

Council Assessment Panel Agenda & Reports

17 August 2026

Our Vision

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

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

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

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City of
Norwood
Payneham
& St Peters

11 Augusta 2026

To all Members of the Council Assessment Panel:

- Mr Stephen Smith (Presiding Member)
- Mr Julian Rutt
- Cr Sandy Wilkinson
- Mr Paul Mickan (Deputy Member)
- Mr Mark Adcock
- 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 August 2026 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



Kieran Fairbrother
ACTING MANAGER, DEVELOPMENT & REGULATORY SERVICES

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

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City of
Norwood
Payneham
& St Peters

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VENUE **Council Chambers, Norwood Town Hall**

HOOR **6:30pm**

PRESENT

Panel Members **Mr Stephen Smith**
 Mr Julian Rutt
 Cr Sandy Wilkinson
 Mr Paul Mikan

Staff **Kieran Fairbrother, Acting Manager, Development & Regulatory Services**
 Callum Hastie, Urban Planner
 Tala Aslat, Administration Officer

APOLOGIES **Mr Mark Adcock**

ABSENT

- 1. COMMENCEMENT AND WELCOME**
- 2. APOLOGIES**
- 3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT
 PANEL HELD ON 20 JULY 2026**
- 4. DECLARATION OF INTERESTS**

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER ID 25032526 - SOFIYA YUNOVIDOVA & JACQUES VAN TONDER – 19 FLINDERS STREET KENT TOWN SA 5067

DEVELOPMENT NO.:	25032526
APPLICANT:	Sofiya Yunovidova & Jacques van Tonder
ADDRESS:	19 FLINDERS ST KENT TOWN SA 5067 UNIT 5 15 FLINDERS ST KENT TOWN SA 5067 UNIT 4 15 FLINDERS ST KENT TOWN SA 5067 UNIT 3 15 FLINDERS ST KENT TOWN SA 5067 UNIT 2 15 FLINDERS ST KENT TOWN SA 5067 23 DEQUETTEVILLE TCE KENT TOWN SA 5067 11A FLINDERS ST KENT TOWN SA 5067 UNIT 1 15 FLINDERS ST KENT TOWN SA 5067 17 FLINDERS ST KENT TOWN SA 5067
NATURE OF DEVELOPMENT:	Three (3) 20m high light poles associated with an approved sports field (DA 25032517)
ZONING INFORMATION:	Zones: • Community Facilities Overlays: • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Future Road Widening • Hazards (Flooding) • Heritage Adjacency • Hazards (Flooding - General) • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place • State Heritage Place • Traffic Generating Development • Urban Transport Routes
LODGEMENT DATE:	13 Nov 2025
RELEVANT AUTHORITY:	Assessment panel at City of Norwood Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.10 28/05/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed

NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Kieran Fairbrother Acting Manager, Development & Regulatory Services
REFERRALS STATUTORY:	Minister responsible for the administration of the Heritage Places Act 1993
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 4:	Representation Map
ATTACHMENT 1:	Application Documents	ATTACHMENT 5	Representations
ATTACHMENT 2:	Subject Land Map	ATTACHMENT 6:	Response to Representations
ATTACHMENT 3:	Zoning Map	ATTACHMENT 7:	Prescribed Body Responses

DETAILED DESCRIPTION OF PROPOSAL:

This application seeks to construct three (3) 20-metre-tall light poles adjacent to the southwest boundary of 19 Flinders Street (a State Heritage Place) for use with a sports field associated with the Prince Alfred College school.

BACKGROUND:

The sports field has been approved by way of a separate development application (25032517). This development application was not publicly notified on the basis that the 'development' constituted an extension of the existing educational facility, which is not a notifiable element unless specific criteria are offended (relating to building height and building envelopes) which that application did not offend. The Council received legal advice to this effect during verification of the sports field application.

Planning Consent was granted to the sports field subject to a number of conditions. The most relevant condition to note is that the hours of operation of the sports field are limited to 7:00am to 10:00pm, seven days a week.

The subject development application for consideration by the Panel is consequently limited to an assessment of the three (3) light poles.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 19 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT 5798/128	Plan Parcel: F3654 AL34	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Location reference: UNIT 5 15 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT 5031/844	Plan Parcel: S3503 UN5	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Location reference: UNIT 4 15 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT 5031/843	Plan Parcel: S3503 UN4	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Location reference: UNIT 3 15 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT 5031/842	Plan Parcel: S3503 UN3	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Location reference: UNIT 2 15 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT 5031/841	Plan Parcel: S3503 UN2	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Location reference: 23 DEQUETTEVILLE TCE KENT TOWN SA 5067

Title ref.: CT 5871/440	Plan Parcel: D26374 AL53	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Location reference: 11A FLINDERS ST KENT TOWN SA 5067

Title ref.: CT 5796/215	Plan Parcel: F3654 AL36	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Location reference: UNIT 1 15 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT 5031/840	Plan Parcel: S3503 UN1	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Location reference: 17 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT 5465/897	Plan Parcel: F3654 AL35	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Locality

The locality is considered to extend approximately 100m in both directions along Flinders Street from the subject site (19 Flinders Street). Due to the consistent, well-established street tree plantings, and notwithstanding that most of the street trees are deciduous, the light poles are not reasonably anticipated to be observable beyond the chosen locality.

The locality contains a predominantly residential character, varying only in respect of an office and consulting room premises at 30 Flinders Street and the grounds of Prince Alfred College – which is reflective of the zoning of the locality (**Attachment 3**). Several Local Heritage Places are located opposite and adjacent to the subject land. The character of this stretch of Flinders Street is defined by a mix of single-storey historical buildings (and the two-storey State Heritage Place on the subject land) and two-storey contemporary buildings, resulting in a mixed built form character.

Flinders Street is a State-maintained road that carries approximately 13,500 vehicles per day (per 2025 statistics). A high-frequency bus route also operates along Flinders Street, which is why both the east and west sides of the road are subject to Clearway restrictions during the AM and PM peak periods respectively. Notwithstanding the high volumes of traffic experienced, the built form and vegetated character of the street assists in creating a locality considered to have a good level of amenity.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Other - Community - Light Poles: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**

Light poles are not exempt from public notification

- **LIST OF REPRESENTATIONS**

First Name	Surname	Address	Position	Wishes to be heard?
Jill	Colton		Support, with concerns	No
Richard	Martin		Opposed	Yes
Kate	Schmidt		Opposed	Yes
Ian	Beverley		Opposed	Yes

- **SUMMARY**

Representor 1 is supportive of the development providing conditions are imposed to limit the hours during which the lights may be used to 7:30am to 10:00pm.

The concerns of the three (3) representors who oppose the development can be summarised as follows:

- General objection to the sports field land use
- The impacts that the sports field will have by way of noise generation and traffic and parking impacts
- Light spill into adjoining properties
- The visual impact of the light poles on the existing streetscape character

AGENCY REFERRALS

- Minister responsible for the administration of the *Heritage Places Act 1993*

The Minister has no objections to the proposal.

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

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

Land Use & Interface Impacts (Light Spill)

As stated at the start of this report, this application is for the light poles only. The sports field and the hours during which the sports field is permitted to be used has already been approved by way of separate development application 25032517. By way of reminder, the approved hours of operation are 7:00am to 10:00pm.

Nevertheless, Performance Outcome 1.1 of the Community Facilities Zone states:

Development is associated with or ancillary to the provision of community, educational, recreational and/or health care services.

The light poles are associated with the approved sports field and educational facility so as to satisfy this Performance Outcome and be considered a reasonably anticipated form of development within the Zone.

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

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

Australian Standard 4282-2023: Control of the obtrusive effects of outdoor lighting sets a standard for maximum lux levels recommended in residential settings. It is considered appropriate to assess the Performance Outcome 6.1 above by reference to this Australian Standard.

To this end, AS4282-2023 prescribes the following maximum lux levels for an area categorised as “medium district brightness”¹, when measured at the boundary of adjoining residential properties in the vertical plane:

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

Given that the sports field is only permitted to operate between 7am and 10pm, the pre-curfew hours are the relevant criterion to be considered.

The light spill diagrams prepared by Sports Lighting SA in **Attachment 1**, demonstrate that the sports lights result in 0 lux light spill at the closest residential land use (11 Flinders Street); well below the maximum of 10 lux. A snippet of this diagram is shown below for the benefit of the Panel.



Performance Outcome 6.2 of the Interface Between Land Uses module states:

External lighting is not hazardous to motorists and cyclists.

Further, the same diagrams demonstrate that a maximum of 6 lux will be spilled onto the roadway – the section directly in front of the new storage sheds – but otherwise most of the roadway will experience 0 lux light spill from the light poles. It is therefore reasonable to deduce that 0 lux will be spilled onto the residential properties on the opposite side of Flinders Street.

Consequently, the lights are considered to satisfy Performance Outcomes 6.1 and 6.2 above, in that light spill from the light poles is not considered to create an unreasonable impact to adjacent sensitive receivers or create a hazard for motorists and cyclists.

A condition has been recommended that limits the use of the lights from 7:00am to 10:30pm. The additional 30 minutes permitted at night remains within the pre-curfew hours envisaged by AS4282-2023 and is intended to accommodate the safe exit of persons from the sports field, consistent with Clause 3.2.1 of the Standard. This condition does not increase the approved hours during which the sports field may be used, and a note to that effect has been added below the condition.

Setbacks, Design & Appearance

Performance Outcome 19.3 of the Design in Urban Areas module states:

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

¹ This is described as “suburban areas in towns and cities... generally roadways with street lighting through suburban, rural or semi-rural areas.”

The three (3) light poles are each 20m tall, 450mm diameter poles in a white painted finish with 2 LED lights at the top. The light pole closest to the Flinders Street boundary is set back 19.5m. While the light poles will be visible from the street and from adjacent residential properties, they are relatively minimalist in their design and are not considered to detract from the streetscape character, appearance of other buildings on the site, or the amenity of neighbouring properties, consistent with this Performance Outcome. For the same reasons, the following Performance Outcome is also considered to be satisfied.

Performance Outcome 2.2 of the Community Facilities Zone states:

Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.

Heritage

The three light poles are located within the site of 19 Flinders Street, which contains a State Heritage Place. Accordingly, the application was referred to the Minister responsible for the administration of the *Heritage Places Act 1993* in accordance with the State Heritage Place Overlay. The Minister raised no objections to the development and directed the imposition of two (2) advisory notes.

For completeness, the proposal is not considered the impact the heritage values of the State Heritage Place, or otherwise be obtrusive, conceal or obstruct heritage elements, or dominate the State Heritage Place or its setting. The development is hence considered to be in accordance with Performance Outcomes 1.1, 1.2 and 2.1 of the State Heritage Place Overlay.

Question of Seriously at Variance

The proposed development comprises the construction of three (3) light poles for use with a sports field. It is located in the Community Facilities Zone. Development of this nature is appropriate within the site, locality and in the subject Zone because the lights are associated with an approved school sports field. This form of development is reasonably contemplated with schools within the Community Facilities Zone.

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

CONCLUSION

The three (3) light poles are proposed to be used in association with an approved sports field that is associated with an existing educational facility. They are therefore considered to be a reasonable form of development both for the subject site and within the Community Facilities Zone. The light poles are not considered to be visually dominant in the streetscape and consequently won't detract from streetscape character or the amenity of neighbouring properties.

The predominant issue that can arise with external lighting is light spill onto adjoining sensitive receivers and/or hazardous impacts to road users. Light spill diagrams provided by the applicant demonstrate that the proposal will achieve compliance with the relevant Australian Standard in both respects and therefore the development is considered to result an acceptable outcome for adjacent sensitive receivers and road users.

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 25032526, by Sofiya Yunovidova and Jacques van Tonder is granted Planning Consent subject to the following conditions:

CONDITIONS

PLANNING CONSENT

Condition 1

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

Condition 2

The sports field lights must only be used between 7:00am and 10:30pm.

Note: the approved hours of operation of the sports field remain as 7:00am to 10:00pm per development authorisation 25032517. The additional 30 minutes allowed for use of the lights is to facilitate the safe exit of persons from the field.

ADVISORY NOTES

PLANNING CONSENT

Advisory Note 1

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

Advisory Note 2

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

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

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

Advisory Note 3

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

Advisory Note 4

The Applicant is 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 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 8

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 9

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

Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

Advisory Note 10

Please note the following requirements of the *Aboriginal Heritage Act 1988*.

- (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Advisory Note 11

Please note the following requirements of the *Heritage Places Act 1993*.

- (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
- (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

Address: 19 FLINDERS ST KENT TOWN SA 5067

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



Property Zoning Details

Zone

Community Facilities

Overlay

Airport Building Heights (Regulated) (*All structures over 110 metres*)
 Advertising Near Signalised Intersections
 Future Road Widening
 Hazards (Flooding)
 Heritage Adjacency
 Hazards (Flooding - General)
 Major Urban Transport Routes
 Prescribed Wells Area
 Regulated and Significant Tree
 State Heritage Place (6034)
 State Heritage Place (6098)
 Traffic Generating Development
 Urban Transport Routes

Development Pathways

■ Community Facilities

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Building alterations
- Building work on railway land
- Partial demolition of a building or structure
- Solar photovoltaic panels (roof mounted)
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies.

Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Consulting room
- Demolition
- Office
- Retaining wall
- Tree-damaging activity

4. Impact Assessed - Restricted

Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Part 2 - Zones and Sub Zones

Community Facilities Zone

Assessment Provisions (AP)

Desired Outcome (DO)

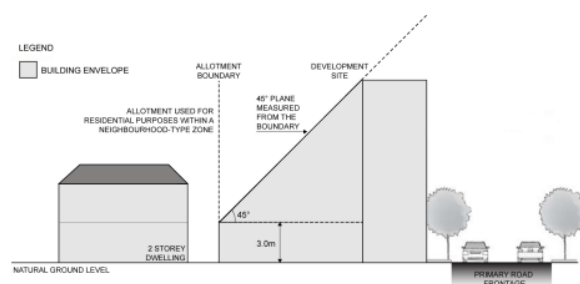
Desired Outcome	
DO 1	Provision of a range of community, educational, recreational and health care facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Cemetery (b) Child care facility (c) Community facility (d) Consulting room (e) Educational facility (f) Emergency services facility (g) Health care facility (h) Hospital (i) Indoor recreation facility (j) Library (k) Office associated with community service (l) Place of worship (m) Recreation area (n) Shop
PO 1.2	DTS/DPF 1.2

Shops including restaurants are of a scale that is subordinate to the principal community use of land.	Shop gross leasable floor area does not exceed 250m ² .
PO 1.3 Offices are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.3 Office gross leasable floor area does not exceed 250m ² .
PO 1.4 Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.	DTS/DPF 1.5 None are applicable.
PO 1.6 Community facilities are designed to encourage flexible and adaptable use of open space and facilities for a range of uses over time.	DTS/DPF 1.6 None are applicable.
PO 1.7 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.7 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) development satisfies 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.
Building Height and Setbacks	
PO 2.1 Building height is consistent with the maximum height expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and the <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or is generally consistent with the prevailing character of the locality and height of nearby buildings.	DTS/DPF 2.1 Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s): In relation to DTS/DPF 2.1, in instances where: (a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 2.2 Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.	DTS/DPF 2.2 Except in the St Andrews Hospital Precinct Subzone and the part of the WHC and Memorial Hospital Precinct Subzone north of Kermode Street, buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes

within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):

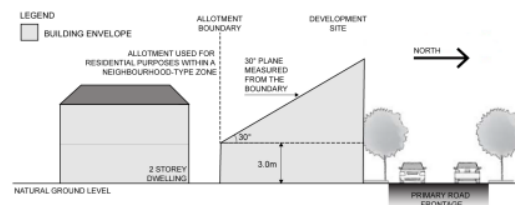


PO 2.3

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 2.3

Buildings on sites with a southern boundary adjoining the an allotment boundary used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):



PO 2.4

Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on neighbouring residential properties, including access to natural light and ventilation

DTS/DPF 2.4

Buildings are set back a minimum 3m from all boundaries where the subject land abuts an allotment used for residential purposes, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 2.5

Buildings on an allotment fronting a road that is not a State Maintained Road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.

DTS/DPF 2.5

None are applicable.

Advertisements

PO 3.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.

DTS/DPF 3.1

Freestanding advertisements satisfy all of the following:

- (a) do not exceed 2m in height
- (b) do not have a sign face that exceeds 2m² per side.

Concept Plans

PO 4.1

DTS/DPF 4.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 4.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.
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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. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) community facility (d) educational facility (e) protective tree netting structure (f) recreation area.	Except development that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1 or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 2.2 2. Community Facilities Zone DTS/DPF 2.3.
3. 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	None specified.

(i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	
4. Consulting room.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
5. 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).
6. Office.	Except office that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 1.3 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except shop that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 1.2 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
9. Telecommunications facility.	Except telecommunications facility that: 1. is within 50m of a neighbourhood-type zone or 2. exceeds 30m in height or 3. is on a site that is adjacent land to a site (or land) used for residential purposes.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the State Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

Development is consistent with boundary setbacks and setting.	None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.	DTS/DPF 1.6 None are applicable.
PO 1.7 Development of a State Heritage Place retains elements contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 Alterations and additions complement the State Heritage Place and are sited to be unobtrusive, not conceal or obstruct heritage features and detailing, or dominate the State Heritage Place or its setting.	DTS/DPF 2.1 None are applicable.
PO 2.2 Adaptive reuse and revitalisation of State Heritage Places to support their retention in a manner that respects and references the original use of the State Heritage Place.	DTS/DPF 2.2 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.	DTS/DPF 3.1 None are applicable.
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place.	DTS/DPF 3.2 None are applicable.
PO 3.3 Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.	DTS/DPF 3.3 None are applicable.
PO 3.4 Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place.	DTS/DPF 3.4 None are applicable.
Land Division	
PO 4.1 Land division creates allotments that: (a) maintain the heritage values of the State Heritage Place, including setting (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.	DTS/DPF 4.1 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial	DTS/DPF 5.1 None are applicable.

avenues retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	
Demolition	
PO 6.1 State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply: (a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.	DTS/DPF 6.1 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where: (a) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or (b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral any of the following classes of development: (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or	Minister responsible for the administration of the <i>Heritage Places Act 1993</i>.	To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary	DTS/DPF 1.3 None are applicable.

buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common	DTS/DPF 4.1 None are applicable.

areas and open spaces.	
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not result in any of the following: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a

	landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries and (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslide or increase the potential for landslide or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy	DTS/DPF 9.1 None are applicable.

and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone satisfy at least one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 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 (or combination of) 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.

PO 19.3

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

DTS/DPF 19.3

Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive:

- (a) are ancillary and subordinate to an existing non-residential use on the same site
- (b) have a floor area not exceeding the following:

Allotment size	Floor area
≤500m ²	60m ²
>500m ²	80m ²

- (c) are not constructed, added to or altered so that any part is situated:
 - (i) in front of any part of the building line of the main building to which it is ancillary
 - or
 - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
 - (i) is set back at least 5.5m from the boundary of the primary street
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
 - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

	(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.						
PO 19.4 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 19.4 Ancillary accommodation satisfies (a) to (m), inclusive: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m² (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: <table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> </tbody> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site						
<150	10%						
150-200	15%						

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	
General Land Use Compatibility			
PO 1.1		DTS/DPF 1.1	
Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.		None are applicable.	
PO 1.2		DTS/DPF 1.2	
Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.		None are applicable.	
Hours of Operation			
PO 2.1		DTS/DPF 2.1	
Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:		Development operating within the following hours:	
(a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.		Class of Development	Hours of operation
		Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
		Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
		Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Overshadowing			

PO 3.1	DTS/DPF 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.	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	DTS/DPF 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.	Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3	DTS/DPF 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.	None are applicable.
PO 3.4	DTS/DPF 3.4
Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	None are applicable.
Activities Generating Noise or Vibration	
PO 4.1	DTS/DPF 4.1
Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2	DTS/DPF 4.2
Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	None are applicable.

PO 4.3	DTS/DPF 4.3				
Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	Pumps and/or filtration systems associated with a swimming pool or spa that is ancillary to a dwelling erected on the same site are: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.				
PO 4.4	DTS/DPF 4.4				
External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	Adjacent land is used for residential purposes.				
PO 4.5	DTS/DPF 4.5				
Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.				
PO 4.6	DTS/DPF 4.6				
Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	Development incorporating music includes noise attenuation measures that will achieve the following noise levels: <table border="1"> <thead> <tr> <th>Assessment location</th><th>Music noise level</th></tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td></tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)				
Air Quality					
PO 5.1	DTS/DPF 5.1				
Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	None are applicable.				
PO 5.2	DTS/DPF 5.2				
Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	None are applicable.				
Light Spill					
PO 6.1	DTS/DPF 6.1				
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.				

PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres

PRINCE ALFRED COLLEGE PROPOSED SPORTS LIGHTING - PLANNING APPLICATION



Matthews
Architects

Matthews Architects
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North Adelaide, SA 5006
Kurna Country

www.matthewsarchitects.com.au
+61 (0)8 8267 4766

PROJECT CONTACT

Sofiya Yunovidova
Associate & Architect
m: 0423 423 831
e: Sofiya.Yunovidova@matthewsarchitects.com.au

ACKNOWLEDGEMENT OF COUNTRY

Matthews Architects acknowledges the **Kurna People** as the traditional custodians of the land on which our firm is located. We pay our respects to their elders; past, present and emerging. We recognise their spiritual connection with the land.

