

Council Assessment Panel Agenda & Reports

19 October 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
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City of
Norwood
Payneham
& St Peters

14 October 2026

To all Members of the Council Assessment Panel:

- Mr Stephen Smith (Presiding Member)
- Mr Julian Rutt
- Cr Sandy Wilkinson
- Mr Paul Mickan
- Mr Mark Adcock
- Cr Kester Moorhouse (Deputy Member)
- Mr James Hayter (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 19 October 2026, commencing at 6.30pm.

Please advise Daniella Hadgis on 8366 4508 or email dhadgis@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

HOUR 6.30PM

PRESENT

Panel Members Mr Stephen Smith
Mr Julian Rutt
Mr Paul Mickan
Mr Mark Adcock
Cr Sandy Wilkinson

Staff Kieran Fairbrother, Acting manager, Development & Regulatory Services
Ned Feary, Senior Urban Planner
Callum Hastie, Urban Planner
Daniella Hadgis, Administration Officer

APOLOGIES

ABSENT

1. COMMENCEMENT AND WELCOME
2. APOLOGIES
3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT
PANEL HELD ON 29 SEPTEMBER 2026
4. DECLARATION OF INTERESTS

5. DEVELOPMENT APPLICATIONS – PDI ACT

**5.1 DEVELOPMENT NUMBER ID 26020234 – BARRY FORREST – 14 ANN STREET
STEPNEY SA 5069**

DEVELOPMENT NO.:	26020234
APPLICANT:	Barry Forrest
ADDRESS:	14 ANN ST STEPNEY SA 5069
NATURE OF DEVELOPMENT:	Single-storey alterations and additions to existing dwelling including partial demolition of later addition, alterations to existing façade, new boundary fencing and the removal of 4 regulated trees
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Established Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Historic Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy Technical Numeric Variations (TNVs): <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m) • Minimum Site Area (Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level) • Site Coverage (Maximum site coverage is 60 per cent)
LODGEMENT DATE:	29 Jun 2026
RELEVANT AUTHORITY:	Assessment panel at City of Norwood Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.11 18/06/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Callum Hastie Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	City Arborist - Matthew Cole Heritage Advisor - David Brown

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 4:	Historic Area Map
ATTACHMENT 1:	Application Documents	ATTACHMENT 5:	Representations
ATTACHMENT 2:	Subject Land & Locality Map	ATTACHMENT 6:	Response to Representations
ATTACHMENT 3:	Zone Map	ATTACHMENT 7:	Internal Referral Advice

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development involves a single storey addition to an existing representative building within the Historic Area Overlay. The development would demolish the rear part of the existing dwelling, and create a new kitchen, living room, study, bathroom, laundry, theatre room, and garage. The proposal also includes a new front fence along the Ann St frontage. The new garage would provide up to 3 parking spaces accessed off an unnamed public laneway.

BACKGROUND:

The proposal was lodged on the 25th of June 2026. The initial proposal had a taller, 1.8m high, front fence. This was reduced to 1.5m to be more in keeping with the Historic Area Statement.

The application was publicly notified from 10 to 28 August 2026 with 2 representations received. Following notification, several changes were made to the proposal with the goal of reducing site coverage and the impact of the boundary wall.

Finally, the original plans showed some painting and render to the front elevation that is no longer proposed. Note that painting of a building is not development unless it is a heritage place.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 14 ANN ST STEPNEY SA 5069

Title ref.:	Plan Parcel: F210915 AL129	Council: THE CITY OF NORWOOD PAYNEHAM & ST PETERS
CT 5690/210		

Shape:	regular
Frontage Width:	12.19 metres
Area:	518m ²
Topography:	Flat
Existing structures:	A Victorian double fronted cottage with bluestone façade.
Existing vegetation:	4 regulated trees and other unregulated vegetation

Locality

A locality for the site is illustrated in **Attachment 2**. It extends 85m north to Lindas Lane, and 75m to south to an unnamed laneway abutting 2A Ann St. It includes dwellings fronting Ann St, and any sites with access from the unnamed laneway between Ann St and Nelson St.

Ann St is entirely residential and predominantly single storey, but there are three storey townhouses at the southern edge of the locality, constructed as part of the Otto development. There are commercial buildings to the west fronting Nelson St. With a mix of offices, warehouses and bulk goods outlets.

The site is within the Established Neighbourhood Zone and Stepney Historic Area (NPSP19). It abuts the Suburban Business Zone to the west. The Otto Development to the south is within the Urban Corridor (Living) Zone.

While the locality is variable in its amenity and built form, Ann St displays a high level of amenity and historic character.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Tree-damaging activity: Code Assessed - Performance Assessed
Dwelling addition: Code Assessed - Performance Assessed
Partial demolition of a building or structure: Code Assessed - Performance Assessed
Fence: Code Assessed - Performance Assessed
Building Alterations: Accepted
- **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 8m in length.

- **LIST OF REPRESENTATIONS**

Surname	First Name	Address	Position	Wishes to be heard?
Lodge	Chris		Supports	No
Wilson	Tom		Opposed	Yes

- **SUMMARY**

The representor in support of the proposal believes that they will not be negatively impacted by the development.

The representor opposed to the proposal raised several concerns including:

- Site coverage exceeding what the Zone envisions
- Removal of regulated trees
- The extent of boundary walls
- Potential overshadowing of their property
- The consistency of the front fence with the Historic Area Overlay
- The width of the rear laneway
- Consistency with the Stormwater Management Overlay and Hazards (Flooding – General) Overlay
- Extent of landscaping
- Concerns regarding the accuracy of the Applicant's arborist report

INTERNAL REFERRALS

- City Arborist - Matthew Cole

The City Arborist commented that the arboricultural report provide by the applicant is of a high quality and he agrees with its assessment of the trees' species, size and location.

The City Arborist agrees with the assessment that trees 1 (Jacaranda), 3 and 4 (native Frangipanis) conflict with the proposed development. However, he believes that tree 2 (Ginkgo) could be retained with appropriate tree protection measures.

- Heritage Advisor - David Brown

The Heritage Advisor supports the proposed addition as it will not be readily visible from the primary street with minimal impact on the historic character of the area. He also supports the amended front fence which is now an acceptable height and preserves views to the dwelling. He commented on the proposed rendering and painting of the front façade, which are no longer proposed, albeit that the dwelling can be painted without approval.

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 proposal maintains the existing residential use that is envisioned within the Established Neighbourhood Zone. The Zone and Historic Area Overlay allow for dwelling additions where they are compatible with the locality.

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

Building Height

The proposed addition would be single storey with a maximum height of 5.6m from the natural ground level. The is lower than the existing dwelling which has a maximum height of 5.7m. The proposed height means that the addition will not have a significant impact on the streetscape to satisfy Performance Outcome 4.2 of the Established Neighbourhood Zone and Performance Outcome 2.2 of the Historic Area Overlay.

Site Coverage

A maximum site coverage technical numeric variation of 60% applies to the site per DPF 3.1 of the Zone. The proposed development would result in 65% site coverage. While this is higher than DPF 3.1 suggests, it is consistent with the locality. Dwellings on Ann St tend to have narrower frontages and rear access. This has promoted rear additions and garages with higher site coverage. There are many dwellings nearby with site coverage greater than 60% and the proposed addition will not alter the character of the area, thereby satisfying PO 3.1 of the Zone

Impact on Neighbouring Properties

The proposed wall on the southern boundary would be 21.23m long and 3.3m high. While most of the wall abuts existing structures on the boundary, 4.91m of its length would abut the private open space of 12 Ann St. The section of private open space abutting the wall is already extensively shadowed by trees, their removal will likely improve access to natural light compared to existing conditions.

12 Ann St primarily gains access to natural light from the southern part of its private open space, with the northern section impacted by a verandah and adjacent trees. The proposed boundary wall will only impact the northern section and will not unreasonably alter the existing amenity. Notably, the owner of 12 Ann St is supportive of the proposal, and they do not believe that they will be significantly impacted by the development.

A second wall is proposed on the northern boundary. This mostly abuts an existing boundary wall at 16 Ann St, with only 1.8m of its length abutting private open space. Given the limited length of wall abutting 16 Ann St, and that 16 Ann is north of the development site, the wall will not result in unreasonable impacts to that property.

Given the above, Performance Outcome 7.1 of the Established Neighbourhood Zone is considered to be met.

Apart from the boundary walls, the addition will be reasonably setback from side boundaries with minimal impact on adjacent land.

Historic Area

Partial Demolition

The proposal seeks to demolish the existing front fence, a rear lean-to attached to the original dwelling, and a shed. The structures are all non-original and do not contribute to the historic character of the original dwelling. Their demolition is also supported by Council's Heritage Advisor. Given that the structures proposed to be removed are non-original, their demolition satisfies Performance Outcome 7.1 of the Historic Area Overlay.

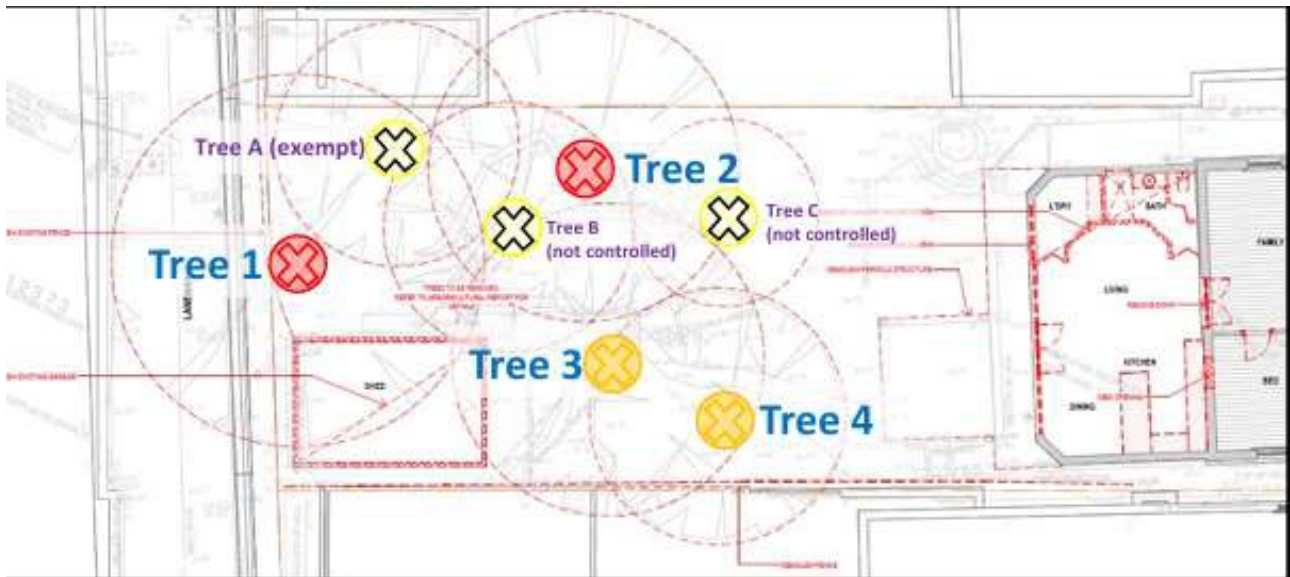
Front Fence

The proposed front fence would consist of 1.5m high pickets with masonry pillars supporting them. The height reflects the "low, open fencing" envisioned by the Historic Area Statement. The proposed fence is supported by Council's Heritage Advisor and satisfies Performance Outcome 4.4 of the Historic Area Overlay.

Tree Removal

There are 4 trees that would be removed as part of the proposed development. The trees are all regulated with a circumference between 1 and 2 metres. The trees are identified as a *Jacaranda mimosifolia* – Jacaranda (Tree 1), *Ginkgo biloba* - Maiden Hair Tree (Tree 2), and two *Hymenosporum flavum* - Native Frangipani (Trees 3 and 4). All of the trees are located at the rear of the site, see figure 1 below.

Figure 1 – Regulated Tree Locations



Performance Outcome 1.1 of the Regulated and Significant Tree Overlay seeks that regulated trees are retained where they:

- a) *make an important visual contribution to local character and amenity*
- b) *are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species*
and/or
- c) *provide an important habitat for native fauna.*

None of the trees are indigenous to the local area. While one representor has noted that Grey-headed flying foxes are present, they would primarily be eating fruit from the exempt fig tree on the property. It is acknowledged that the flying foxes may be using other trees on the property, but the bats primarily roost in the Adelaide Botanic Gardens camp and feed off fruit and pollen of native species. While the Ginkgo may provide habitat, this is not considered important habitat that would warrant the retention of the tree.

The question of the trees' retention value therefore relies on their visual contribution to local character and amenity. From Ann St, only the top of the Native Frangipani canopies are visible, with the Jacaranda and Ginkgo entirely hidden from the street (*Figure 2*).

Figure 2 – View of Native Frangipani trees from Ann St



Along the rear laneway, the trees are more readily visible. The Jacaranda is particularly notable as its canopy covers the full width of the laneway (*Figure 3*). The

Figure 3 – View of the trees from rear laneway, facing north



The Gingko is not readily visible from either Ann St or the laneway and is not considered to make an important contribution to the character of the area. While the Jacaranda and Native Frangipanis are more visible, their impact is primarily on the rear laneway, with minimal contribution to Ann St or neighbouring land. While they certainly contribute to local character and amenity, their position and limited visibility prevent them from making an important contribution as required by PO 1.1 above.

The trees satisfy none of the retention criteria under Performance Outcome 1.1 and therefore, the P&D Code supports their removal. However, for the sake of completeness, Performance Outcome 1.4 has also been considered. This Performance Outcome seeks that a tree-damaging activity in connection with other development satisfies all the following:

- a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible*
- b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*

Since the trees are not significant, only criterion (a) is relevant to this assessment. The Jacaranda and Native Frangipanis directly conflict with the footprint of the proposed addition. The Native Frangipanis are in poor health with limited useful life expectancy and will likely need to be removed regardless of proposed development. The Jacaranda is located at the rear of the site and conflicts with the proposed garage location. Provision of rear access is important as it preserves the historic character of Ann St. While there is a small rear garage in the southwest corner of the site, this only provides 1 small parking space. Any new garage, especially a double garage, would conflict with the root zone of the Jacaranda. Given the above, the development is considered to be reasonable, and removal of the trees is supported by Performance Outcome 1.4 in addition to Performance Outcome 1.1. There is the potential that the *Gingko biloba* could be retained, however it makes the lowest contribution to local character and amenity of any of the trees and its removal remains supported by Performance Outcome 1.1.

Per Practice Direction 12, the applicant will offset removal of the trees through a combination of replanting on site and payment into Council's Urban Tree Fund. Four (4) trees will be replanted on site, and \$2064 will be paid into the fund in lieu of planting a further four (4) trees. Note that the Urban Tree Fund offset fee is set at the time of lodgement. The application was lodged in June 2026 and therefore the 2025-26 fees apply, requiring \$516 per tree. This has been reflected in Condition No. 4

Vehicle Access

The new rear garage will provide 2 parking spaces that satisfy the minimum dimensions in Design in Urban Area DTS/DPF 23.2. Part of the garage is labelled "store" and could in theory be used as a third parking space, albeit that access to this part of the garage would be more difficult due to the width of the laneway.

The applicant has provided turn path drawings that demonstrate vehicles can exit the site in a safe and convenient manner to satisfy Design in Urban Areas Performance Outcome 23.4.

The access point will have no impact on on-street parking or verge infrastructure.

Landscaping & Private Open Space

The site would be covered by approximately 98m²/19% soft landscaping. Design in Urban Areas DTS/DPF 22.1 seeks 25% soft landscaping for sites greater than 450m². While the landscaping area is lower than the Code desires, it will still be possible to satisfy Performance Outcome 22.1 by improving the quality of the

landscaping. The amount of landscaping in front of the dwelling is unchanged and can still make a positive contribution to the appearance of the land.

The current landscaping plan provides limited detail, and further information is required to ensure that the Performance Outcome is met. Therefore, a reserved matter is recommended requiring that a final landscaping plan be provided prior to Development Approval to the reasonable satisfaction of the Assessment Manager. Upon satisfaction of the Reserved Matter, the Assessment Manager would impose a standard condition requiring that landscaping plan to be implemented and maintained.

The dwelling would be provided with over 100m² of private open space on the northern boundary. The private open space would meet the likely needs of residents and provides reasonable amenity to satisfy Design in Urban Areas Performance Outcome 21.1.

Flooding & Stormwater

A condition is recommended that all stormwater from the development be drained to Ann St in accordance with advice from the Council's Infrastructure & Major Projects department, as there is minimal stormwater infrastructure on the rear laneway.

The Hazards (Flooding – General) Overlay applies to the site but this is only for a very small section along the Ann St frontage, and there is no evidence that either the existing dwelling or the addition will be at risk of flooding. Accordingly, the administration did not consider it necessary to seek advice from Council's external flooding engineer for this development.

A representor raised concerns regarding the Stormwater Management Overlay; however, this only applies to new dwellings and is not relevant to this proposal.

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 26020234, by Barry Forrest is granted Planning Consent subject to the following conditions and reserved matter:

RESERVED MATTERS

Pursuant to Section 102(3) of the *Planning, Development & Infrastructure Act 2016*, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval. Resolution of the reserved matter(s) and the imposition of any additional conditions is delegated to the Assessment Manager:

A detailed landscaping plan showing a suitable mix and density of trees, shrubs and groundcovers, and providing details for the on-going maintenance of the landscaping, shall be provided to the reasonable satisfaction of the Assessment Manager prior to Development Approval being granted.

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

4 replacement tree(s) must be planted on the subject land within 12 months of completion of the development. Replacement trees cannot be within a species identified under regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

Condition 3

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

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

Condition 4

Payment of \$2064 is required to be paid into the Council's Urban Trees Fund, prior to the tree removal herein approved being undertaken. Payment may either be made in person at the Norwood Town Hall at 175 The Parade, Norwood or by telephoning 08 8366 4555 and providing your credit card details. Payment must be made prior to the issue of development approval.

