
1.20	5.7	6.9	8.2	9.7	11.2	12.9	14.6	16.5	18.5	20.6	22.9	25.2	27.7	30.2	32.9	35.7	38.6	41.7	44.8
1.30	5.9	7.2	8.6	10.1	11.7	13.4	15.2	17.2	19.3	21.5	23.8	26.2	28.8	31.5	34.3	37.2	40.2	43.4	46.6
1.40	6.2	7.5	8.9	10.4	12.1	13.9	15.8	17.8	20.0	22.3	24.7	27.2	29.9	32.7	35.6	38.6	41.7	45.0	48.4
1.50	6.4	7.7	9.2	10.8	12.5	14.4	16.4	18.5	20.7	23.1	25.6	28.2	30.9	33.8	36.8	39.9	43.2	46.6	50.1
1.60	6.6	8.0	9.5	11.2	12.9	14.9	16.9	19.1	21.4	23.8	26.4	29.1	31.9	34.9	38.0	41.3	44.6	48.1	51.7
1.70	6.8	8.2	9.8	11.5	13.3	15.3	17.4	19.7	22.0	24.6	27.2	30.0	32.9	36.0	39.2	42.5	46.0	49.6	53.3
1.80	7.0	8.5	10.1	11.8	13.7	15.8	17.9	20.2	22.7	25.3	28.0	30.9	33.9	37.0	40.3	43.8	47.3	51.0	54.9
1.90	7.2	8.7	10.4	12.2	14.1	16.2	18.4	20.8	23.3	26.0	28.8	31.7	34.8	38.1	41.4	45.0	48.6	52.4	56.4

Appendix C – Pre and post development flow calculations



Adelaide Civil Design

CATCHMENT										100 year flow	Existing house	roof sealed system	sealed area	TOTAL COMBINED FLOWS	DWELLING 1	roof sealed system	sealed system roof	RWT outflow	backyard and pool	backyard grass	front yard	ramp to undercroft																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</
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Appendix E - IFD

Duration	YEARS						
	1	2	5	10	20	50	100
5Mins	42.8	57.8	80.8	97.7	121	155	185
6Mins	39.8	53.8	75	90.7	112	144	171
10Mins	32.2	43.3	60	72.3	88.8	114	135
20Mins	22.9	30.6	42.1	50.4	61.7	78.5	93.1
30Mins	18.2	24.4	33.3	39.8	48.6	61.6	72.9
1Hr	12.1	16.1	21.7	25.8	31.3	39.4	46.4
2Hrs	7.93	10.5	14	16.4	19.8	24.7	28.9
3Hrs	6.23	8.2	10.8	12.6	15.1	18.7	21.8
6Hrs	4.11	5.36	6.93	8.01	9.49	11.6	13.4
12Hrs	2.63	3.42	4.37	5.01	5.91	7.18	8.24
24Hrs	1.59	2.07	2.64	3.03	3.57	4.34	4.99
48Hrs	0.886	1.16	1.5	1.73	2.05	2.52	2.9
72Hrs	0.621	0.812	1.05	1.22	1.45	1.78	2.05



1. THE ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT. THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.
2. ALL DIMENSIONS, LEVELS AND SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND/ OR CONSTRUCTION.
3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.
4. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SPECIFIED.
5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.
6. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL TO ENSURE THAT THEY ARE USING THE CURRENT VERSION OF THIS DRAWING.

● DP
⊗ 90 GIP
⊙ IO

DOWNPIPE - DIA T.B.C.
GRATED INLET PIT - 90 DIA
SURFACE INSPECTION OPENING
uPVC PIPE (SEALED SYSTEM) - DIA T.B.C.
uPVC PIPE (GRAVITY SYSTEM) - DIA T.B.C.
HDPE PUMPING MAIN (TO PUMP MANUFACTURER'S
SPECIFICATIONS)
RIDGE/ CHANGE IN GRADE



SCALE 1:100

FFL.
BL.
CL.
FL.
P
WT.

300SQ. GRATED INLET PIT (GIP) OR JUNCTION BOX (JB) (U.N.O.)

FINISHED FLOOR LEVEL

BENCH LEVEL

COVER LEVEL

FINISHED LEVEL

PAVEMENT LEVEL

WATER TABLE

NOT FOR CONSTRUCTION

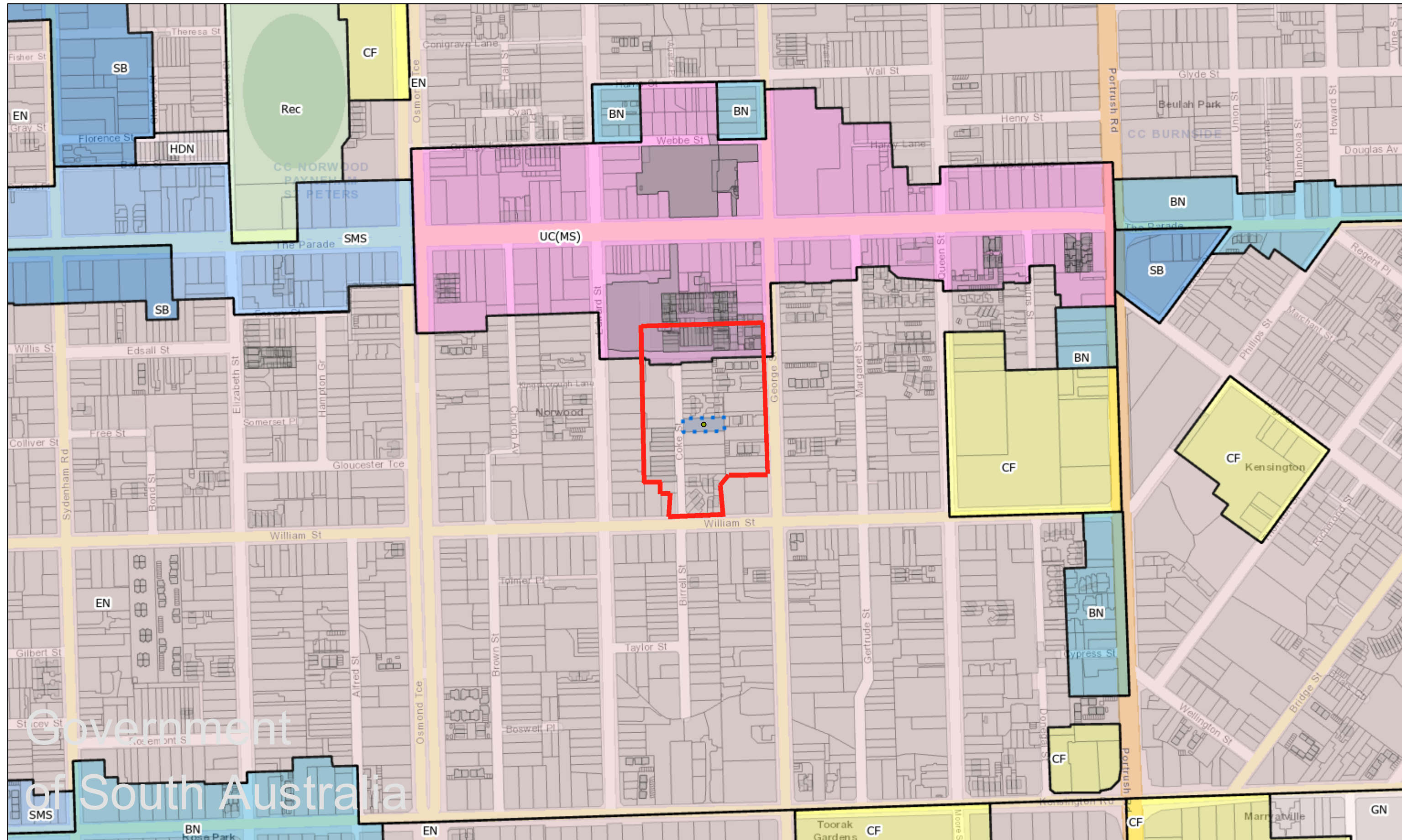
REV -	DATE -	AMENDMENT / REVISION DESCRIPTION -	DRAFTER -	APPROVAL -			SCALES AT A1 SIZE DRAWING SCALE 1:100 	<table><tr><th>TITLE</th><th>NAME</th></tr><tr><td>DRAFTER</td><td>BL</td></tr><tr><td>DRAFTING CHECK</td><td>CS</td></tr><tr><td>DESIGNER</td><td>BL</td></tr><tr><td>DESIGN CHECK</td><td>CS</td></tr><tr><td>PROJECT MANAGER</td><td>BL</td></tr><tr><td>PROJECT DIRECTOR</td><td>CS</td></tr></table>	TITLE	NAME	DRAFTER	BL	DRAFTING CHECK	CS	DESIGNER	BL	DESIGN CHECK	CS	PROJECT MANAGER	BL	PROJECT DIRECTOR	CS	<table><tr><td rowspan="6"> ADELAIDE CIVIL DESIGN ABN 13 435 973 484 PO BOX 44 HENLEY BEACH S.A. 5022 www.adelaidecivildesign.com.au</td><td colspan="4">CLIENT</td></tr><tr><td colspan="4">PROJECT TITLE 28 COKE STREET NORWOOD CIVILWORKS NORWOOD SITE DRAINAGE PLAN</td></tr><tr><td>SCALE 1:100</td><td>PHASE PRELIMINARY</td><td>PROJECT / DRAWING No. ACD-14255-01</td><td>REVISION -</td></tr></table>	 ADELAIDE CIVIL DESIGN ABN 13 435 973 484 PO BOX 44 HENLEY BEACH S.A. 5022 www.adelaidecivildesign.com.au	CLIENT				PROJECT TITLE 28 COKE STREET NORWOOD CIVILWORKS NORWOOD SITE DRAINAGE PLAN				SCALE 1:100	PHASE PRELIMINARY	PROJECT / DRAWING No. ACD-14255-01	REVISION -
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	PLOT DATE 21 Jul 2025	TIME 20:16:42	DRAWING FILE LOCATION																																	