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BIRD’S EYE VIEW VISUALISATIONS.....10

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PROJECT OVERVIEW

This planning application is submitted by Matthews Architects for the proposed sports lighting at Prince Alfred College, Adelaide. The project seeks to deliver sports lighting, supplementary to the sports field as shown.



ARTIST IMPRESSION OF PROPOSED SPORTS FIELD



EXISTING CONDITIONS

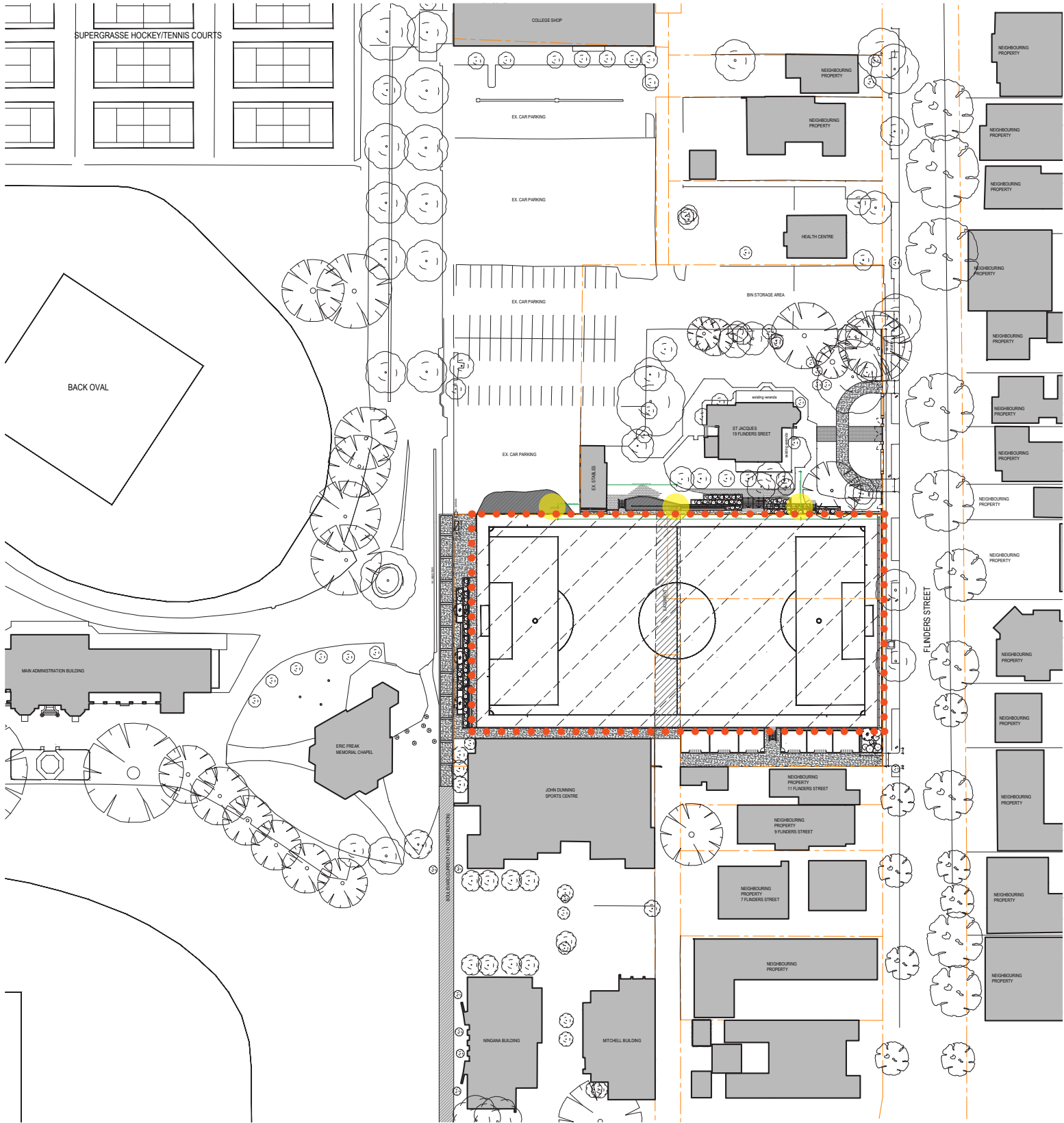
LEGEND

 PRINCE ALFRED COLLEGE CAMPUS EXTENTS

 PROPOSED WORKS LOCATION

PROPOSED SPORTS LIGHTING LOCATION

The plan shows proposed sports lighting within the overall context of the site.



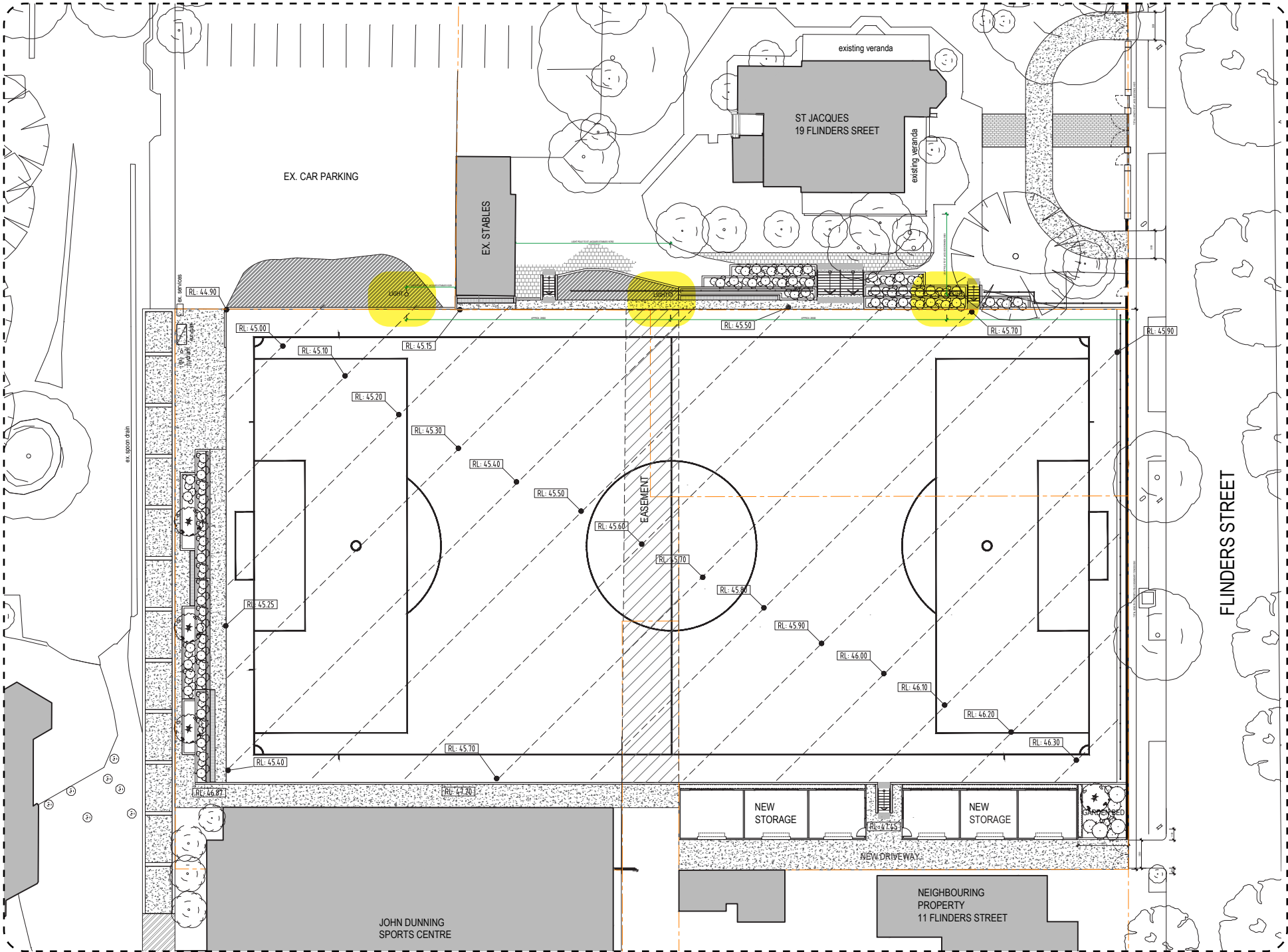
LEGEND
SPORTS FIELD EXTENT

PROPOSED SPORTS LIGHT LOCATIONS

NOTE: THIS DRAWING HAS BEEN REDUCED TO AN A3 PAGE AND IS NOT TO SCALE.
FULL-SIZED DRAWINGS HAVE BEEN ATTACHED SEPARATELY.

Sports field lighting is an important design element that has been carefully considered within this proposal. Sportslighting SA have been engaged to provide calculations and selections, and ensure the lighting does not have an adverse impact on the streetscape and the residents. The site plan shows locations of light poles, while the Appendices contain calculations and light spill diagrams. The light poles have been placed on one side of the pitch only, as far as away as possible from the adjacent residential properties, and are approximately 20 meters high.

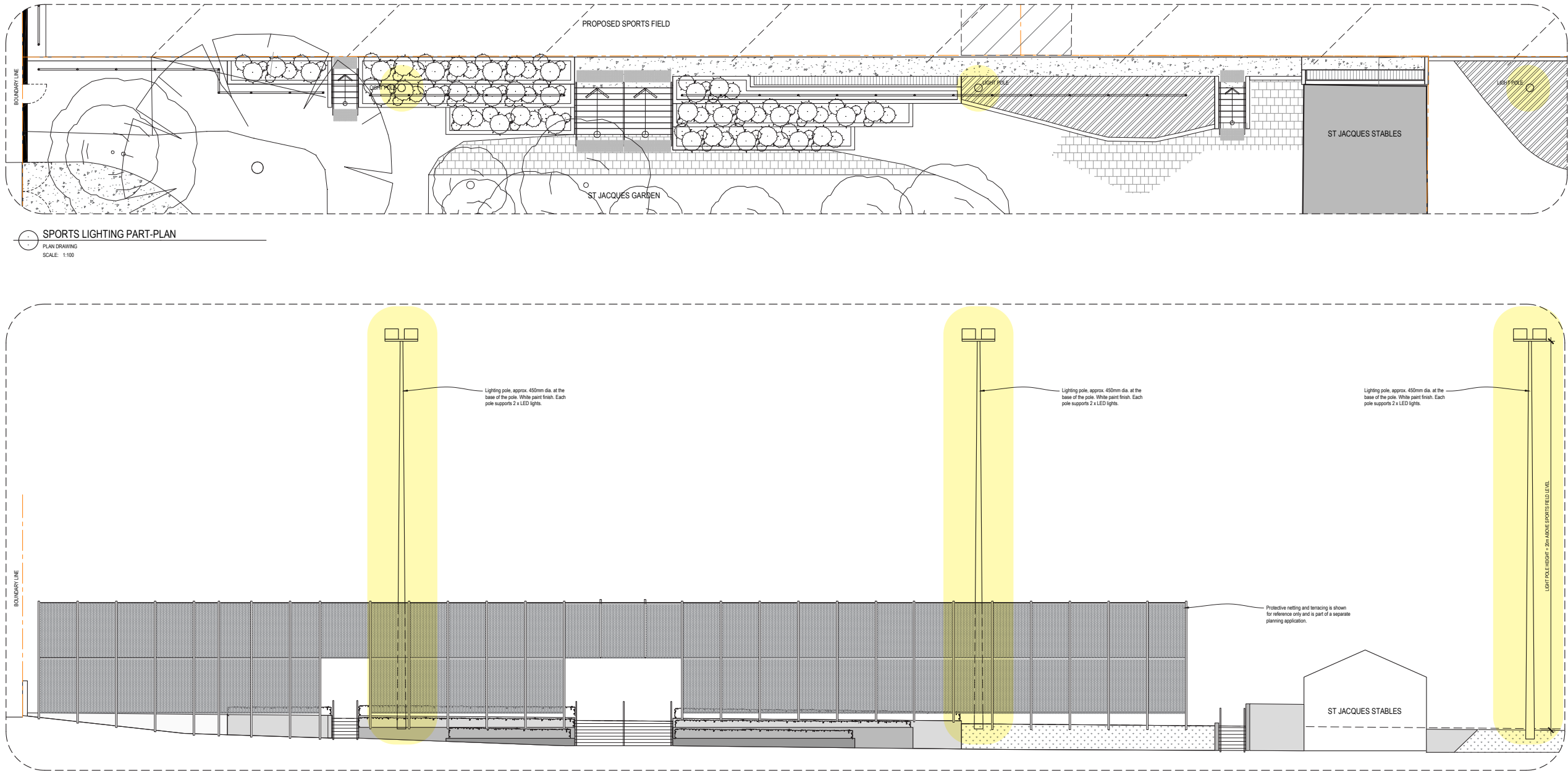
Important set-backs and light pole distances have been indicated in green. Please refer also full scale drawings attached to this planning application.



LEGEND
PROPOSED LIGHT POLE LOCATIONS

NOTE: THIS DRAWING HAS BEEN REDUCED TO AN A3 PAGE AND IS NOT TO SCALE.
FULL-SIZED DRAWINGS HAVE BEEN ATTACHED SEPARATELY.

Sports field light pole locations have been shown on the elevation below, in the context of the proposed Sports Field.



LEGEND

PROPOSED LIGHT POLE LOCATIONS

NOTE: THIS DRAWING HAS BEEN REDUCED TO AN A3 PAGE AND IS NOT TO SCALE.
FULL-SIZED DRAWINGS HAVE BEEN ATTACHED SEPARATELY.



VIEW FROM FLINDERS STREET - LOOKING WEST - AFTER



VIEW FROM FLINDERS STREET - LOOKING WEST - BEFORE



VIEW FROM FLINDERS STREET - LOOKING NORTH-EAST - AFTER



VIEW FROM FLINDERS STREET - LOOKING NORTH-EAST - BEFORE



VIEW TOWARDS FLINDERS STREET



VIEW TOWARDS ST JACQUES



VIEW TOWARDS FLINDERS STREET - BEFORE



VIEW TOWARDS FLINDERS STREET - AFTER



VIEW TOWARDS ST JACQUES - BEFORE



VIEW TOWARDS ST JACQUES - AFTER

APPENDICES

Please refer separately attached Achitectural Drawings at full scale (A1 size), as well as Sports Lighting Lay-out and specification.



Luminaire Schedule							
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts	Status
	6	BVP518 A55-NB-LO	172000	0.900	PHILIPS OPTIVISION-1006W-BVP518 ANZ_OUT T35_LED1720-4S-757_A35-NB_LO	1006	All ON

RESULTS - MAINTAINED AS 2560:2:2021 SOCCER-TRAINING 50LUX UO 0.3 ,

Calculation Summary							
Project: 1-CACULATION							
Label	Units	Avg	Max	Min	Min/Avg	Min/Max	UG
SOCCER FIELD	Lux	109.05	158	44	0.40	0.28	1.74

PLAYERS GLARE RESULTS
REQUIRED: PLAYING AREA < 50

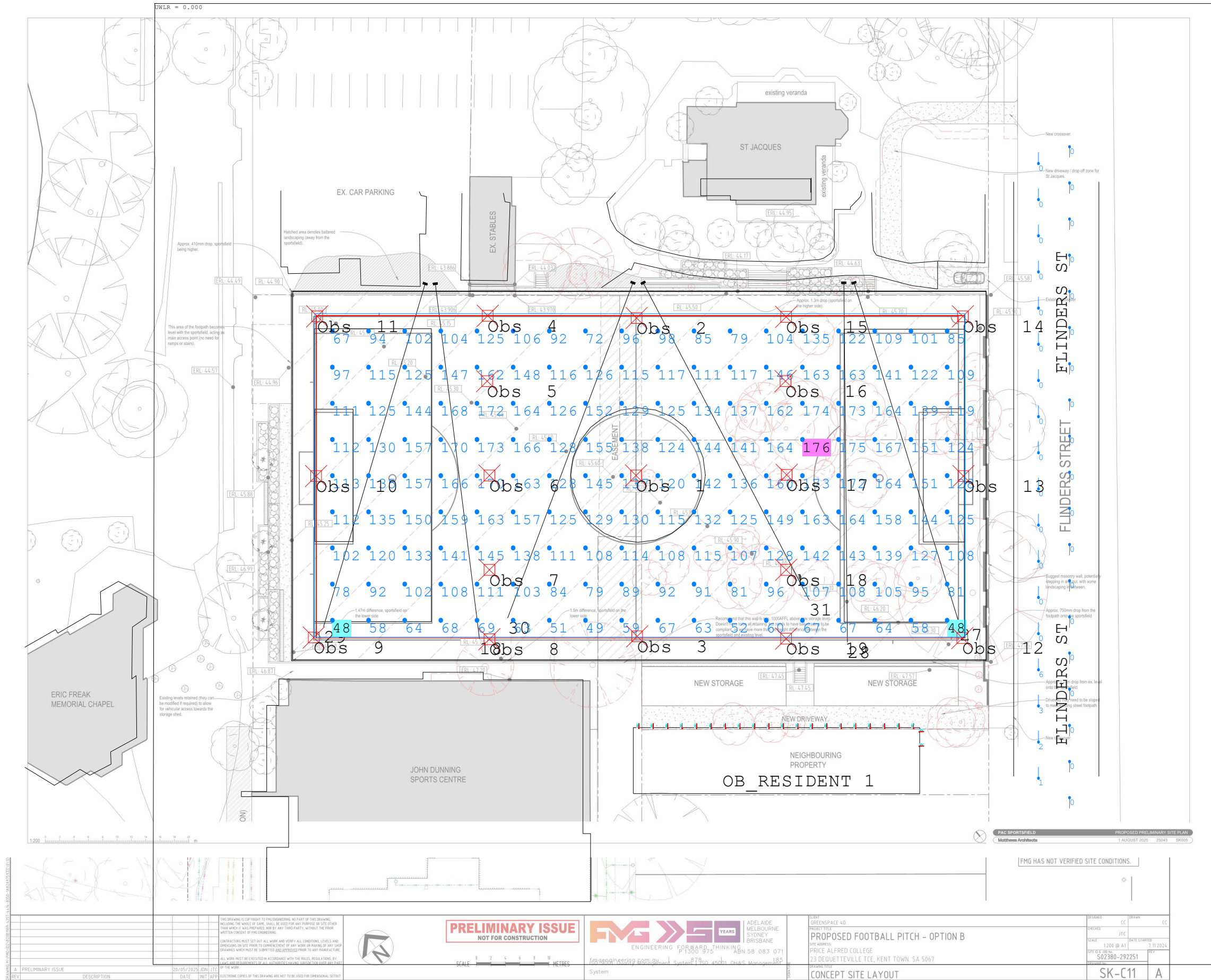
Calculation Summary			
Project: 1-GLARE SUMMARY			
Label	CalcType	Max	Obs Label
GR_ SOCCER	Glare Rating	45.0	

EXTENDED LUMINIARE SUMMARY

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt (I. Pk)
18	BVP518 A55-NB-LO	62.703	100.32	20	277.088	68
27	BVP518 A55-NB-LO	120.587	100.451	20	287.157	68
28	BVP518 A55-NB-LO	119.204	100.451	20	270.564	68.098
29	BVP518 A55-NB-LO	61.32	100.32	20	253.5	68
30	BVP518 A55-NB-LO	90.05	100.451	20	249.504	68
31	BVP518 A55-NB-LO	91.433	100.451	20	297.625	68



PHILIPS



CLIENT DETAIL

PAC SOCCER PITCH

PROJECT NAME

PAC SOCCER PITCH



DATE: 5/08/2025

SCALE: **NTS**

REV: B (LED)

Page 3 of 4

Obtrusive Lighting Calculations

FITTING ARRANGEMENT - New LED Fittings on 20m POLES X 3

Luminaire Schedule							
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts	Status
	6	BVP518	172000	1.000	PHILIPS OPTIVISION-1006W-BVP518 ANZ_OUT T35_LED1720-4S-757_A35-	1006	All ON
		A55-NB-LO			NB_LO		

Initial Values (LLF = 1)
Pre Curfew Use Only

Calculation Summary			
Project: 3-OBTRUSIVE LIGHTING			
Label	Units	Max	CalcType
OB_RESIDENT 1_Cd_Seg1	N.A.	11513	Obtrusive - Cd
OB_RESIDENT 1_Cd_Seg2	N.A.	0	Obtrusive - Cd
OB_RESIDENT 1_Ill_Seg1	Lux	7	Obtrusive - Ill
OB_RESIDENT 1_Ill_Seg2	Lux	0	Obtrusive - Ill
TI_FLINDERS ST1	%	6	Obtrusive - TI
TI_FLINDERS ST2	%	0	Obtrusive - TI

Upward Waste Light Ratio		
Project: 3-OBTRUSIVE LIGHTING		
Label	UWLR	Percentage
UWLR	0.000	0.0%

Obtrusive Light - Compliance Report

AS/NZS 4282:2023, A3 - Medium District Brightness, Non-Curfew L1
Filename: 2025-08-01 PAC SOCCER PITCH-SA Version 2
5/08/2025 9:27:59 AM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (2):

Calculation Label	Test Results	Max. Illum.
OB_RESIDENT 1_Ill_Seg1	PASS	7
OB_RESIDENT 1_Ill_Seg2	PASS	0