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

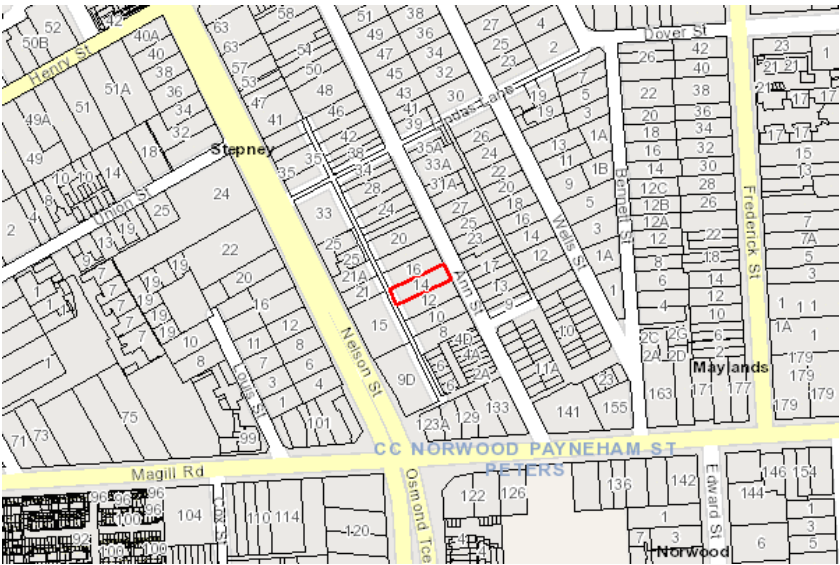
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development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

Address: 14 ANN ST STEPNEY SA 5069

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

- Airport Building Heights (Regulated) (*All structures over 45 metres*)
- Historic Area (*NPSP19*)
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Local Variation (TNV)

- Minimum Frontage (*Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m*)
- Minimum Site Area (*Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm*)
- Maximum Building Height (Levels) (*Maximum building height is 1 level*)
- Site Coverage (*Maximum site coverage is 60 per cent*)

Selected Development(s)

Dwelling addition

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

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

Dwelling addition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table><tr><td>Site Coverage</td></tr><tr><td>Maximum site coverage is 60 per cent</td></tr></table> <p>In instances where:</p> <ul style="list-style-type: none">(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.	Site Coverage	Maximum site coverage is 60 per cent
Site Coverage			
Maximum site coverage is 60 per cent			
Building Height			
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none">(a) the following: <table><tr><td>Maximum Building Height (Levels)</td></tr><tr><td>Maximum building height is 1 level</td></tr></table> <ul style="list-style-type: none">(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.	Maximum Building Height (Levels)	Maximum building height is 1 level
Maximum Building Height (Levels)			
Maximum building height is 1 level			

	<p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer or 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.
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <ul style="list-style-type: none"> (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or (b) meet all of the following: <ul style="list-style-type: none"> (i) do not include any development forward of the front façade building line (ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.
Secondary Street Setback	
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <ul style="list-style-type: none"> (a) no less than: or (b) 900mm, whichever is greater or (c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street. <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>
Boundary Walls	
<p>PO 7.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <ul style="list-style-type: none"> (a)

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

PO 9.1	DTS/DPF 9.1
Buildings are set back from rear boundaries to provide:	Other than in relation to an access lane way, buildings are set back from the rear boundary at least:
<ul style="list-style-type: none"> (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<ul style="list-style-type: none"> (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1	DTS/DPF 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.	Garages and carports facing a street (other than an access lane way) satisfy all of the following:
	<ul style="list-style-type: none"> (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2	DTS/DPF 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.	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)
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<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	<p>None specified.</p>
<p>6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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. 	<p>Except where not undertaken by the Crown, a Council or an essential infrastructure provider.</p>
<p>7. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>8. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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:	The airport-operator	To provide expert	Development of a class

<p>(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></p> <p>(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>.</p>	<p>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.</p>	<p>assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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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	
<p>PO 2.1</p> <p>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.</p>	<p>DTS/DPF 2.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than:</p> <p>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.</p>

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

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic 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) complement the prevailing characteristics in the historic 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 historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1	DTS/DPF 3.1

Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement		
Historic Areas affecting City of Norwood, Payneham and St Peters			
	Stepney Historic Area Statement (NPSP19) The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality. These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area. The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.		
	<table><tr><td>Eras, themes and context</td><td>1850 - 1890s. Detached, semi-detached and row dwellings.</td></tr></table>	Eras, themes and context	1850 - 1890s. Detached, semi-detached and row dwellings.
	Eras, themes and context	1850 - 1890s. Detached, semi-detached and row dwellings.	
	<table><tr><td>Allotments, subdivision and built form patterns</td><td>Intricate pattern of development. Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation. Primary dwelling frontages to streets, not lanes.</td></tr></table>	Allotments, subdivision and built form patterns	Intricate pattern of development. Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation. Primary dwelling frontages to streets, not lanes.
	Allotments, subdivision and built form patterns	Intricate pattern of development. Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation. Primary dwelling frontages to streets, not lanes.	
<table><tr><td>Architectural styles,</td><td>Single and double fronted single storey cottages, in detached, semi-detached and row</td></tr></table>	Architectural styles,	Single and double fronted single storey cottages, in detached, semi-detached and row	
Architectural styles,	Single and double fronted single storey cottages, in detached, semi-detached and row		

Statement#	Statement	
NPSP19	detailing and built form features	dwelling configurations, with some modest villas and bungalows. Dwellings simple in structure and plan.
	Building height	Single storey.
	Materials	Bluestone and sandstone.
	Fencing	Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the main face of the dwelling) generally low in height up to 1.2m, allowing views to dwelling. Timber picket, timber dowelling, masonry and cast iron palisade.
	Setting, landscaping, streetscape and public realm features	Street trees feature to a varying degree due to the species selection and age of planting. Rear lanes used for vehicular access and garages
	Representative Buildings	Identified - refer to SA planning database.

Procedural Matters (PM) - Referrals

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

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

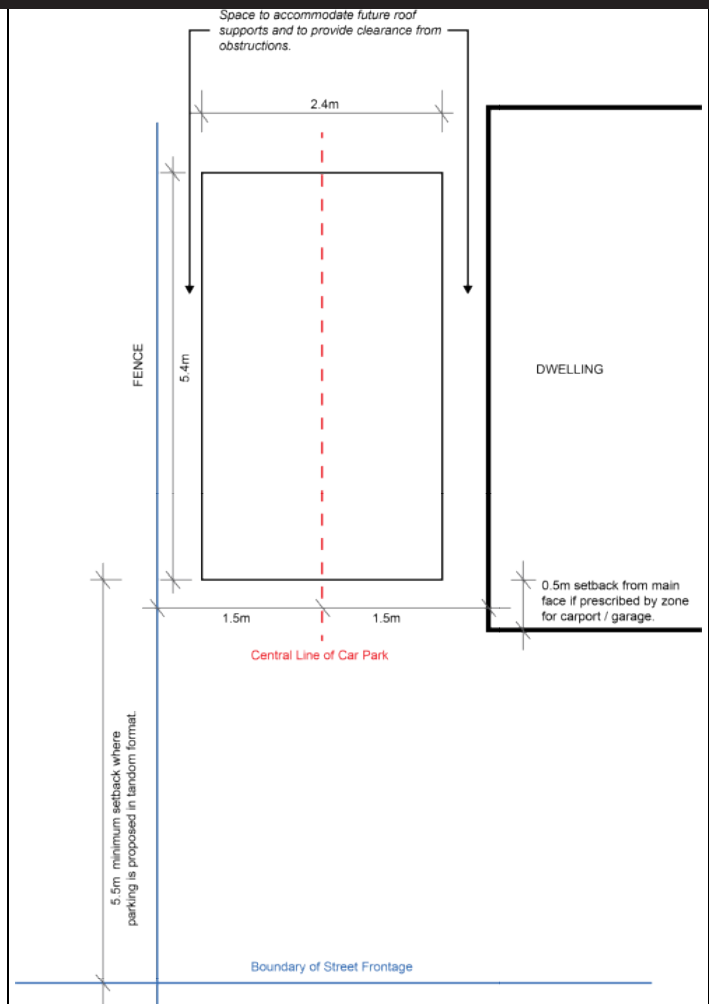
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
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):

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

	<p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>										
All residential development and non-residential development											
Outlook and Amenity											
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>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.</p>										
Residential Development - Low Rise											
External appearance											
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>										
Private Open Space											
<p>PO 21.1</p> <p>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.</p>	<p>DTS/DPF 21.1</p> <p>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.</p>										
<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>										
Landscaping											
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1"> <thead> <tr> <th>Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table>	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%
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	
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space 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.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces satisfy all of the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 <ul style="list-style-type: none"> (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. <p>Example diagram:</p>



PO 23.3

Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.

DTS/DPF 23.3

Driveways and access points satisfy (a) or (b):

- (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site
- (b) sites with a frontage to a public road greater than 10m:
 - (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site 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:

	<ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited to satisfy all of the following:</p> <ul style="list-style-type: none"> (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: <div data-bbox="922 956 1495 1675" data-label="Diagram"> </div> (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.
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)

	<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Table 1 - Private Open Space

Dwelling /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: <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. Minimum directly accessible from a living room: 16m ² / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Co-living	2.5m ² per bedroom
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Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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	DTS/DPF 5.1
<p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that</p>	<p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p>

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.

- (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:

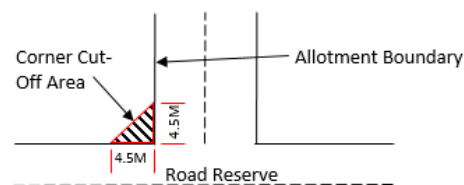


Table 1 - General Off-Street Car Parking Requirements

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	
Co-located Housing	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement.</p> <p>Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.</p>
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.

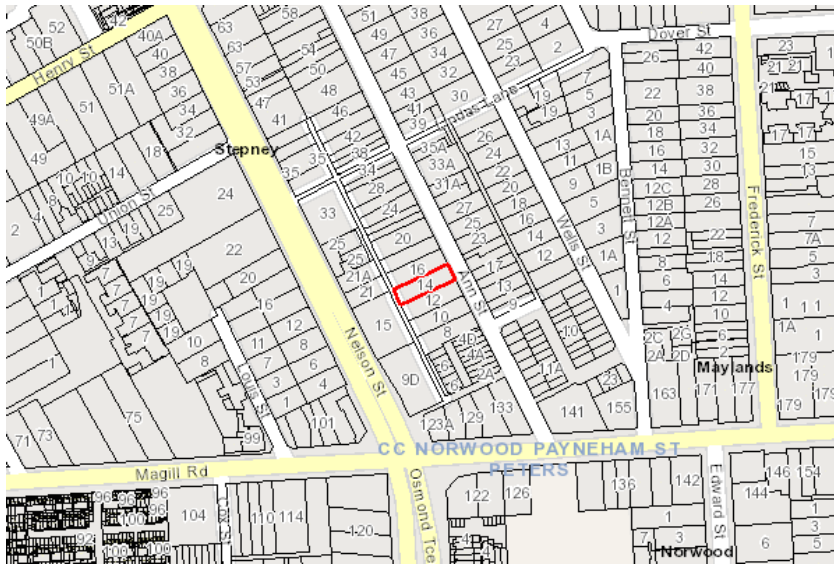
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>

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

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Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)
 Historic Area (*NPSP19*)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Traffic Generating Development
 Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage (*Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m*)
 Minimum Site Area (*Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm*)
 Maximum Building Height (Levels) (*Maximum building height is 1 level*)
 Site Coverage (*Maximum site coverage is 60 per cent*)

Selected Development(s)

Tree-damaging activity

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

Tree-damaging activity - 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.

<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following):</p>	<p>None specified.</p>

<ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
<p>6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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. 	<p>Except where not undertaken by the Crown, a Council or an essential infrastructure provider.</p>
<p>7. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>8. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>
Placement of Notices - Exemptions for Performance Assessed Development	
<p>None specified.</p>	
Placement of Notices - Exemptions for Restricted Development	
<p>None specified.</p>	

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short 	DTS/DPF 1.3 None are applicable.

<ul style="list-style-type: none"> (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

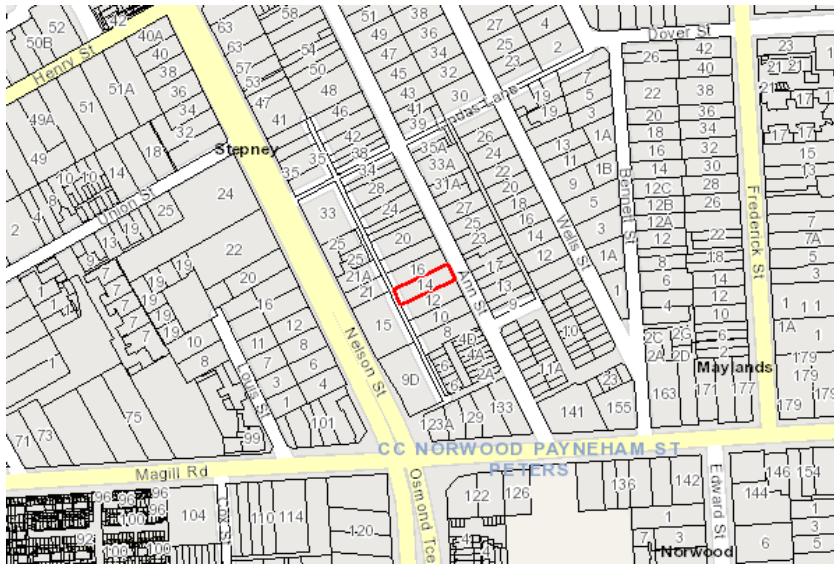
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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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*)
 Historic Area (*NPSP19*)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Traffic Generating Development
 Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage (*Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m*)
 Minimum Site Area (*Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm*)
 Maximum Building Height (Levels) (*Maximum building height is 1 level*)
 Site Coverage (*Maximum site coverage is 60 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.

<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following):</p>	<p>None specified.</p>

<ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
<p>6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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. 	<p>Except where not undertaken by the Crown, a Council or an essential infrastructure provider.</p>
<p>7. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>8. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>
Placement of Notices - Exemptions for Performance Assessed Development	
<p>None specified.</p>	
Placement of Notices - Exemptions for Restricted Development	
<p>None specified.</p>	

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	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.

Commonwealth.

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic 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 associated building.	DTS/DPF 4.4 None are applicable.

Historic Area Statements

Statement#	Statement		
Historic Areas affecting City of Norwood, Payneham and St Peters			
	<p>Stepney Historic Area Statement (NPSP19)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table> <tr> <td>Eras, themes and</td><td>1850 - 1890s. Detached, semi-detached and row dwellings.</td></tr> </table>	Eras, themes and	1850 - 1890s. Detached, semi-detached and row dwellings.
Eras, themes and	1850 - 1890s. Detached, semi-detached and row dwellings.		

Statement#	Statement	
NPSP19	context	
	Allotments, subdivision and built form patterns	<p>Intricate pattern of development.</p> <p>Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation.</p> <p>Primary dwelling frontages to streets, not lanes.</p>
	Architectural styles, detailing and built form features	<p>Single and double fronted single storey cottages, in detached, semi-detached and row dwelling configurations, with some modest villas and bungalows.</p> <p>Dwellings simple in structure and plan.</p>
	Building height	Single storey.
	Materials	Bluestone and sandstone.
	Fencing	<p>Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fair face of the dwelling) generally low in height up to 1.2m, allowing views to dwelling.</p> <p>Timber picket, timber dowelling, masonry and cast iron palisade.</p>
	Setting, landscaping, streetscape and public realm features	<p>Street trees feature to a varying degree due to the species selection and age of planting.</p> <p>Rear lanes used for vehicular access and garages</p>
	Representative Buildings	Identified - refer to SA planning database.

Procedural Matters (PM) - Referrals

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

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain	DTS/DPF 9.1 None are applicable.

privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.

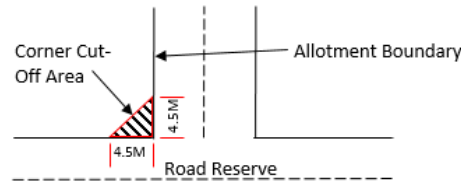
Transport, Access and Parking

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.	<p>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:</p> 

	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
Land Use	
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
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.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

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

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and

adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic 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) complement the prevailing characteristics in the historic 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 historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not	DTS/DPF 4.2 None are applicable.

dominate the building or its setting.	
PO 4.3 Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.	DTS/DPF 4.3 None are applicable.
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 associated building.	DTS/DPF 4.4 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are: (a) compatible with the surrounding pattern of subdivision in the historic area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area	DTS/DPF 5.1 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair.	DTS/DPF 7.1 None are applicable.
PO 7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	DTS/DPF 7.2 None are applicable.
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement	
Historic Areas affecting City of Norwood, Payneham and St Peters		
NPSP19	Stepney Historic Area Statement (NPSP19)	
	The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.	
	These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.	
	The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.	
	Eras, themes and context	1850 - 1890s. Detached, semi-detached and row dwellings.
	Allotments, subdivision and built form patterns	Intricate pattern of development. Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation. Primary dwelling frontages to streets, not lanes.
	Architectural styles, detailing and built form features	Single and double fronted single storey cottages, in detached, semi-detached and row dwelling configurations, with some modest villas and bungalows. Dwellings simple in structure and plan.
	Building height	Single storey.
	Materials	Bluestone and sandstone.
	Fencing	Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the main face of the dwelling) generally low in height up to 1.2m, allowing views to dwelling. Timber picket, timber dowelling, masonry and cast iron palisade.
Setting, landscaping, streetscape and public realm features	Street trees feature to a varying degree due to the species selection and age of planting. Rear lanes used for vehicular access and garages	
Representative Buildings	Identified - refer to SA planning database.	