Attachment 2- Subject Land Map



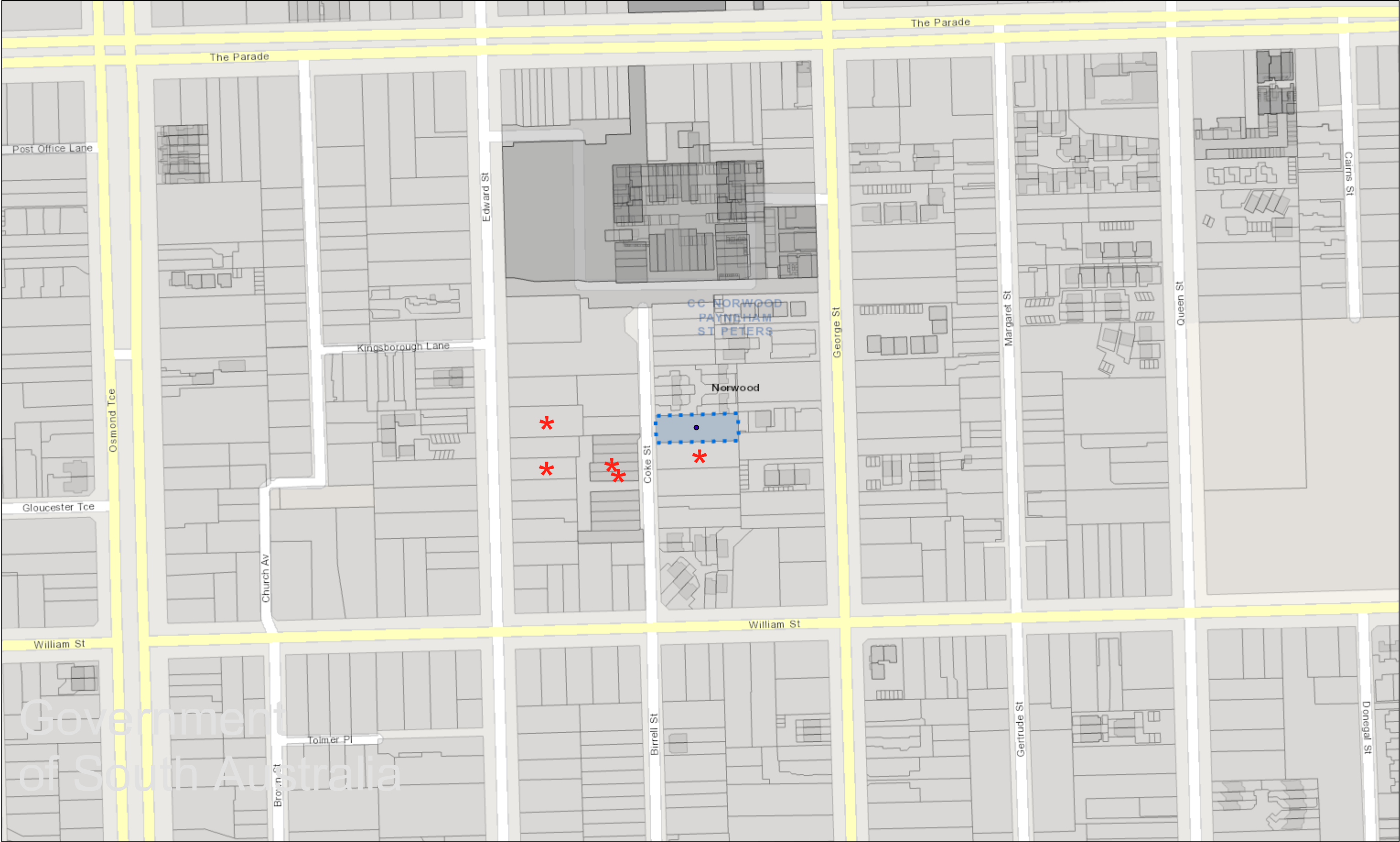
Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Attachment 3- Zoning and Locality Map



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

Attachment 4- Representation Map



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

Application Summary

Application ID	24041239
Proposal	Construction of a three-storey residential flat building containing three (3) dwellings, with basement car park and swimming pool with associated safety features
Location	28 COKE ST NORWOOD SA 5067

Representations

Representor 1 - Jim Bakopanos

Name	Jim Bakopanos
Address	
Submission Date	10/10/2025 09:08 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

28CokeStPlanReplyBakopanos-12466931.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

PAOLO PITEO

Applicant: [Click here to enter text.](#) [applicant name]

Development Number: 24041239 28 Coke St Norwood [development application number]

Nature of Development: 3 level dwelling c pool [development description of performance assessed elements or 3 level dwellings aspects of outline consent application]

Zone/Sub-zone/Overlay: [Click here to enter text.](#) [zone/sub-zone/overlay of subject land]

Subject Land: 28 coke st Norwood sa 5067

Contact Officer: Ned Feary [relevant authority name]

Phone Number: [Click here to enter text.](#) [authority phone]

Close Date: 10/10/2025 12pm [closing date for submissions]

My name*: Jim Bakopanos [Click here to enter text.](#)

My phone number:

My postal address*:

My email:

* Indicates mandatory information

My position is: ☒ I support the development

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

☐ I oppose the development

The specific reasons I believe that consent should be granted/refused are:

Generally supportive of proposed development ID 24041239 as shown.

JIM
Bakopanos

[attach additional pages as needed]



Government of South Australia
Department for Trade
and Investment

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - [Click here to enter text.](#) *[list any accepted or deemed-to-satisfy elements of the development]*.

I:	☐ wish to be heard in support of my submission*
	☒ do not wish to be heard in support of my submission
By:	☐ appearing personally
	☐ being represented by the following person: Click here to enter text.

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

Signature:



J BAKODANCO

Date: [Click here to enter text.](#)

9/10/25

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: [Click here to enter text.](#) *[relevant authority email address]* or

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

J Bakodanco

Representor 2 - L Martin

Name	L Martin
Address	
Submission Date	10/10/2025 03:58 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Planning Consent for the proposed development of a 3-Story High Apartment Block at 28 Coke St Norwood should be refused for the following reasons: 1. Building height – at three stories high, the apartment block will dominate the streetscape and tower over the two and single-story properties next door and within Coke St and neighbouring streets. It would also set a precedent that modern developments of this height are acceptable within the quiet residential streets in Norwood lined with heritage dwellings, which would change the look, feel and liveability of the suburb. 2. Residential carparking – the proposed 'traffic light solution' in the absence of functional carparking for residents' cars is an impractical and unrealistic way of dealing with poor design on a block too small for the proposed development. Having 2 cars 'stacked' into each carpark, plus the exit/entry issue with carparking will most likely lead to apartment residents parking on the street, not in their carparks, especially if they need to frequently enter and exit their properties such as on weekends. The proposed carparking plan and solution by the developer will create inconvenience for apartment occupiers as well as other Coke St residents, but I guess the developer isn't planning to live there... 3. Lack of visitor carparking at the property, especially on weekends – Coke St is a really busy, narrow, one-way street with a lot of foot traffic on the actual road (usually people with shopping trolleys or children in pushers) due to the unavailability of a wide footpath from Norwood Mall and along the length of the street. Coke St is already low on carparks, including out the front of 28 Coke St where there is no parking allowed because that's where the street narrows. Visitors would most likely park in front of 24-26 Coke St, which provides carparking for families accessing the James Coke Park. These carparks are also used in the mornings by the Council trucks that service the park, noting that residents of 28 Coke St or their visitors parking in these carparks overnight will impact the Council's ability to maintain the park and would also limit access the garbage trucks need to empty the park's bins several times a week (weekdays and weekends). As it is, residents' bins in Coke St get missed because the garbage trucks don't have enough room to get down the street, turn at the end, and get back out of the street when there are too many vehicles around, especially those of a larger size and when people have parked away from the kerb. Additional cars being parked in the street linked to 28 Coke St would worsen an existing problem. Also note there is room for 3 cars to park in front of 24-26 Coke St, but people frequently park in a way that removes one of those parks. 4. Swimming pool and its location – placing a swimming pool on the boundary of Unit 7/24-26 Coke St (as in, right next to the residential building, not a garden) will increase noise issues experienced by the residents of Unit 7 in terms of pool usage and water pumps. The block is too small for this feature given the overall nature of the proposed development.