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (2):

Calculation Label	Test Results
OB_RESIDENT 1_Cd_Seg1	PASS
OB_RESIDENT 1_Cd_Seg2	PASS

Threshold Increment (TI)

Maximum Allowable Value: 20 %

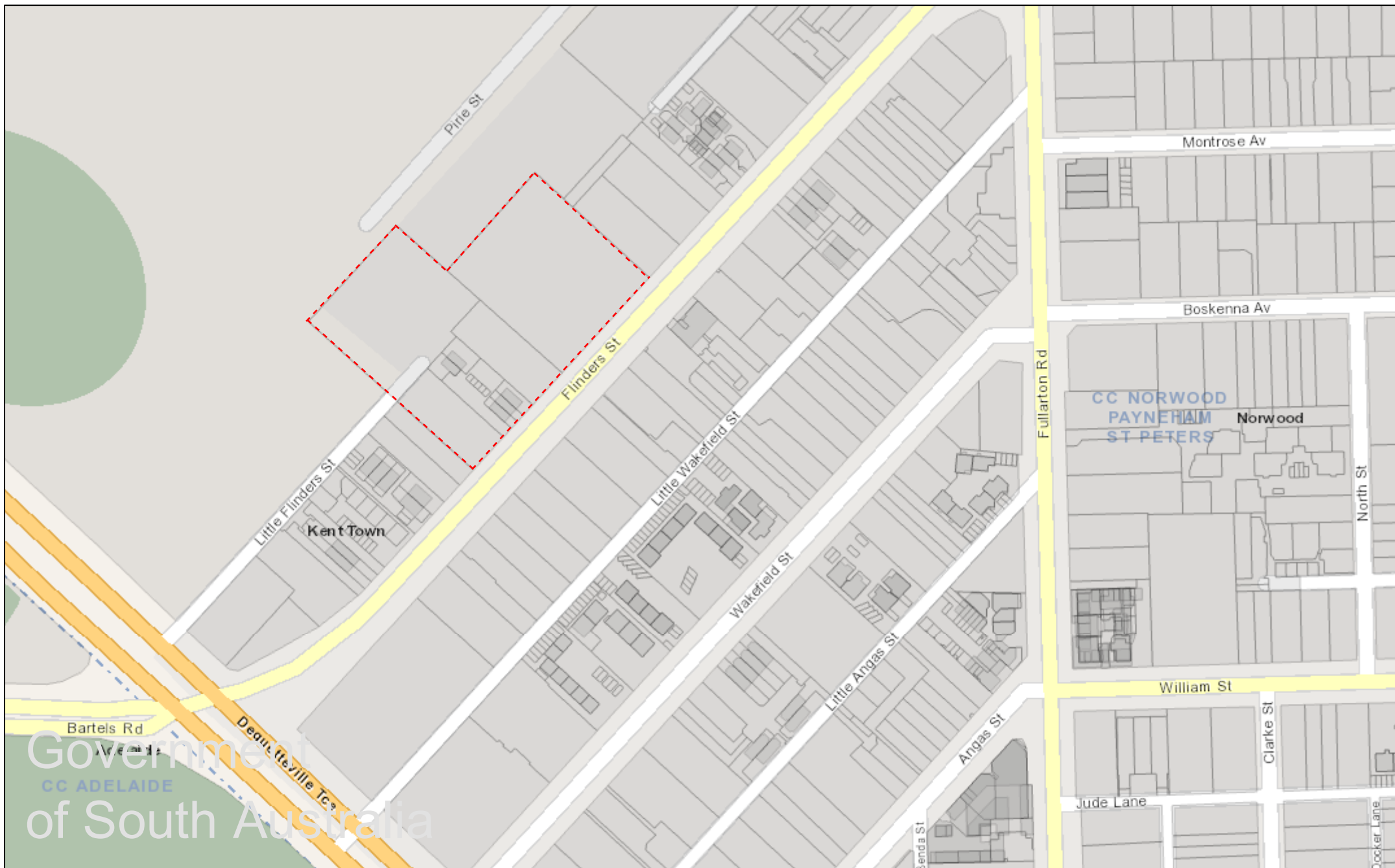
Calculations Tested (2):

Calculation Label	Adaptation Luminance	Test Results
TI_FLINDERS ST1	1	PASS
TI_FLINDERS ST2	1	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.0 %
Test Results: PASS



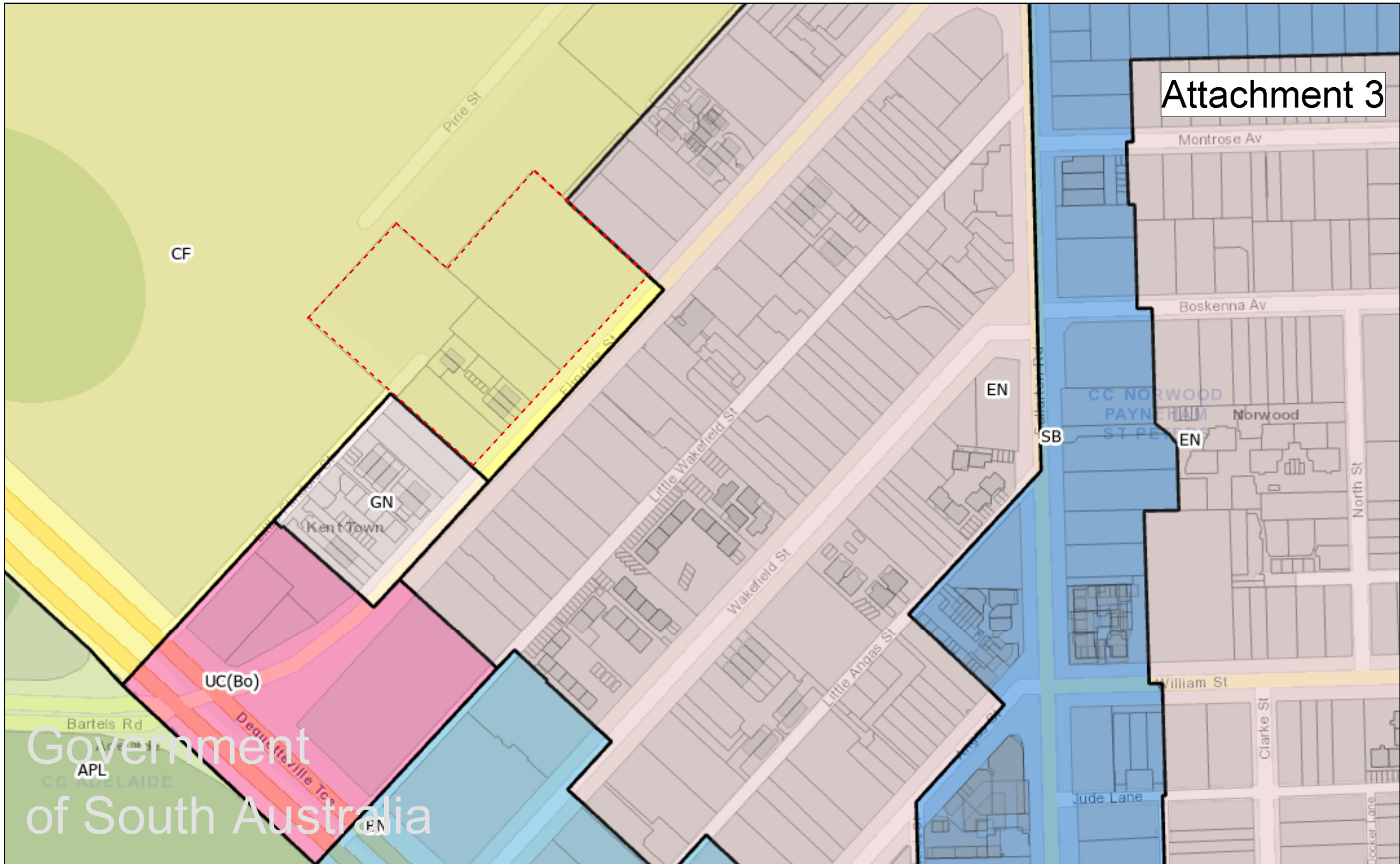
SAPPA Report

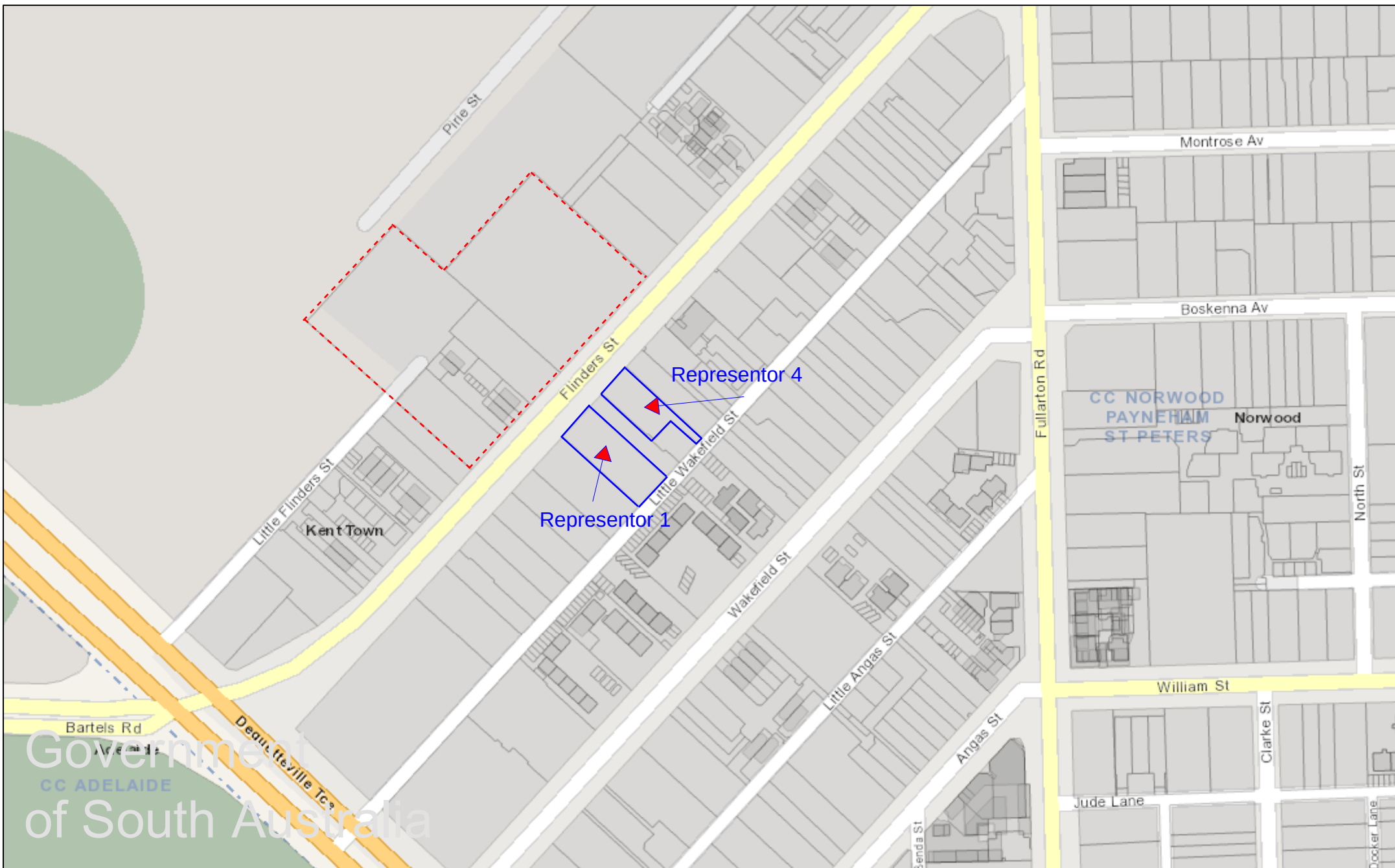
The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Zoning Map

LEGEND:

CF	Community Facilities
GN	General Neighbourhood
UC(Bo)	Urban Corridor (Boulevard)
EN	Established Neighbourhood
SB	Suburban Business





Application Summary

Application ID	25032526
Proposal	Three (3) 20m high light poles associated with an approved sports field (DA 25032517)
Location	11A FLINDERS ST KENT TOWN SA 5067, 17 FLINDERS ST KENT TOWN SA 5067, 19 FLINDERS ST KENT TOWN SA 5067, 23 DEQUETTEVILLE TCE KENT TOWN SA 5067, UNIT 1 15 FLINDERS ST KENT TOWN SA 5067, UNIT 2 15 FLINDERS ST KENT TOWN SA 5067, UNIT 3 15 FLINDERS ST KENT TOWN SA 5067, UNIT 4 15 FLINDERS ST KENT TOWN SA 5067, UNIT 5 15 FLINDERS ST KENT TOWN SA 5067

Representations

Representor 1 - Jill Colton

Name	Jill Colton
Address	
Submission Date	23/06/2026 05:30 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 Planning consent should only be granted if there are conditions concerning when the lights can be used. The lights should not be used after 10pm or before 7.30 am.	

Attached Documents

Representor 2 - Richard Martin

Name	Richard Martin
Address	
Submission Date	30/06/2026 05:04 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please see attached Representation Form	

Attached Documents

RepresentationForm-MrMartin-Web-14776618.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant: MS. SOFIYA YUNOVIDOVA. (P.A.C.)

Development Number: 2503 2526

Nature of Development: [development description of performance assessed elements or aspects of outline consent application]

THREE 20m LIGHT POLES

Zone/Sub-zone/Overlay: [zone/sub-zone/overlay of subject land]

COMMUNITY FACILITIES ZONE

Subject Land: [street number, street name, suburb, postcode]
[lot number, plan number, certificate of title number, volume & folio]19 FLINDERS ST - 15 FLINDERS ST
KENT TOWN

Contact Officer: KIERAN FAIRBROTHER

Phone Number: 8366 4560

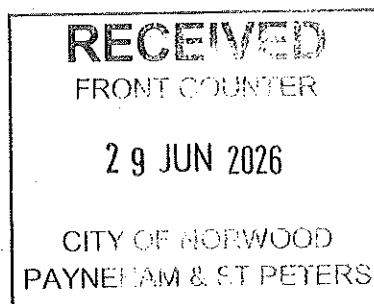
Close Date: 9/7/26

My name*: RICHARD G MARTIN My phone number:

My postal address*: email:

* Indicates mandatory information

My position is: ☐ I support the development
☐ I support the development with some concerns
☒ I oppose the development



Government of South Australia
Department for Housing
and Urban Development

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

THE LIGHTS WILL SHINE INTO MY PROPERTY AND CAUSE MENTAL AND PHYSICAL TRAUMA. THE DEVELOPMENT OF SPORTS FIELDS ON FLINDERS ST IS NOT IN KEEPING WITH THE COMMUNITY STREETSCAPE. IF P.A.C. INSIST ON THESE LIGHTS AND THIS DEVELOPMENT THEY SHOULD BUILD A 20M HIGH SOUND AND LIGHT Baffle WALL ALONG THE ENTIRE LENGTH OF FLINDERS ST. DEVELOPMENT SITE.

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

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

[list any accepted or deemed-to-satisfy elements of the development]

I: ☒ wish to be heard in support of my submission*
☐ do not wish to be heard in support of my submission

By: ☒ appearing personally
☐ being represented by the following person:

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

Signature:



Date:

29/6/20

Return Address:

[relevant authority postal address] or

Email:

or

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

Representor 3 - Kate Schmidt

Name	Kate Schmidt
Address	
Submission Date	08/07/2026 04:13 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

While the application primarily relates to the installation of three 20-metre-high lighting towers to facilitate greater use of the "PROPOSE" sports field, the assessment should consider the broader and foreseeable consequences of the proposal, including increased evening activity, traffic generation, parking demand, noise and impacts on residential amenity and road user transiting along Flinders Street. The application acknowledges that the lighting is intended to support expanded use of the sports field beyond current daylight hours. [PublicNoti...s-14619778 | PDF] The proposal will inevitably result in increased use of the facility during evenings and potentially throughout more days of the week. Increased participation, spectators, coaching staff and associated activities will generate significantly greater traffic volumes on local streets, particularly Flinders Street, Little Flinders Street, Dequitaville Tce and surrounding residential roads. The resulting congestion will further compound existing traffic issues already experienced in the area. The operation of PAC sporting facilities at The Parade West and Cator Street provides a clear example of the adverse impacts that increased sporting activities can have on surrounding residents and businesses, including constant traffic congestion, illegal parking, restricted access and safety concerns. Residents are already impacted by vehicles parking across driveways, obstructing sight lines and reducing the ability to freely and safely access and exit their properties currently due to the school events. Developing new and expanding sporting facilities and activities on Flinders Street into the evening through the introduction of sports lighting and weekends will likely increase both the frequency and duration of these impacts. This will diminish residents' ability to enjoy quiet and convenient access to their homes. The proposal also fails to adequately account for the cumulative impacts on residential amenity. Beyond the operation of the lights themselves, evening sporting activities will generate noise from players, coaches, spectators, whistles, public address systems and vehicle movements. These impacts will extend later into the evening, and weekends at a time when residents reasonably expect a greater degree of peace and quiet in and around their homes. The introduction of three approximately 20-metre-high light towers will also alter the character of the locality and create visual intrusion for nearby residents. While technical assessments address light spill, they do not adequately address broader impacts arising from intensified use of the facility, including impacts on local wildlife, evening tranquillity and the residential character of the area. The proposal includes three sports lighting poles of approximately 20 metres in height adjacent to residential properties. [PublicNoti...s-14619778 | PDF] For these reasons, I submit that the proposal is likely to have unreasonable impacts on traffic, parking, safety, residential amenity and neighbourhood character, and should either be refused or subjected to significantly stronger conditions and restrictions on operating hours and frequency of use. Or not go ahead at all.

Attached Documents

Dangerous-and-Illegal-parking-in-Little-Flinders-Street-including-blocking-the-street-1627839.pdf

A SMALL EXAMPLE OF THE DANGEROUS AND ILLEGAL PARKING ON LITTLE FLINDERS STREET OVER A PROLONG PERIOD OF TIME.

INCLUDING PAC PARENTS ILLEGALLY PARKING ON PRIVATE PROPERTY, PARKING AT THE DEQUETIVELL END AND BLOCKING ACCESS FOR RESIDENTS TO LEAVE.

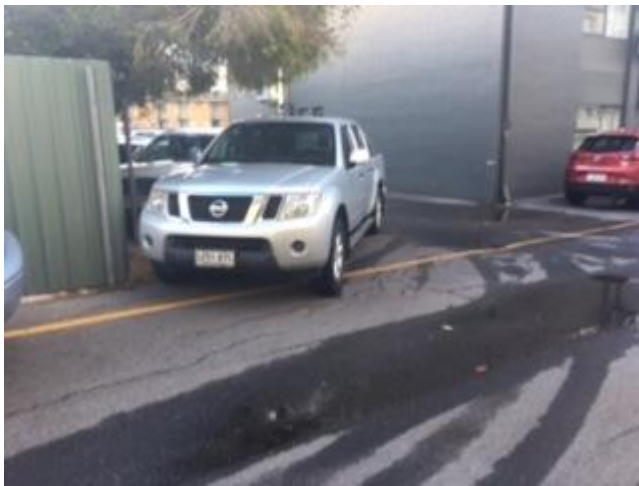
AND MULTIPLE INSTANCES OF DIFFUCULTIES CREATED FOR RESIDENTS.

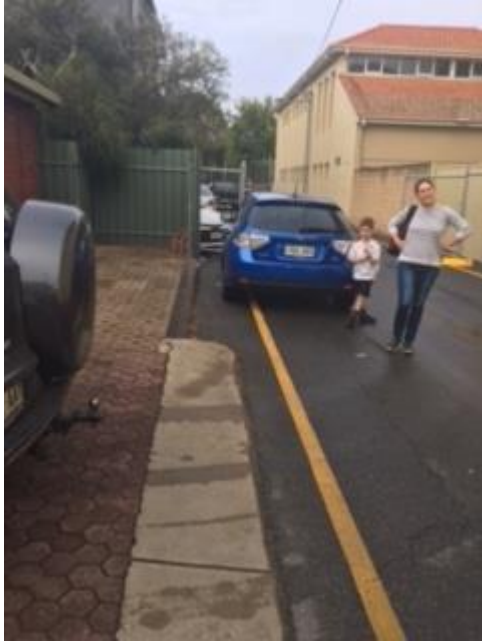
THIS CAN ONLY SIGNIFCANTLY COMPOUND WITH THE PROPOSED SPORTING DEVELOPMENT AT MULTIPLE LOCATIONS ON FLINDERS STREET.