Procedural Matters (PM) - Referrals

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

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

Proske

26.003 MR B FORREST
14 ANN STREET, STEPNEY

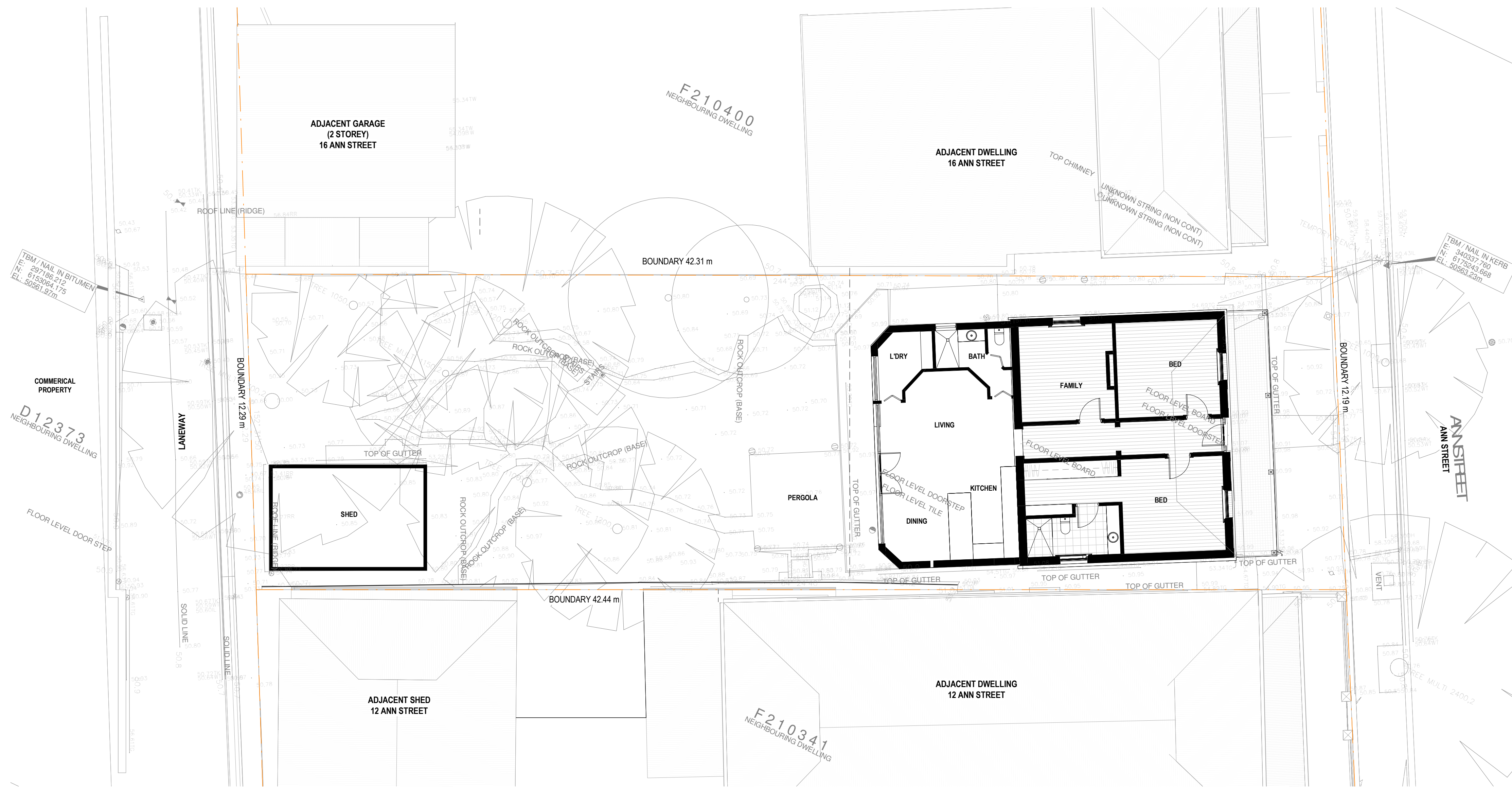
PROJECT STATUS
APPROVAL

DATE
23.09.2026

SHEET NO	SHEET NAME	REV
SK00	Cover	D
SK01	Existing Floor Plan	B
SK02	Demolition Floor Plan	B
SK03	Proposed Floor Plan	C
SK04	Proposed Roof Plan	C
SK05	Proposed Elevations	D
SK06	Facade Image	D

ALTERATIONS AND ADDITIONS





EXISTING FLOOR PLAN
SCALE 1 : 100

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

APPROVAL

DRAWN
LR

CHECKED
RP

DATE
23.09.2026

CLIENT
MR B FORREST

PROJECT ALTERATIONS AND ADDITIONS

PROJECT ADDRESS
14 ANN STREET, STEPNEY

DRAWING TITLE
Existing Floor Plan

PROJECT N°
26.003

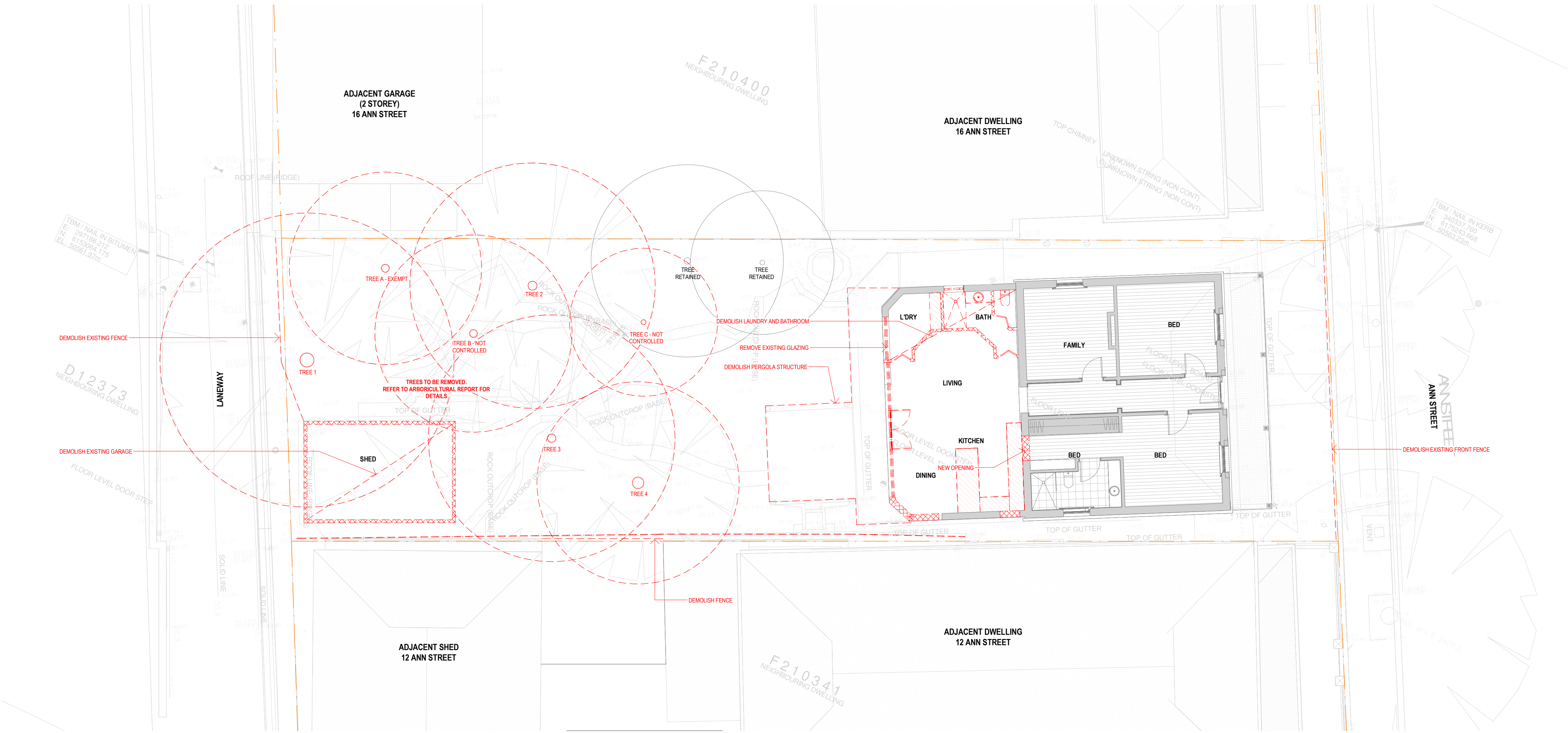
DRAWING N°
SK01.B

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DEMOLITION PLAN
SCALE 1:100

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PROSKE.COM.AU



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SCALE 1:100	PAPER SIZE A1	

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PROJECT
ALTERATIONS AND
ADDITIONS

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DRAWING TITLE
Demolition Floor Plan

PROJECT N°
26.003

DRAWING N°
SK02.B

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

TOTAL ALLOTMENT AREA = 518m2

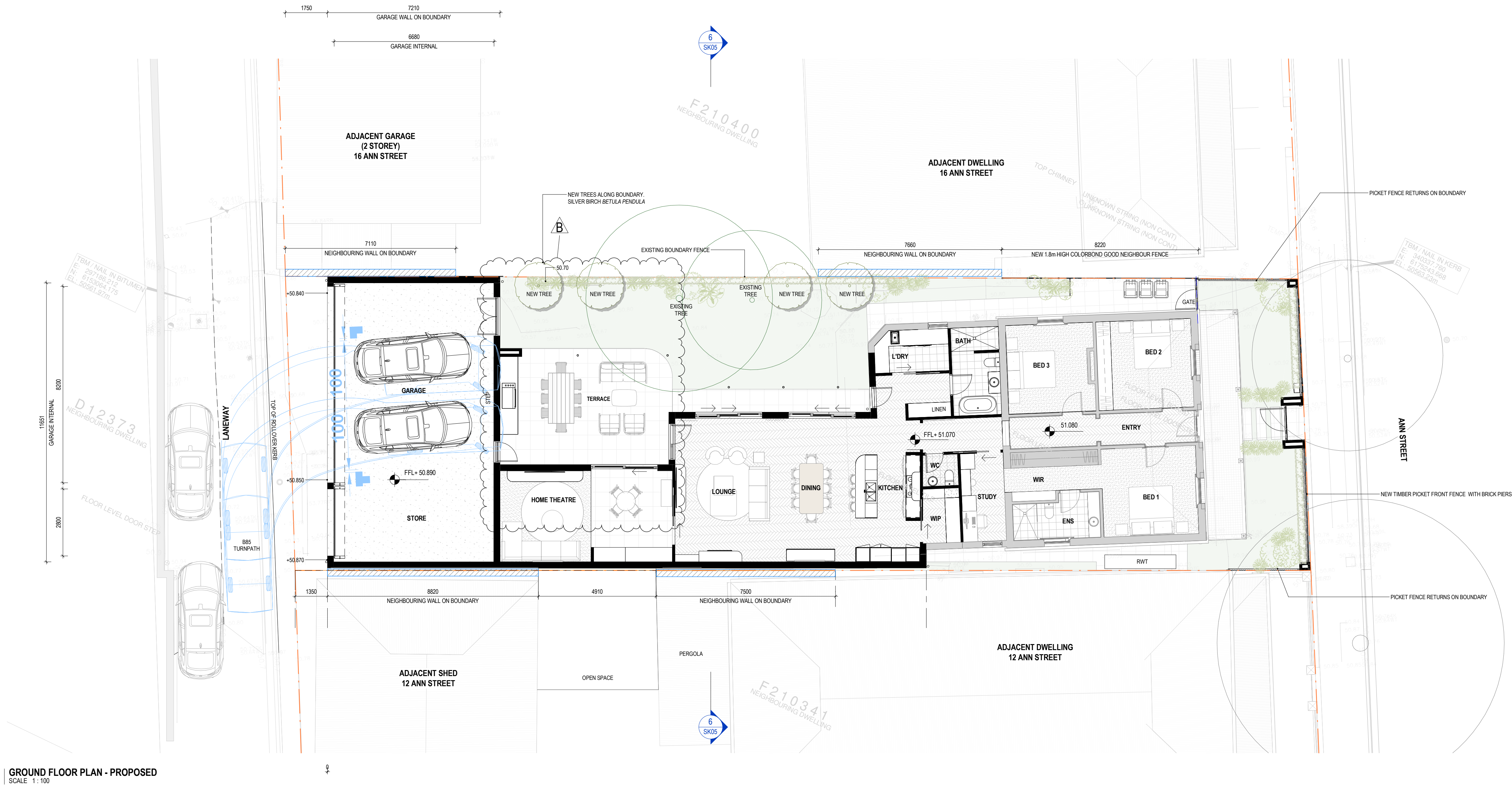
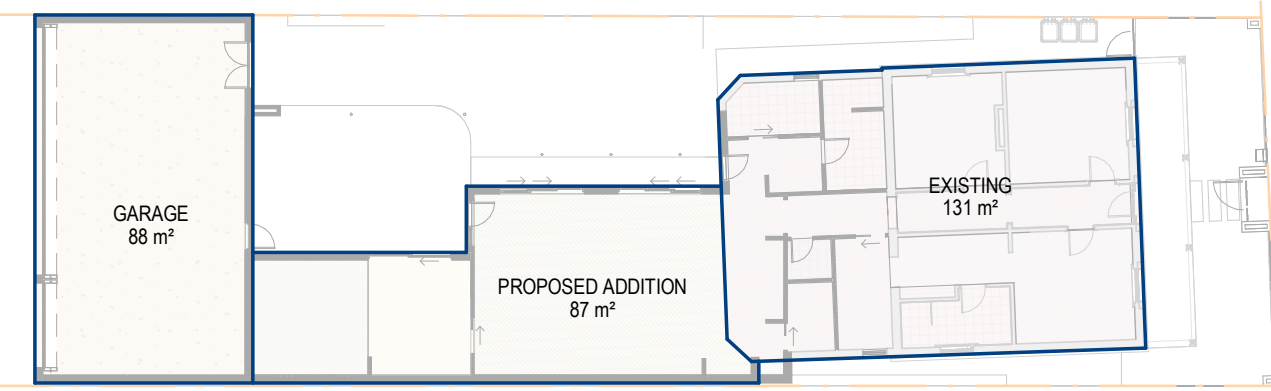
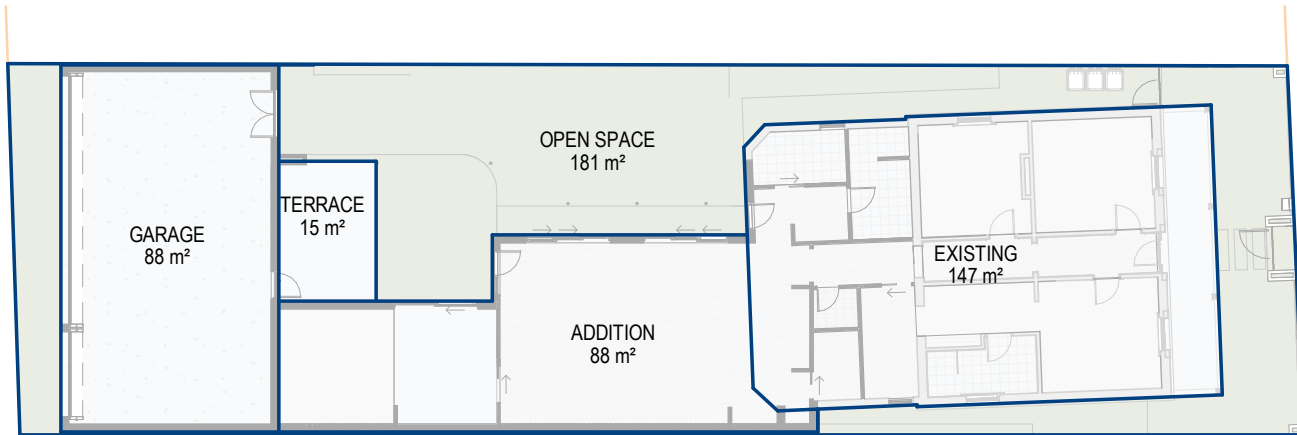
DESCRIPTION	AREA
EXISTING	131 m²
GARAGE	88 m²
PROPOSED ADDITION	87 m²
TOTAL BUILDING AREA	306 m²

SITE COVERAGE

DESCRIPTION	AREA	PERCENTAGE (%)
COVERED		
ADDITION	88 m²	17%
GARAGE	88 m²	17%
EXISTING	147 m²	28%
TERRACE	15 m²	3%
		65%
OPEN SPACE		
OPEN SPACE	181 m²	35%
		35%

PRIVATE OPEN SPACE

NAME	AREA
PRIVATE OPEN SPACE	103 m²



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SCALE As indicated	PAPER SIZE A1	

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MR B FORREST

PROJECT
ALTERATIONS AND
ADDITIONS

PROJECT ADDRESS
14 ANN STREET, STEPNEY

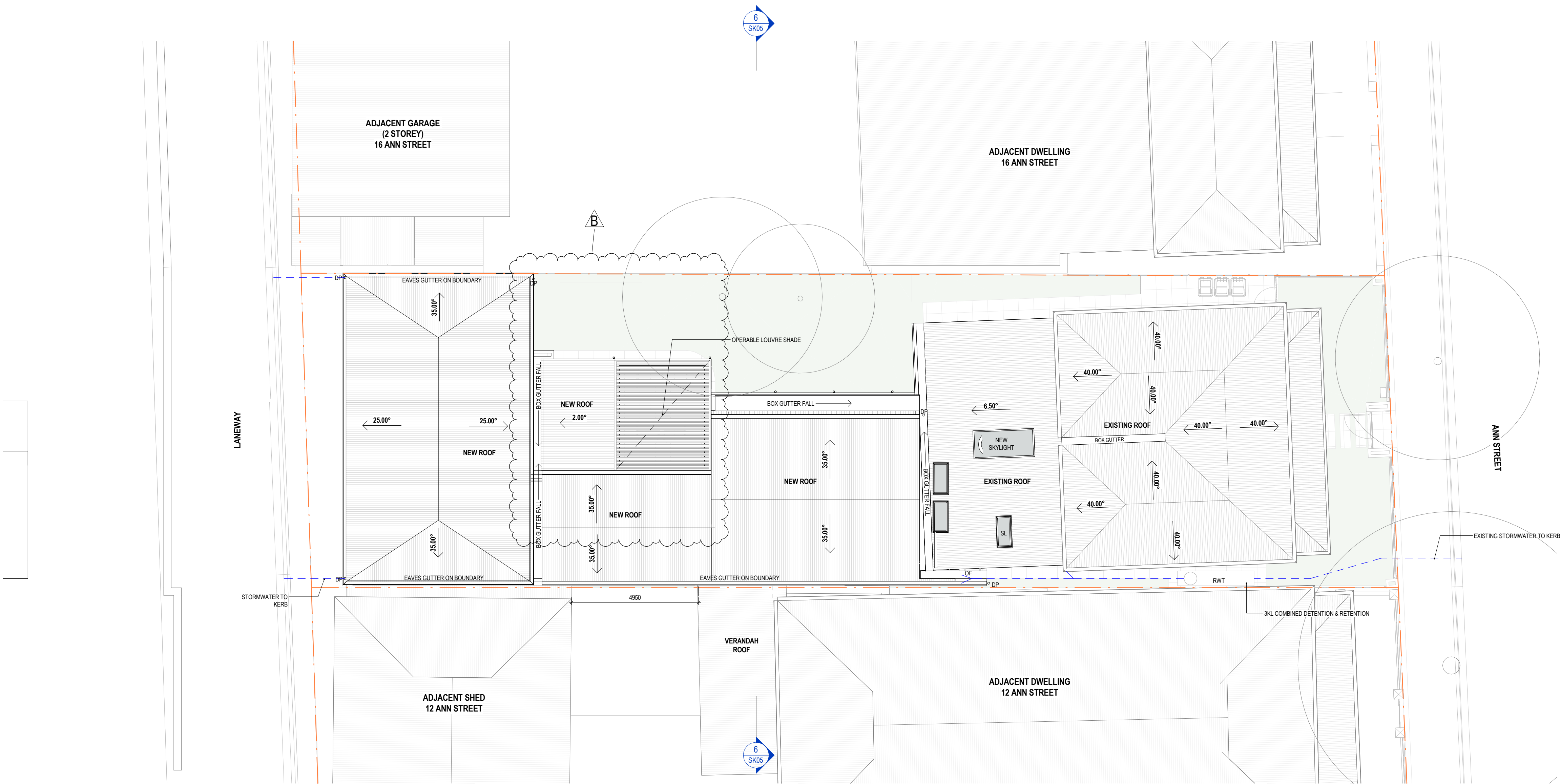
DRAWING TITLE
Proposed Floor Plan

PROJECT N^o
26.003

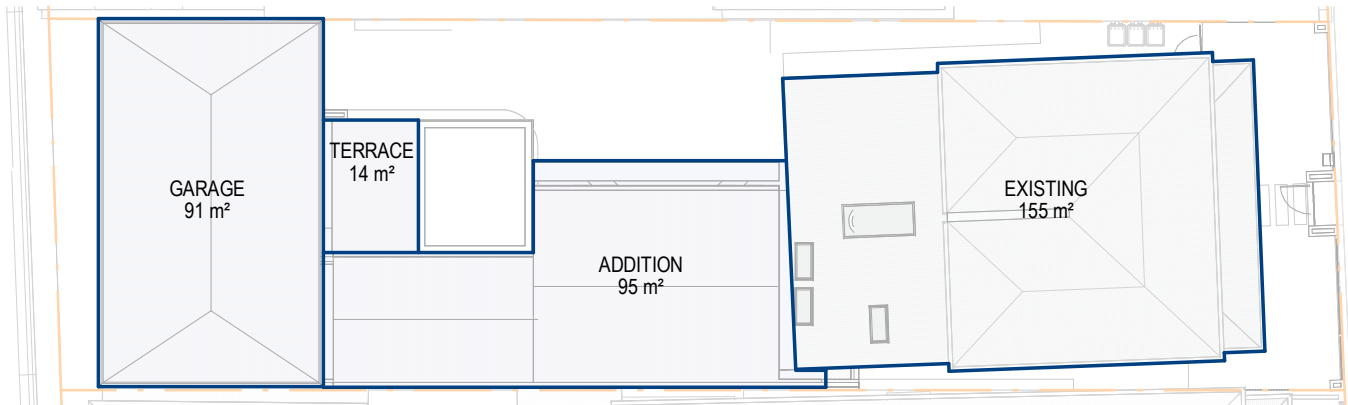
DRAWING N^o
SK03.C

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ROOF PLAN - GROUND FLOOR
SCALE 1:100