Attached Documents

Representor 3 - JOHN DRECKOW

Name	JOHN DRECKOW
Address	
Submission Date	23/09/2025 09:47 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 Hmmm, it's a big no from me due to the following, will definitely set a precedent for future development in Coke St (next door No. 30 Coke St as advised will be re developed), currently zoned and should max 2 story, creating additional morning shadowing over Coke St. , obscure the hill view etc from the western side of Coke St. additional shadowing over both properties either side, Coke Street is struggling with vehicle traffic/parking now due to the Coles re development so this would definitely cause a over flow as currently happens .	

Attached Documents

Representor 4 - Ashley Bonython

Name	Ashley Bonython
Address	
Submission Date	29/09/2025 12:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons I am of the opinion that while the proposed development is higher than the prescribed maximum height for the zone in this particular locality it is appropriate where design sympathetically providing greater density in a manner suited to the development site in question having a limited street frontage	

Attached Documents

Representor 5 - Annette Rothgrew

Name	Annette Rothgrew
Address	
Submission Date	05/10/2025 01:34 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons We are concerned that our rear garden could potentially be overlooked from the balconies overlooking Coke Street, particularly the top balcony. The house in between us, at 1 Coke Street, is a single storey residence and so the line of sight may not be interrupted when looking from the balconies towards our house. Thank you for your consideration of whether this would be possible (we are not able to confirm whether or not this would be the case), and, if it would be possible, solutions that would mitigate this concern for us. Thank you.	

Attached Documents

Line-of-sight-1546268.jpeg



Representor 6 - Colin Murray

Name	Colin Murray
Address	
Submission Date	07/10/2025 10:00 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons See submission attached	

Attached Documents

Representation-Redacted-ColinMurray-24041239-12431186.pdf

Daniella Hadgis

From:
Sent: Wednesday, 24 September 2025 5:02 PM
To: Development Assessment
Subject: notifying of comments regarding Proposed Development 24041239

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [Learn why this is important](#)

I wish to offer comments
regarding the planned development in
Coke St

Application: ID 24041239

It promises to be a building of significant proportions, both underground and above ground.

Whilst I am supportive of developments in Norwood I seek clarifications and understandings as to the following:-

1. ... all the other homes in Coke St are single or 2 storey. This proposal is for 3 stories *with* underground parking.

... can I, as a long-term resident in Coke St, 'rest easy' knowing that such a 3 storey development is not merely a 'water-testing' exercise for even larger, more imposing erections of 3 storeys ~ or in excess of 3 storeys ~ in the near future IN OUR STREET?

It would create more local-uniformity and "ease residents' minds" were the planned development simply satisfied at 2 levels.

Storeys would maintain the community 'feel' and a similarity with current levels - given these "limits" have successfully catered for a constantly changing community of residents/renters/visitors for more than the past 25 years! I consider we ARE part of a vibrant local community and the precedent to cater for higher-rise accommodation is already accepted as a part of Norwood's 'residential vibe' ... but not in such a location

as Coke St! The multi-storey buildings almost completed near Osmond Terrace, The Parade/Church St, and similarly, the established multi-storey shopping complex with multi-storey dwellings at the end of Coke St. surely stand as testimony to local acceptance of high-rise dwellings.

2. I am conscious of the parking spaces underground.

Coke Street's current residents ~ those already occupying/renting dwellings *and* proposed residents ~ would be acutely aware of the congestion that is regularly created by visitors - not merely guests of residents - but additionally, random shoppers and spectators.

Whilst residents have occasionally experienced "queuing" - trying to get into Coke St - the development will require some careful co-operation *and* enforcement ... and that is when the constant movement of building contractors has ended!?!?

1. ... on days when public events are held in Norwood e.g Gather Round, Tour Down Under, Christmas pageant etc. traffic movement for visitors and residents alike becomes "problematic". As a matter of course, vehicles park on yellow lines, occasionally overlapping driveways, leave litter etc.
2. ... entry and exit from in our street becomes nightmarish with the single lane exit from Coke St and entry from William St compounded by excessive vehicle

~ part of the difficulty could be diminished by abolishing the 3 parking allocations nearest to William St - to allow entry and exit simultaneously rather than alternatively - and then strictly monitoring parking!

c) Having 2 large developments being conducted simultaneously for 12 months will be "interesting" in a narrow dead-end street!

... can I ask if the congestion and over-size vehicular movements (cement trucks/graders, building material delivery etc) in a narrow, closed street - for BOTH large-scale developments (at the one-time) has been reviewed by NPSP Council ~ or does such a review fall outside of the building proposal's concerns?

d) As the holder of a Visitor Parking Permit I am somewhat concerned my guests will "never" be able to park in Coke St until the weekend, notably Sunday, when I assume no construction will be occurring.

... have any considerations been made in this regard?

As a Norwood community member, I consider it is a responsibility to contribute to my "living space" ~ and this is the spirit with which I seek these clarifications.

Thank You

Colin Murray



October 27, 2025

Ned Feary
City of Norwood, Payneham & St Peters
Via: The PlanSA Portal

Dear Ned,

RE: DA 24041239 – RESPONSE TO REPRESENTATIONS

I have been instructed by the Applicant, Mr Paolo Piteo, to respond to the assertions made, and the concerns raised, by the following representors:

- L Martin who did not provide a residential address who is opposed to the proposed development (**Representor 1**);
- John Dreckow of who is opposed to proposed development (**Representor 2**);
- Annette Rothgrew of who has provided qualified support of the proposed development, noting some concerns (**Representor 3**); and
- Colin Murray of who has also provided qualified support of the proposed development, noting some concerns (**Representor 4**).

Furthermore, we would like to acknowledge the two representors provided their qualified support of the proposed development:

- Jim Bakopanos of (**Representor 5**); and
- Ashley Bonython of (**Representor 6**).

Only Representor 2 has expressed their desire to be heard by the Council Assessment Panel (**CAP**).

It should be noted that the drawings on which the representors based their submissions have since revised. Additional shadow diagrams during the Autumn and Spring Equinoxes (March 21 and September 23, respectively), have been provided, as well as a comparable shadow diagrams for a building designed in strict accordance with relevant planning policies.

Our response is provided below, in no particular.

Building Height

Several representors have raised concerns regarding the overall height of the proposed development.

In response to these concerns, it is noted that:

- since the lodgement of the application, the overall building height has been reduced by 600 millimetres, from 10.5 metres to 9.9 metres, measured from the top of the footings at ground level. Additionally, the ground level itself has been lowered by 760 millimetres relative to the footpath, reducing the height from 11.00 metres to 10.24 metres when measured against the local height datum;

- Designated Performance Feature (DPF) 4.1(a) of the Established Neighbourhood (EN) Zone prescribes a maximum building height of two “building levels”. Whilst this provision does not specify a height in metres, DPF 4.1(b) provides further context, indicating that a height of up to two “building levels” and 9.0 metres may be appropriate where DPF 4.1(a) is not explicitly stated.

The building comprises three “building levels” but achieves a total height of only 10.2 as measured from finished ground level, an increase of just 1.2 metres above the indicative 9.0 metres typically associated with development consisting of two “building levels”.

Accordingly, the modest increase in height is considered reasonable and consistent with the intended height of development anticipated within the EN Zone; and

- as shown on Page 5 of the application plans and **Figure 1** below, the proposed building height will be generally consistent with surrounding development on the eastern side of Coke Street. When considering the modest floor-to-ceiling heights, the building will exceed the height of existing buildings at Units 1–3, 24 Coke Street, and 32 Coke Street by no more than 1.4 metres, roughly half the height of a single building level.