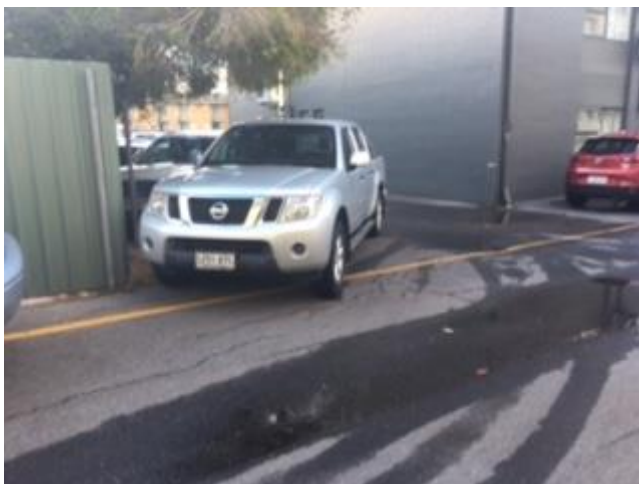






















Representor 4 - Ian Beverley

Name	Ian Beverley
Address	
Submission Date	10/07/2026 09:19 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please find attached Representation form	

Attached Documents

RepresentationForm-IanBeverley-14871186.pdf

REPRESENTATION RE PROPOSED DEVELOPMENT**PLAN SA APPLICATION ID: 25032526****REPRESENTOR: IAN BEVERLEY****Tel:****General Comments**

I am concerned about the overall process that has led to this particular element of the development of another PAC sports field, in particular the bad faith demonstrated by the presentation of the lighting element at such a late stage in the development. PAC have surely had the intention of providing the proposed lighting to the site for many months, if not years now, but for reasons best known to themselves have chosen not to formally disclose this to the Council or affected residents until now, when they are no doubt hoping that approval will be a *fait accompli*.

My late father was a student of PAC, and I was offered a scholarship to attend. My family has always been very well disposed towards PAC, to the extent that I have considered some form of bequest in my father's name upon my death. So, this representation is not made with any malice towards PAC, or indeed towards the development or location of the new sports field.

I am quite happy that a third field is to be established, even when it meant the destruction of houses at a time of housing shortages. But the current proposal under consideration is not about the field itself, is for *lighting* of the field, an optional extra.

And although it may seem to be only about lighting, it is actually about a much more insidious and grave issue – *noise during the night*. Noise at night will be the inevitable consequence of allowing the field to be lit. Noise by day is expected of a sports field, but noise by night is an altogether different thing, and where possible it is to be avoided in residential areas. Responsible planners should be expected to consider every alternative before proposing such a thing.

Specific Comments

PAC has two other existing sports field within its grounds at Kent Town, known colloquially as the "Front Oval" and the "Back Oval". The Front Oval borders Dequetteville Terrace, and faces parkland. The Back Oval is surrounded by other PAC land. Each site is far less likely to create disturbances, whether from light or noise, than the new field which is surrounded on three sides by residences. It should be the *last* place to establish lighting for sports. So, my first and primary recommendation is that the proposal to provide lighting to the new field on Flinders Street should be refused on the basis that it (PAC) has other existing options if it wishes to engage in sporting activities at night.

The proposal for lighting the new field must be rejected because it is unnecessary, it is presumptuous, it will adversely impact a residential area, and most importantly the PAC have other options for lighting fields. It is entirely devoid of merit.

If the Council, in concert with Plan SA, are determined to allow the proposed lighting of the Flinders Street field to proceed, a number of things must be considered to mitigate the problems that will certainly arise, particularly from the inevitable noise disturbance that nearby residents will have to suffer when the field is used at night.

There must obviously be a curfew. PAC is a school. It has school-age students, both primary and secondary students. Presumably the new sports field will be used by those students and not for any commercial sport involving adults. Most PAC students do not live locally, so after their evening sporting activities they will still have to travel to their homes. It would seem to be difficult to mount a case for the field being used very late at night (if at all), so a curfew at a reasonably early time during the evening should be imposed.

PAC should be required to do whatever it can to mitigate the noise problem that will be created. At present it seems that the boundary with Flinders Street is intended to be nothing more than a chain-wire fence! This will obviously be inadequate. Nothing less than a solid fence of substantial height should be required. Many of the homes on the opposite side of the road already have solid fences for the very purpose of mitigating noise, but others do not. PAC must be required to erect solid fencing of significant height (three or four metres) to materially diminish the noise that will emanate from the field during sport. PAC could even choose to make a positive contribution to the community by making the wall attractive through any number of ways – greenery, sculpture, historical plaques, etc.

As with other noise-making events within the district (and sometimes beyond) PAC should be required to give nearby residents notice of forthcoming events so that they (the residents) can prepare themselves for the disruption and stress of dealing with unnecessary noise at inconvenient hours.

Conclusions

The obvious point is that all the requirements that I have mentioned (curfews, notice, noise mitigation) will not be needed if we simply reject the facile notion that this new field must be illuminated. If illumination is so needed, why has PAC not done it on either of its other two playing fields, both of which are far, far more suitable if they have any concerns whatsoever for the comfort of nearby residents? Clearly they do *not* care about those residents at all. The lighting proposal should be refused in its entirety, and PAC can then light up one or other of their two existing sports field for night sports if that is what they want to indulge in. Their whim of wanting to light the only field that is surrounded by residences, rather than using an alternative field should not be indulged. It would be offensive to common sense and courtesy if this proposal is approved. However, if it is to be approved (a sign of craven weakness if it happens), it must be conditional upon a solid wall along Flinders Street, a reasonably early curfew (suggest 2100 hours), and a requirement to give notice of events.

And yes, if I am available at the time, I will be more than happy to be heard.

Ian Beverley
7th July 2026

Attachment 6

July 29, 2026

Kieran Fairbrother
City of Norwood, Payneham and St. Peters
Online via: The PlanSA Portal

Dear Kieran,

RE: DA 25032526 – RESPONSE TO REPRESENTATION

We act for Prince Alfred College (**Applicant**) in relation to development application 25032526 which proposes the construction of 3 lighting to be erected alongside the new sports field at Prince Alfred College (**PAC**), approved under application 25032517.

The purpose of this letter is to summarise and respond to what we consider to be the key planning matters raised by third parties.

On review of the representations, we note a total of four representations have been received with one of these in support with some concerns, and three opposing the development. Three representors wish to be heard.

Our response to the issues raised within the representations are provided below.

Light Spill

Regarding light spill and glare from the proposed sports lighting, the following policies from the Interface Between Land Uses (**IBLU**) module of the Code are of particular importance:

- PO 1.1** *Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*
- PO 1.2** *Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*
- PO 6.1** *External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).*
- PO 6.2** *External lighting is not hazardous to motorists and cyclists.*

It is important to acknowledge that sports lighting has significantly advanced over the past decade with the development of modern LED fixtures (moving away from the previously used fluorescent or incandescent bulbs). Modern LED lighting fixtures are more effectively able to mitigate issues associated with light spill and glare due to their superior control on direction, colour and temperature. LED lighting fixtures can also be more effectively shielded to further minimise spill and glare with the light directed and focussed specifically to the sports field in this instance.

The proposed lighting, which includes the 3 x 20m lighting poles, has been designed to satisfy Australian Standards AS 4282:2023 *Medium District Brightness, Non-Curfew*, thereby complying with

the necessary requirements for light pollution (please refer to the compliance assessment "Obtrusive Lighting Clarification" by Sports Lighting SA dated 5/08/2025 is **enclosed**).

As has been demonstrated in the expert lighting study by Sports Lighting SA, the proposed lighting easily achieves the non-curfew maximum allowable value and notably we highlight that the study does not include shading of the lighting caused by structures, fences or trees / vegetation therefore the extent of light spill will likely be less when physical obstructions are accounted for.

Visual Mass

Some of the representors have cited concerns over potential adverse impacts on the residential character of the area. The site is wholly located within the Community Facilities Zone, with the General Neighbourhood Zone immediately to the southwest and the Established Neighbourhood Zone located southeast of Flinders Street.

In relation to the land use compatibility of the proposed development, PO 1.1 and 1.2 of the IBLU module (as listed above) are of particular importance.

The proposed height of the 3 x lighting poles, each measuring 20 metres tall, is consistent with sports lighting towers for other sporting fields in the City of Norwood, Payneham & St Peters. The lighting design and layout is the subject of expert light modelling that provides for the best lighting outcome (reducing shadowing) and light spill caused by the lateral positioning of the fixtures. The massing of the modern LED light fixtures is minimal, with minimal weight/wind loading, therefore being able to use a "slim profile" support pole.

The 3 x lighting poles are located well within the site, with the easternmost pole located 35 metres from the Established Neighbourhood Zone boundary and 61 metres from the General Neighbourhood Zone. The siting and design of the proposed external lighting is therefore considered to minimise any adverse impacts on the character of the *neighbourhood-type* zones.

Traffic Generation

In relation to concerns about potential traffic generation resulting from the proposed lighting poles, this is not considered relevant to the current application. The revised car parking and drop-off arrangements have been addressed in the approved applications ID 24025736 (Preparatory School) and ID 25032517 (Sports Field).

Noise Impact

In relation to concerns about excessive noise arising from the site, a condition has been placed on the approved sport field application (ID 25032517) limiting the use of the field to between the hours of 7:00am and 10:00pm. This is in accordance with the recommended noise control measures within the Environmental Noise Assessment.

Hours of Operation

It is anticipated that a condition will be imposed to restrict the use of the lighting poles to between the hours of 7:00am and 10:00pm, consistent with the overall use of the sports field as outlined above.

Summary

We trust this adequately responds to the concerns raised by third parties and hereby express the view that the proposal is deserving of planning consent.

We also wish to confirm our attendance at the forthcoming Council Assessment Panel Meeting to respond to any third-party submissions.

Please contact me should you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jason Cattonar', followed by a long horizontal flourish.

Jason Cattonar
Associate Director

Referral Snapshot

Development Application number:
25032526

Consent:
Planning Consent

Relevant authority:
Assessment Panel at City of Norwood, Payneham and St. Peters

Consent type for distribution:

Referral body:
Minister responsible for the administration of the Heritage Places Act 1993

Response type:
Schedule 9 (3)(17) State Heritage Place, State Heritage Area, or Heritage Adjacency Overlays

Referral type:
Direction

Response date:
27 Nov 2025

Advice:
With comments, conditions and/or notes

Advisory Note 1

Please note the following requirements of the *Aboriginal Heritage Act 1988*.

(a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Advisory Note 2

Please note the following requirements of the *Heritage Places Act 1993*.

(a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.

(b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

**5.2 DEVELOPMENT NUMBER ID 26013292 - ZHENGFANG HE - 13 FOURTH AVENUE
ST MORRIS SA 5068**

DEVELOPMENT NO.:	26013292
APPLICANT:	Zhengfang He
ADDRESS:	13 FOURTH AV ST MORRIS SA 5068
NATURE OF DEVELOPMENT:	double storey detached dwelling and associated fencing
ZONING INFORMATION:	Zones: • Established Neighbourhood Overlays: • Airport Building Heights (Regulated) • Character Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy Technical Numeric Variations (TNVs): • Minimum Frontage (Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 9m; group dwelling is 18m) • Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 400 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	5 May 2026
RELEVANT AUTHORITY:	Assessment panel at City of Norwood Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.8 30/04/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Callum Hastie - Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

CONTENTS:

APPENDIX 1: Relevant P&D Code Policies	ATTACHMENT 3: Representations
ATTACHMENT 1: Application Documents	ATTACHMENT 4: Response to Representations
ATTACHMENT 2: Subject Land & Locality Map	ATTACHMENT 5: Internal Referral Advice

BACKGROUND & DETAILED DESCRIPTION OF PROPOSAL:

The proposal involves a new 2 storey detached dwelling with associated fencing.

The site currently contains a single storey detached dwelling, constructed circa 1953. The dwelling and the associated pool and outbuilding would be demolished prior to construction of the replacement dwelling.

The new dwelling would have 5 bedrooms, 4 bathrooms, an open plan kitchen/living/dining area, a cellar and a covered outdoor area at the rear.

A new access point is proposed in the northeastern corner of the site. The dwelling would be provided with a double garage on the boundary, and two uncovered parking spaces on the driveway.

The application was lodged on May 5 2026. Concerns were raised initially regarding the upper level, including its visibility from the street and setbacks from adjacent land. The applicant subsequently provided amended plans and public notification was undertaken between the 1st and 22nd of June. 1 representation was received and wishes to be heard.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 13 FOURTH AV ST MORRIS SA 5068

Title ref.: CT 5733/497	Plan Parcel: D2157 AL73	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
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Shape:	regular
Frontage Width:	15.24 metres
Area:	580.6m ²
Topography:	Generally flat with the maximum difference in levels being approximately 300mm
Existing structures:	A single-storey detached dwelling built circa 1953, rear shed and swimming pool
Existing vegetation:	Some unregulated trees

Locality

A locality for the site is illustrated in **Attachment 2**. It consists of the section of Fourth Avenue extending approximately 70m east and west to the intersections with Gage Street and Green Street. It is bounded by Third Avenue to the south and includes several dwellings fronting Gage Street and Green Street.

The locality is entirely residential and predominantly single storey. There are however the following examples of 2 storey developments:

- 11 Fourth Av – new 2 storey dwelling
- 23 Green St – new 2 storey addition
- 33 Green St – 2 storey dwelling built circa 1998

There are only two remaining pre-war dwellings fronting this section of Fourth Avenue, a 1928 Bungalow at 15 Fourth Av, and a 1935 Spanish Mission style dwelling at 18 Fourth Avenue. The northern side of Fourth Avenue is dominated by replica villas and cottages built in the 1990s. Gage St and Third Ave have more original dwellings, mostly inter-war bungalows. There are scattered examples of conventional and austerity brick dwellings starting from the late 1940s, this includes the dwelling currently on the site. These are more common in the eastern part of the locality and continue along Green St to the northeast.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Fence: Code Assessed - Performance Assessed
Detached dwelling: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**

Per Table 5 of the Established Neighbourhood Zone – The proposal involves a boundary wall greater than 3.2m in height, measured from the natural ground level.

- **LIST OF REPRESENTATIONS**

Surname	First Name	Address	Position	Wishes to be heard?
Andreas	Alex		Opposed	Yes

- **SUMMARY**

The representor raised concerns about the impact of the proposed boundary wall on the visual amenity of their property.

INTERNAL REFERRALS

- Consultant Hydrological Engineer – Melinda Lutton

The application was referred to Council's Consultant Hydrological Engineer as the site is within the Hazards (Flooding – General) Overlay. She recommended that the finished floor level be raised 200mm to provide adequate protection from flooding and the applicant has amended the plans accordingly.

PLANNING ASSESSMENT

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

Land Use & Question of Seriously at Variance

The Established Neighbourhood Zone primarily envisages residential uses. The proposal continues the existing residential use and does not increase density or height beyond what the Zone envisions.

The proposed development is accordingly 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*.

Building Height

The proposed dwelling would be 2 storeys, with a maximum height of 8.4m above the natural ground level.

Performance Outcome (PO) 4.1 of the Established Neighbourhood Zone states:

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

The associated Designated Performance Feature (DPF) prescribes a maximum building height of 2 levels which the proposal satisfies.

However, there is an inconsistency between the Established Neighbourhood Zone and the Character Area Statement which envisions exclusively single storey development. Unlike other Character Area Statements, the Trinity Gardens/St Morris Character Area Statement does not envision some two-storey development or upper levels that are hidden from the street.

Performance Outcome 2.2 of the Character Area Overlay states:

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

Notably, unlike other provisions of the Character Area Overlay, Performance Outcome 2.2 does not limit its consideration to the streetscape. Given the explicit wording of the Character Area Statement, and that per the Code Rules of Interpretation the Overlay takes precedence over the Zone where there is an inconsistency, the default assumption is that 2 storey development is inappropriate unless there is an overriding justification in the locality.

As noted above, there are three examples of 2 storey development in the locality. Two of these face Green St and are not overly relevant to this proposal. The 2 storey dwelling at 11 Fourth Av has a similar second storey to this proposal and a comparable impact on the streetscape. While the locality is otherwise single storey, there are only 2 pre-war dwellings facing Fourth Avenue with limited consistency in the streetscape.

The proposed upper-level would be setback 15.9m from the street, approximately 2m further back than the upper-level of 11 Fourth Av. The applicant has provided site diagrams that demonstrate the upper-level would be entirely hidden from the southern side of Fourth Av. While the applicant has not provided sightlines from the northern side of Fourth Av, the upper-level will be less visible than that at 11 Fourth Av as the proposed upper-level is setback further from the street, has the same floor-to-ceiling height (2.7m), and has a shallower roof pitch (15 degrees vs 18 degrees). *Figure 1* below shows 11 Fourth Avenue from the northern side of the street and demonstrates that the upper-level is adequately hidden. The overall impact on the streetscape will be reasonable given the significant setback of the upper-level and limited visibility from the street.

Figure 1: View of 11 Fourth Av from the northern side of the street



This section of Fourth Av does not reflect the Character Area Statement and there are already second storeys visible from the rear of the abutting properties. Therefore, the proposed upper-level satisfies PO 4.1 of the Zone and PO 2.2 of the Character Area Overlay. The amenity impact of the upper-level is discussed below.

Impact on Neighbouring Properties

Boundary Wall, Setbacks, and Overshadowing

The proposed garage wall would sit on the eastern boundary. The wall would be 6m long with a maximum height of 3.8m above the natural ground level. Performance Outcome 7.1 of the Established Neighbourhood Zone states:

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

Furthermore, Performance Outcome 8.1 of the Zone states:

Buildings are set back from side boundaries to provide:

- a) separation between buildings in a way that complements the established character of the locality*
- b) access to natural light and ventilation for neighbours.*

The DPFs associated with both Performance Outcomes seeks that the first building level is setback at least 1m from side boundaries and upper-levels are setback at least 3m.

Boundary carports and garages are common in the locality, especially along Fourth Av. The abutting dwellings at 11 and 15 Fourth Av both have their garage/carport on the boundary with the development site. The proposed boundary wall would be in front of the carport of 15 Fourth Av and therefore impacts from the

wall would be limited to the abutting driveway and a single west-facing window. Based on the publicly available floor plan of 15 Fourth Av, the impacted window is relatively small, and the room is provided with most of its natural light by larger north-facing windows. Therefore, the proposed boundary wall will not unreasonably impact adjacent land and satisfies Performance Outcome 7.1 of the Zone.

Figure 2: Floor plan of abutting dwelling at 15 Fourth Av (source: realestate.com.au)



Apart from the proposed boundary wall, the first building level is otherwise setback at least 1m from side boundaries in accordance with DPF 8.1 of the Zone.

The upper-level would be setback 3m from the eastern boundary and 2.1m from the western. The original proposal had equal 2.1m setbacks from both boundaries, but the proposal has been amended to increase the setback from the abutting single storey dwelling and shift the mass of the dwelling toward the existing 2 storey dwelling at 11 Fourth Av. The rear of the proposed building has a larger rear setback than the rear of 11 Fourth Av and therefore will not have an unreasonable visual or overshadowing impact on that property. To the east, the upper-level would be setback 3m in accordance with DPF 8.1. 15 Fourth Av has a carport and sheds along most of the shared boundary with Private Open Space (POS) located towards the east, away from the development site. Therefore, the development is not expected to cause unreasonable overshadowing of adjacent land, and satisfies Interface Between Land Uses Performance Outcomes 3.1 and 3.2.

The visual impact is also expected to be reasonable with the upper-level shifted away from POS and closer to buildings on adjacent land. The elevations facing abutting properties will be comprised of plain concrete panels which, while somewhat uninteresting, will be painted in a light colour to minimise the visual mass of the proposed dwelling on adjacent land.

The dwelling will also be setback 13.5m from the rear boundary, significantly more than the 6m minimum for an upper-level prescribed by DPF 9.1 of the Zone.

Overlooking/Visual Privacy

Upper-levels facing abutting properties will have obscure glazing to 1.7m above the finished floor level, exceeding the 1.5m minimum prescribed by Design in Urban Areas DPF 10.1 and preserving privacy for adjacent residents. The recommended condition only requires screening to 1.5m above the finished floor level as this is consistent with the Code policy, while the applicant has voluntarily provided additional screening, if they wish to reduce it in the future 1.5m would still be an acceptable outcome.

Design and Streetscape Impacts

Front Setback

Performance Outcome 5.1 of the Established Neighbourhood Zone states:

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

The abutting dwellings are setback as follows:

- 11 Fourth Av – 4.9m
- 15 Fourth Av – 5.0m

The proposed dwelling would be setback 5.5m from the street, generally consistent with the abutting dwellings and maintaining the streetscape character to satisfy PO 5.1.

Site Coverage/Space Between Buildings

As discussed previously, boundary garages/carports are common in the locality, and the proposed boundary wall will not detract from the streetscape character despite being inconsistent with the minimum side boundary setback prescribed in the Zone.

The dwelling would cover 245sqm/42% of the site, below the 50% maximum prescribed by DPF 3.1 of the Established Neighbourhood Zone and consistent with the pattern of development in the locality.

Design

Performance Outcome 2.1 of the Character Area Overlay states:

The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.

The Character Area Statement provides the following guidance regarding design:

*Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.
Varied, traditional materials.
Vehicle garaging, driveways and front fences are not dominant streetscape elements.*

As discussed above, the upper-level will be visually recessive from the street, therefore the primary concern is the front elevation of the first building level. This will consist of a forward gable element, with the dwelling entrance and a bedroom beneath. The garage is then setback 1m from the building line.

The replica villas and cottages on the northern side of Fourth Av are not representative of the original character of the locality. Pre-1940s dwellings are generally interwar bungalows with dominant verandah forms. The proposed dwelling does not have a verandah, but the front gable references the traditional form of the area in its size, shape and the use of fixed louvre cladding that has a similar effect to traditional cladding on original bungalows.