GARAGE
SCALE 1:250

ROOF AREAS	
ROOF COMPONENT	AREA
ADDITION	95 m²
EXISTING	155 m²
GARAGE	91 m²
TERRACE	14 m²
TOTAL	355 m²

Proske

LEVEL 1, 27 HALIFAX STREET,
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CLIENT
MR B FORREST

PROJECT
ALTERATIONS AND
ADDITIONS

PROJECT ADDRESS
14 ANN STREET, STEPNEY

DRAWING TITLE
Proposed Roof Plan

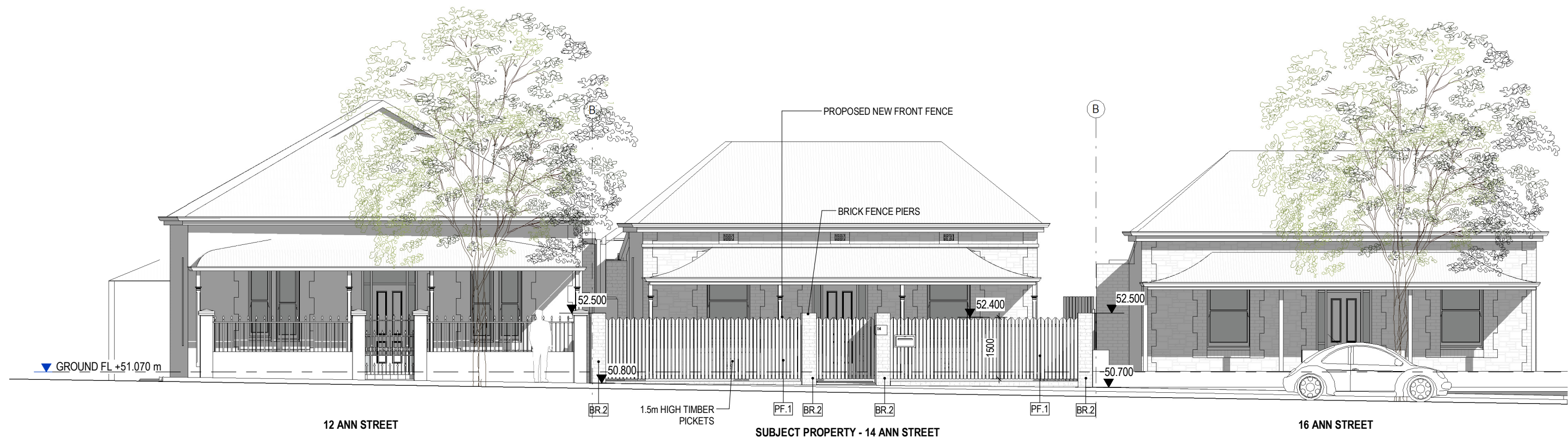
PROJECT N°
26.003

DRAWING N°
SK04.C

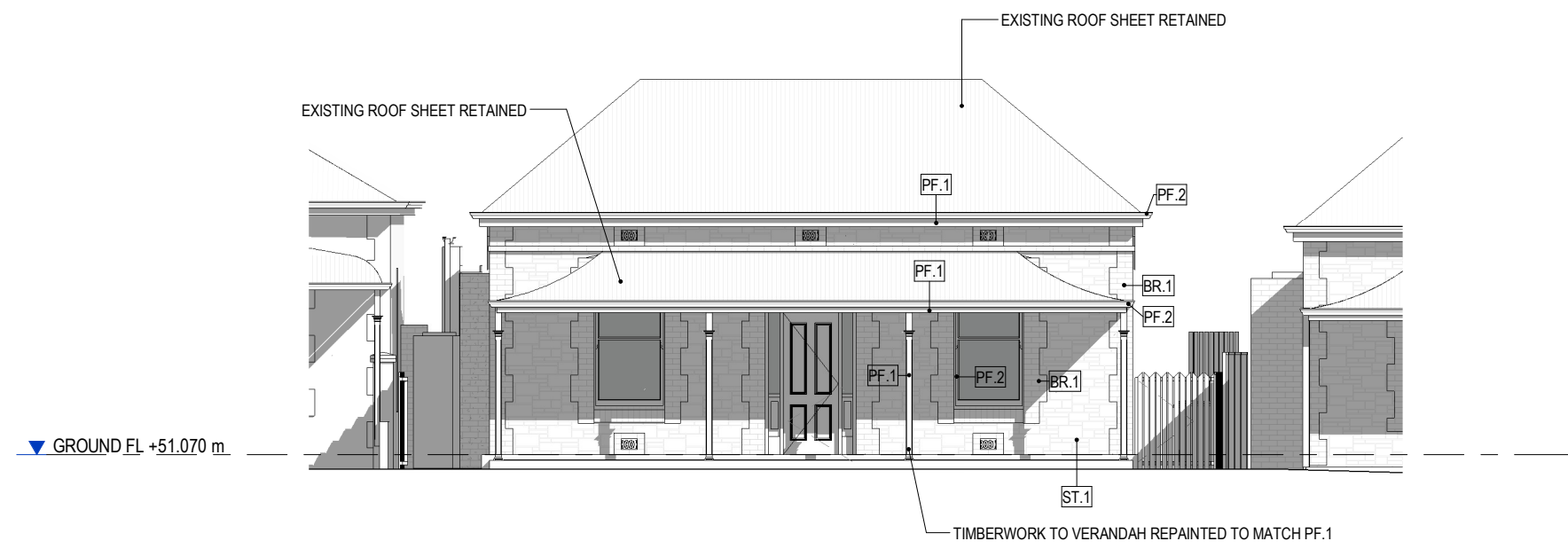
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Attachment 1
EXTERNAL FINISHES - DPC

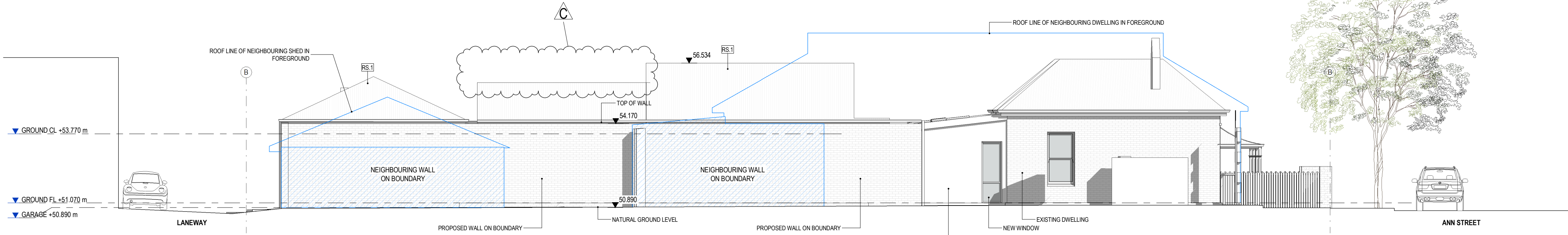
CODE	DESCRIPTION
BR.1	BRICKWORK - EXISTING RED
BR.2	BRICKWORK - NEW TYPICAL FINISH: BAGGED AND PAINTED COLOUR: OFF WHITE TONAL RANGE
BR.3	BRICKWORK - BOUNDARY FINISH: FACE BRICKWORK COLOUR: RED CLAY BRICK WITH LIGHT MORTAR
CB.SG	COLORBOND STEEL COLOUR: SHALE GREY
CL.1	CLADDING 1 TYPE: FIBRE CEMENT SHEET COLOUR: PAINT OFF WHITE TONAL RANGE
PF.1	PAINT FINISH 1 COLOUR: WHITE TONAL RANGE
PF.2	PAINT FINISH 2 COLOUR: CHARCOAL TONAL RANGE
RS.1	ROOF SHEET 1 - NEW TYPE: CORRUGATED STEEL SHEET COLOUR: SHALE GREY
ST.1	STONE - EXISTING BLUESTONE



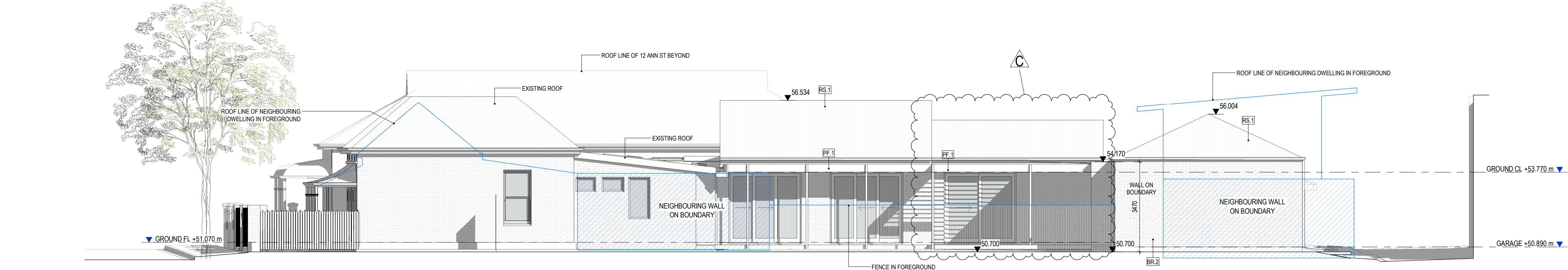
EAST ELEVATION - STREETSCAPE
SCALE 1:100



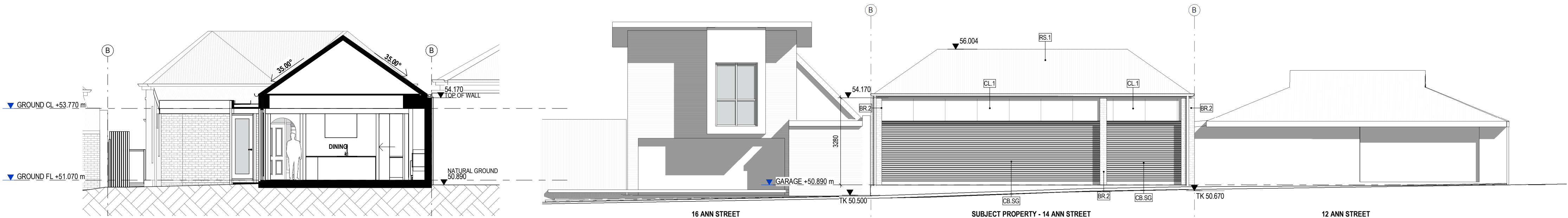
EAST ELEVATION - FRONT FACADE
SCALE 1:100



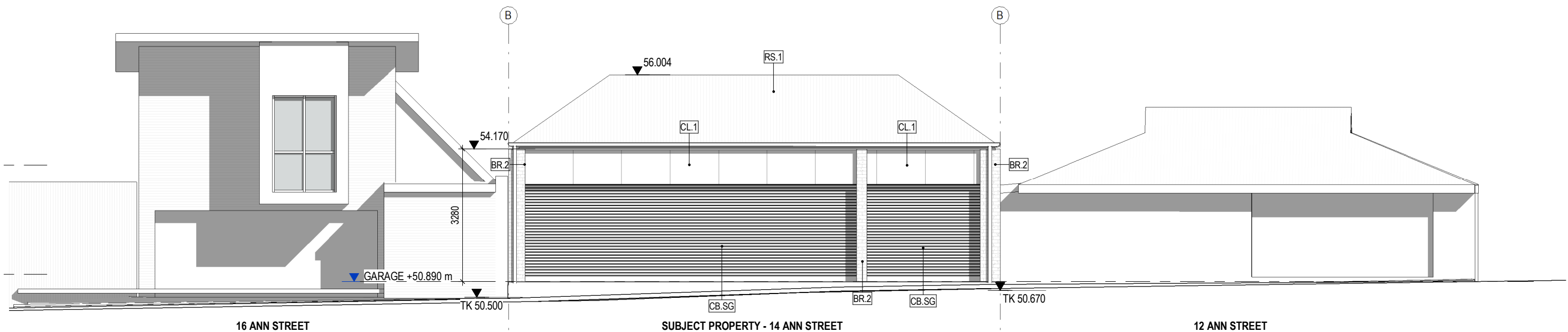
SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



DESIGN SECTION
SCALE 1:100



WEST ELEVATION LANEWAY
SCALE 1:100

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PROJECT
ALTERATIONS AND
ADDITIONS

PROJECT ADDRESS
14 ANN STREET, STEPNEY

DRAWING TITLE
Proposed Elevations

PROJECT N°
26.003

DRAWING N°
SK05.D

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PROPOSED STREETScape

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CLIENT
MR B FORREST

PROJECT
ALTERATIONS AND
ADDITIONS

PROJECT ADDRESS
14 ANN STREET, STEPNEY

DRAWING TITLE
Facade Image

PROJECT N°
26.003

DRAWING N°
SK06.D

18 ANN STREET
SITE AREA - 440m2
SITE COVERAGE - 270m2
APPROX = 61%

16 ANN STREET
SITE AREA - 520m2
SITE COVERAGE - 245m2
APPROX = 47%

14 ANN STREET
PROPOSED DEVELOPMENT
APPROX 65%

12 ANN STREET
SITE AREA - 540m2
SITE COVERAGE - 375m2
APPROX = 69%

10 ANN STREET
SITE AREA - 540m2
SITE COVERAGE - 370m2
APPROX = 68%

8 ANN STREET
SITE AREA - 550m2
SITE COVERAGE - 370m2
APPROX = 67%

25 ANN STREET
SITE AREA - 405m2
SITE COVERAGE - 225m2
APPROX = 56%

23 ANN STREET
SITE AREA - 355m2
SITE COVERAGE - 225m2
APPROX = 63%

17 ANN STREET
SITE AREA - 235m2
SITE COVERAGE - 135m2
APPROX = 57%

15 ANN STREET
SITE AREA - 230m2
SITE COVERAGE - 115m2
APPROX = 50%

13 ANN STREET
SITE AREA - 330m2
SITE COVERAGE - 250m2
APPROX = 75%

11 ANN STREET
SITE AREA - 200m2
SITE COVERAGE - 155m2
APPROX = 77%

9 ANN STREET
SITE AREA - 195m2
SITE COVERAGE - 135m2
APPROX = 70%



SITE COVERAGE REVIEW OF IMMEDIATE LOCALITY

NOTE:

1. AREAS SHOWN ARE ESTIMATES BASED ON APPARENT BUILDING FOOTPRINTS FROM SATELLITE IMAGERY
2. SITE AREAS BASED ON LOT LINE OVERLAY
3. COVERAGE AREAS BASED ON IMAGERY

Stepney 3056 001

19 June 2026

Mr Kieran Fairbrother
Senior Urban Planner
City of Norwood Payneham & St Peters
Via the Plan SA Portal



Dear Kieran,

DEVELOPMENT APPLICATION – ADDITIONS & ALTERATIONS TO AN EXISTING DWELLING – 14 ANN STREET, STEPNEY

I refer to the Development Application by Mr Barry Forrest that seeks planning consent for the construction of additions and alterations to an existing single storey detached dwelling at 14 Ann Street, Stepney.

I am engaged by Mr Forrest to assist in the presentation of this proposal for your determination. I also provide my town planning opinion with reference to relevant provisions of the Planning & Design Code for your consideration.

For reasons outlined below, I am of the view that the proposal is an acceptable form of development that warrants planning consent. To the extent that it may stray from certain quantitative provisions of the Code, no serious planning impacts are anticipated.

1. Proposal

The proposal, as documented over 7 drawing sheets by Proske Architects accompanied by a series of 4 computer rendered images, is comprised of the following main elements:

- removal of 4 regulated trees to the rear of the land;
- a 115m² addition to the rear (wall on boundary) for kitchen, dining and living areas;
- a cellar beneath this single storey addition with stair access;
- a single storey garage with access from the rear lane; and
- a new 1.8m high front fence (timber pickets with brick piers).

A Tree Assessment Report prepared by ARB Consulting is provided which documents the location, size, species and conditions of the regulated trees to be removed in order to undertake these additions. Two existing trees are to be retained.

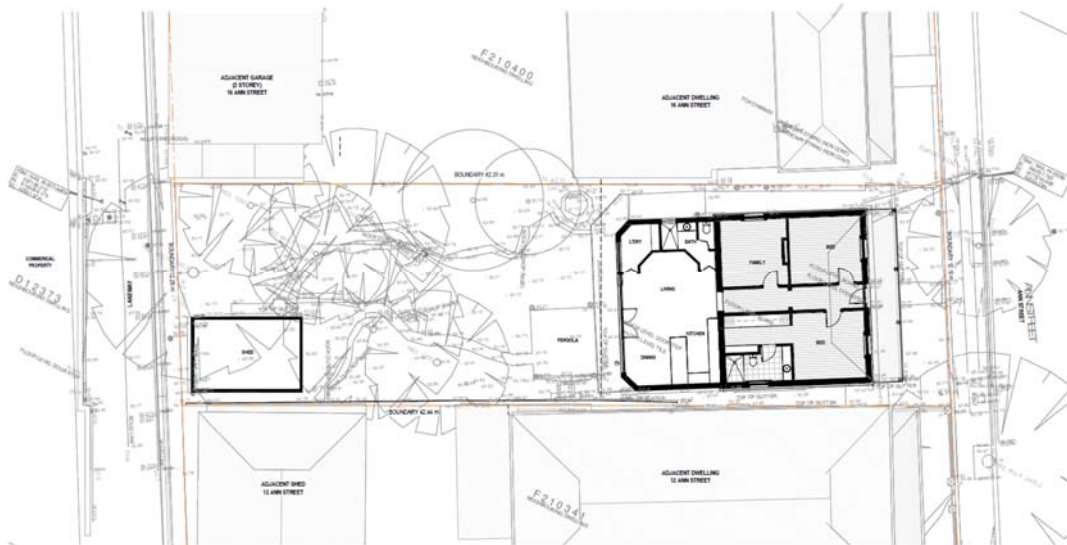
As you will see, the proposal seeks to provide an open plan living area to the rear of the existing cottage with a north facing courtyard, new laundry facilities, and garaging for four (4) vehicles with access from the rear lane.