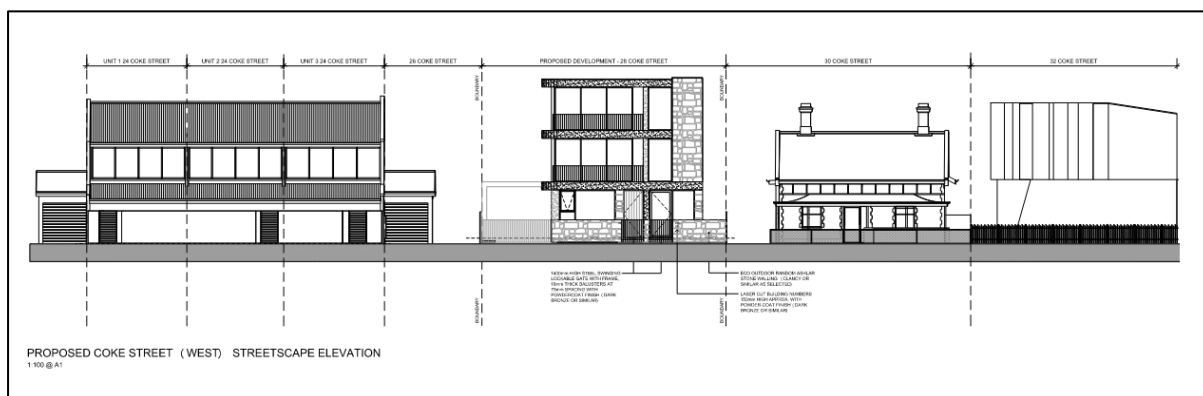


Figure 1 Extract of the streetscape elevation plan (page 5 of the application drawings)

Car Parking and Traffic

A number of representors have asserted that the proposed development will result in car parking and traffic impacts along Coke Street.

In response to these assertions, we note that:

- the density of the proposed development falls within the expected range and, as such, does not represent an overdevelopment of the site that would lead to unreasonable external impacts. To this point, the proposed development provides adequate car parking in accordance with *Table 1 - General Off-Street Car Parking Requirements*, noting that each dwelling will have two on-site car parking spaces, with one visitor car parking space also provided within the basement;
- the proposed development would have been internally referred to Council's traffic engineer and, to, to the best of our knowledge, no concerns have been raised in relation to traffic generation; and
- the representors have not been furnished any expert evidence or advice which supports this claim.

Additionally, we acknowledge that some representors have cited existing issues related to waste collection and on-street car parking. These matters appear to be broader Council-related operational issues rather than impacts directly attributable to the proposed development.

Swimming Pool

Representor 1 has expressed concerns about potential noise from the pool equipment and from occupants utilising the pool.

In response to these concerns, we note that:

- the Planning and Design Code (**Code**) does not contain any policies relating to noise generation from a residential property, other than that relating to filtration systems (in other words, domestic noise is a matter for the South Australian Police (**SAPOL**) to deal with); and
- the pool equipment will be located within a sound attenuated shed, in the south-east corner of the site, which is the further point from any habitable window on the surrounding properties.

Loss of Views

Representor 2 has raised concerns about the potential loss of views from their property and other properties on the western side of Coke Street.

In response to this concern, we note that:

- the Code does not provide any guidance whatsoever in relation to this perceived issue;
- these 'views' are borrowed views across privately owned land that the Applicant is entitled to develop; and
- the extent of views lost would be similar even if a building comprising two "building levels" were constructed on the site.

Overshadowing

Representor 2 has raised concerns with respect to overshadowing of the immediately adjacent properties to the north and south of the site.

As illustrated on the shadow diagrams provided, the proposed increase in building height will not result in any adverse planning impacts on adjacent properties. The diagrams clearly demonstrate that the extent of overshadowing generated by the development is comparable to that which would occur from a building constructed entirely within a 'complying' building envelope.

In addition, additional shadow diagrams have been prepared for the Autumn and Spring Equinoxes. The Environment, Resources and Development Court's judgement in relation to the matter of *Ned Ritan Design v The Corp of the City of Adelaide* [2016] SAERDC 32, at Paragraph 69 to be precise, identifies what the relevant consideration should be when determining the acceptability of overshadowing. It states:

"As with overshadowing of the CG, the duration of overshadowing, on days/months either side of 22 June, is a relevant consideration in determining whether overshadowing has been minimised to an acceptable level."

As seen on the shadow diagrams provided, all surrounding properties will continue to receive direct sunlight between 9:00am and 3:00pm for the three months either side of the winter solstice.

Overlooking

Representor 3 has raised concerns regarding potential overlooking from the balconies of Dwellings 2 and 3 toward their property at 86 Edward Street, Norwood.

In response to this concern, we note that:

- the balconies are located approximately 53 metres from the representor's property, which is one allotment removed from Coke Street; and
- any potential views into their private open space would be substantially screened by the existing dwelling at 1 Coke Street, Norwood, as well as by what appears to be a mature River Red Gum located within James Coke Park.

Construction

Representor 4 has raised concerns regarding the construction process, in particular possibility of traffic congestion during construction.

In response, it is noted that construction activity, including matters such as noise and site management, is regulated under the *Local Nuisance and Litter Control Act 2016* and does not constitute a relevant planning consideration.

That said, the Applicant acknowledges these concerns and is committed to minimising disruption where possible.

Summary

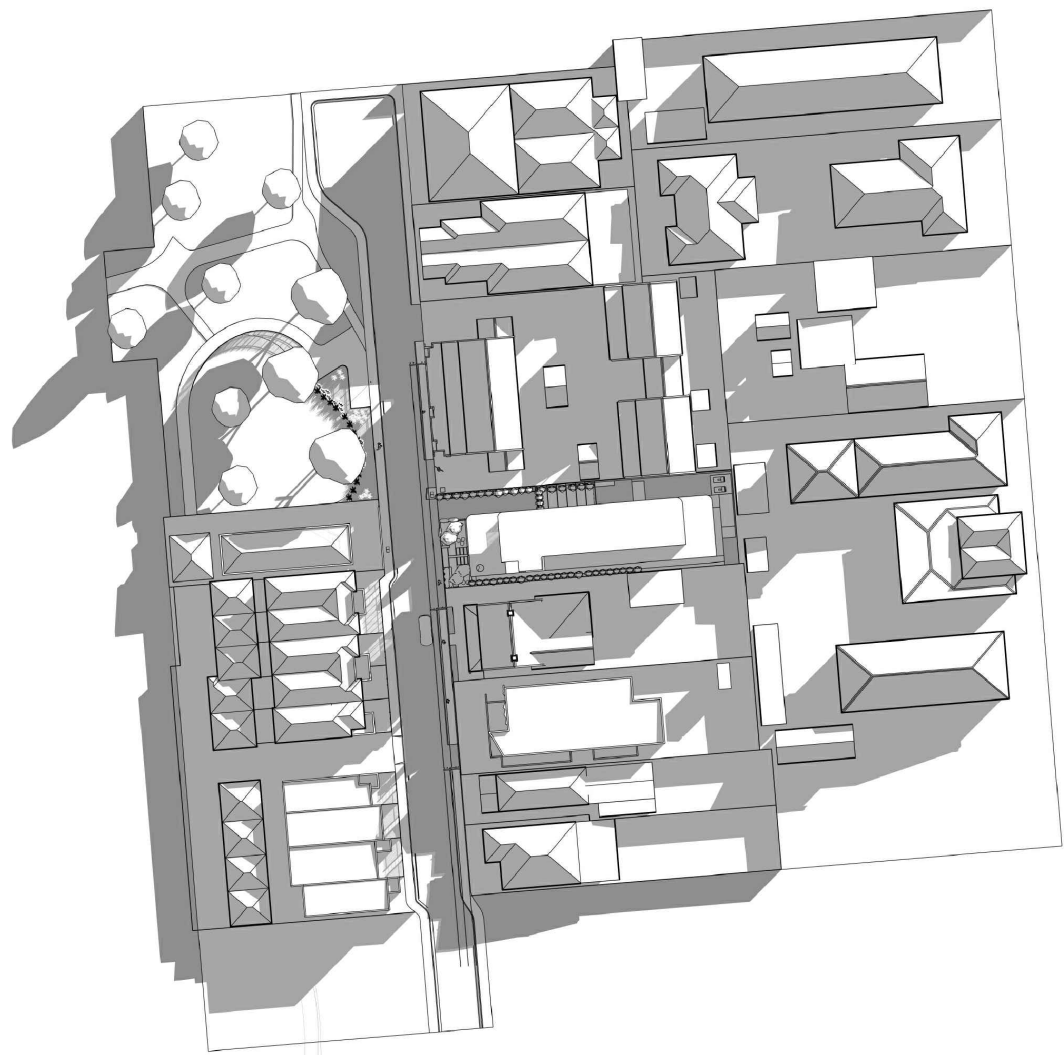
Given that a representor indicated their intention to address the CAP in relation to this matter, please note that I have been instructed by the Applicant to attend the forthcoming meeting and to speak on their behalf.