The replica dwellings are also deceptive in traditional window forms in the locality with several tall, narrow windows. The original dwellings along Gage St are more representative of the character of the locality, these tend to have larger and wider windows. There is overall, little consistency in window proportions in the locality and while the proposed dwelling has larger windows than would be typical, this is not a vital element of the streetscape.

The biggest deviation from the prevailing character is the proposed double garage, with the only example of a double garage being 11 Fourth Av. Other dwellings, regardless of era have single garages/carport or none. However, the development site is slightly wider than a typical allotment in the locality which can allow for a wider garage without dominating the appearance of the associated dwelling. The forward part of the dwelling is framed by two stone columns that increase the prominence of this section relative to the garage door. Given the above design elements, the wider allotment, and the degraded streetscape character, the proposed double garage does not have an unreasonable impact on the streetscape and satisfies the Character Area Overlay and Performance Outcome 10.1 of the Established Neighbourhood Zone.

Given the limited original character remaining on Fourth Av, materials are not considered to be a vital part of the streetscape. However, the proposal includes stone and brick on the most prominent parts of the elevation, providing the “traditional materials” envisioned by the Character Area Statement.

Traffic, Access and Parking

A new access point is proposed in the northeastern corner of the site. The access point facilitates safe and convenient vehicle movements, with a reasonable gradient to satisfy Design in Urban Areas Performance Outcome 23.5. There is a stobie pole and infrastructure pit in front of the site, however the proposed crossover will be setback 500mm from them in accordance with Design in Urban Areas DPF 23.4. No street trees will be impacted by the development.

The dwelling would be provided with a double garage, and two uncovered parking spaces on the driveway, exceeding the two off-street parking spaces sought by Transport, Access and Parking Table 1. The existing crossover will be removed to retain 1 on-street parking space consistent with Design in Urban Areas DPF 23.6, and a condition has been imposed requiring this work to be undertaken to Council's specifications.

Landscaping & Private Open Space

The site would be covered by approximately 225m²/39% soft landscaping, significantly more than the 25% sought by Design in Urban Areas DPF 22.1. Approximately 35% of the area in front of the dwelling would be landscaped, also consistent with the DPF. The landscaping is of reasonable quality, with large, mulched garden beds along the boundary to support diverse plantings.

Two small trees are proposed, 1 in front and 1 at the rear of the dwelling to satisfy DPF 1.1 of the Urban Tree Canopy Overlay and the mandatory condition required by Practice Direction 12.

Approximately 250m² of private open space is provided at the side and rear of the dwelling. The private open space will meet the likely needs of occupants and satisfies Design in Urban Areas Performance Outcome 21.1.

Flooding & Stormwater

Flooding

The site is in the Hazards (Flooding – General) Overlay. This seeks that habitable buildings have a finished floor level at least 300mm above the height of a 1-in-100 year flood event.

Council's consulting engineer has reviewed the proposal based on a maximum flood depth 0.25m. To achieve 300mm freeboard above the maximum flood depth, the dwelling requires a finished floor level of at least 100.80m. The applicant initially proposed a finished floor level of 100.60m but has increased this based on the advice from the consulting engineer. Note that this has also increased the height of the boundary wall and building by 200mm compared to the original proposal, but this remains an acceptable outcome as discussed above

Stormwater

The dwelling would be provided with a rainwater tank with sufficient capacity and the required connections to satisfy DPF 1.1 of the Stormwater Management Overlay and the mandatory condition required by Practice Direction 12.

Waste

Space is available at the side of the dwelling to store waste bins hidden from public view. Bins can be easily transported to the street via a side gate.

Earthworks and Fencing

Retaining walls are proposed on the western boundary with a maximum height of 700mm. Since the retaining walls do not exceed 1m in height, these are exempt from approval.

A 1.8m high fence is proposed to the side and rear boundaries, combined with the retaining walls, the fence will have a maximum height of 2.5m above the natural ground level. This height will not have an unreasonable impact on adjacent residents and provides adequate privacy and security to satisfy Design in Urban Areas Performance Outcome 9.1.

A 1.5m high masonry fence is proposed on the street boundary. This will consist of a 600mm masonry plinth and 1.5m columns with aluminium slats in between. While this fence is taller than the Character Area Statement may desire, it is worth noting that the landowner could construct a panel fence up to 2.1m in height without approval. The masonry and slat fencing will allow views to the dwelling and will have an acceptable impact on the streetscape.

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 26013292, by Zhengfang He is granted Planning Consent subject to the following conditions:

CONDITIONS

PLANNING CONSENT

Condition 1

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

Condition 2

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

The approved development must include rainwater tank storage which is:

1. connected to at least 60% of the roof area;
2. connected to one toilet and either the laundry cold water outlets or hot water service;
3. with a minimum retention capacity of 4000 litres;
4. if the site perviousness is less than 35%, with a minimum detention capacity of 1000 litres; and
5. where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank

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

Condition 4

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

Condition 5

The upper floor windows facing west, south & east 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 to the reasonable satisfaction of the Council.

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

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 Council.

Condition 8

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

Condition 9

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

ADVISORY NOTES

PLANNING CONSENT

Advisory Note 1

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 2

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 3

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 4

The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), 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 5

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 6

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 7

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 8

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 9

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 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.

Advisory Note 11

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

Lot Size Per Dwelling (m2) // Tree Size and Number Required

<450 // 1 small tree

450-800 // 1 medium tree or 2 small trees

>800 // 1 large tree or 2 medium trees or 4 small trees

Tree Size // Mature Height (minimum) // Mature Spread (minimum) // Soil Area Around Tree Within Development Site (minimum)

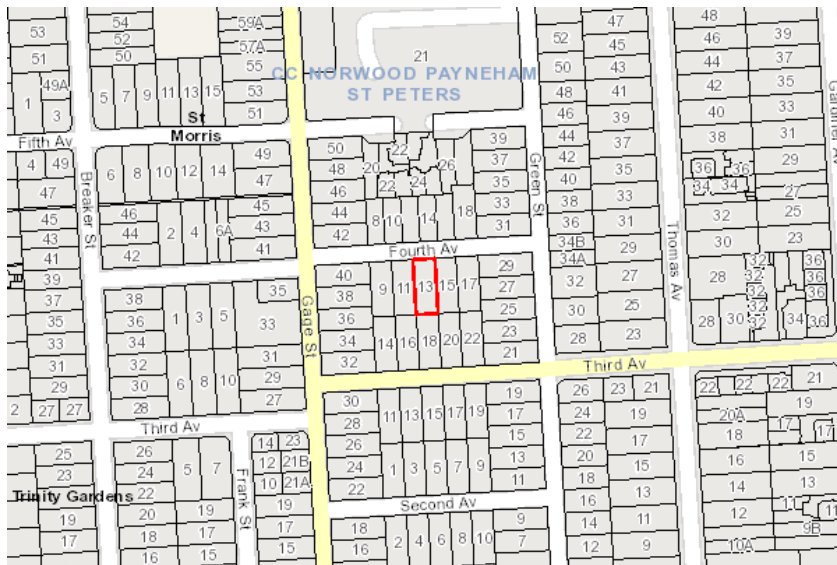
Small // 4m // 2m // 10m² and min. dimension of 1.5m

Medium // 6m // 4m // 30m² and min. dimension of 2m

Large // 12m // 8m // 60m² and min. dimension of 4m

Address: 13 FOURTH AV ST MORRIS SA 5068

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*)
 Character Area (NPSPC5)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage (*Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 9m; group dwelling is 18m*)
 Minimum Site Area (*Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 400 sqm*)
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)
 Minimum Side Boundary Setback (*Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher*)
 Site Coverage (*Maximum site coverage is 50 per cent*)

Selected Development(s)

Detached dwelling

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

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

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 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 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 400 sqm</td></tr></table> and (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 11m; semi-detached dwelling is 9m; group dwelling 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 Site Area	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 400 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 9m; group dwelling is 18m
Minimum Site Area					
Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 400 sqm					
Minimum Frontage					
Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 9m; group dwelling 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 and (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: <table border="1"> <tr> <th colspan="2">Site Coverage</th></tr> <tr> <td colspan="2">Maximum site coverage is 50 per cent</td></tr> </table> 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.	Site Coverage		Maximum site coverage is 50 per cent	
Site Coverage					
Maximum site coverage is 50 per cent					
Building Height					
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: <table border="1"> <tr> <th colspan="2">Maximum Building Height (Levels)</th></tr> <tr> <td colspan="2">Maximum building height is 2 levels</td></tr> </table> (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value 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.	Maximum Building Height (Levels)		Maximum building height is 2 levels	
Maximum Building Height (Levels)					
Maximum building height is 2 levels					
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: <table border="1"> <tr> <th>Development Context</th><th>Minimum setback</th></tr> <tr> <td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr> </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.
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: <table><tr><td>Minimum Side Boundary Setback</td></tr><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></table> or (b) 900mm, whichever is greater or	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher	
Minimum Side Boundary Setback				
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher				

	(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) <table border="1"><thead><tr><th>Minimum Side Boundary Setback</th></tr></thead><tbody><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></tbody></table> 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.	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			
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: <table border="1"><thead><tr><th>Minimum Side Boundary Setback</th></tr></thead><tbody><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></tbody></table> (b) in all other cases (i.e. there is a blank field), then:	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			

	(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 viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way) satisfy all of the following: (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 (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 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

Procedural Matters (PM) - Referrals

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

Development and Infrastructure (General) Regulations 2017.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Character Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the character area.	DTS/DPF 2.2 None are applicable.

PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the character area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the character area.	DTS/DPF 2.5 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.	DTS/DPF 6.2 None are applicable.

Character Area Statements

Statement#	Statement						
Character Areas affecting City of Norwood, Payneham and St Peters							
	Trinity Gardens/St Morris Character Area Statement (NPSP-C5) The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements. These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area. The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. <table> <tr> <td>Eras, themes and context</td><td>Pre-1940. Primarily low-scale and low density residential. Detached (including battleaxe in some locations), semi-detached dwellings. Group dwellings in St Morris.</td></tr> <tr> <td>Allotments, subdivision and built form patterns</td><td>Original, pre-1940s land division patterns.</td></tr> <tr> <td>Architectural styles, detailing and built form features</td><td>Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.</td></tr> </table>	Eras, themes and context	Pre-1940. Primarily low-scale and low density residential. Detached (including battleaxe in some locations), semi-detached dwellings. Group dwellings in St Morris.	Allotments, subdivision and built form patterns	Original, pre-1940s land division patterns.	Architectural styles, detailing and built form features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.
Eras, themes and context	Pre-1940. Primarily low-scale and low density residential. Detached (including battleaxe in some locations), semi-detached dwellings. Group dwellings in St Morris.						
Allotments, subdivision and built form patterns	Original, pre-1940s land division patterns.						
Architectural styles, detailing and built form features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.						

Statement#	Statement	
NPSPC5		Semi-detached dwellings often presenting as single dwellings.
	Building height	Single storey.
	Materials	Varied, traditional materials.
	Fencing	Low, open-style fencing that allows connectivity to the street. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. Some more solid forms of fencing along arterial roads.
	Setting, landscaping, streetscape and public realm features	Vehicle garaging, driveways and front fences are not dominant streetscape elements. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. Some limited advertising and signage which complements scale and architecture of associated buildings.
	Representative Buildings	<i>[Not identified]</i>

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings, co-located housing or dwellings within a residential flat building satisfies all of the following: (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 or laundry cold water outlets for sites less than 200m²
- (iii) connected to one toilet and the laundry cold water outlets 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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	DTS/DPF 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.	Effluent disposal drainage areas do not result in any of the following: (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 landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone satisfy at least one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 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 (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings and co-living incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling or co-living residence 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 and (b) has an aggregate window area of at least 2m² facing the primary street.
PO 17.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry	DTS/DPF 17.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.

point for visitors.	
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.2 Dwelling and co-living 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 or co-living residence 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 and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space or communal open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal 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:

Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m ²)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

- (b) at least 30% of any land between the primary street boundary and the primary building line.

Car parking, access and manoeuvrability

PO 23.1

Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.1

Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):

- (a) single width car parking spaces:
 - (i) a minimum length of 5.4m per space
 - (ii) a minimum width of 3.0m
 - (iii) a minimum garage door width of 2.4m
- (b) double width car parking spaces (side by side):
 - (i) a minimum length of 5.4m
 - (ii) a minimum width of 5.4m
 - (iii) minimum garage door width of 2.4m per space.

PO 23.2

Uncovered car parking space have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.

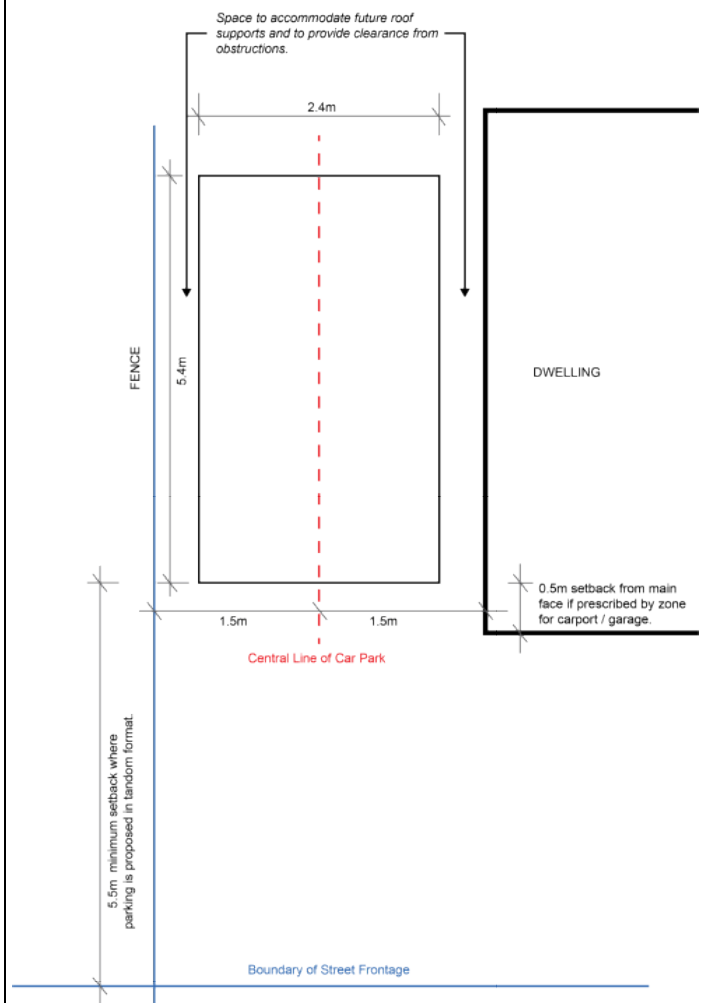
DTS/DPF 23.2

Uncovered car parking spaces satisfy all of the following:

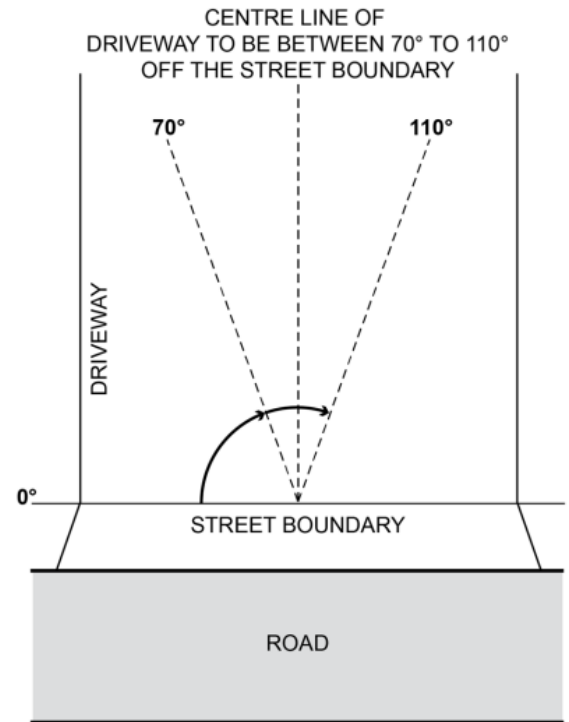
- (a) are a minimum of 5.4m in length
- (b) are a minimum of 2.4m in width
- (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction

- (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided:
 - (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and
 - (ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling
- (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided
 - (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 23.2(d) and
 - (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 23.2(e)(i) is setback at least 5.5m from the boundary of the street frontage.

Example diagram:



Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	Driveways and access points satisfy (a) or (b): (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 and (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back in accordance with all of the following: (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 to satisfy all of the following: (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:



- (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 or co-living 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

DTS/DPF 25.1

Buildings satisfy (a) or (b):

enclosed to give the appearance of a permanent structure.	(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.
Co-located Housing, Group Dwellings, Residential Flat Buildings, Co-living and Battle axe Development	
Amenity	
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 and co-living residences that face public open space and public streets and limits dwellings or co-living residences 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 or co-living sites/allotments are not in the form of a battle-axe arrangement.
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 or co-living residence (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 33.4 Residential driveways that service more than one dwelling or co-living, or a dwelling or co-living 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 co-living, or a dwelling or co-living 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 and co-living are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling and co-living walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.2 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).
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 /Accommodation Type	Dwelling / Accommodation Type / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m

	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
Co-living		2.5m ² per bedroom

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 and (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	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.

(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

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: 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. 35m ² 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	DTS/DPF 3.3

Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:	None are applicable.
(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.	

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)

	(ii) and no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).
--	--

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
PO 5.1 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 (e) proximity to high frequency public transport Note: In circumstances where a land use is not defined in Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas or Table 1 - General Off-Street Car Parking Requirements (as applicable), an appropriate car parking rate may be defined by reference to similar development in comparable locations.	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:

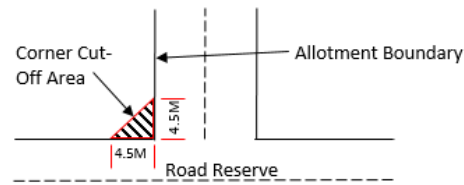


Table 1 - General Off-Street Car Parking Requirements

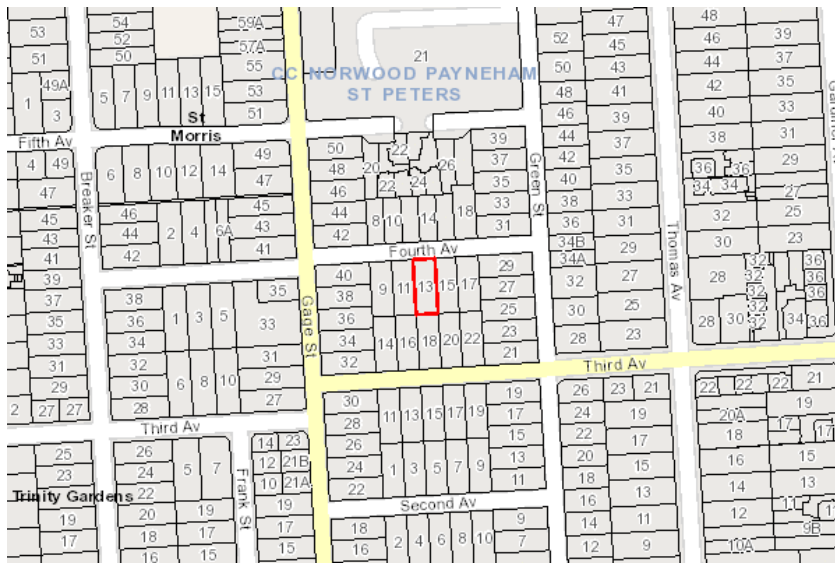
Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development	
Detached Dwelling	Dwelling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

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	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone
			City Main Street Zone
		1 space for each dwelling with a total floor area less than 75 square metres	City Riverbank Zone
		2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres	Adelaide Park Lands Zone
		3 spaces for each dwelling with a total floor area greater than 150 square metres.	Business Neighbourhood Zone (within the City of Adelaide)
		Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone

Address: 13 FOURTH AV ST MORRIS SA 5068

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)
 Character Area (NPSPC5)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage (Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 9m; group dwelling is 18m)
 Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 400 sqm)
 Maximum Building Height (Levels) (Maximum building height is 2 levels)
 Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher)
 Site Coverage (Maximum site coverage is 50 per cent)

Selected Development(s)

Fence

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

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

Fence - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (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	Except development involving any of the following:

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.	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	None specified.

(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.	
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.

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Character Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Character Area Statements

Statement#	Statement	
Character Areas affecting City of Norwood, Payneham and St Peters		
NPSPC5	Trinity Gardens/St Morris Character Area Statement (NPSP-C5)	
	The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements. These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area. The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.	
	Eras, themes and context	Pre-1940. Primarily low-scale and low density residential. Detached (including battleaxe in some locations), semi-detached dwellings. Group dwellings in St Morris.
	Allotments, subdivision and built form patterns	Original, pre-1940s land division patterns.
	Architectural styles, detailing and built form features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions. Semi-detached dwellings often presenting as single dwellings.
	Building height	Single storey.

Statement#	Statement	
	Materials	Varied, traditional materials.
	Fencing	Low, open-style fencing that allows connectivity to the street. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. Some more solid forms of fencing along arterial roads.
	Setting, landscaping, streetscape and public realm features	Vehicle garaging, driveways and front fences are not dominant streetscape elements. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. Some limited advertising and signage which complements scale and architecture of associated buildings.
	Representative Buildings	[Not identified]

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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	
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. It shows a hatched triangular area labeled 'Corner Cut-Off Area' adjacent to a road. A dashed line indicates the 'Allotment Boundary'. A solid line represents the 'Road Reserve'. Dimensions of 4.5M are shown for the width of the road reserve and the depth of the cut-off area.