The north facing courtyard is to be partially roofed, with a paved terrace area and lawn adjacent. A brick fireplace is proposed as a feature to this space, with a small section of wall on the side property boundary to a height of 3.07m.

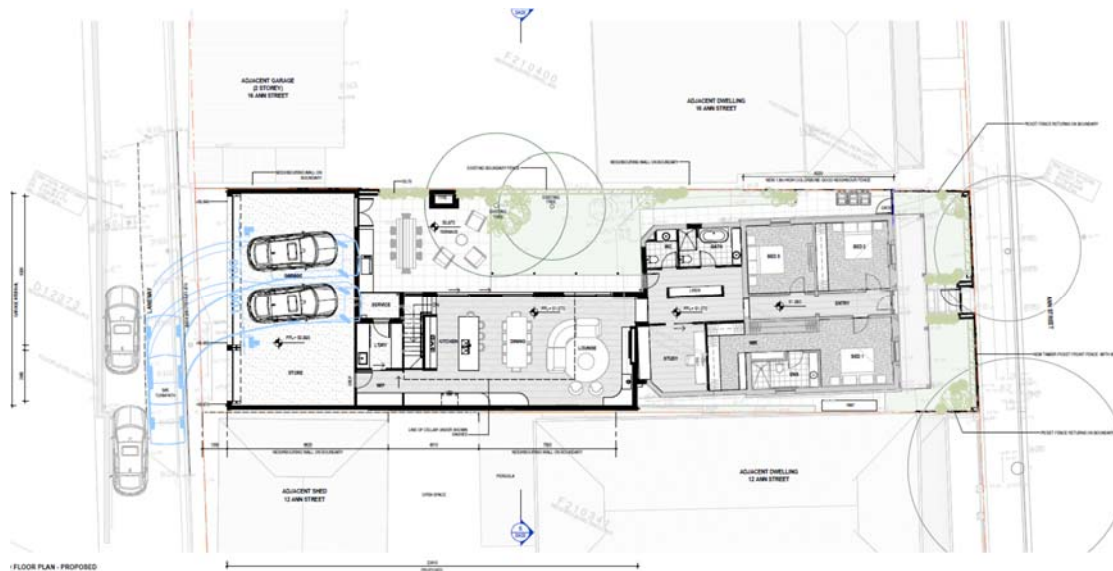
Phillip Brunning & Associates

ABN 40 118 903 021

Level 1, 27 Halifax Street
Adelaide SA 5000
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phil@phillipbrunning.com
www.phillipbrunning.com



EXISTING



PROPOSED

The single storey addition to the rear of the cottage is sited on the southern side property boundary, as is the side wall of the garage. This boundary wall (garage included) will extend for a distance of 22.41m to a height of 3.16m.

A schedule of materials and finishes is provided on the proposal plans, including that for this section of boundary wall (common red brickwork). The roof to the addition is of a gable form, with a hipped roof over the garage both using corrugated steel sheet.

The plans also show the context in which these additions are proposed, most notably the siting position and form (outline) of buildings on the two adjoining properties, including the existing extent of on boundary wall construction.

As mentioned above, a timber picket fence with four brick piers (bagged finish) is proposed along the front property boundary to a maximum height of 1.8m. the timber pickets are spaced sufficiently to provide filtered view through to the cottage.

2. Context

The land is more particularly described as Allotment 129 in Filed Plan 210915, located within the Hundred of Adelaide as recorded in Certificate of Title Volume 5690 Folio 210, and is held in fee simple as a Torrens title.



ANNE STREET FRONTAGE



VIEW ALONG REAR LANE



REAR OF 16 ANNE STREET



REAR OF 12 ANNE STREET

As I understand it, this rear lane is designated as a Public Road

As you will note, buildings on the adjoining property to the south are on or immediately adjacent to this shared side boundary, as is the cottage to the north. On boundary construction is commonplace within this locality.

The locality is characterised by higher building site coverage as owners seek to maximise the usability and efficient function of these modest sized residential allotments, often with north facing courtyards.

Garages are typically provided with access from the rear laneway, which assist in preserving the historic character of Ann Street. In a number of instances, such as that adjoining to the north, habitable spaces are provided above garaging.

Properties on the western side of the lane that front Nelson Street are commercial in nature. I note that buildings are generally set back by 3m for rear boundaries which provides opportunity for some car parking on the western side of this lane.

Given the nature of these commercial uses, minimal disturbance is experienced in the adjoining residential area to the east. I understand that the two land uses co-exist quite comfortably in this regard.

3. Planning & Design Code

This land is located within the Established Neighbourhood Zone.



The following Overlays apply to this land.

- Airport Building Heights (Regulated) (*All structures over 45 metres*)
- Historic Area (*NPSP19*)
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

As do the following Technical Numerical Variations (TNV).

- Minimum Frontage (*Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m*)
- Minimum Site Area (*Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm*)
- Maximum Building Height (Levels) (*Maximum building height is 1 level*)
- Site Coverage (*Maximum site coverage is 60 per cent*)

General Development Policies under the following heads are also applicable.

- Design
- Design in Urban Areas
- Interface between Land Uses
- Transport Access & Parking

On my review, the proposal is to be *performance assessed*.

4. Assessment Considerations

The following matters are most relevant in the assessment of this proposal.

4.1 Regulated Trees

The Code provides the following guidance with respect to regulated trees.

Regulated and Significant Tree Overlay

DO 1 Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

PO 1.1 Regulated trees are retained where they:

- a) make an important visual contribution to local character and amenity
- b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species
- c) provide an important habitat for native fauna.

PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:

- a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible

As noted above, it is necessary to remove four (4) regulated trees from the rear yard of 14 Anne Street to make way for the proposed development. It is therefore necessary to consider this removal having regard to the above policy provisions.

The advice provided by Adelaide ARB Consultants confirms that the trees in question are not indigenous to the local area not listed as a rare or endangered species. I also suggest that they do not provide an important habitat for native fauna.

It is then necessary to consider whether these trees make an *important* visual contribution to the local character and amenity of the locality, the dictionary meaning of which is *great effect or consequence, momentous*.

In so far as these trees do make a contribution to character and amenity, it is limited and certainly not to an extent that may reasonably be described as being of great effect, consequence, or momentous.



Their location in the rear yard of this property is such that the contribution they make to visual amenity is limited to the immediate environs and are not prominent on the broader landscape-built form character of this locality.

The two native frangipani trees that are partially visible from certain positions along Anne Street (topmost portion of their canopies), have been assessed as being of poor health with limited life expectancy (3 years).

It is reasonable to expect that these trees will need to be removed in any event

I note that two substantial, but non-regulated trees are to be retained as part of this development to be incorporated within the landscape design for the north facing courtyard. The retention of these established trees is admirable.

With reference to PO 1.4, it is apparent that retention of these trees would not allow for the provision of a meaningful addition to this existing dwelling together with rear garaging, both of which are reasonable and expected in the circumstance.

Accordingly, I do not consider these trees as being an impediment to this proposal.

4.2 Historic Character

The following provisions with respect to historic character require careful attention.

Historic Area Overlay

- DO 1 Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.
- PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.
- PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.
- PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.
- PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.
- PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.
- PO 2.5 Materials are either consistent with or complement those within the historic area.
- PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.

With reference to the Historic Area Statement for this area, it is apparent that the proposal will assist in the retention of this blue stone frontage cottage with the proposed addition to provide facilities according to contemporary expectations.

The cottage will continue to present to the streetscape in its current manner save for the installation of a new fence. While a little higher than a traditional picket fence, views through to the front façade will continue to be had.

The proposed additions are to be single storey in scale and to the rear of the cottage such that would not be visible from Anne Street. A traditional design approach has been adopted with respect to the form and composition of the proposed additions.

Pitched roof forms (corrugated profile) are proposed in a manner that are complementary to the prevailing heritage character of this area, the ridge lines of which being substantively lower than buildings on adjoining properties.

Masonry construction is proposed (common red brick) with simple but effective fenestration for the entry of light and ventilation into living spaces. The balance of materials of materials and finishes are specified on the proposal plans.

4.3 Siting & Design

Zone provisions seek the following outcomes with respect to siting and design.

Established Neighbourhood Zone

DO 1 A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.

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.

DPF 3.1 Development does not result in site coverage exceeding:

Maximum site coverage is 60 per cent

PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:

Maximum building height is 1 level

PO 4.2 Additions and alterations do not adversely impact on the streetscape character.

The proposed additions are of single storey construction and composed in a traditional manner with masonry walls and pitched roof forms, in a manner that is sympathetic to the design of the existing cottage and character of this locality.

The proposed additions would not be visible from Ann Street.

While site coverage is greater than the 60% measure identified as a Designated Performance Feature, the building footprint is comparable with that of existing built form development evident in this locality.

Residential properties in this locality have been added to to provide accommodation and facilitates according to contemporary expectations, including secure garaging to the rear for multiple vehicles.

Suitable space will be provided around buildings for the provision of private open space and landscaping, together with the entry of light and ventilation into habitable spaces both on the subject land that that adjoining.

4.4 Boundary Wall

The following provisions address boundary wall construction more specifically.

Established Neighbourhood Zone

PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:

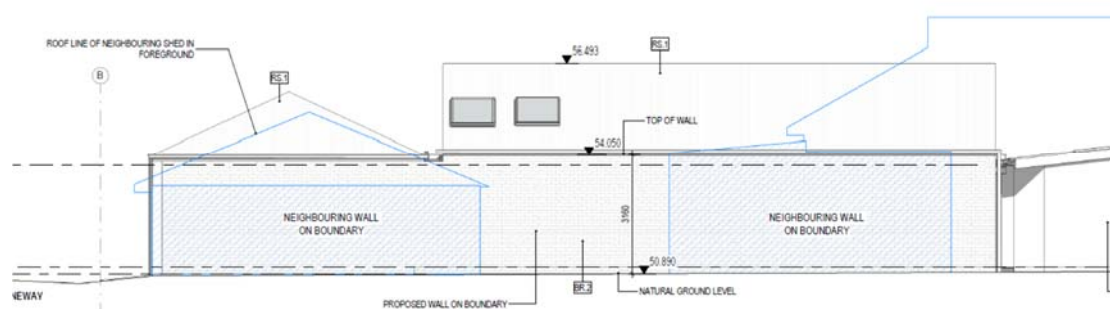
(a)

or

- b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:
- i. side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height
 - ii. side boundary walls do not:
 - A. exceed 3.2m in wall height from the lower of the natural or finished ground level
 - B. exceed 8m in length
 - C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary
 - D. encroach within 3m of any other existing or proposed boundary walls on the subject land.

While the proposed boundary wall arrangement to the southern side boundary will exceed 8m in length as identified by this Designated Performance Feature, wall height will be marginally less than the maximum otherwise provided for.

This exceedance from this quantitative measure should however be considered in the context of the existing arrangement of boundary walls on the adjoining property to the south as shown on the proposal plans, as reproduced below.



The net increase in boundary wall construction that would be appreciable from this adjoining property would be limited to 4.91m, being adjacent to an area of private open space that is already substantively shaded by vegetation.

The swimming pool within this rear yard area would continue to enjoy suitable sunlight access, as evident in the aerial photograph provided below. Indeed, access to sunlight to this area is expected to be improved by this proposal.



As you will be aware, Designated Performance Features are provided by the Code to assist the planning authority in its assessment task and are not mandatory in nature with the focus of assessment to be on the overarching Performance Outcome.

In essence, the proposed boundary wall arrangement would result in an 1.09m increase in height along this portion of the boundary from that associated with a 2.1m high fence that may be installed as of right.

Similarly, and to a substantially lesser extent, the section of garage wall proposed on the northern side property boundary will have negligible impact, if any on the manner on which the adjoining property owner may continue to enjoy their rear yard area.

4.5 Rear Garaging

The Code provides the following guidance with respect to rear loaded garages.

Established Neighbourhood Zone

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.

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.

Design

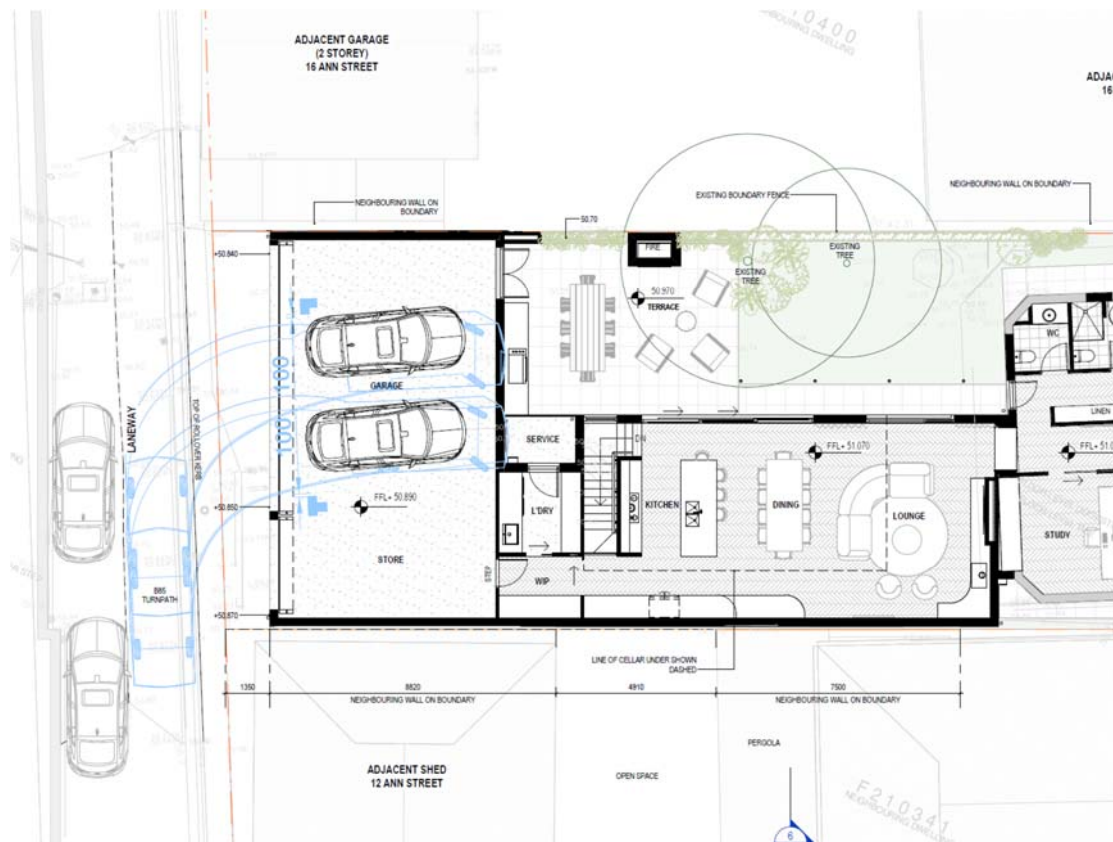
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

DPF 19.5 Driveways are designed and sited so that:

- 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

The provision of garaging to this rear lane is commonplace within this locality. the proposed arrangement is no different in this regard but does (unlike others) take proper account of the relatively narrow width of this carriageway.

You will note that the proposed garage is to be set back between 1.35m and 1.75m, form the rear property boundary to improve the turn path manoeuvre for a vehicle entering or exiting this space.



The turn paths represented above confirm that even with parked vehicles adjacent (typically limited to business hours) a vehicle may enter and leave this garage in a safe and convenient manner.



5. Conclusion

From my review, the proposal is considered to be in suitable alignment with relevant policy provisions of the Planning & Design Code and therefore warrants the grant of planning consent.

To the extent that it does stray from certain quantitative measures expressed as Designated Performance Features, I do not anticipate any serious town planning impacts in terms of character, amenity and/or function on adjoining and nearby land.

Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD

A handwritten signature in black ink, appearing to read 'P. Brunning', is positioned above the printed name.

PHILLIP BRUNNING RPIA

Registered Planner

Accredited Professional – Planning Levels 1, 2 & 3



Document: # - RJ002747-014AnnStGbIlHflaJmim
Prepared for
Barry Forrest
14 Ann Street
Stepney SA 5069
Date: 9th June 2026

ABN. 16 804 909 619
15/15 Fullarton Road
Kent Town SA 5067
Ph. 08 8351 4849
E. info@adelaidearb.com.au

Arboricultural Impact Assessment Report

14 Ann Street, Stepney



Prepared for
Barry Forrest

Compiled by
Tate Hancox
Adelaide Arb Consultants



Date: 9th June 2026

Executive Summary

- Adelaide Arb Consultants assessed four regulated trees at 14 Ann Street, Stepney on the 5th of June 2026 in relation to a proposed development.
- The trees are identified as a *Jacaranda mimosifolia* – Jacaranda (Tree 1), *Ginkgo biloba* - Maiden Hair Tree (Tree 2), and two *Hymenosporum flavum* - Native Frangipani (Trees 3 and 4). These trees are all located within the rear garden of the site.
- These trees display trunk circumference measurements that exceed 1m but are less than 2m, at one metre above ground level, and are therefore controlled as regulated trees under the provisions of the *Planning Development and Infrastructure Act 2016*.
- Trees 1 and 2 display good health and are sustainable within their environment with useful life expectancies of more than 10 years. However, Trees 3 and 4 display poor and declining health and are unsustainable with a short Useful Life Expectancy. Trees 3 and 4 are recommended for removal within the coming 5 years and, as a result, should not restrict development at the site.
- The trees have good to fair structural features and do not require crown management to remain sustainable at an acceptable level of risk to public and private safety at this time.
- The ISA – TRAQ risk assessment process has demonstrated that the tree represents a low risk to public and private safety.
- An Arboricultural Impact Assessment was undertaken, and the proposed development is likely to have an adverse impact on the trees. However, it is believed that this development is fair and reasonable considering the site constraints, the lack of features that enable the trees to meet Performance Outcome 1.1 and the history of similar development in the rear gardens of properties along Ann Street.
- Tree protection specifications for removals are attached to ensure the correct trees are removed during the demolition of the site. General principles for tree protection on the site are provided in the *Tree Protection Measures* section of this report to ensure the uncontrolled trees on the site that are to be retained are adequately protected during the construction phase.

Thank you for the opportunity to provide you with this advice. Should you require any further assistance or clarification, please do not hesitate to call, or email me.

Yours sincerely,

Dr. Tate Hancox
Consulting Arboriculturist
BSc (Advanced) (Botany and Soil Science)
Doctor of Philosophy (Plant Science)
Diploma of Arboriculture



Date: 9th June 2026

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Date: 9th June 2026

Introduction

Brief

Adelaide Arb Consultants were commissioned by Barry Forrest to conduct a comprehensive tree assessment of several trees located within the allotment of 14 Ann Street, Stepney.