Yours sincerely,

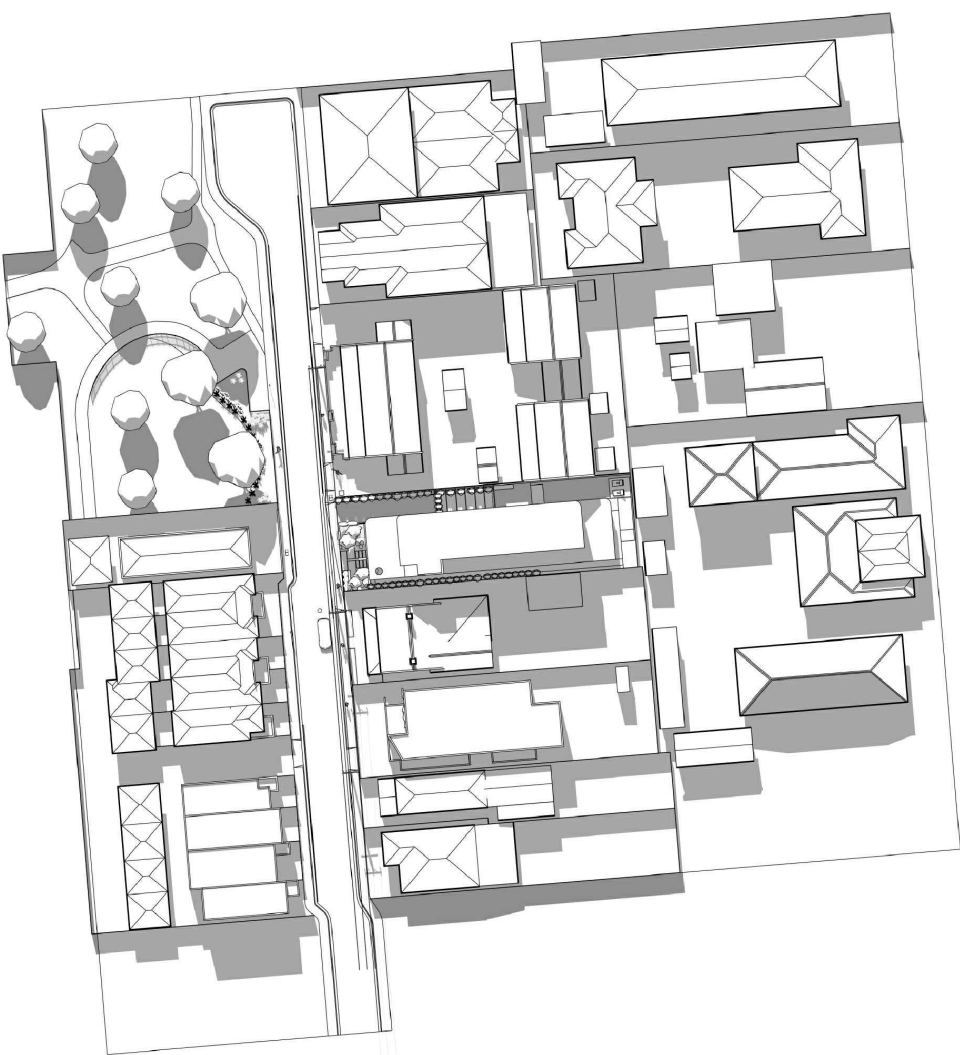


Mark Troncone
Senior Consultant

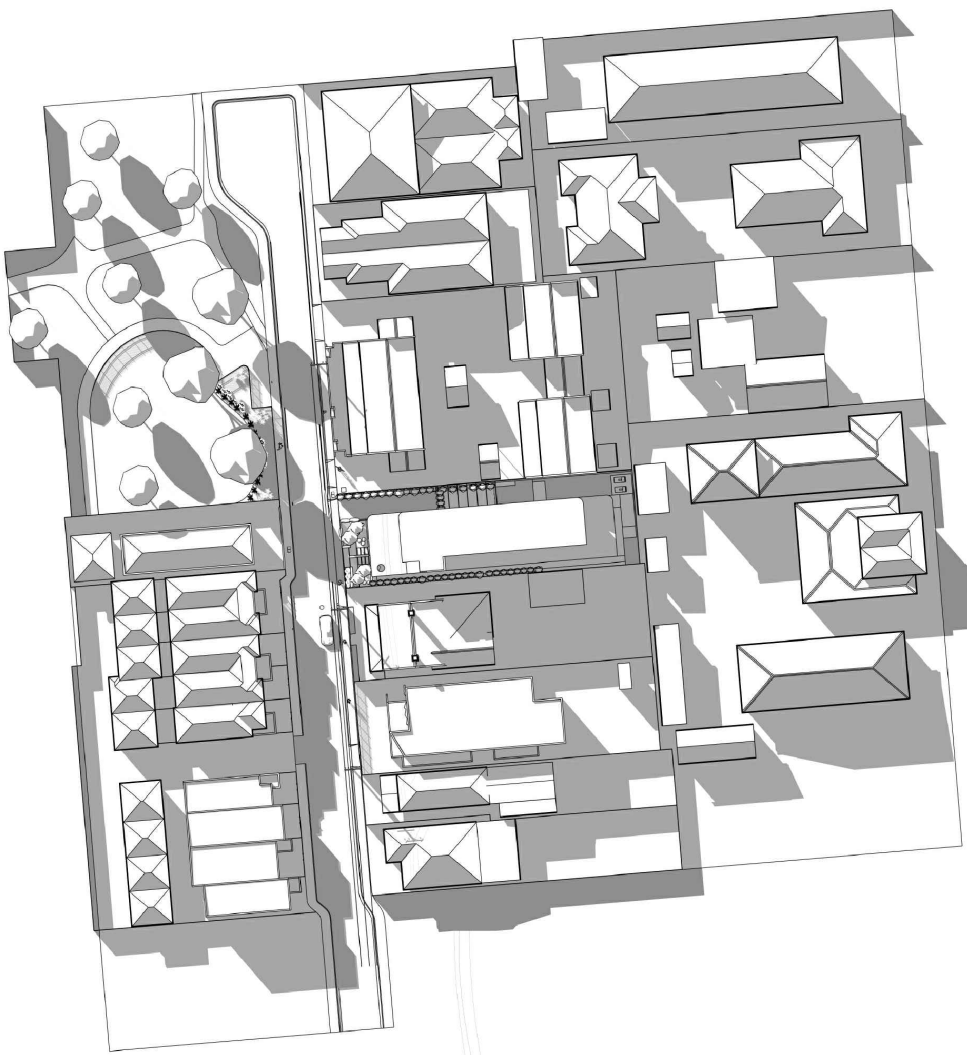
Attachment 6



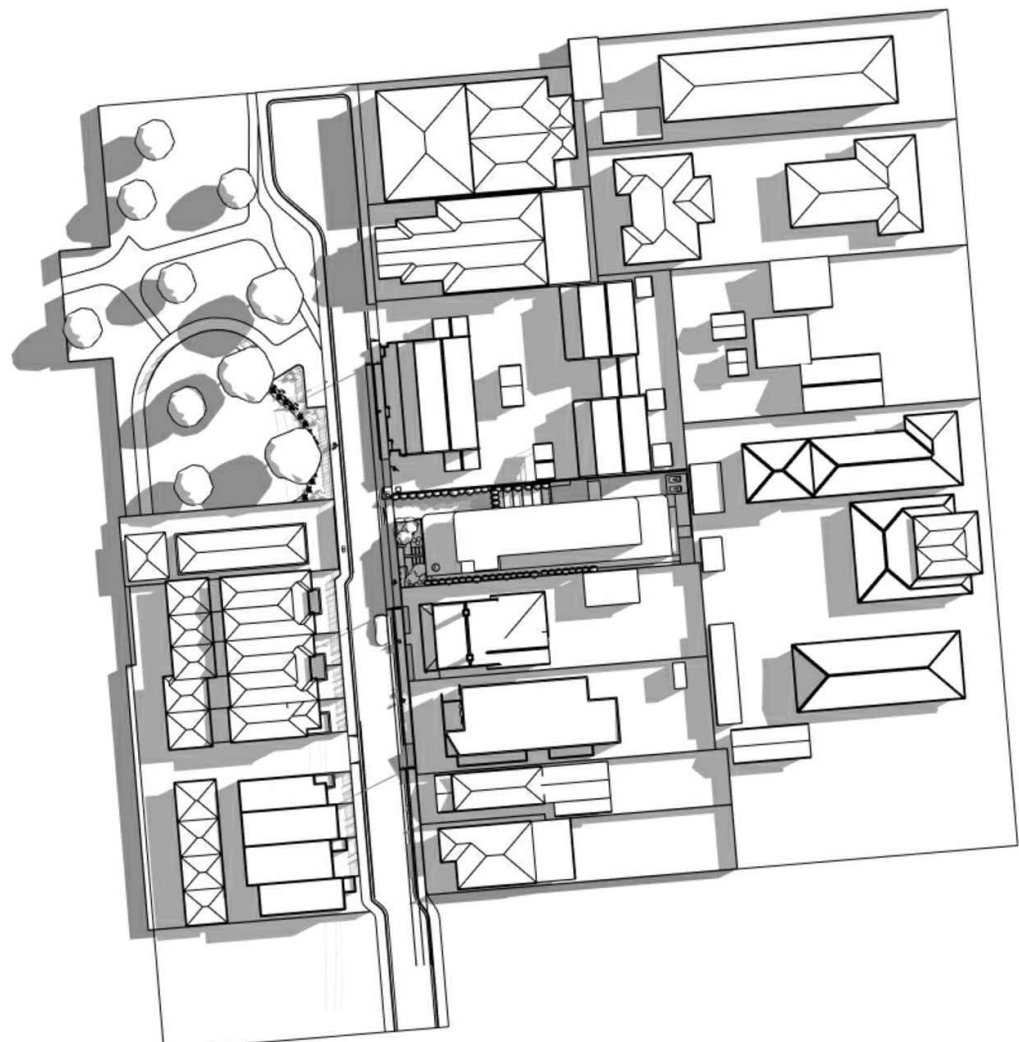
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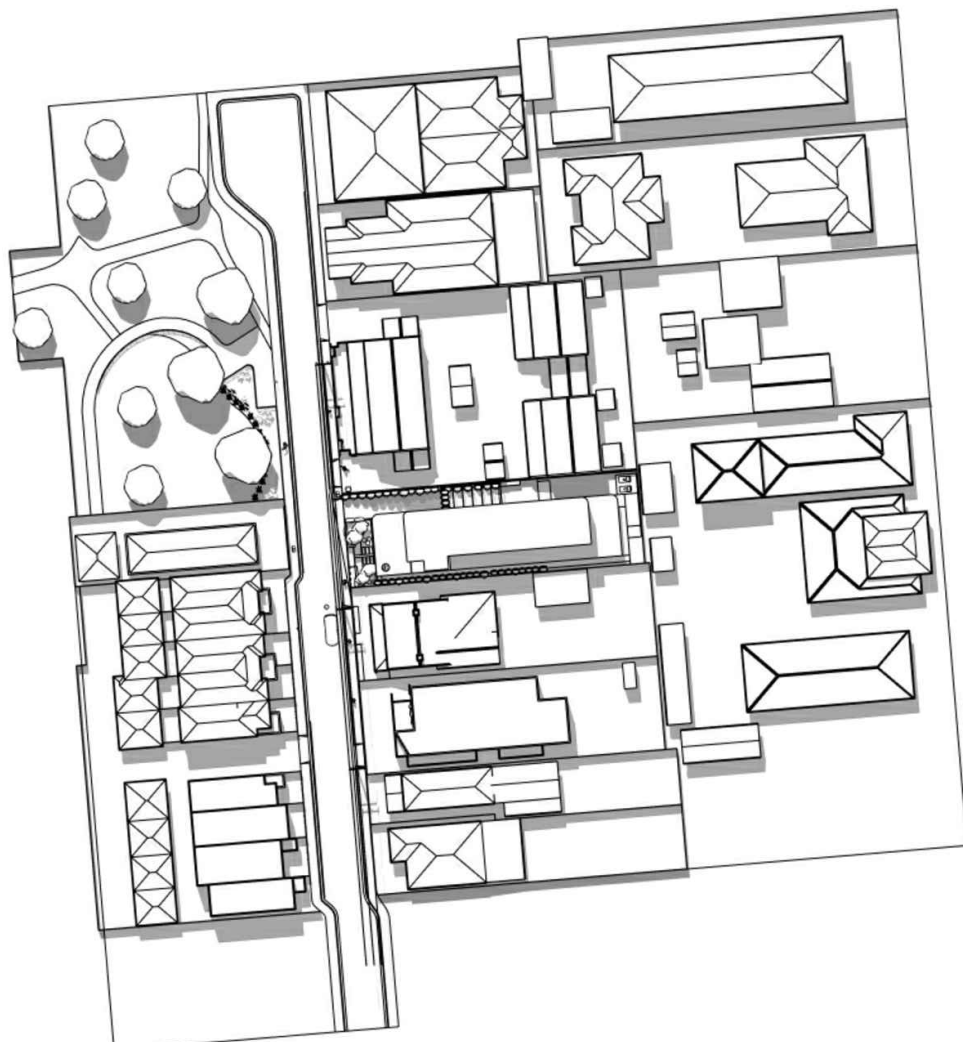