Sheet Number	Sheet Name	Current Revision	Revision Date
A000	COVER SHEET	H	08/06/2026
A001	SITE PLAN	H	08/06/2026
A002	LANDSCAPE PLAN	H	08/06/2026
A003	GROUND FLOOR PLAN	H	08/06/2026
A004	FIRST FLOOR PLAN	H	08/06/2026
A005	STREET PERSPECTIVE	H	08/06/2026
A006	ELEVATIONS	H	08/06/2026
A007	ELEVATIONS	H	08/06/2026
A008	SECTION	H	08/06/2026
A009	FENCE ELEVATION	H	08/06/2026

Is my site exempt from 7-Star and Liveable Housing?

A	Lodged into PlanSA before 1st Oct 2024	No
B	Land division was lodged before 1st Jan 2024 (small or irregular allotment)	No
C	Is the site a 'small' or 'irregular' site (existing allotment)	No
D	This is a reno/addition before 1st May 2025	No
E	Manufactured off site and less than 60sqm	No
F	Is this a workers or tourist accommodation building	No
G	Site location - Mt Barker 6-star exemption area	No

Liveable Housing Provisions Checklist:

1	Step free entry: A: front door + B: garage	
	A. Landing space at porch + covering:	☐
	AA: Level Transition:	☐
	AAA: Ramp Shown from boundary:	☐
	AAAA: Landing not impeded by door:	☐
	B: Garage set down:	☒
	BB: Threshold 1:8 max:	☒
2	Internal door sizes: 870 / 920	☒
3	Pivot door clear opening shown: 820+	☒
4	Hall way size: 1100mm shown	☒
5	Toilet circulation space shown 1000mm x 1300mm	☒
6	Step free entry to shower	☒
7	Garage size shown 3300mm x 5500mm	☒
	Toilet / Shower / Bath Wall strengthening via: Stud Trimmers	☒

PLANNING DRAWINGS

building designer:



YOGO DESIGN & CONSULTING PTY LTD

572 Portrush Road, Glen Osmond
yogodesign.com.au
E: yogodesignconsulting@gmail.com
T: 08 8338 1883

ABN: 93 607 055 925

builder & contractor note:

Figured dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation.

No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council. Builder and client to verify survey pegs on boundaries prior to any building work commencing. Builder must confirm on-site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing. Wet area tiling to have 1:80 fall to floor traps. 1:60 fall to shower traps. Tiles to be laid on flexible adhesive with flexible grout. Copyright © These drawings are Copyright © and remain the exclusive property of YOGO Design Consulting Pty Ltd. All parts reserved. Reproduction of the whole or part of these drawings without written permission is prohibited.

revision:

rev:	date:	description:	drwn:	chk:
E	24/04/2026	FOR APPROVAL	DL	YG
F	13/05/2026	FOR APPROVAL	DL	YG
G	22/05/2026	FENCE ELEVATION UPDATE	DL	YG
H	08/06/2026	FENCE ELEVATION & FFL CHANGED	DL	YG

project:

NEW DWELLING

13 Fourth Ave, St Morris SA 5068

COVER SHEET

project:

address:

drawing title:

issue:

FOR APPROVAL

project no: Y251217

site area: 580.6 m²

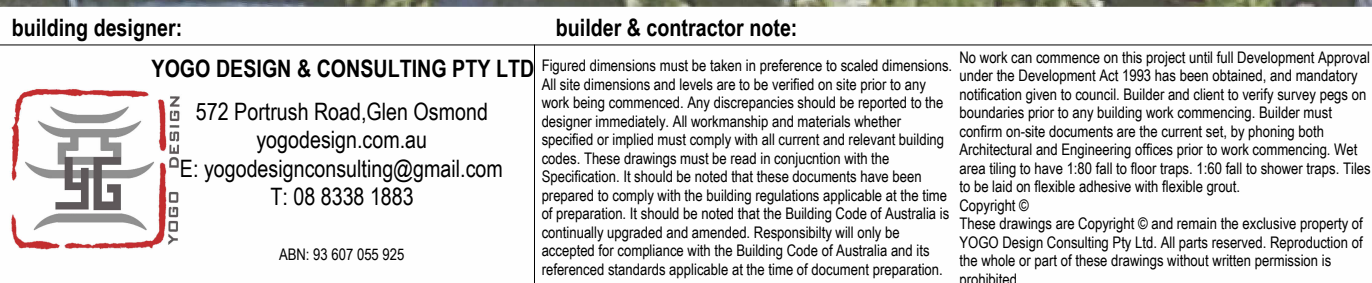
date issued: 08/06/2026

issue:

drawing no: **AA000**

scale: 1 : 100 @ A3

revision: **H**



Property Schedule	
NEW DWELLING	580.6 m ²

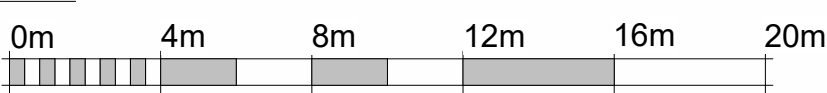
Name	Area	%
NEW DWELLING	245.0 m ²	42

Area Schedule	
LGL	
CELLAR	20.9 m ²
	20.9 m ²
GFL	
ALFRESCO	30.4 m ²
DOUBLE GARAGE	36.0 m ²
GFL LIVING	176.4 m ²
PORCH	2.2 m ²
	245.0 m ²
FFL	
FFL LIVING	122.6 m ²
	122.6 m ²
	388.5 m ²

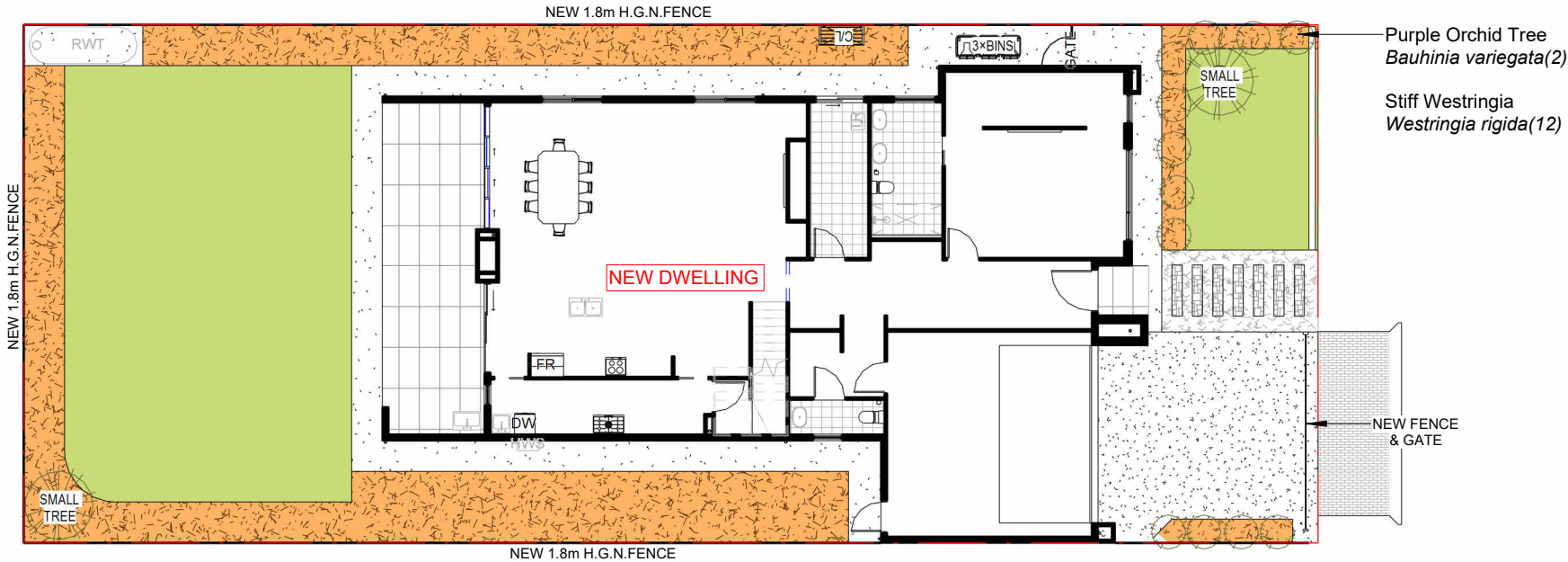
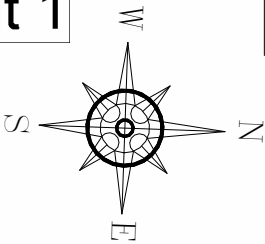
	PEBBLES
	LAWN
	MULCH
	UPPER FLOOR
	APRON PAVING
	DRIVEWAY PAVING
	PERMEABLE PAVING
	PRIVATE OPEN SPACE (P.O.S.)

PLANNING DRAWINGS

revision:					project:		issue:		
rev:	date:	description:		drwn:	chk:	project:		FOR APPROVAL	
A	30/01/2026	FOR REVIEW		DL	YG	13 Fourth Ave, St Morris SA 5068		drawing no	
B	09/02/2026	FOR REVIEW		DL	YG			project no:	
C	18/02/2026	FOR REVIEW		DL	YG			Y251217	
D	26/02/2026	FOR REVIEW		DL	YG			580.6 m²	
E	24/04/2026	FOR APPROVAL		DL	YG			site area:	
F	13/05/2026	FOR APPROVAL		DL	YG			date issued:	
G	22/05/2026	FENCE ELEVATION UPDATE		DL	YG			As indicated	
H	08/06/2026	FENCE ELEVATION & FFL CHANGED		DL	YG	drawing title:		revision	
SITE PLAN						08/06/2026		AA001	
								scale:	
								paper size:	
								A3	



SCALE 1:200 @ A3



1 Landscape Plan
SCALE: 1 : 200

SOFT LANDSCAPING

FRONT & REAR:
234.8m² / 580.6m² = 40.4%
FRONT:
33.7m² / 91.9m² (FRONT YARD) = 36.7%

IMPERVIOUS AREA:

TOTAL IMPERVIOUS AREA: 345.8m²
ROOF AREA: 273.8m²
ROOF AREA AS % OF TOTAL:
273.8m²/ 345.8m² = 79.2%

Planting Schedule										
Image	Symbol	Plant name	Botanical name	Height & width	Flower colour	Flowering time	Evergreen / Deciduous	Position	Form	Quantity
		Purple Orchid Tree	Bauhinia variegata	Height 5-6m x Width 2-3m	Purple	Summer, Winter, Spring	Deciduous	Full Sun	Tree	2
		Stiff Westringia	Westringia rigida	Height 0.3-0.5m x Width 0.8-1m	White	Spring, Summer	Evergreen	Full Sun	Shrub	12

LEGEND

- MULCH
- LAWN(Buffalo grass, Bouteloua dactyloides)

PLANNING DRAWINGS

building designer:

YOGO DESIGN & CONSULTING PTY LTD

572 Portrush Road, Glen Osmond
yogodesign.com.au
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T: 08 8338 1883
ABN: 93 607 055 925

builder & contractor note:

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revision:

rev:	date:	description:	drwn:	chk:
E	24/04/2026	FOR APPROVAL	DL	YG
F	13/05/2026	FOR APPROVAL	DL	YG
G	22/05/2026	FENCE ELEVATION UPDATE	DL	YG
H	08/06/2026	FENCE ELEVATION & FFL CHANGED	DL	YG

project:

NEW DWELLING

13 Fourth Ave, St Morris SA 5068

LANDSCAPE PLAN

issue:

FOR APPROVAL

Y251217
580.6 m²

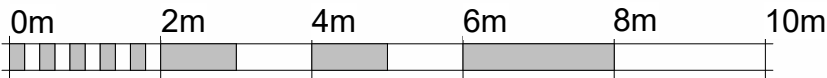
08/06/2026

drawing no:

AA002

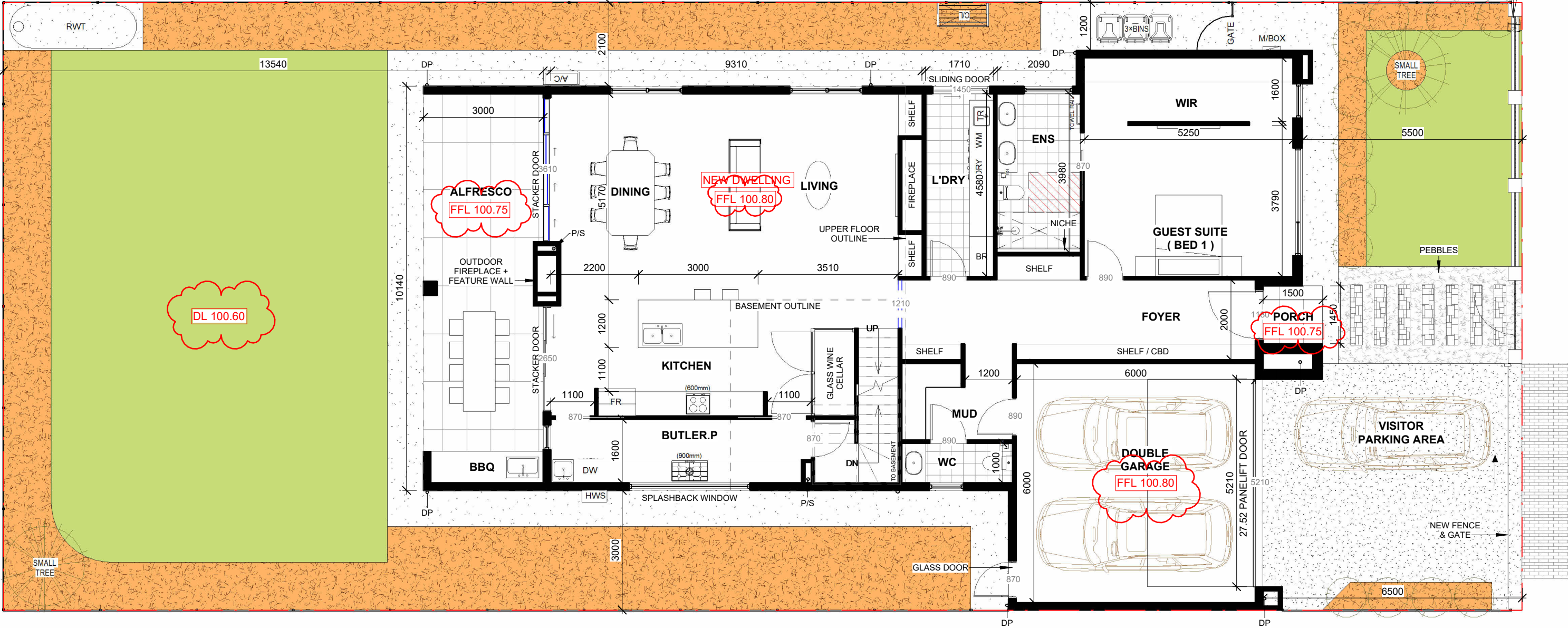
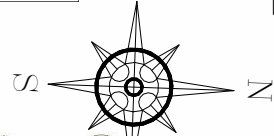
revision:

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SCALE 1:100 @ A3

Attachment 1

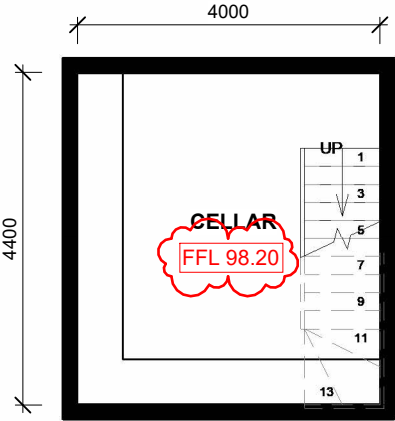


1 Ground Floor Plan

SCALE: 1 : 100

2 LOWER GROUND FLOOR PLAN

SCALE: 1 : 100



PLANNING DRAWINGS

building designer:



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ABN: 93 607 055 925

builder & contractor note:

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B	09/02/2026	FOR REVIEW	DL	YG
C	18/02/2026	FOR REVIEW	DL	YG
D	26/02/2026	FOR REVIEW	DL	YG
E	24/04/2026	FOR APPROVAL	DL	YG
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project:

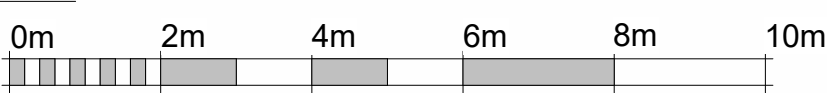
NEW DWELLING
13 Fourth Ave, St Morris SA 5068
GROUND FLOOR PLAN

issue:

FOR APPROVAL
project no: Y251217
site area: 580.6 m²
date issued: 08/06/2026

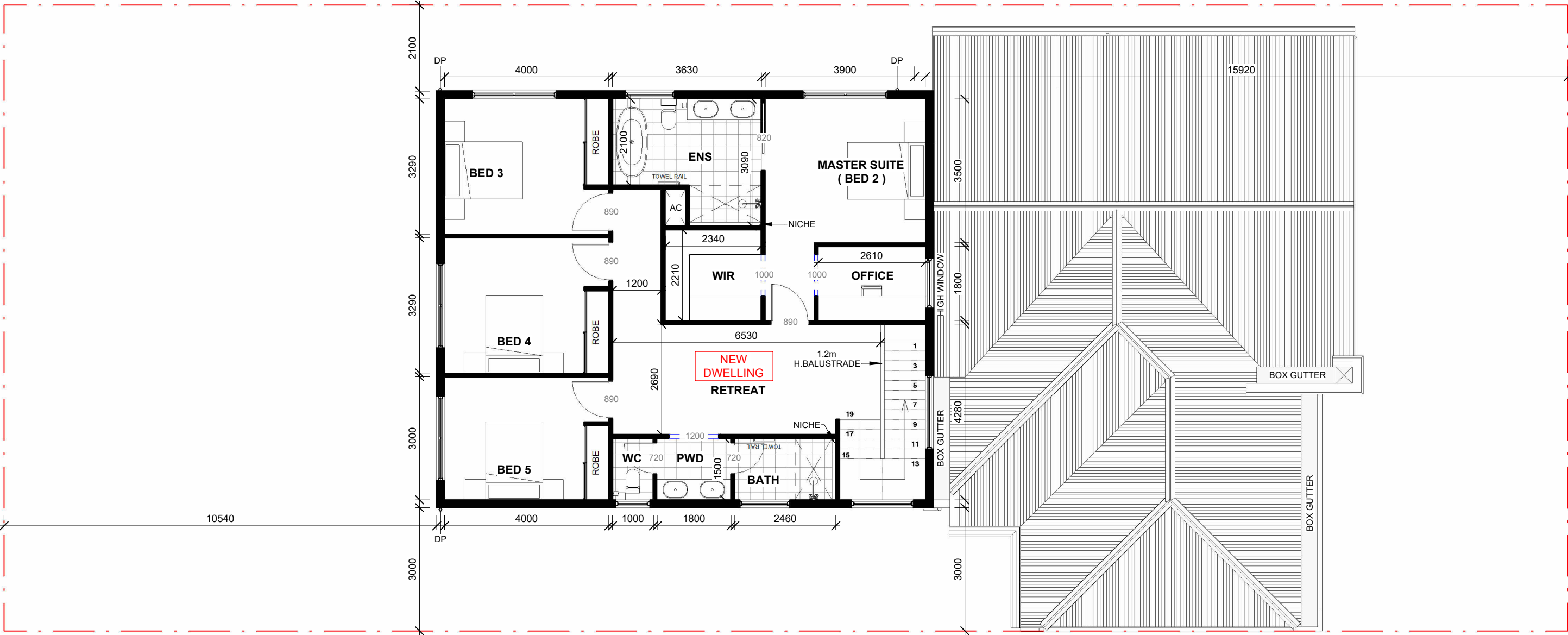
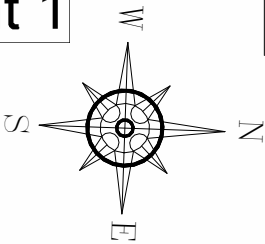
issue:

drawing no: AA003
scale: 1 : 100 @ A3
revision: H
paper size: A3



SCALE 1:100 @ A3

Attachment 1



1 First Floor Plan
SCALE: 1 : 100

PLANNING DRAWINGS

building designer:		builder & contractor note:		revision:		project:		issue:																																							
	YOGO DESIGN & CONSULTING PTY LTD	Figured dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation. No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council. Builder and client to verify survey pegs on boundaries prior to any building work commencing. Builder must confirm on-site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing. Wet area tiling to have 1:80 fall to floor traps. 1:60 fall to shower traps. Tiles to be laid on flexible adhesive with flexible grout. Copyright © These drawings are Copyright © and remain the exclusive property of YOGO Design Consulting Pty Ltd. All parts reserved. Reproduction of the whole or part of these drawings without written permission is prohibited.	rev: date: description: drwn: chk: <table><tr><td>A</td><td>30/01/2026</td><td>FOR REVIEW</td><td>DL</td><td>YG</td></tr><tr><td>B</td><td>09/02/2026</td><td>FOR REVIEW</td><td>DL</td><td>YG</td></tr><tr><td>C</td><td>18/02/2026</td><td>FOR REVIEW</td><td>DL</td><td>YG</td></tr><tr><td>D</td><td>26/02/2026</td><td>FOR REVIEW</td><td>DL</td><td>YG</td></tr><tr><td>E</td><td>24/04/2026</td><td>FOR APPROVAL</td><td>DL</td><td>YG</td></tr><tr><td>F</td><td>13/05/2026</td><td>FOR APPROVAL</td><td>DL</td><td>YG</td></tr><tr><td>G</td><td>22/05/2026</td><td>FENCE ELEVATION UPDATE</td><td>DL</td><td>YG</td></tr><tr><td>H</td><td>08/06/2026</td><td>FENCE ELEVATION & FFL CHANGED</td><td>DL</td><td>YG</td></tr></table>	A	30/01/2026	FOR REVIEW	DL	YG	B	09/02/2026	FOR REVIEW	DL	YG	C	18/02/2026	FOR REVIEW	DL	YG	D	26/02/2026	FOR REVIEW	DL	YG	E	24/04/2026	FOR APPROVAL	DL	YG	F	13/05/2026	FOR APPROVAL	DL	YG	G	22/05/2026	FENCE ELEVATION UPDATE	DL	YG	H	08/06/2026	FENCE ELEVATION & FFL CHANGED	DL	YG	NEW DWELLING		project: FOR APPROVAL	
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572 Portrush Road, Glen Osmond yogodesign.com.au E: yogodesignconsulting@gmail.com T: 08 8338 1883		13 Fourth Ave, St Morris SA 5068		address: Y251217		project no: drawing no:																																									
ABN: 93 607 055 925		580.6 m²		site area:		scale: revision:																																									
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		FIRST FLOOR PLAN		drawing title:		paper size: A3																																									

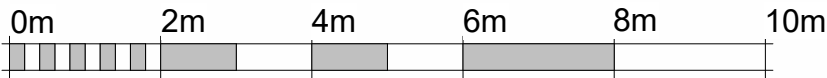
Page 5 of 18

Architectural elevation drawing of a building facade. The drawing includes a street perspective line (dashed red line) labeled "STREET PERSPECTIVE" in blue. The roof pitch is indicated as "ROOF PITCH AT 15°" and "ROOF PITCH AT 25°". The building features a gabled roof, a central entrance with a small porch, and a large window. The drawing also shows a fence in the foreground and a person standing for scale. Height markers on the right indicate levels: FFCL (Finished Floor Ceiling Line) at 2700, FFL (Finished Floor Line) at 435, GFCL (Ground Floor Ceiling Line) at 435, and GFL (Ground Floor Line) at 3000. A vertical dimension of 1820 is shown for the person's height.