The purpose of the requested assessment was to undertake the following:

- Identify the legislative controls that apply to the trees.
- Assess the potential impacts of the proposed development on the subject trees.
- Where impacts are identified, provide guidance to the property owner and design team to develop design solutions to minimise the impacts on any affected tree.
- Provide a range of tree protection measures designed to enable sustainable retention of trees during development and construction processes.
- Provide supporting documentation for the planning application process.
- Provide feedback relating to the likelihood that tree damaging activity may occur as a result of the development proposal construction.

Tree Report Scope

The assessment criteria included the following attributes:

- Trees within/adjacent to the subject land that may be affected by the proposed development.
- The tree's condition and tree related benefits within its current environmental conditions.
- The tree's control status under the current provisions of the *Planning, Development and Infrastructure Act 2016*, including an assessment against the relevant *Planning & Design Code* Performance Outcomes.
- Tree retention value¹.
- Undertake and Arboricultural Impact Assessment of the proposed development on the trees with reference to the guidance outlined in AS 4970:2025 *Protection of trees on development sites*.
- To recommend trees for retention, crown management or transplanting.
- Generate Tree Protection Specifications (TPS) and a Tree Protection Plan (TPP) requirements as defined within Australian Standard AS 4970:2025.
- Any other factors that were relevant to tree management in the situation considering development and construction activities may occur within the vicinity of some trees.



Date: 9th June 2026

Assessment Methodology

This involved a Level 2 Visual Tree Assessment², carried out from ground level. Tree locations are plotted using GIS software and trunk dimensions are measured on site to the nearest centimetre. Measurements relating to the tree's location, and root zone extents are taken from the centre of the tree at ground level. Tree condition and tree related benefits have also been assessed. More detailed specifications of assessment methods are provided within Appendix A – Assessment Methodology Categories.

Provided Information

The following documents and plans were provided by Barry Forrest to assist in the assessment process:

- 26-003 260511 14 Ann - SD 2, *Proposed floor plan*, LR, 11/05/2026.
- 26-003 260529 14 Ann - return stair, *Proposed floor plan*, LR, 29/05/2026.
- 26-003 260604 14 Ann – Draft, *Alterations and Additions*, LR, 04/06/2026.
- 26A0014 Detail(0) 20P, *Detail & Level Survey: 14 Ann Street, Stepney*, RJH, 30/01/2026.
- Arborist Site Plan_14 Ann Street, no author, n.d.
- Survey Plan_Trees Identified for Removal, no author, n.d.

During the assessment, I met with Barry Forrest – owner to discuss their history and experiences with the subject trees and the nature of the proposed development. I was advised of the following:

- The extension is to be located on the southern side of the allotment and be an extension to the dwelling.
- The proposed garage is to be located at the rear of the allotment to allow for on-site parking as they do not have access to onsite parking from Ann Street.
- The proposed garage is to be located along the rear of the property in line with the other garages along the rear laneway.

Relevant Background Information

- The current property has a single garage located on the southern side of the rear boundary of the property. Therefore, any additional vehicles must be parked on the laneway or on Ann Street. The creation of the garage will enable the additional vehicles owned by Barry to be parked on site.
- The laneway that services the rear of the property allows cars to travel in both directions but allows vehicles to park on the western side of the laneway. This reduces the width of the laneway to the width of a single car. Therefore, the turning circles and access to the driveways and garage is difficult.

Date: 9th June 2026

Site Details

An arboricultural assessment of four trees was conducted on the 5th of June 2026 at 14 Ann Street, Stepney. Tree observations describe features noted during the assessment from within the rear garden of the property, the laneway to the west, Ann Street to the east and Nelson Road to the west. The weather at the time of the assessment was clear, cool and calm.

There were approximately 14 trees located in the rear garden of the property. These included 4 regulated trees (assessed) and approximately 10 trees that were not controlled or are exempt from control under the *Planning, Development and Infrastructure Act 2016*. Of the four regulated trees, Tree 1 is located 80cm east from the rear boundary fence and 5m south from the northern fence. Tree 2 is located 2.1m south from the northern side fence and 10m east from the rear boundary fence. Tree 3 is located 4.3m east from the existing shed and 4m north from the southern boundary fence. Tree 4 is located 4.3m east from the existing shed and 4m north from the southern boundary fence

The vegetative character of the local area consists of small to medium sized introduced native and exotic tree species growing in the rear gardens of people's properties. The majority of notable trees within the area are growing in the front gardens of the properties and in the council verges. The site is not linked to wildlife corridors due to the level of historical urbanisation in the area.



The climate of the area is typically defined by the hot dry summers with some summer rainfall and cool wet winters³. The mean annual rainfall is 524mm and temperatures range from 0.6°C to 46.6°C. The prevailing winds in the morning are from the north and northeast and in the afternoon from the west and southwest. The trees are growing in a well-maintained and irrigated rear garden. There is a good proportion of organic matter in the soil and the trees appear to be getting sufficient irrigation. There have been no significant signs of soil disturbances.

Date: 9th June 2026

Tree Observations

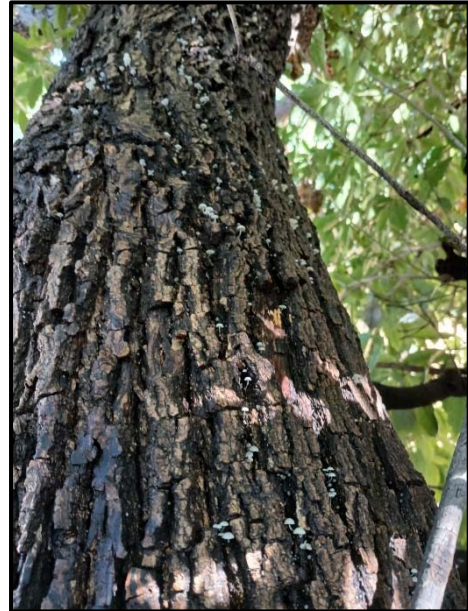
Tree 1		Jacaranda mimosifolia - Jacaranda	
Species Origin	Exotic		
Height	8-13m		
Spread (Diameter)	8-13m		
Age	Mature		
Useful Life Expectancy ⁴	>20 years		
Health	Good		
Structure	Good		
Form	Good		
Trunk Circumference	190cm		
Legislative Control	Regulated Tree ⁵	Above: The subject tree when viewed from the rear garden to the east.	
Protection Zones			
Diameter @ Standard Height ⁶	47cm	Diameter @ Root Buttress ⁷	55cm
Notional Root Zone ⁸	Radius = 5.69m Area = 102m ²	Structural Root Zone ⁹	Radius = 2.57m

Date: 9th June 2026

General Observations

The tree has a single trunk to 1.1m before bifurcating to support a rounded dome shaped crown.

The health of the tree is good with typical foliage colour, size, density and distribution. No significant pests or diseases were observed. However, there were a significant amount of small fungal fruiting bodies (likely a *Mycena* species) identified in the bark of the tree.



- Image right: View of one of the primary ascending stems showing the fungal fruiting bodies of a small fungus (likely a *Mycena* species).

The structure of the tree is good. The root plate, buttress, trunk taper and branch unions appear well-formed and without easily observable defects from ground level. An historical small diameter secondary branch failure was observed over the shed. The internal primary structure was obscured by the lower growing dense crown of the *Pittosporum undulatum*.

Planning and Design Code – (Regulated and Significant Tree Overlay)

Attribute Assessment

Desired Outcomes (DO)

DO 1. Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

The subject tree provides moderate aesthetic benefit to the local area. As an exotic species that is segmented from wildlife corridors and without important habitat value, it has reduced environmental value. However, it does provide a moderate contribution to the urban canopy coverage and reduction of the urban heat island effect.

Performance Outcomes (PO) – Tree Retention and Health

PO 1.1 Regulated trees are retained where they [achieve any of the following attributes]:

a) make an important visual contribution to local character and amenity.

No - While this tree provides amenity value for the existing property, it provides limited value to the surrounding area as it is just taller than the surrounding buildings and is difficult to observe from the main thoroughfares. However, it can be seen from the laneway at the rear of the property.



Date: 9th June 2026

b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species.

No - This is an exotic species and is not listed as rare or endangered under the *National Parks and Wildlife Act 1972*.

c) provide an important habitat for native fauna.

No - This tree does not provide important habitat for native animals. There were no signs of bird activity in the tree from the rear garden. It is unlikely to provide a significant source of nectar or pollen for native vertebrates and invertebrates so is unlikely to be important habitat.

Tree Risk Assessment – ISA TRAQ Model¹⁰

Risk component	Value		Notes
Risk Assessment Timeframe	3 years		
Target Impact Likelihood ¹¹	Low	Road (Occasional), Building (Constant), Ornamental Garden (Occasional)	
Likelihood of Failure ¹²	Possible	Secondary Branch	
Likelihood Failure & Impact	Unlikely		
Consequence of Failure & Impact ¹³	Minor	Failure and impact of a small diameter secondary branch from the lower crown is likely to result in minor injury to a person that would not require medical attention.	
TRAQ Risk Rating ¹⁴	Low		

Date: 9th June 2026

Tree 2 <i>Ginkgo biloba</i> - Maiden Hair Tree			
Species Origin	Exotic		
Height	8-13m		
Spread (Diameter)	8-13m		
Age	Mature		
Useful Life Expectancy	>20 years		
Health	Good		
Structure	Good		
Form	Good		
Trunk Circumference	118cm		
Legislative Control	Regulated Tree		
Protection Zones			
Diameter @ Standard Height	33cm	Diameter @ Root Buttress	44cm
Notional Root Zone	Radius = 3.96m Area = 49m ²	Structural Root Zone	Radius = 2.34m

Above: The subject tree when viewed from the rear garden to the east.

General Observations

The tree has a single trunk to 5m that supports an asymmetrical crown as a result of a phototropic bias that developed due to the density of tree plantings to the south and west.

The health of the tree is good with typical foliage colour, size, density and distribution. There were no significant pests or diseases observed at the time of inspection.

The structure of the tree is good. The root plate, buttress, trunk taper and branch unions appear well-formed and without easily observable defects from ground level.



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Planning and Design Code – (Regulated and Significant Tree Overlay)

Attribute Assessment

Desired Outcomes (DO)

DO 1. Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

The subject tree provides minor aesthetic benefit to the local area. As an exotic species that is segmented from wildlife corridors and without important habitat value, it has reduced environmental value. However, it does have a small contribution to the urban canopy coverage and reduction of the urban heat island effect.

Performance Outcomes (PO) – Tree Retention and Health

PO 1.1 Regulated trees are retained where they [achieve any of the following attributes]:

a) make an important visual contribution to local character and amenity.

No - While this tree provides some amenity value for the existing property, it provides limited value to the surrounding area as it is just taller than the surrounding buildings and is difficult to observe on Ann Street as there are two Silver Birch trees that block the view of the tree.

b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species.

No - This is an exotic species and is not listed as rare or endangered under the *National Parks and Wildlife Act 1972*.

c) provide an important habitat for native fauna.

No - This tree does not provide important habitat for native animals. There were no signs of bird or other vertebrate activity in the tree.

Tree Risk Assessment – ISA TRAQ Model

Without development.

Risk component	Value	Notes
Risk Assessment Timeframe		3 years
Target Impact Likelihood	Low	Building (Constant), Ornamental Garden (Occasional)
Likelihood of Failure	Possible	Secondary Branch
Likelihood Failure & Impact		Unlikely
Consequence of Failure & Impact	Minor	Failure and impact of a small diameter secondary branch is likely to result in minor injury to a person that would not require medical attention.
TRAQ Risk Rating		Low



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Where development proceeds, and the tree is retained.

Risk component	Value	Notes
Risk Assessment Timeframe		3 years
Target Impact Likelihood	High	Building (Constant), Ornamental Garden (Occasional)
Likelihood of Failure	Probable	Newly exposed primary structure to a changed wind dynamic.
Likelihood Failure & Impact		Likely
Consequence of Failure & Impact	Minor	Failure and impact of a primary tree part is likely to cause minor monetary damage to the new building such as damage to a deck or moderate monetary damage to the new structure.
TRAQ Risk Rating		Moderate

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Tree 3		Hymenosporum flavum - Native Frangipani	
Species Origin	Introduced Native		
Height	8-13m		
Spread (Diameter)	4-7m		
Age	Mature		
Useful Life Expectancy	1-5 years		
Health	Poor		
Structure	Good		
Form	Fair		
Trunk Circumference	112cm		
Legislative Control	Regulated Tree		
		Above: The subject tree when viewed from the rear garden to the east.	
Protection Zones			
Diameter @ Standard Height	35cm	Diameter @ Root Buttress	40cm
Notional Root Zone	Radius = 4.20m Area = 55m ²	Structural Root Zone	Radius = 2.25m

Above: The subject tree when viewed from the rear garden to the east.

General Observations

The tree has a single trunk to 2.3m before branching to form an asymmetrical crown typical of trees growing in close proximity and competing for light resources.

The health of the tree is poor. This tree shows significantly reduced foliage density compared with the same species in good health. The foliage colour is atypical as it is not the deep green that is expected for the species.

The structure of the tree is good. The root plate, buttress, trunk taper and branch unions appear well-formed and without easily observable defects from ground level.



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Planning and Design Code – (Regulated and Significant Tree Overlay)

Attribute Assessment

Desired Outcomes (DO)

DO 1. Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

The subject tree provides minor aesthetic benefit to the local area due to its poor health. As an introduced native species that is segmented from wildlife corridors and in poor health, it has reduced environmental value.

Performance Outcomes (PO) – Tree Retention and Health

PO 1.1 Regulated trees are retained where they [achieve any of the following attributes]:

a) make an important visual contribution to local character and amenity.

No - This tree does not make an important contribution to the local character or amenity as due to its poor health.

b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species.

No - This is an introduced native species and is not listed as rare or endangered under the *National Parks and Wildlife Act 1972*.

c) provide an important habitat for native fauna.

No - This tree does not provide important habitat for native animals. There were no signs of native bird or other native vertebrate activity in the tree (e.g. nests, webs, egg clusters etc.).

Tree Risk Assessment – ISA TRAQ Model

Risk component	Value	Notes
Risk Assessment Timeframe	3 years	
Target Impact Likelihood	Low	Building (Constant), Ornamental Garden (Occasional)
Likelihood of Failure	Possible	Secondary Branch
Likelihood Failure & Impact	Unlikely	
Consequence of Failure & Impact	Minor	The failure and impact of a small diameter secondary branch is likely to cause minor injury to a person that does not require medical attention.
TRAQ Risk Rating	Low	

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Tree 4		<i>Hymenosporum flavum</i> - Native Frangipani	
Species Origin	Introduced Native		
Height	14-20m		
Spread (Diameter)	4-7m		
Age	Mature		
Useful Life Expectancy	5-10 years		
Health	Poor		
Structure	Good		
Form	Fair		
Trunk Circumference	122cm		
Legislative Control	Regulated Tree		
Protection Zones			
Diameter @ Standard Height	37cm	Diameter @ Root Buttress	44cm
Notional Root Zone	Radius = 4.44m Area = 62m ²	Structural Root Zone	Radius = 2.34m

Above: The subject tree when viewed from the rear garden to the northeast.

General Observations

The tree has a single trunk with various lateral branches that support a narrow crown which is typical for the species.

The health of the tree is poor. This tree shows significantly reduced foliage density compared with the same species in good health. The foliage colour is atypical as it is not the deep green that is expected for the species.

The structure of the tree is good. The root plate, buttress, trunk taper and branch unions appear well-formed and without easily observable defects from ground level.



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Planning and Design Code – (Regulated and Significant Tree Overlay)

Attribute Assessment

Desired Outcomes (DO)

DO 1. Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

The subject tree provides minor aesthetic benefit to the local area due to its poor health. As an introduced native species that is segmented from wildlife corridors and in poor health, it has reduced environmental value.

Performance Outcomes (PO) – Tree Retention and Health

PO 1.1 Regulated trees are retained where they [achieve any of the following attributes]:

a) make an important visual contribution to local character and amenity.

No - This tree does not make an important contribution to the local character or amenity as due to its poor health.

b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species.

No - This is an introduced native species and is not listed as rare or endangered under the *National Parks and Wildlife Act 1972*.

c) provide an important habitat for native fauna.

No - This tree does not provide important habitat for native animals. There were no signs of native bird or other native vertebrate activity in the tree (e.g. nests, webs, egg clusters etc.).

Tree Risk Assessment – ISA TRAQ Model

Risk component	Value	Notes
Risk Assessment Timeframe	3 years	
Target Impact Likelihood	Low	Building (Constant), Ornamental Garden (Occasional)
Likelihood of Failure	Possible	Secondary Branch
Likelihood Failure & Impact	Unlikely	
Consequence of Failure & Impact	Minor	The failure and impact of a small diameter secondary branch is likely to cause minor injury to a person that does not require medical attention.
TRAQ Risk Rating	Low	

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Development Proposal

Based on the plans provided to me, the development activities proposed at the site include the following:

- Demolition and site clearing activities to remove the existing garage, open wooden pergola, landscaping, low vegetation and multiple trees within the rear garden of the property.
- Construction of a new pergola to the east of the propped garage and to the north of the proposed extension.
- Construction of a new garage at the rear of the property.
- Construction of an extension along the southern boundary of the property that links the existing building to the garage.



- Image above: The proposed development at the site showing roof projections and vehicle turning circles.



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Arboricultural Impact Assessment

NRZ Encroachment Assessment

Trees requiring removal

Trees 3 and 4

Trees 3 and 4 are in poor health and have short useful life expectancies. As a result, they require removal, and they should not limit development at the site.

Trees in conflict with the proposal

Trees 1 and 2

Trees 1 and 2 are in conflict with the proposal and have 100% encroachments. Alternative designs were investigated by the client and there are no alternative designs that will allow for the construction of off-street parking at the rear of the property and the retention of these trees. Therefore, these trees will require removal where the proposal is approved.

Planning and Design Code – (Regulated and Significant Tree Overlay)

Justification of tree-damaging activity

PO 1.4 A tree-damaging activity in connection with other development satisfies the following:

- (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible.**

Yes – The proposed development accommodates reasonable development of the land and is similar in layout to other extensions of dwellings on the street. It will also provide off-street parking as the site currently does not have sufficient off street parking and has no access from Ann Street. This off street parking is also in a similar location to the nearby properties on the street. The removal of Trees 3 and 4 would allow reasonable development while also addressing the health decline noted at the time of inspection and from historical aerial imagery.

Performance Outcomes (PO) – Ground work affecting trees

PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.

Yes – The development of the site will require the removal of Tree 1, 2, 3 and 4 as they are in conflict with the proposed building and access to the proposed garage.