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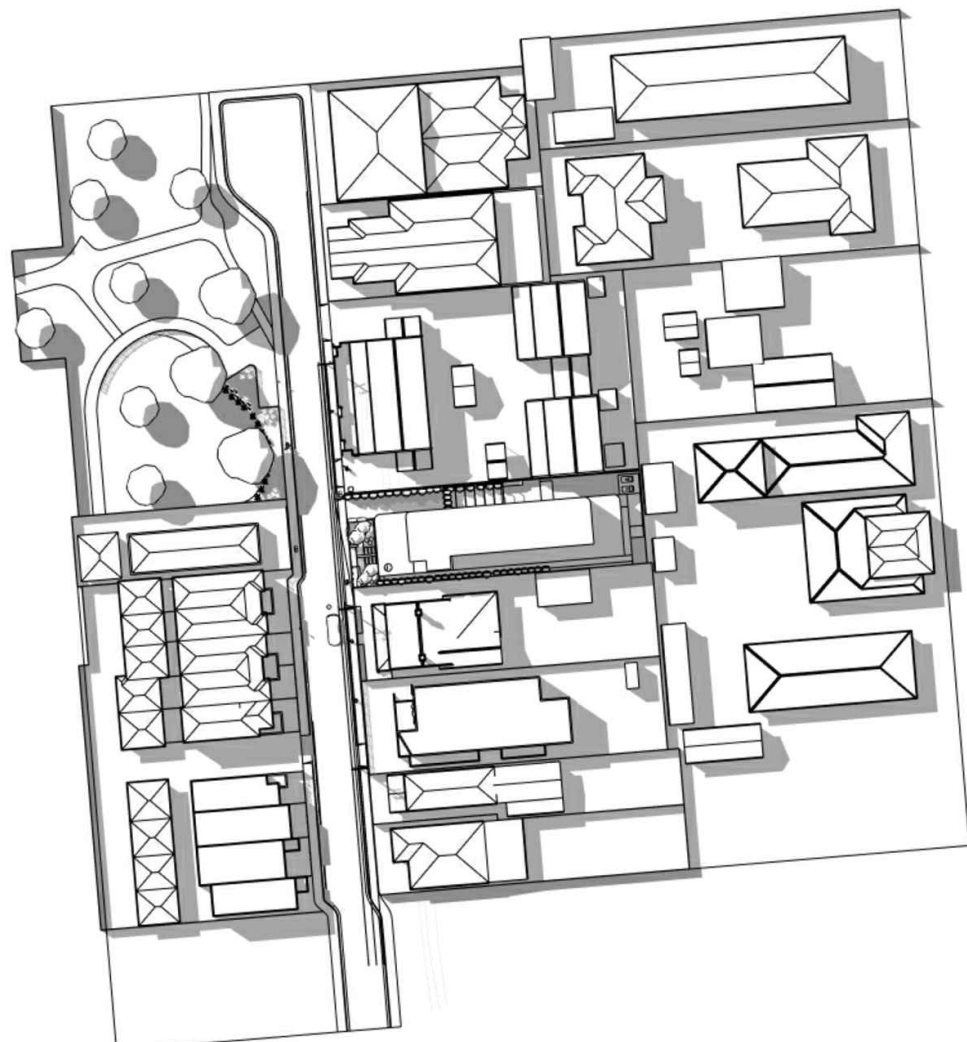
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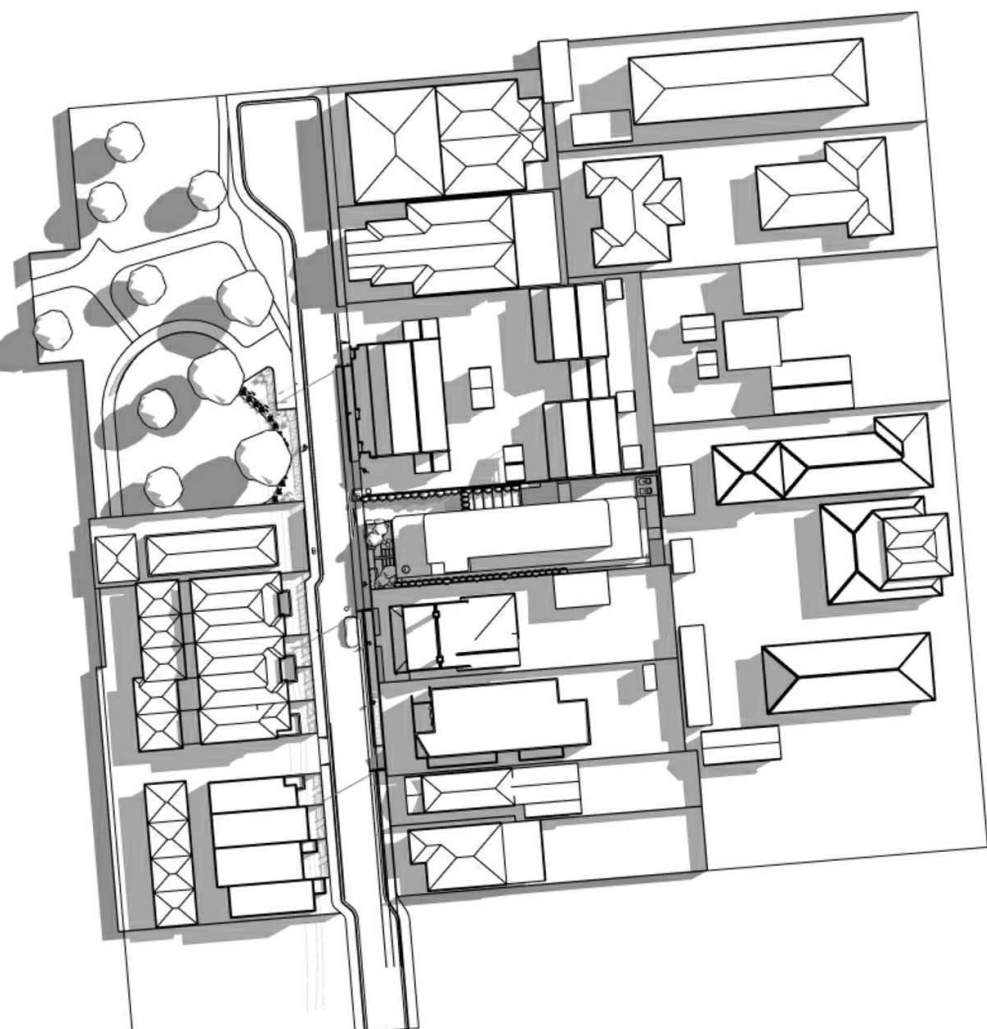