SCALE: 1 : 100

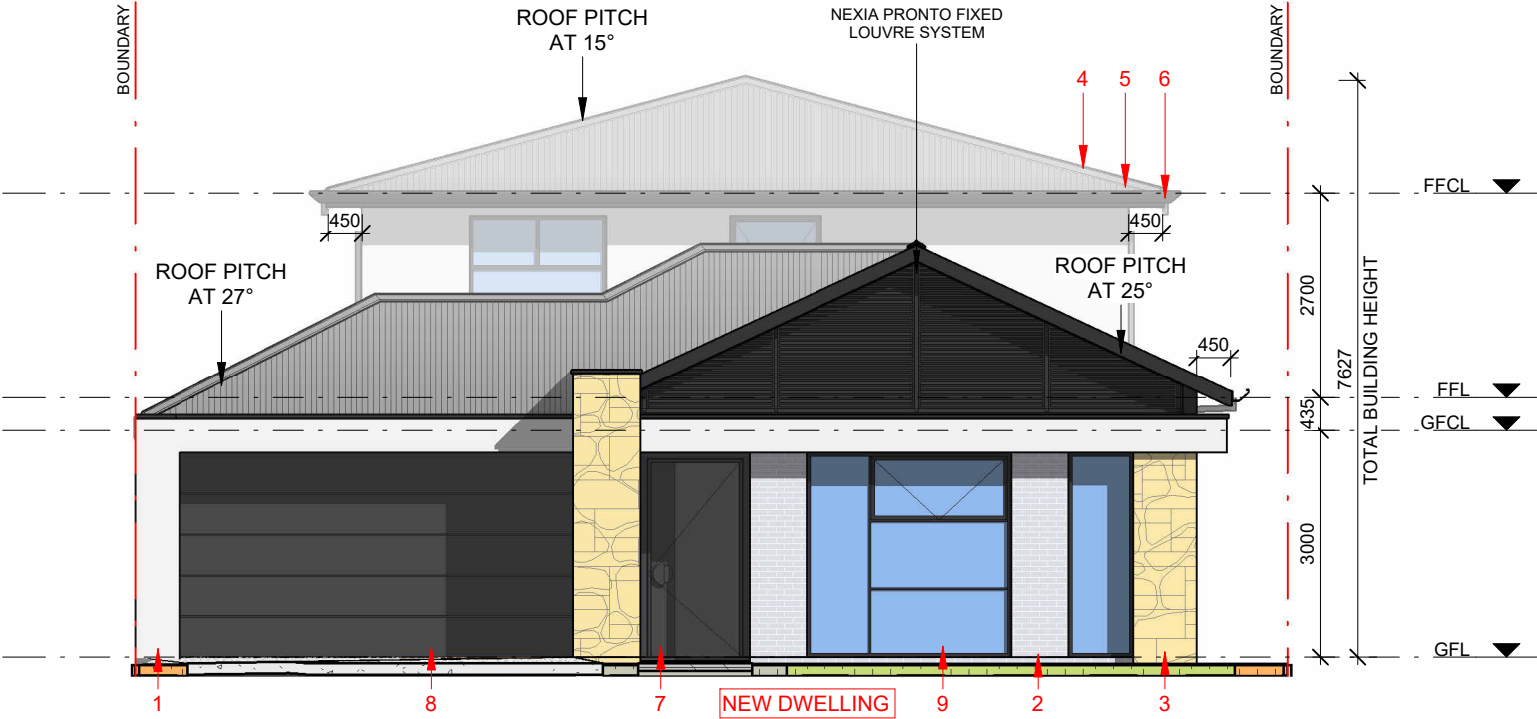


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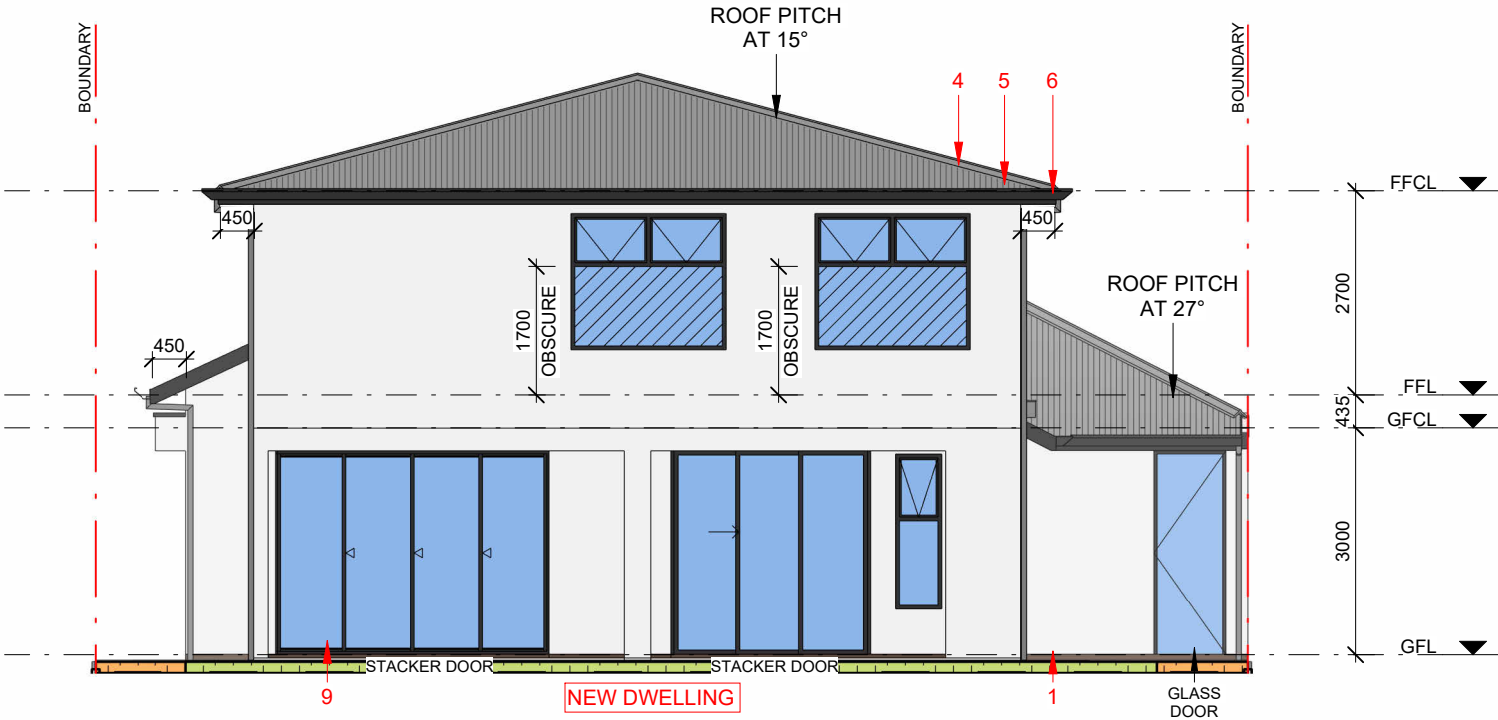


SCALE 1:100 @ A3

Attachment 1



1 NORTH ELEVATION
SCALE: 1 : 100



2 SOUTH ELEVATION
SCALE: 1 : 100

Material schedule				
Code	Material image	Description	Specification	Finish
Walls - exterior				
1		Aerated concrete panel wall	190 mm AAC Veneer Wall, 75 mm AAC Panel on 25 mm tophat to 90 mm studs	Rendered finish Dulux 'Lexicon Quarter'
2		Masonry brick wall	PGH or similar, 110 mm brick, 40 mm cavity, 90mm studs	Finish 'Nightfall Wolf' or similar
3		APC External Stone Cladding	APC External Dry Stacked Wall Cladding	Finish 'Limestone' or 'similar
Roof				
4		metal capping and flashing to match main roof	0.40 mm base metal "Rolled Top Ridge" profile capping and standard valley capping or similar	Colorbond finish 'Bluegum' or similar
5		corrugated metal roof	Corrugated roof	Colorbond finish 'Bluegum' or similar
6		Stratco (or similar) gutter	Mosman gutter profile or similar	Colorbond finish 'Monument' or similar
Doors/windows				
7		Timber entry door, vertical timber cladding with round handle	As per client selection	Timber finish as per client selection
8		B&D panelift Sectional door or similar	Nullarbor Profile with Colorbond Finish	Colorbond finish 'Monument' or similar
9		Aluminum framed glass door and windows	Statesman Essential series or similar	Powdercoated finish 'Black' or similar

PLANNING DRAWINGS

building designer:

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ABN: 93 607 055 925

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revision:

rev:	date:	description:	drwn:	chk:
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F	13/05/2026	FOR APPROVAL	DL	YG
G	22/05/2026	FENCE ELEVATION UPDATE	DL	YG
H	08/06/2026	FENCE ELEVATION & FFL CHANGED	DL	YG

project:

NEW DWELLING

13 Fourth Ave, St Morris SA 5068

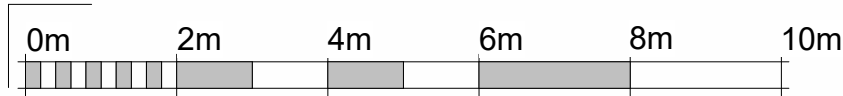
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issue:

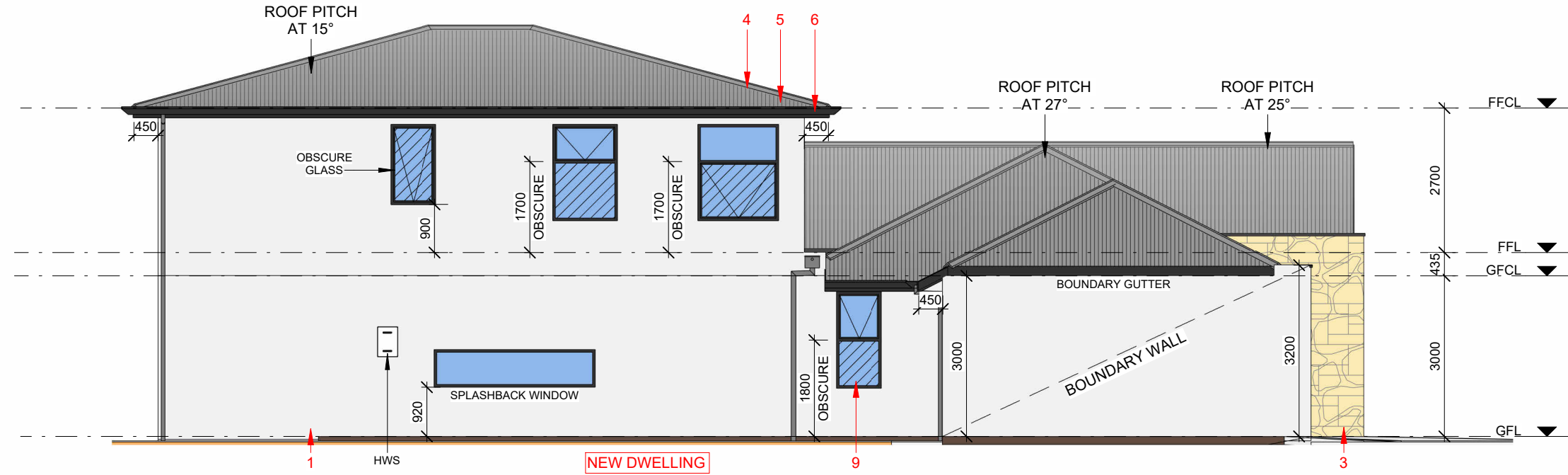
FOR APPROVAL

project no: Y251217
site area: 580.6 m²
date issued: 08/06/2026

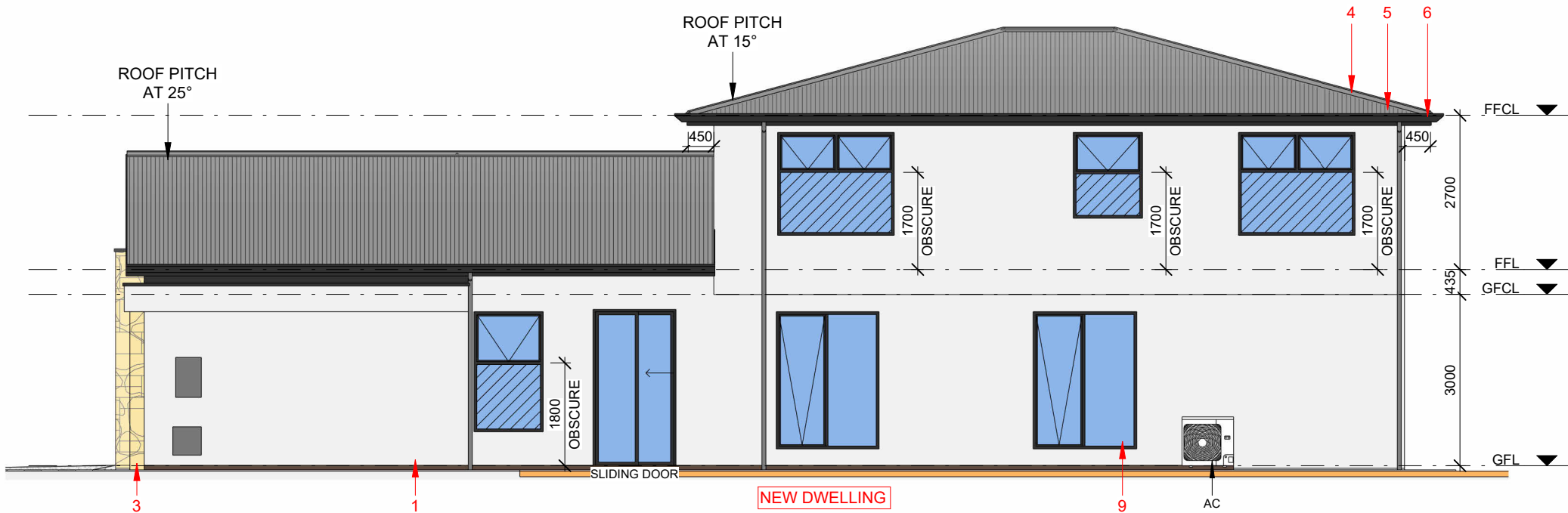
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paper size: A3
revision: **H**



SCALE 1:100 @ A3



1 EAST ELEVATION
SCALE: 1 : 100



2 WEST ELEVATION
SCALE: 1 : 100

Attachment 1

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Code	Material image	Description	Specification	Finish
Walls - exterior				
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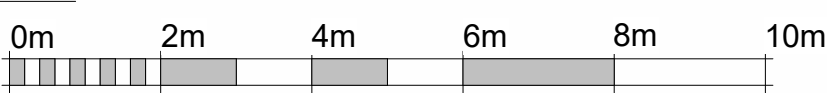
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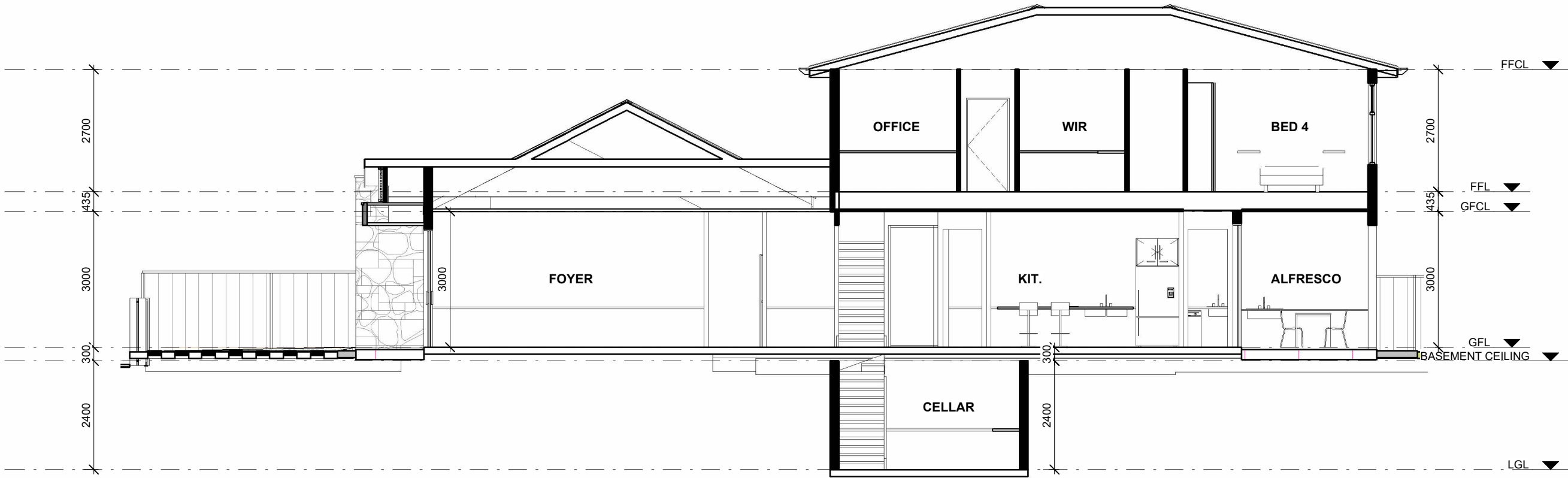
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G	22/05/2026	FENCE ELEVATION UPDATE	DL	YG
H	08/06/2026	FENCE ELEVATION & FFL CHANGED	DL	YG

project:

NEW DWELLING		project:	FOR APPROVAL		issue:
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			Y251217	AA007	
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					revision:
					H
ELEVATIONS		drawing title:	date issued:	paper size:	
			08/06/2026	A3	



SCALE 1:100 @ A3



1 Section 1
SCALE: 1 : 100

PLANNING DRAWINGS

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T: 08 8338 1883

ABN: 93 607 055 925

builder & contractor note:

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H	08/06/2026	FENCE ELEVATION & FFL CHANGED	DL	YG

project:

NEW DWELLING

13 Fourth Ave, St Morris SA 5068

SECTION

issue:

FOR APPROVAL

Y251217

580.6 m²

08/06/2026

project no:

site area:

date issued:

drawing no:

scale:

paper size:

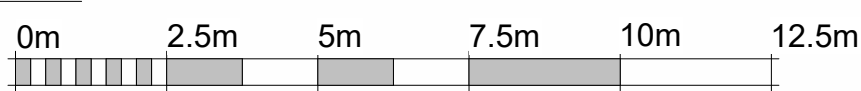
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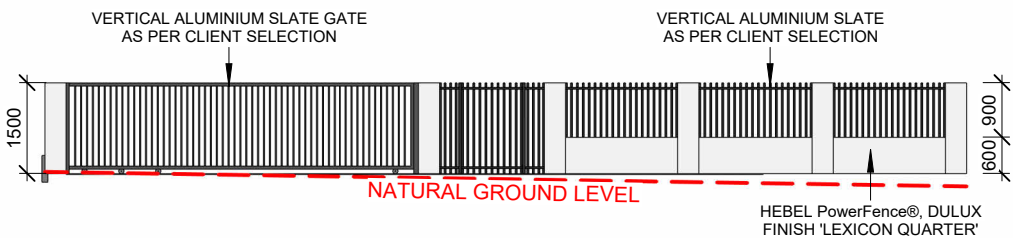
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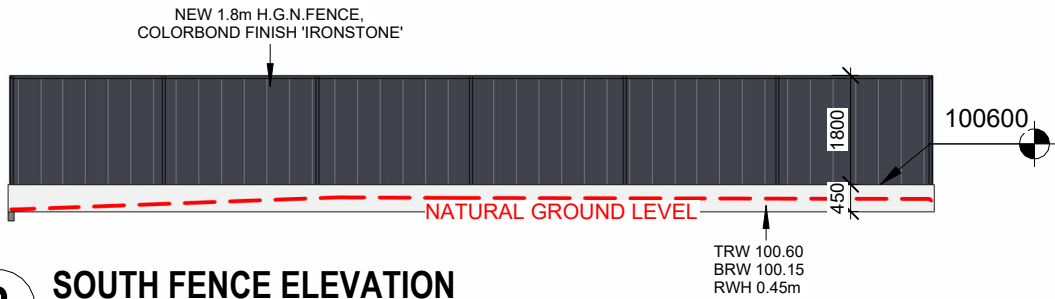
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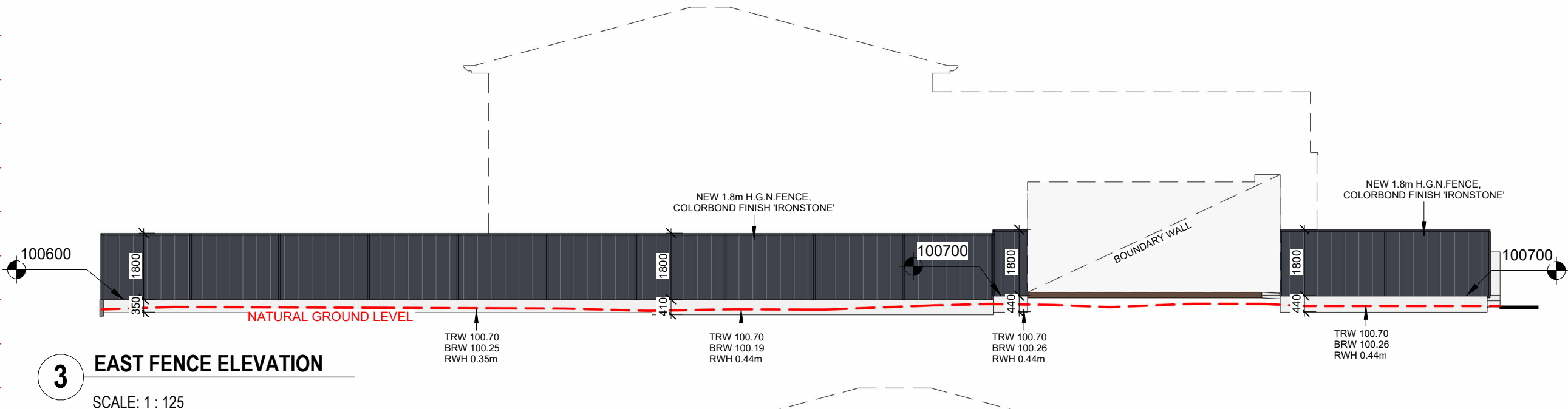
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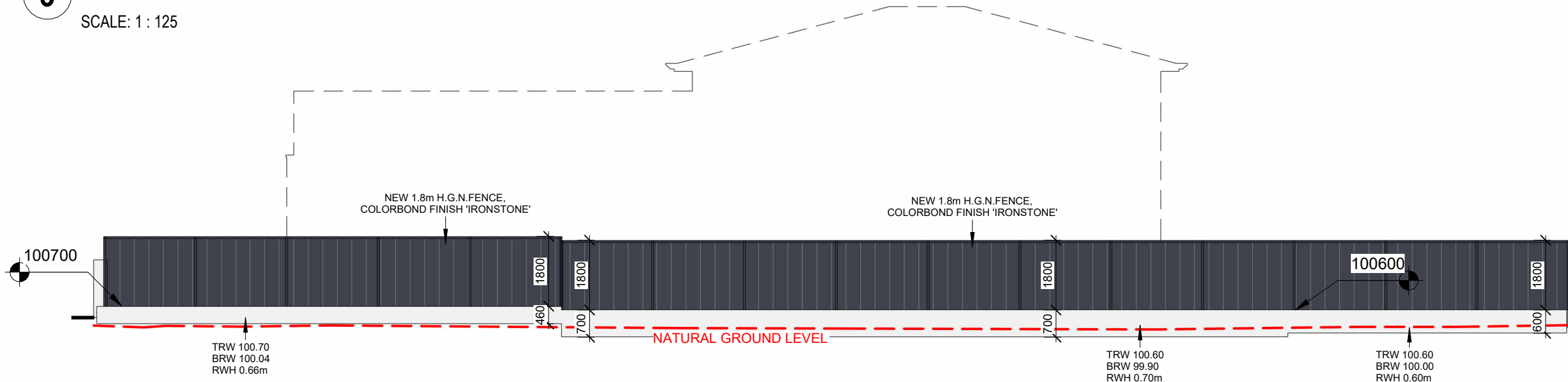
1 FRONT FENCE ELEVATION
SCALE: 1 : 125



2 SOUTH FENCE ELEVATION
SCALE: 1 : 125



3 EAST FENCE ELEVATION
SCALE: 1 : 125



4 WEST FENCE ELEVATION
SCALE: 1 : 125

PLANNING DRAWINGS

building designer:

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revision:

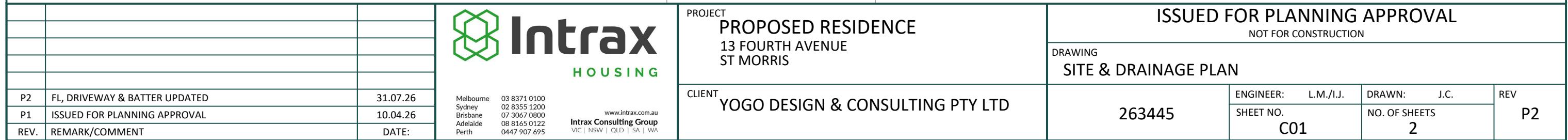
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H	08/06/2026	FENCE ELEVATION & FFL CHANGED	DL	YG

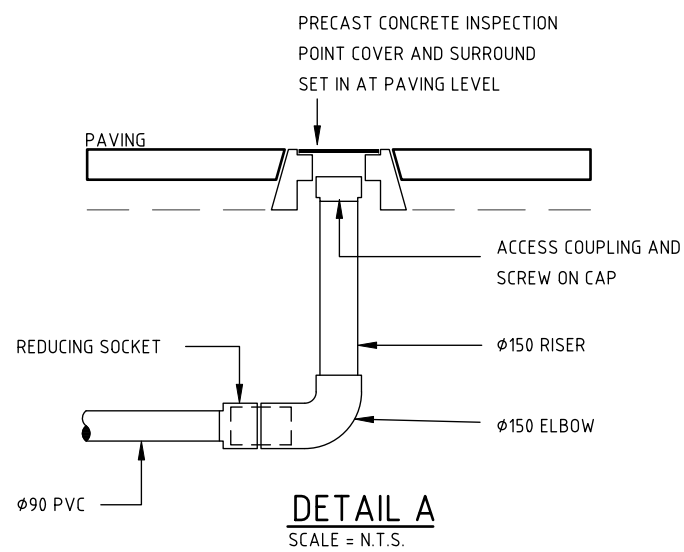
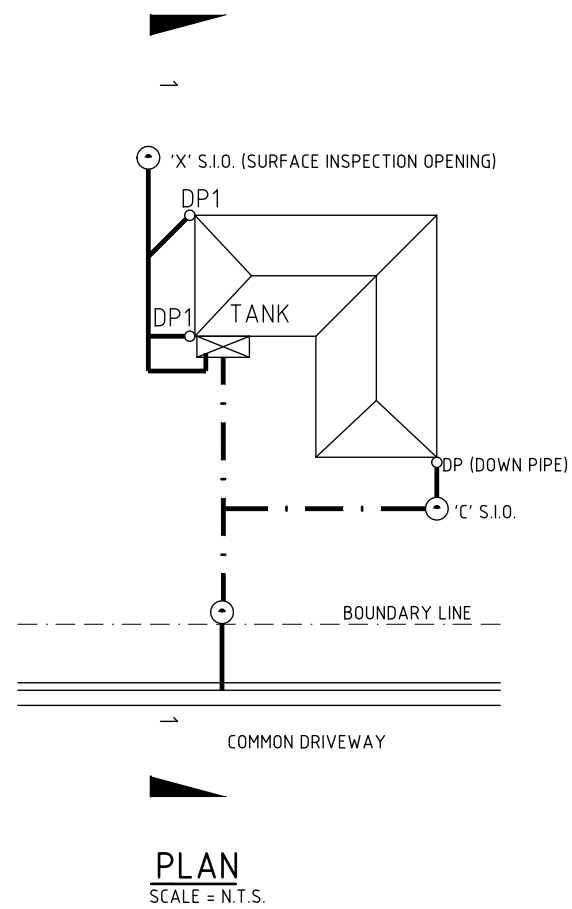
project:

NEW DWELLING
13 Fourth Ave, St Morris SA 5068
FENCE ELEVATION

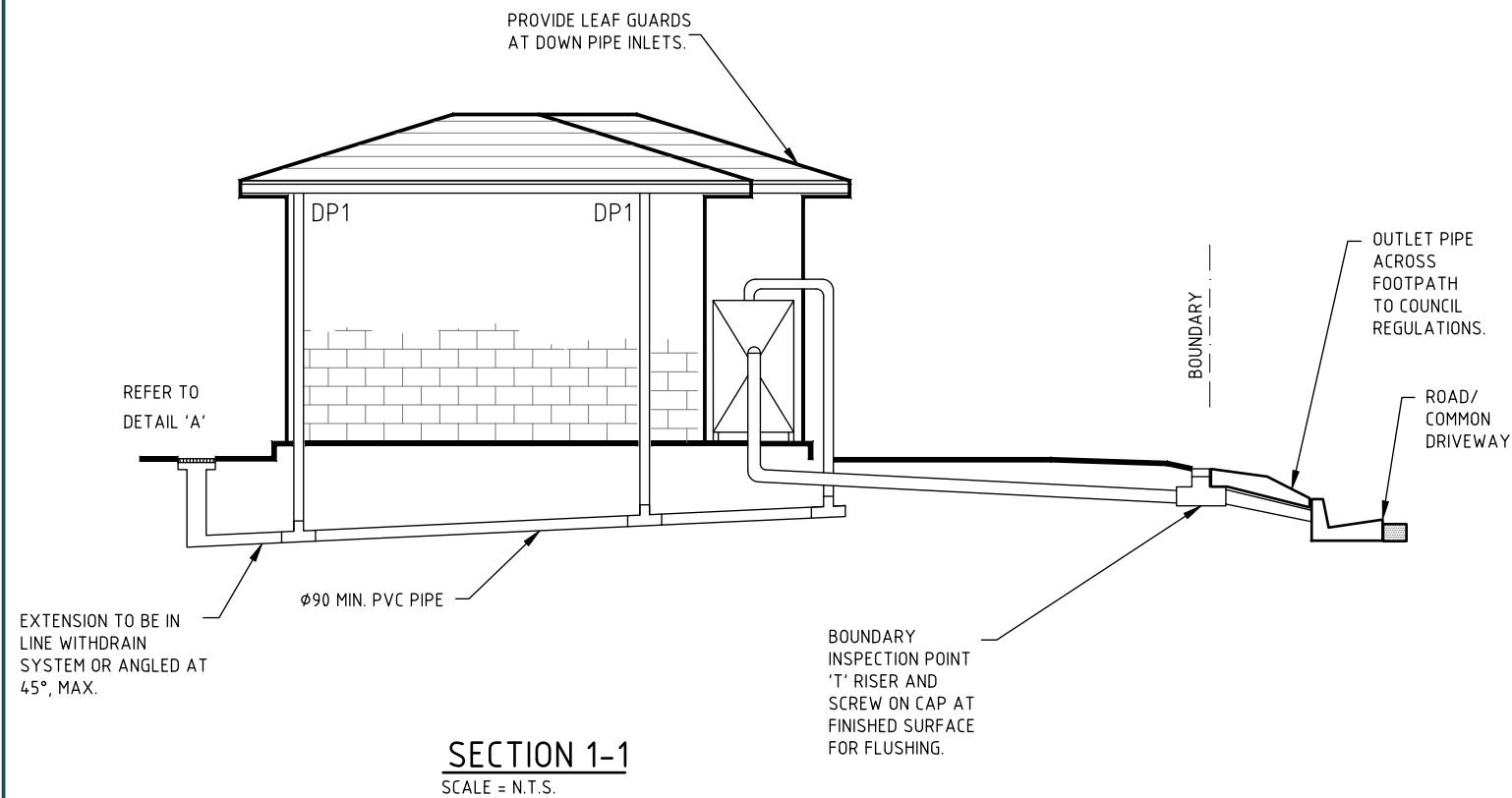
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FOR APPROVAL
project no: Y251217
site area: 580.6 m²
drawing title: 08/06/2026
drawing no: **AA009**
revision: **H**
scale: 1 : 125 @ A3
paper size: A3





- SEALED SYSTEM:**
1. 'X' DENOTES RISER AND SCREW ON INSPECTION CAP AT FINISH SURFACE LEVEL OR CLEANING EYE IN DOWNPIPE FOR RODDING (AND / OR FLUSHING) PURPOSES AT 'DEAD END' BRANCHES.
 2. STORMWATER PIPES TO HAVE A MIN. FALL OF 0.5% (1 IN 200).
 3. DO NOT USE SEAMED SHEET METAL DOWN PIPES OR FITTINGS WITH A PRESSURISED SYSTEM.
 4. SEALED SYSTEM TO BE CONSTRUCTED TO PRESSURE LINE STANDARD (SOLVENT WELDED JOINTS FOR PVC PIPES) STATIC TESTED BEFORE BACKFILLING.
 5. FLUSHING AND MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
- RAINWATER TANK:**
1. WHEN TANK IS FED BY A SEALED SYSTEM, ENSURE A MINIMUM 500mm STATIC HEAD FROM INLET/ OUTLET OF TANK TO INLETS OF SEALED SYSTEM IS ACHIEVED.
 2. IF SITE AREA IS LESS THAN 200sqm, RAINWATER TANK TO BE CONNECTED TO EITHER A WATER CLOSET OR WATER HEATER OR LAUNDRY COLD WATER OUTLETS AS PER PLAN SA CODE. IF SITE AREA IS 200sqm OR GREATER, RAINWATER TANK TO BE CONNECTED TO AT LEAST A WATER CLOSET AND EITHER A WATER HEATER OR LAUNDRY COLD WATER OUTLETS AS PER PLAN SA CODE.
 3. TANK OVERFLOW TO BE DISCHARGED TO STREET WATERTABLE OR SOAKAGE PIT, GARDEN BEDS WELL AWAY FROM BUILDING AND ANY NEIGHBOURING STRUCTURES.
 4. TANK INLETS & OUTLETS MUST BE FITTED WITH MOSQUITO-PROOF, NON DEGRADABLE SCREENS FORMED FROM $\phi 0.315\text{mm}$ MATERIAL AND HAVE A MINIMUM OF 6X7 OPENINGS SQCM.



			 Melbourne 03 8371 0100 Sydney 02 8355 1200 Brisbane 07 3067 0800 Adelaide 08 8165 0122 Perth 0447 907 695 www.intrax.com.au Intrax Consulting Group VIC NSW QLD SA WA	PROJECT PROPOSED RESIDENCE 13 FOURTH AVENUE ST MORRIS		ISSUED FOR PLANNING APPROVAL NOT FOR CONSTRUCTION				
						DRAWING SEALED STORMWATER SYSTEM				
P2	ISSUED FOR PLANNING APPROVAL	31.07.26		CLIENT YOGO DESIGN & CONSULTING PTY LTD		263445	ENGINEER: L.M./I.J.	DRAWN: J.C.	REV	
P1	ISSUED FOR PLANNING APPROVAL	10.04.26					SHEET NO. C02	NO. OF SHEETS 2	P2	
REV.	REMARK/COMMENT	DATE:								



Application Summary

Application ID	26013292
Proposal	double storey detached dwelling and associated fencing
Location	13 FOURTH AV ST MORRIS SA 5068

Representations

Representor 1 - Alex Andreas

Name	Alex Andreas
Address	
Submission Date	10/06/2026 12:38 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons See attached Form	

Attached Documents

RepresentationForm-alexAndreas-14571842.pdf

10 JUN 2026

Attachment 3

South Australia

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

CITY OF NORWOOD

PAYNEHAM & ST PETERS

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Applicant: _____

Development Number: 26013292

Nature of Development: _____

Zone / Sub-zone / _____

Overlay: _____

Subject Land: 13 Fourth Av, St Morris

Contact Officer: _____

Phone Number: _____

Close Date: _____

My name*:	<u>Alex Andreas</u>	My phone number:	
My postal address*:		My email:	

* indicates mandatory information

My position is:
(please tick one)

I support the development



I support the development with some concerns (detail below)



I oppose the development

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

It will make it very difficult for my tenants as it is a 6/6 store. My kitchen window will be directly looking at a massive brick wall.

[attached additional pages as needed]

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

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

I:



wish to be heard in support of my submission*

(please tick one)



do not wish to be heard in support of my submission

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

By:

(please tick one)



appearing personally



being represented by the following person: _____

Signature: _____

Date: 10/6/26

Return Address: PO Box 204 Kent Town 5071 or in person at 175 The Parade Norwood

Email: developmentassessment@npsa.gov.au or

Complete online submission: SA Planning Portal www.sa.gov.au/saplanningportal

Public Notification Period - Development Application ID 26013292 | Address: 13 FOURTH AV ST MORRIS SA 5068

Yong Guo <yong@yogodesign.com.au>
To: Callum Hastie <chastie@nps.gov.au>

Sat, Jun 27, 2026 at 4:29 PM

Callum,

We are writing to response to Mr Alex Andreas's representation of DA 26013292

Mr Alex Andreas's concern is regarding the proposed boundary wall, which is 3m in height and less than 7m in length.

- According to PO7.1, this proposed boundary wall fully complies with the height and length requirements.
- the kitchen window (assuming the one facing driveway) is approximately 4m from side boundary, and there are a number of trees/plants along the fence.
- We also note the existing garage/carport at 15 Fourth Ave is built on the same side boundary too.

Based on the facts above, it is our opinion that the development finds support with the relevant provisions of the Planning and Design Code and warrants Planning Consent.

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) <table><tr><th>Minimum Side Boundary Setback</th></tr><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></table> 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.	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			





Kind Regards,

Yong GUO

M.Arch / Building Designer
Managing Director



YOGO Design & Consulting Pty Ltd

ABN: 93 607 055 925

Residential Planning, Design, Consulting, Building Approvals, 3D visualization

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T: (08) 8338 1883

E: yong@yogodesign.com.au

W: www.yogodesign.com.au

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Please consider the environment before printing this email.

On Tue, May 26, 2026 at 10:46 AM Plan SA Admin <dap@plan.sa.gov.au> wrote:

[Quoted text hidden]

From: Melinda Lutton <Melinda.Lutton@tonkin.com.au>
Sent: Tuesday, 16 June 2026 4:47 PM
To: Callum Hastie
Subject: RE: Development Application Referral - DA 26013292 - 13 Fourth Avenue, St Morris

Hi Callum

Sorry for the delay in this one (always worse when the news isn't good...). The site is in the Hazard (Flooding – General) overlay, and I would recommend that the proposed FFLs be raised:

- 1% flood AEP covers most of the site at 0.1-0.25m depth, with a small area 0.25-0.5m near the back and western side of the building footprint, so I've used 0.25m flood depth
- Ground level = 100.25m (middle of the property)
- Top of flood depth range for 1% AEP is 0.25m
- Recommended FFL = 100.8m (=100.25 + 0.25m + 0.3m)
- Proposed FFL is 100.6m (100.55 for the alfresco area)

Best regards, Mel

Melinda Lutton

Principal Engineer | Civil Team Lead
Melinda.Lutton@tonkin.com.au
Office +61 8 8273 3100

Direct +61 8 8273 3132

Kaurna Country
Level 2, 170 Frome Street
Adelaide SA 5000
Tonkin.com.au | [LinkedIn](#)

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From: Callum Hastie
Sent: Thursday, 7 May 2026 3:05 PM
To: Melinda Lutton
Subject: Development Application Referral - DA 26013292 - 13 Fourth Avenue, St Morris

Hi Mel,

Hope you're doing well.

I am reviewing the above development application in the Hazards (Flooding – General) Overlay. Can you please review and advise is the proposed finished floor level is sufficient?

Thank you in advance!

Callum Hastie
URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone 8366 4537
Email chastie@npsp.sa.gov.au
Website www.npsp.sa.gov.au

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**