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Discussion

An assessment of a *Jacaranda mimosifolia* – Jacaranda (Tree 1), a *Ginkgo biloba* - Maiden Hair Tree (Tree 2), and two *Hymenosporum flavum* - Native Frangipani (Trees 3 and 4) occurred at 14 Ann Street, Stepney. The trees attain trunk circumference measurements that exceed 1m but are less than 2m and are therefore controlled as regulated trees under the provisions of the *Planning Development and Infrastructure Act 2016*. There are other trees located on this property, but they do not obtain trunk circumference measurements greater than one metre or are of an exempt species so are not controlled under the *Planning Development and Infrastructure Act 2016*.

Trees 1 and 2 display good health and are likely to remain sustainable at the site for greater than ten years where no significant changes in the environment occurs. Tree 1 showed a proliferation of a small fungal fruiting bodies which are likely a *Mycena* species. They are unlikely to be impacting the health of the tree as they are opportunistic and saprotrophic (live on dead organic matter - e.g. dead outer layers of the bark).

Trees 3 and 4 display poor health as does the third uncontrolled *Hymenosporum flavum* - Native Frangipani in the rear garden. The foliage density is significantly less than expected for the species especially given the favourable growing conditions within the garden. While the species is generally regarded as an evergreen tree, the foliage density in cooler climates can decrease over the cooler months. Historical imagery shows that the reduction in foliage density in the crowns has occurred more frequently in recent years indicating the health of the trees are declining. Therefore, the reduced foliage density of these trees is more likely to be related to poor health than to the climate alone.

All the trees surveyed at the site display good structural features and do not require crown management to address structural features. However, where Trees 1, 3 and 4 are removed for the development and/or poor health, this will expose Tree 2 to a change in wind dynamics. While the tree in its current situation has good structural features, the same features in an exposed environment would be considered as fair as the tree has not had the opportunity to adapt through thigmomorphogenesis¹⁵. Therefore, the likelihood of primary branch failure occurring is elevated from improbable to probable.

These features have been assessed against criteria outlined within the International Society of Arboriculture tree risk assessment model. The calculated tree risks noted in this instance represent a low and acceptable level to public and private safety. However, where Tree 2 is retained and the remain trees removed for the development, its risk will increase to moderate.

In general, the trees at this site are performing well. However, the *Hymenosporum flavum* - Native Frangipani (Trees 3 and 4) appear to have reached the end of their useful life expectancies. As a result, these trees should be removed and should not limit the development of the site.

Tree 1 is growing on the eastern boundary of the site and its NRZ occupies the entire width of the garden at the rear of the site where the multicar garage is proposed to be located. It is common practice on the street to install garages along the rear boundary of the property to allow car parking from the laneway. This is due to the majority of dwellings on Ann Street



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having vehicle access from the rear laneway rather than the street front. While there is no arboricultural reasoning for this tree to be removed, it is limiting development on the site, due to its location relative to the boundary and the inability to construct the new garage at the rear of the property without major encroachment within the SRZ of the tree. The tree does not possess attributes worthy of preservation as outlined in the *Plan SA Planning & Design Code* due to the species, size and location within the landscape.

The proposed design is in conflict with Tree 2 due to the location of the garage and new pergola and its removal will be required where the proposal is approved. Alternative designs were investigated but there were no other options that enable the retention of this tree due to the limitations of the laneway and turning circle of vehicles in the laneway to be able to access the garage. Where alternative designs were identified, the removal of the jacaranda and lower uncontrolled vegetation would result in an increased probability of failure for Tree 2 as a result of the significantly modified wind dynamics in the area. Therefore, Tree 2 will not remain sustainable at the site, and removal will be required.



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Tree Protection Specifications (TPS)

TPS - General

To protect suitable trees during the development process, a range of tree protection specifications and measures are required. The tree protection zone is usually a restricted area delineated by fencing and is the most important method of protecting trees during development activities. This zone is determined by the project arborist and is designed to isolate trees suitable for retention during development from activities that may result in their harm and ensure their viability. A tree protection zone may or may not be an equivalent area to the notional root zone.

The following activities are restricted within the specified TPZ. Some of these works may be permitted by the determining authority and must be supervised by the project arborist¹⁶.

- a) Excavation, cultivation or disturbance of the soil, including scraping of the surface.
- b) Equipment and material storage.
- c) Preparation of chemicals, including preparation of cement products.
- d) Movement or parking of vehicles and plant.
- e) Dumping of waste.
- f) Spreading or stockpiling of fill.
- g) Refuelling.
- h) Washing down and cleaning of equipment or hard surfaces.
- i) Fires.
- j) Physical damage to the tree.

Prior to any site works commencing, the site/project manager and relevant sub-contractors should meet on site with the project arborist to review work procedures, access routes, storage areas, parking areas and tree protection measures.

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TPS - Site specific

- List specified tree pruning and removals
 - Tree 1: *Jacaranda mimosifolia* – Jacaranda, regulated, in conflict with the proposed garage and driveway to access the garage from the rear laneway.
 - Tree 2: *Ginkgo biloba* – Maiden Hair Tree, regulated, in conflict with the proposed alfresco area, and experiences major encroachment from the proposed garage. In addition, it is likely to fail where the adjacent Tree 1 and the small uncontrolled trees are removed for the construction of the proposed garage due to a significant change in the wind dynamics that would occur after the other large trees are cleared from the site.
 - Trees 3 and 4: *Hymenosporum flavum* – Native Frangipani, are regulated trees displaying poor health and are in conflict with the proposed development. These trees should not restrict development at the site due to their poor health.
- Tree protection zone establishment
 - The principles for establishing a tree protection zone should be followed around any uncontrolled trees at the site where their retention is desired.
 - Irrigation and mulching should also occur during the course of the development to ensure the trees are maintained in their current condition.
 - *Tree protection zone (TPZ) establishment* guidelines are described within *Tree Protection Measures* section of this report.
- Demolition and clearing activities
 - *Demolition and clearing activity* guidelines are described within *Tree Protection Measures* section of this report.
- Earthworks and construction activities
 - *Earthworks and construction activities* guidelines are described within *Tree Protection Measures* section of this report.
- Underground services
 - *Underground services* guidelines are described within *Tree Protection Measures* section of this report.
- Paving within tree protection zones
 - *Hardstand instillation within a TPZ* guidelines are described within the *Tree Protection Measures* section of this report.
- Landscaping within tree protection zones
 - *Landscaping around established trees* guidelines are described within the *Tree Protection Measures* section of this report.

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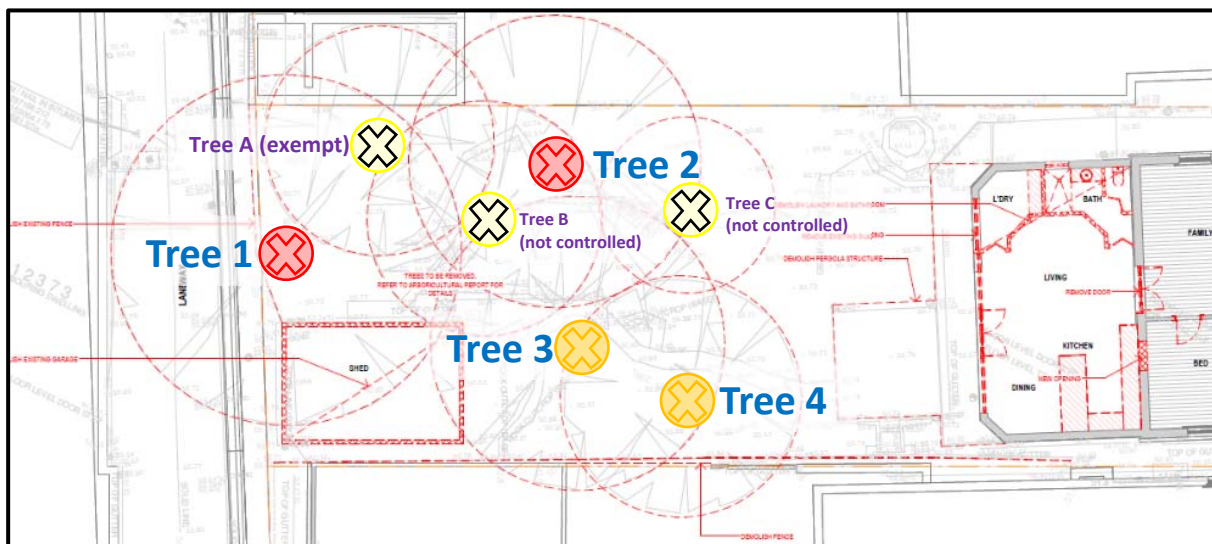
Tree removal, retention, and management

Approved tree removal and pruning should be carried out before the installation of tree protection measures. The removal of regulated and significant trees cannot occur without development approval. Failure to do so may constitute tree damaging activity¹⁷.

The following trees are recommended for removal for the following reasons:

- Tree 1: *Jacaranda mimosifolia* – Jacaranda, regulated, in conflict with the proposed garage and driveway to access the garage from the rear laneway.
- Tree 2: *Ginkgo biloba* – Maiden Hair Tree, regulated, in conflict with the proposed alfresco area, and experiences major encroachment from the proposed garage. In addition, it is likely to fail where the adjacent Tree 1 and the small uncontrolled trees are removed for the construction of the proposed garage due to a significant change in the wind dynamics that would occur after the other large trees are cleared from the site.
- Trees 3 and 4: *Hymenosporum flavum* – Native Frangipani, are regulated trees displaying poor health and are in conflict with the proposed development. These trees should not restrict development at the site due to their poor health.

The trees recommended for removal are outlined on the Demolition Floor Plan below (sourced from 26-003 260604 14 Ann – Draft: “Alterations and Additions”):



- Image above: The image above indicates the trees that require removal where the proposed development is approved. Trees 1 and 2 are in conflict with the proposals (red crosses), and Trees 3 and 4 are recommended for removal due to poor health but are also in conflict with the proposal (orange crosses) and should not limit development at the site. In addition, Trees A, B and C were also identified as requiring removal (black crosses) in the *Demolition Floor Plan* (sourced from 26-003 260604 14 Ann – Draft: “Alterations and Additions”) but Tree A is exempt from control and Trees B and C are not controlled under the *Planning, Development and Infrastructure Act 2016*. There are also uncontrolled trees between Tree 4 and the existing dwelling that will require removal, but do not require planning consent to remove, so have not been highlighted on this plan.

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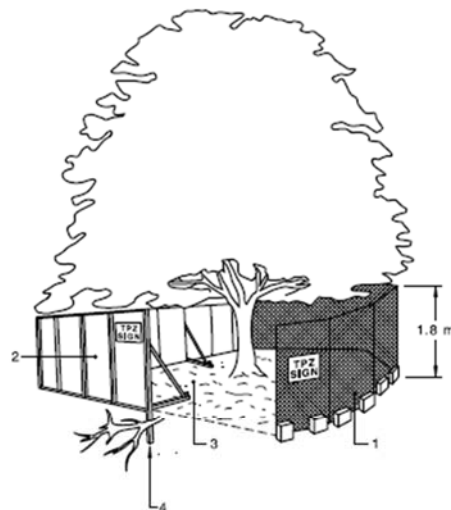
Tree Protection Measures

To be applied where designated within the TPS - site specific requirements.

Tree Protection Zone (TPZ) establishment

Fencing should be erected before any vehicles, machinery or materials are brought onto the site and before the commencement of works, including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist unless where specified within the TPS. The TPZ should be secured to restrict access. The TPZ should be established and managed as follows. Please refer to the attached Tree Protection Plan.

- Identify the trees within the subject allotment that are to be retained and protected during the development process. This may include trees on adjoining land and Council owned street trees and reserve trees.
- The tree protection zone fencing is to be installed at the locations shown on the attached Tree Protection Plan (TPP).
- Identify and mark the alignment of protective fencing as indicated on the TPP. This may vary from the NRZ radius after considering areas of acceptable encroachment (determined in consultation with the project arborist) and site access requirements. Fencing is only required within the subject allotment (provided boundary fencing is in place).
- Erect/construct protective fencing as indicated in the image below. AS 4687 *Temporary fencing and hoardings* specifies applicable fencing requirements. Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter, and liquids into the protected area.



KEY:

- 1 Chain wire mesh panels that are held in place with concrete feet.
- 2 Alternatively, plywood or wooden paling fence panels may be used. This fencing material also prevents building materials or soil from entering the TPZ.
- 3 Mulch installation across the surface of the TPZ (as detailed in the TPS). No excavation, construction activity grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ other than those indicated in the TPS.
- 4 Bracing may be used within the TPZ. Installation of posts or supports should avoid damaging roots.

- Right: Australian Standard AS 4970:2025 *Protection of trees on development sites*, p18.

Figure 4 — Protective fences

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- All visible faces of the TPZ to the construction area must be signed with appropriate TPZ signage as shown below. A copy of such is attached as an addendum to this report and may be duplicated as required without permission. No alterations to the TPZ sign are permitted without written consent from the author.



- **Irrigation**
Provide supplementary irrigation during the development process. Drip irrigation systems are an effective way of applying water to the root zone of trees. Install in-line dripper hose that emits ~3L of water per drip emitter per hour. Connect the system to a reliable water source, preferably using a battery-operated programmable timer. A parallel row pattern or a spiral pattern are simple installation methods to use with lines installed at 0.5m – 1.0m spacing. Use pressure reducers and relief valves as required. Irrigation should be applied during hotter months by providing one good soaking per week. Less water can be applied during cooler and wetter months. Alternative irrigation systems may be used to suit the site in consultation with the project arborist.
- **Mulching**
Apply mulch around the tree/s. Mulches should be organic in origin, semi composted and contain a mixture of coarse and fine particles, conforming to AS4454-2012. Mulches should be 75-100mm thick and applied out to the Tree Protection Zone fencing (or further if possible), without coming into contact with the trunk. This mulch is not intended as a compaction mitigation tool.

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- Where pedestrian pathways have been allowed within a TPZ to facilitate low impact construction works, ground protection suitable for construction personnel and scaffolding will be required as follows. This is required to minimise soil compaction and to capture any building material spills/waste that may contaminate soils.
 - Install ground protection as indicated on the tree protection plan.
 - Install a layer of geotextile fabric on top of the natural ground.
 - Cover the geotextile with a 100mm thick layer of mulch or coarse gravel/ballast.
 - Install ground protection mats on top of the mulch to make walking/wheelbarrowing easier if required.
- Where vehicle access tracks have been allowed within the TPZ, heavy-duty ground protection will be required. This is required for essential vehicles, excavators, cranes, pier drilling machinery, and/or hydro-excavation trucks etc.
 - Install heavy-duty ground protection as indicated on the tree protection plan.
 - Install a layer of geotextile fabric on top of the natural ground.
 - Cover the geotextile with a 250mm thick layer of mulch or coarse gravel/ballast.
 - Install ground protection mats (e.g., BogMat <https://www.bogmat.com.au/>).
 - Alternative ground protection for heavy machinery can include coarse rock ballast set into a cellular webbing system such as Geoweb.



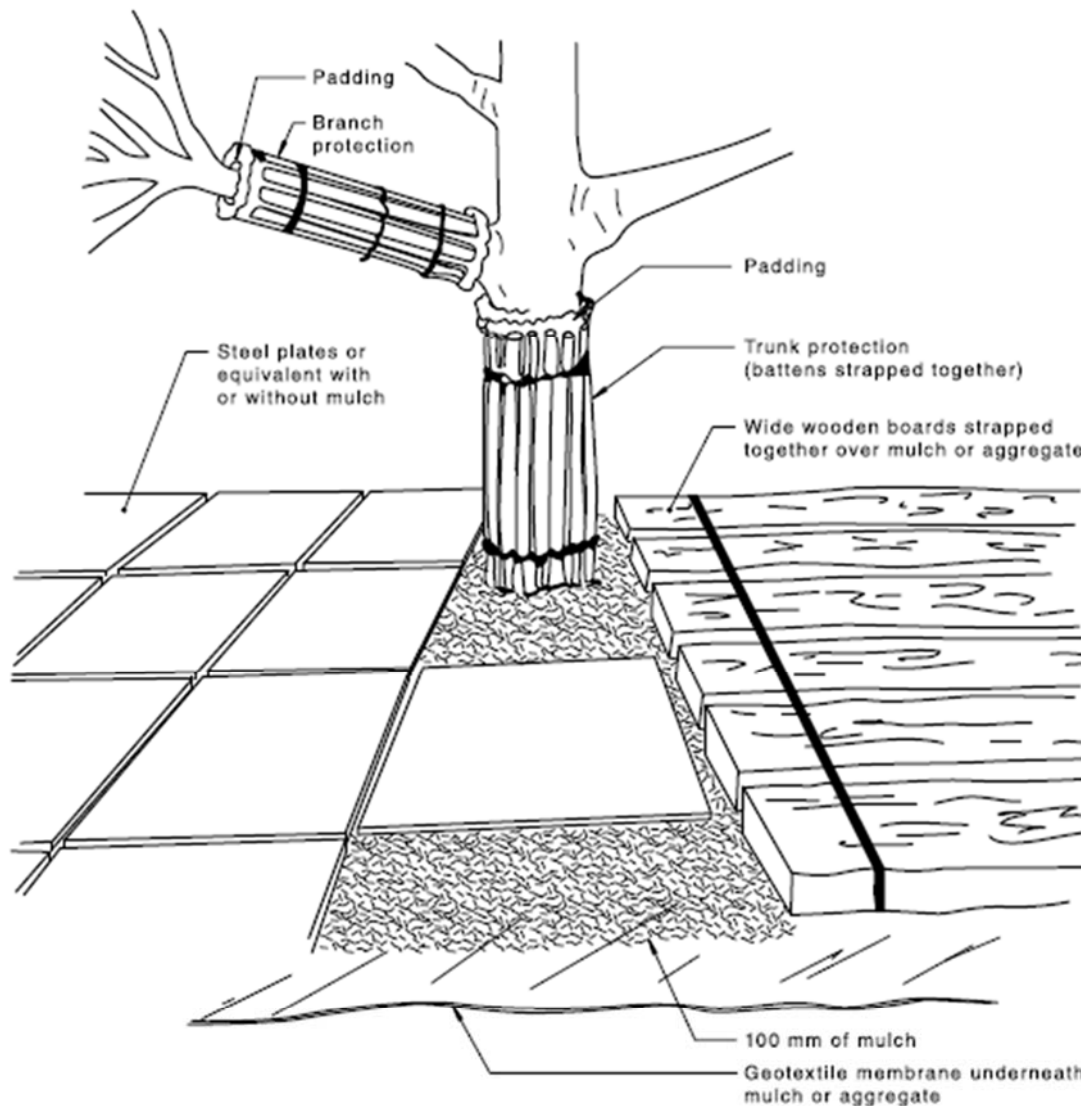
Left: Track mat ground compaction mitigation
(image <https://www.rampchamp.com.au/>)



Right: Geoweb ground compaction mitigation
(image www.greenfix.co.uk)

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- Where construction activities or vehicle access is in close proximity to any tree, install protection to the trunk and branches of trees as shown in the figure below. A minimum height of 2m is recommended. Ground protection (as described above) will also be required in this situation.
 - o Install breathable padding or hessian around the trunk of the tree.
 - o Install closely spaced timber battens around the trunk, with the top edge protecting the trunk/bark by the padding/hessian. Secure with strapping.