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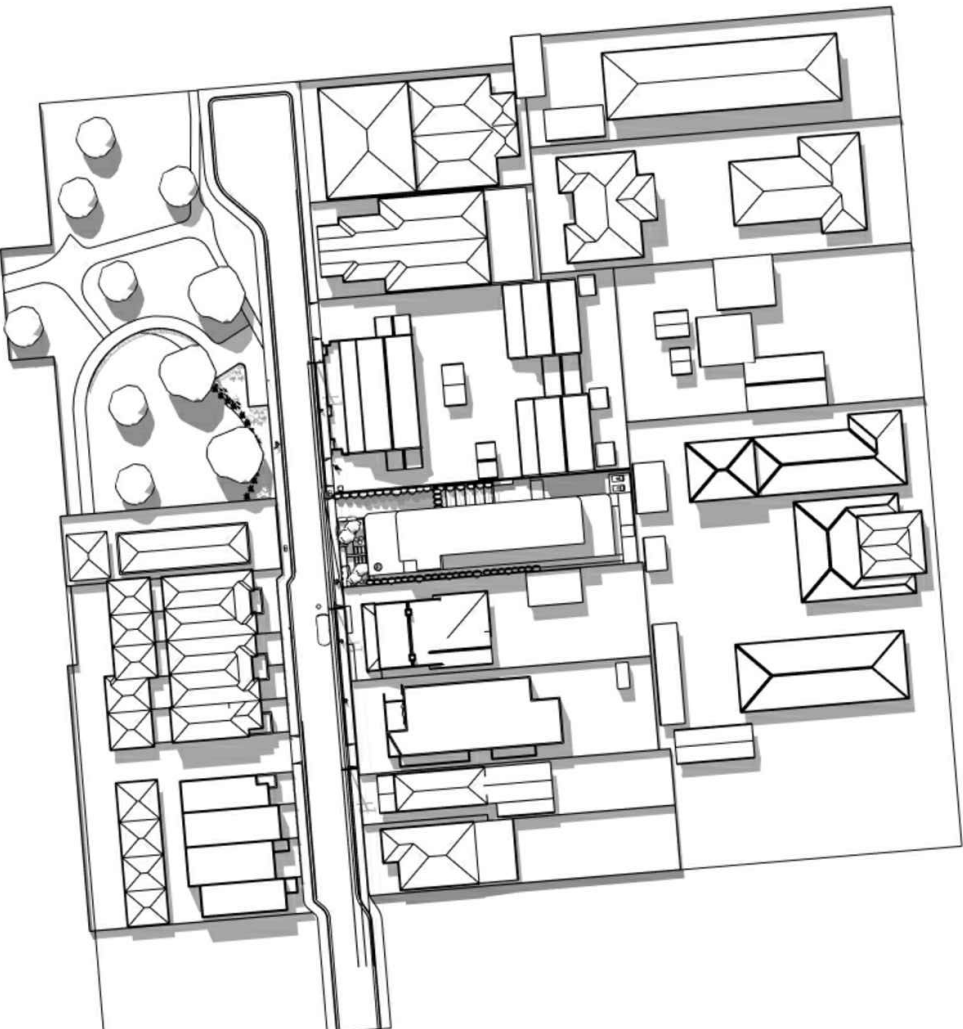
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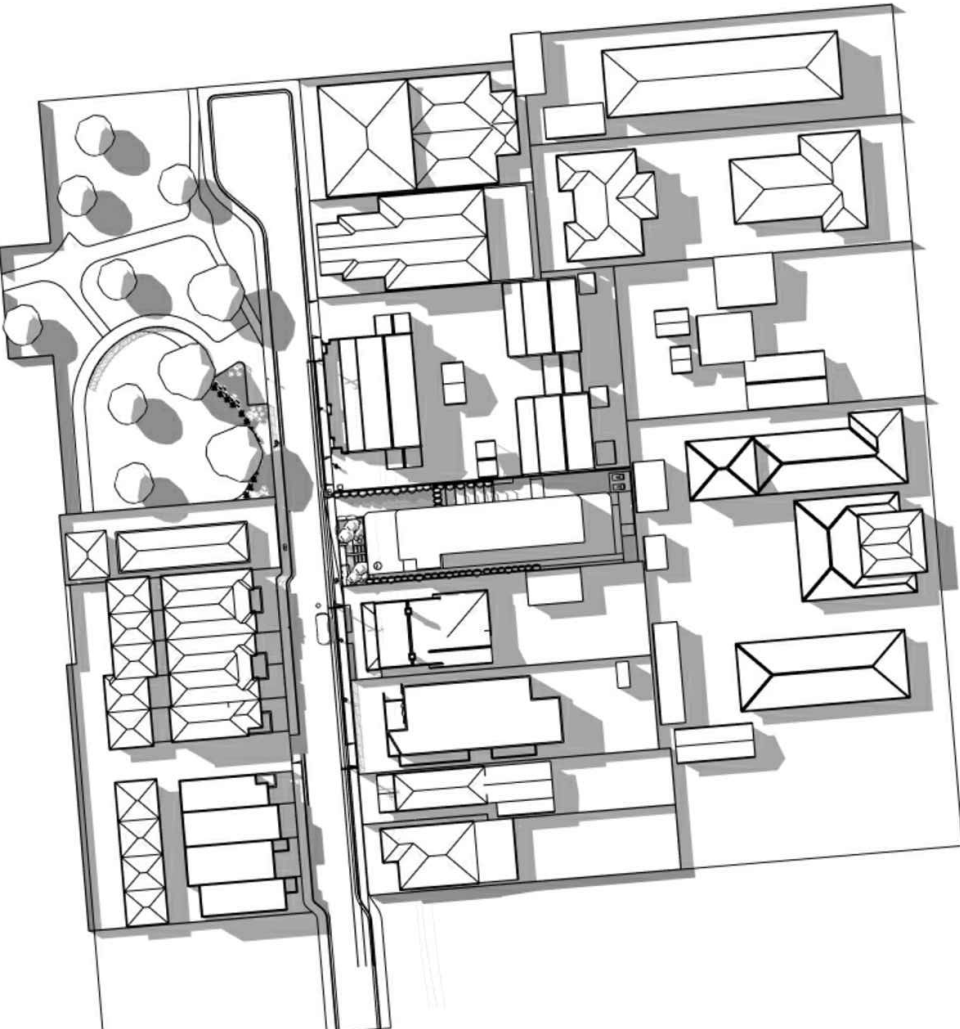
21st MARCH 3pm
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23rd SEPTEMBER 9am
NTS



