

Council Assessment Panel Minutes

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

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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

Moved by Mr Rutt and Seconded by Cr Wilkinson
CARRIED

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

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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	Plan Parcel: S3503	Council: THE CITY OF NORWOOD PAYNEHAM AND
5031/842	UN3	ST PETERS

Location reference: UNIT 2 15 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT	Plan Parcel: S3503	Council: THE CITY OF NORWOOD PAYNEHAM AND
5031/841	UN2	ST PETERS

Location reference: 23 DEQUETTEVILLE TCE KENT TOWN SA 5067

Title ref.: CT	Plan Parcel: D26374	Council: THE CITY OF NORWOOD PAYNEHAM AND
5871/440	AL53	ST PETERS

Location reference: 11A FLINDERS ST KENT TOWN SA 5067

Title ref.: CT	Plan Parcel: F3654	Council: THE CITY OF NORWOOD PAYNEHAM AND
5796/215	AL36	ST PETERS

Location reference: UNIT 1 15 FLINDERS ST KENT TOWN SA 5067

Title ref.: CT	Plan Parcel: S3503	Council: THE CITY OF NORWOOD PAYNEHAM AND
5031/840	UN1	ST PETERS

Location reference: 17 FLINDERS ST KENT TOWN SA 5067

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

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.

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

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

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.

Cr Piggott addressed the Council Assessment Panel of behalf of Mr Beverley from 6:35pm until 6:38pm

Mr Martin addressed the Council Assessment Panel from 6:38pm until 6:42pm

Mr Cattonar addressed the Council Assessment Panel from 6:43pm until 6:50pm

Mr Davies addressed the Council Assessment Panel from 6:57pm until 7:00pm

Moved by Mr Rutt

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.*

Seconded by Mr Mickan

CARRIED

Moved by Mr Rutt

2. Development Application Number 25032526, by Sofiya Yunovidova and Jacques van Tonder is granted Planning Consent subject to the following conditions:

Reserved Matter

An alternative colour schedule (such as cloudy grey or galvanised steel) shall be provided to the reasonable satisfaction of the Assessment Manager.

CONDITIONS

PLANNING CONSENT

Condition 1

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

Condition 2

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

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.

- (b) 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.

- (c) 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.*
- (d) 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.*

Seconded by Mr Mickan
CARRIED

**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

Mr Andreas addressed the Council Assessment Panel from 7:24pm until 7:25pm

Mr He addressed the Council Assessment Panel from 7:26pm until 7:28pm

Moved by Mr Mickan

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.*

Seconded by Cr Wilkinson

CARRIED

Moved by Mr Rutt

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Advisory Note 5

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Advisory Note 6

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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

Seconded by Mr Mickan
CARRIED

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

8. ERD COURT APPEALS

9. OTHER BUSINESS

- *Mr Fairbrother advised that the Expression of Interest for an Independent Member for the vacant Council Assessment Panel position has been finalised. A preferred candidate has been selected and a report will be presented at the September Council Meeting.*
- *Mr Fairbrother also advised the Panel that he will be unavailable for the ordinary scheduled CAP meeting on the 21 August 2026.*

10. CONFIDENTIAL REPORTS

11. CLOSURE

The Presiding Member declared the meeting closed at 7:47pm