23rd SEPTEMBER 12pm
NTS



23rd SEPTEMBER 3pm
NTS

BUILDING AREA SCHEDULE

BASEMENT	400.00 sqm
COMMON FOYER TOTAL	70.00 sqm
APARTMENT 01 (GROUND FLOOR)	290.00 sqm
APARTMENT 02 (LEVEL 01)	200.00 sqm
APARTMENT 03 (LEVEL 03)	200.00 sqm
TOTAL BUILDING AREA	1160.00 sqm
TOTAL SITE AREA	728.00 sqm

MARIO AND ANTOINETTE BONOMI

PROPOSED NEW RESIDENTIAL FLAT
BUILDING WITH SWIMMING POOL ON
GROUND LEVEL

28 COKE STREET
NORWOOD SA 5062

SUN SHADING DIAGRAMS - PROPOSED

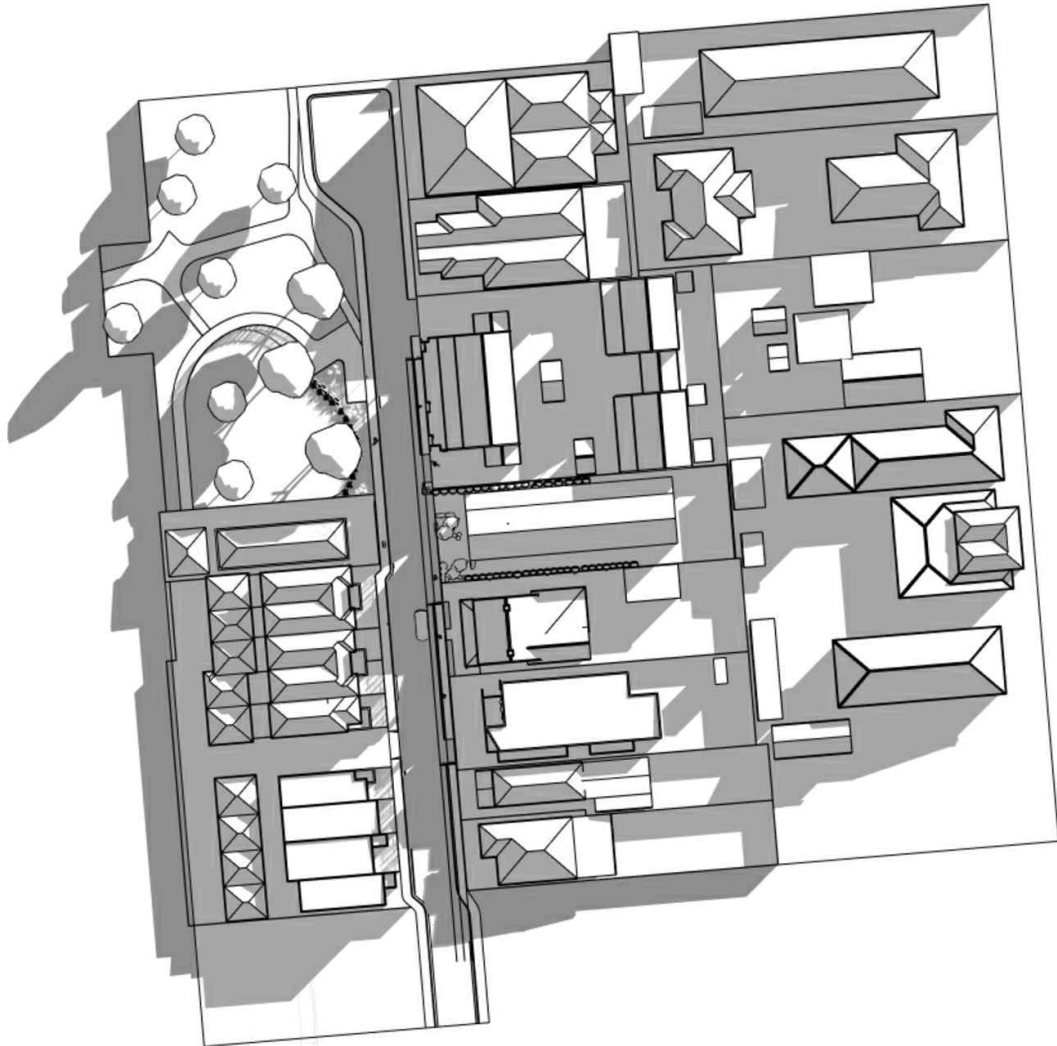
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Job No	2305
Dwg No	PA05

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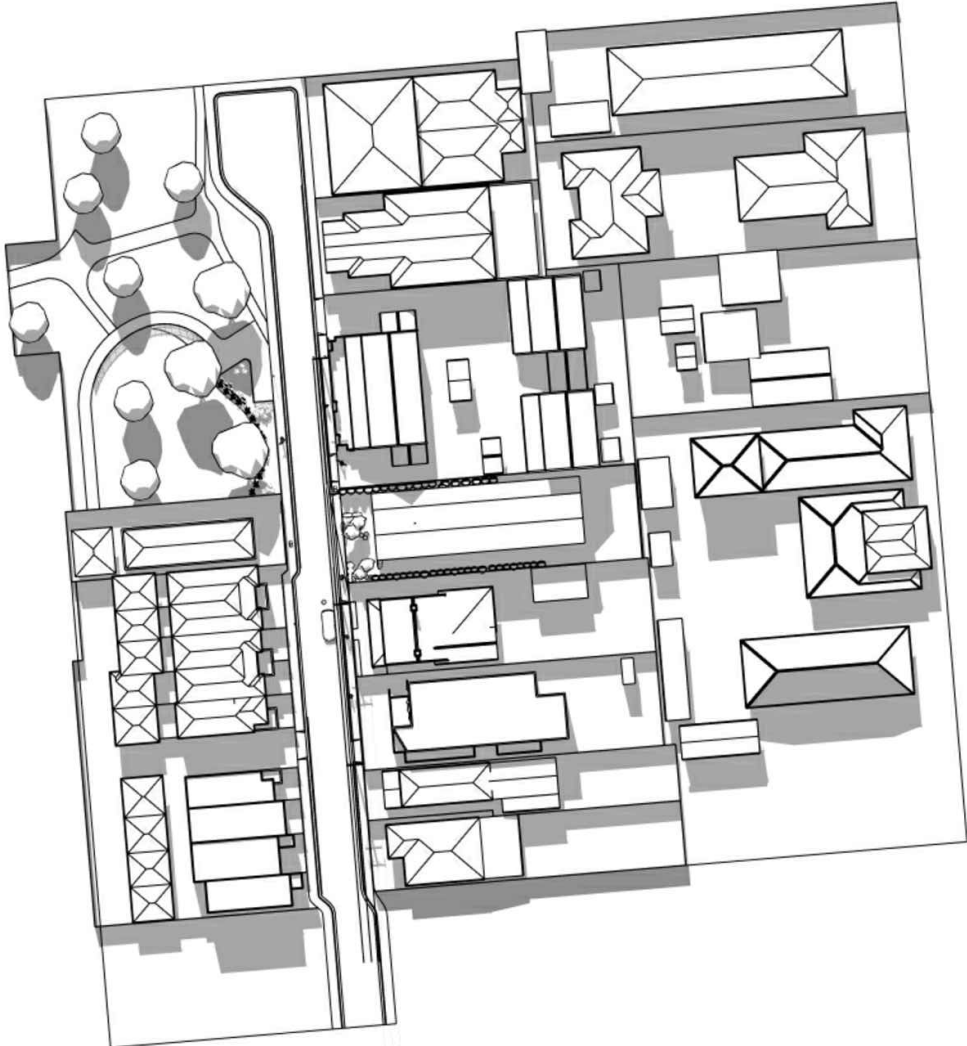
PITEO ARCHITECTS
+61 8 8225 6056
171 Gilles Street, Adelaide SA 5000
admin@pитеoarchitects.com.au

PITEO

Attachment 6



21st JUNE 9am
NTS



21st JUNE 12pm
NTS



21st JUNE 3pm
NTS

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PROPOSED NEW RESIDENTIAL FLAT BUILDING WITH SWIMMING POOL ON GROUND LEVEL	
28 COKE STREET NORWOOD SA 5062	
SUN SHADING DIAGRAMS - ENZ PRESCRIBED	
Scale	AS SHOWN
Drawn	PP
Date	08/09/2025
Job No	2305
Dwg No	PA05
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6. **DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT**
7. **REVIEW OF ASSESSMENT MANAGER DECISIONS**
8. **ERD COURT APPEALS**
9. **OTHER BUSINESS**
 (Of an urgent nature only)
10. **CONFIDENTIAL REPORTS**
11. **CLOSURE**