NOTE 1 For trunk and branch protection, boards and padding may be used to prevent damage to bark. Boards shall be joined to each other using hoop straps and screws or similar. They shall not be screwed or nailed to the tree.

NOTE 2 Wide wooden boards or plastic or metal plates should be of a suitable thickness to spread the load and prevent soil compaction and root damage.

Figure 5 — Examples of trunk, branch and ground protection



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Site establishment

The establishment of the work site should occur in conjunction with the establishment of the TPZ structures and features. This may include site access, storage areas, construction huts, waste management areas etc.

1. Refer to the previous section on TPZ establishment which outlines some of the essential TPZ requirements.
2. All ancillary zones required for construction purposes should be located outside the TPZ. This includes, but is not limited to:
 - o Site access routes for various vehicles and machinery.
 - o Areas to receive and store construction materials.
 - o Areas for skip bins and waste management.
 - o Wash out areas.
 - o Site huts and toilets.
 - o Storage of chemicals.
 - o Car parking areas.
3. Where site constraints prevent this, and any of these activities are necessary within a TPZ, suitable ground and trunk protection measures are required as set out in the previous section on TPZ establishment.
4. Where the work site is within the vicinity of any tree, the above applies, irrespective of whether the specific trees are included within the report or not.



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Demolition and site clearing activities

The demolition of existing structures, surfaces and vegetation will require heavy machinery to move about on the site. If these works occur within any TPZ area, it should be expected that such will result in tree damaging activity. Demolition and site clearing works should follow these guidelines:

1. Ensure TPZ fencing and other tree protection specifications are in place prior to demolition works commencing.
2. All vegetation proposed to be removed within or adjacent to a TPZ must be removed using suitable tools in a manner that will not cause harm to remaining trees or disturb their root zone.
 - o Herbicides can be used to remove unwanted vegetation at the site during demolition activities. Herbicides should be applied by appropriately experienced contractors according to the manufacturer's product label recommendations. Apply herbicides with care to avoid accidental applications to surrounding vegetation.
3. The project arborist should be on site during demolition activities within a TPZ. Further details will be noted on the TPP regarding these requirements.
4. No stockpiling of building rubble, demolition material, soil, or any other material within the TPZ. These materials must be removed from site immediately or stockpiled outside of the TPZ area for later disposal.
5. No grade changes within the TPZ. Lowering (cut) or raising (fill) of the grade within the TPZ is not permitted.
6. The demolition of structures within the vicinity of a TPZ shall be carried out by machinery as carefully as possible to avoid damage to surrounding trees.
 - o Demolition machinery shall stand outside the TPZ to avoid soil compaction.
 - o Demolition machinery can work on existing hard surfaces where present (e.g., existing driveways), or be placed inside the building/structure to pull material in and down, away from the trees.
 - o Where machinery must work within a TPZ, suitable ground protection measures must be put in place as outlined in the section on TPZ establishment.
7. Existing underground services should not be removed within a TPZ as there is a risk of damage to a tree's root system. These services should be de-commissioned and left in place where possible. If they must be removed, consult with the project arborist is required.
8. Existing hard surfaces (concrete/paving/bitumen/compacted gravel etc.) should be retained where possible to act as ground protection from demolition machinery where possible. These surfaces can be removed after demolition works as required.



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9. When removing hard surfaces (concrete/paving/bitumen/compacted gravel etc.) within a TPZ, it is expected that there will be some root growth below the hard surface being removed.
 - o Hand tools should be used to remove these hard surfaces adjacent to the trunk (within the structural root zone).
 - o Demolition machinery should be used to carefully pull these surfaces up and away from the tree. The wheels of the machinery shall be standing outside the TPZ, on any existing hard surfaces, or on established ground protection areas away from the tree. The works should proceed in a retreating manner, away from the tree.
 - o Any roots that are exposed below the hard surfaces shall be wet down by hand and covered with a 50-100mm layer of mulch as soon as possible after being exposed.
 - o Alternatively, exposed roots could be protected from desiccation by placing Hessian cloth (or similar) on top that is kept moist by periodic wetting. This must remain in place until the new surfaces are put into place.



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Earthworks

Earthworks required to establish the new structure may include, excavation, cut and fill, levelling, footing preparation, batter formation and trenching activities. These activities have the potential to damage to tree trunks, branches, and the root zone. To minimise the impacts of these activities on the trees to be retained on site, the following precautions are required.

1. Ensure TPZ fencing, and other tree protection specifications are in place prior to earthworks commencing.
2. Excavation works can only proceed as approved by Council.
3. The project arborist should be on site during any earthworks works within a TPZ.
4. All excavation machinery must be kept outside the TPZ to avoid soil compaction, or suitable ground protection measures must be in place as outlined in the section on TPZ establishment.
5. Excavation machinery must not come into contact with the trunk, branches, or roots within the TPZ. Consider using a spotter to supervise, and/or use a smaller machine.
6. No earthworks are permitted within the Structural Root Zone without approvals. Seek direction from the project arborist.
7. No stockpiling of soil, debris, or any other material within the TPZ. These materials are to be removed from the site immediately or stockpiled outside the area for later disposal.
8. Woody tree roots >50mmØ are not to be pulled out by excavation machinery.
9. Any root pruning should be carried out in consultation with the project arborist.

Cut and fill

10. No lowering of grade (cut) within a TPZ. The soil surface can be skimmed by removing loose organic matter, turf or old gravel surfaces carefully using hand tools or with a trimming bucket of an excavator standing outside the TPZ (or on suitable ground protection). Skimming of the surface should cease when fine tree roots are encountered and should not exceed 50mm below the original level.
11. Deep excavations adjacent to or within a TPZ may require a batter or terraced levels. These may encroach further into the TPZ and may require approval. If this is required, please consult with the project arborist before proceeding.
12. There shall be no placement of additional material (fill) within a TPZ without approval.
13. In some cases, fill material within a TPZ may be permitted. If approved, the fill must consist of graded material that allows air and moisture movement. Suitable materials include single graded, no-fines gravel, washed single grade aggregate or similar. An aeration system may also be required that may consist of a system of vertical and horizontal slotted pipes wrapped in a suitable breathable material.



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Footing preparation

14. Excavations for footings must not occur within a TPZ unless approved by Council and the project arborist.
15. Excavation machinery should stand outside the TPZ to avoid soil compaction, or suitable ground protection measures must be in place as outlined in the section on TPZ establishment.
16. When installing footing systems consisting of piers or screw piles within a TPZ, the following precautions are required.
 - o The smallest possible diameter hole should be used, subject to engineering requirements.
 - o Mini drilling rigs should be used in these areas to avoid damage to tree branches.
 - o Suitable vehicle ground protection is required where piling vehicles enter a TPZ.
 - o Excavations for piers are to be conducted through the mulch/ballast. Excavate by hand or drill the holes using machinery that stands off the TPZ or an area with suitable ground protection.

Installation of underground services

A range of underground services may be required to service a new development. These may include but are not limited to:

- Gas supply
- Electricity supply
- Water supply
- Sewer drainage
- Septic tank connections
- Stormwater drainage
- Irrigation pipes
- Fire mains
- Telecommunication cables

Open trenching to install these services within a TPZ has the potential to sever roots which can adversely affect tree health and stability. Unless otherwise approved, underground services should be installed according to the following guidelines:

17. All services should be routed outside the TPZ where possible. If underground services must pass through a TPZ, consult with the project arborist. These services should be installed by directional drilling or in manually excavated trenches.
18. Directional drilling.
 - o The directional drilling bore should be at least 600mm deep (below the tree's root plate). The project arborist should assess the likely impacts of boring and bore pits on retained trees.
 - o The directional drilling bore should preferably not pass below the SRZ of any tree.
 - o Entry, exit points, connection points and inspection points should be located outside the TPZ where possible.

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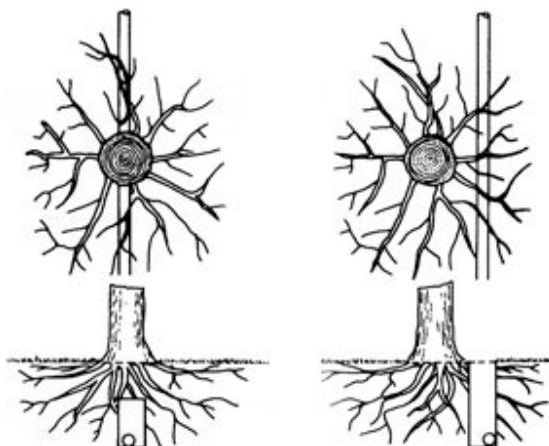
19. Manual excavation

- o For manual excavation of trenches, the project arborist should advise on roots to be retained and should monitor the works. Manual excavation may include the use of hand tools, pneumatic or hydraulic tools.
- o Excavate the soil down to the required depth for the entire length of the service required within the TPZ.
- o Use the lowest pressure possible to carry out the excavations whilst avoiding damage to the outer bark on tree roots.
- o When tree roots are encountered, the operator should avoid damaging the protective layer by directing high pressure air or water away from tree roots.
- o Smaller tree roots <30mmØ may be damaged by the process, as this is generally unavoidable.
- o Tree roots greater than 50mmØ shall left intact and undamaged.

20. Root management:

- o Insert the underground service into the trench by weaving between exposed tree roots. Retain as many roots as possible extending across the trench.
- o Roots smaller than 50mmØ may be pruned back (preferably to a side branching root) using sharp pruning tools (such as secateurs or tree pruning handsaws).
- o Roots larger than 50mmØ should only be pruned after consultation with the project arborist.

21. Backfill the trench as soon as possible after the service is installed to avoid root desiccation. If a trench is to remain exposed for more than 2 hours, the exposed roots and surrounding soil must be kept moist by hand irrigation and/or use of shading materials (hessian or boards). These roots must not be allowed to dry out.



Less damage is done to tree roots if utilities are tunneled under a tree (left, top and bottom) rather than across the roots (right, top and bottom).



- Above: Examples of directional drilling (left) and manual excavation with hydro-excavation (right).



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Construction activities

Construction activities may include (but are not limited to); installation of building footings, concrete slabs, frame construction, installing brickwork or other wall cladding materials, crane lifting operations, scaffolding, roofing, interior fitting, waste disposal etc. If these activities are not appropriately managed within a TPZ, there may be adverse impacts for the trees and their growing environment. Construction activities must be well supervised and adhere to the following guidelines.

22. Ensure TPZ fencing, and other tree protection measures are in place prior to construction works commencing.
23. TPZ fencing shall not be removed or repositioned to facilitate construction activities. Consult with the project arborist if access to a TPZ is required.
24. Scaffolding for construction activities and crane operations should not interfere with trees to be retained on site.
 - o Minor pruning may be permitted to facilitate the installation of scaffolding and crane operations.
 - o Any required pruning works should be confirmed with the project arborist and performed by qualified arborists, not construction staff.
 - o Pruning may be subject to Planning Consent and should not be conducted prior to relevant approvals being attained.
25. Parking areas for building staff and sub-contractor vehicles must be clearly defined, well away from TPZs.
26. Where vehicle access has been allowed within the TPZ, heavy-duty ground protection will be required as defined within Tree Protection Zone (TPZ) establishment section. This is required for all vehicles, excavators, cranes, concrete trucks.
27. A defined delivery and storage area for building materials and hazardous chemicals should be marked out well away from any TPZ as required. If a storage area is to be set up within a TPZ (due to site limitations), then ground protection measures are required. Refer to the previous section on TPZ establishment.
28. Areas for waste disposal and skip bins must be clearly defined, well away from the TPZ. If skips are to be set up within a TPZ (due to site limitations), then ground protection measures are required and certified by the project arborist.
29. A wash out area should be defined well away from any tree and waste appropriately managed. Contaminated water must not be allowed to drain into tree root zone.



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Hardstand installation within a TPZ

Hardstand surface treatments include concrete paths and driveways, unit pavers, compacted gravel and asphalt etc. Hardstand within a TPZ can create an impervious surface, limiting gas exchange and water infiltration into the root zone, and may adversely affect tree health. In addition, compaction works can increase soil density, impairing root development and growth. There is also a risk of root damage from grade changes (cut) when preparing for paving works. To ensure hardstand works do not adversely affect trees to be retained on site, the following guidelines should be followed, in consultation with a suitably qualified engineer:

1. Hardstand surface treatments should be excluded from the TPZ where possible.
2. If hardstand surfaces are required within a TPZ, materials and construction methods should aim to avoid damage to the root system and use permeable materials.
3. Consider the finished floor levels in relation to the levels of surrounding hardstand in the design phase of the project. Adjust finished floor levels to ensure hardstand construction works do not lower natural grade by more than 50mm.
4. Tree root investigations may be required prior to designing and installing hardstand surfaces.
5. Consider future growth of tree roots and how they may impact on the hardstand surface. Hardstand surfaces should remain outside the structural root zone to reduce the likelihood of surface disruption in the future.
6. The project arborist should supervise any hardstand installation within a TPZ.
7. Grade changes
 - o No lowering of grade (cut) within a TPZ for hardstand construction can occur without approval. The soil surface can be skimmed by removing loose organic matter, turf or old gravel surfaces carefully using hand tools or with a straight edge trimming bucket of an excavator standing outside the TPZ (or on suitable ground protection). Skimming of the surface should cease when fine tree roots are encountered and should not exceed 50mm below the original level.
 - o Any increase in grade (fill) must use permeable base layers that allow air and water to infiltrate.
8. Root damage
 - o Damage to woody tree roots is not permitted. If woody tree roots are encountered, consult with the project arborist.
9. The natural soil structure and density within the TPZ should be maintained when installing hardstand surfaces. The natural soils below hardstand surfaces should not be compacted unless absolutely necessary (e.g., trafficable loads). Compaction of natural soils should not be necessary for pedestrian or light traffic hardstand treatments.



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10. Where the hardstand surface (including base levels) is to be constructed above the natural grade, the following provisions should be implemented:

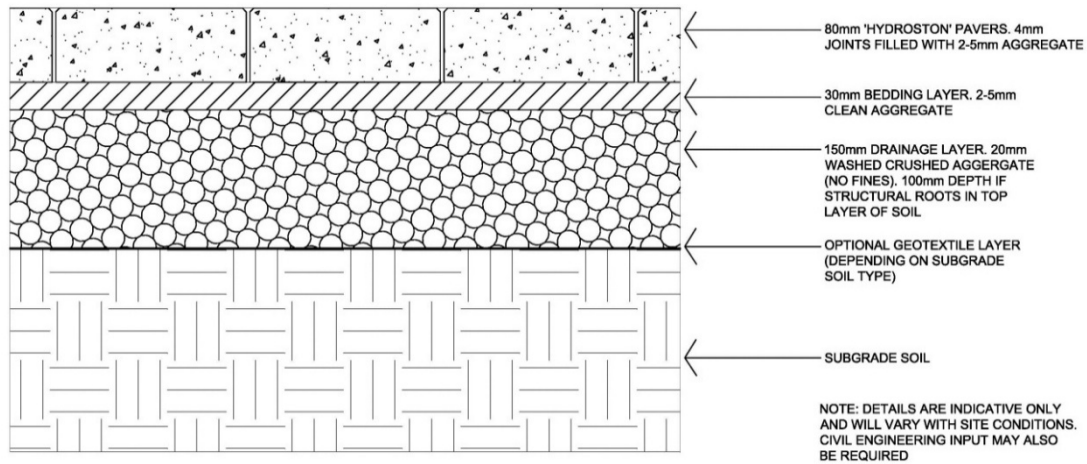
O Base layer

- The depth of the base layer will vary depending on the intended load. Vehicular areas will require a deeper preparation while pedestrian areas can be shallower.
- Base layer materials should allow air and water to infiltrate and consist of a graded material with no fines, such as 2-5mm graded particle size (or larger).
- Deeper base layer support systems (>300mm) will require aeration systems consisting of perforated pipes extending from the lowest layer of the hardstand support and extending above the soil grade at the perimeter of the hardstand surfaces.
- A geotextile layer can be used between the base layer and subgrade to prevent fine particles moving between support layers.
- A three-dimensional cellular confinement system (geocells) can be used for the base layer where required. This is a system of cells into which the base material is placed.
- The base layer material can then be compacted. Compaction should be to the minimum level required to support the intended load.
- The bedding layer, if required, should use a single-graded material to provide good porosity and permeability.

O Surface treatments

- Final surface treatments should allow air and water to infiltrate into the root zone. There are two main types of permeable surface treatments:
- Systems in which the unit pavers are impervious but contain permeable joints where air and water can pass between pavers (e.g., Ecotrihex - <https://www.adbrimasonry.com.au/products/ecotrihex-80/> or Ecopave - <https://apcmtbarker.com.au/product/ecopave>).
- Systems in which the paver material is porous, and air and water can pass through the paver (e.g., Porouslane - <https://www.porouslane.com.au> and Hydropavers International - <https://hydropavers.com.au>).
- The unit pavers should have a single-graded aggregate swept in to fill in the gaps between pavers to allow air and water to infiltrate. Regular paving sand is not suitable for this application.

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- Above: An example of a permeable paving system (Tree Environs)



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Landscaping around established trees

Care is required when landscaping around established trees. Damage to trees can occur from a range of activities, including soil compaction, soil contamination, impact during landscaping works, trenching and level changes, hardstand surface treatments, planting works and lawn installation etc.

To minimise the possible adverse impacts, a TPZ is required. The TPZ is a designated area required to maintain sufficient root density to ensure tree viability and is depicted clearly within the attached TPP. All potentially adverse activities must not occur within this zone or must be modified to minimise the impacts. The following guidelines should be followed when landscaping around established trees:

1. The landscape design should be reviewed by the project arborist prior to being finalised.
2. Landscaping contractors should observe the guidelines set out in the previous sections on Tree Protection Zone (TPZ) establishment and Site establishment.
3. The growing environment for mature trees should be optimised with the use of mulches. Mulches should be organic in origin, semi composted and contain a mixture of coarse and fine particles. Mulches should be 75-100mm thick and applied out to the drip line of trees or further, if possible, without coming into contact with the trunk. Mulches should be topped up every 1-2 years as required.
4. Irrigation systems around established trees should be set up as follows.
 - o Drip irrigation systems are an effective way of applying water to the root zone of trees.
 - o Connect the system to a reliable water source, preferably using a battery-operated or hardwired programmable timer.
 - o Use pressure reducers and relief valves as required.
 - o Irrigation main lines should be radially arranged in relation to the root system rather than traversing the root system. Deep trenching across the drip line of trees must be avoided.
 - o Install in-line dripper hose that emits ~3L of water per drip emitter per hour.
 - o A parallel row pattern or a spiral pattern are simple installation methods to use with lines installed at 0.5m – 1.0m apart.
 - o Irrigation should be applied during hotter months by providing one good soaking per week (2-3 hours at a time). Less water can be applied during cooler and wetter months.
 - o Irrigate in the early morning or evening. Avoid watering during the middle of the day.
 - o Irrigation requirements should be adjusted according to species, soil type and climatic conditions.



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5. Hardstand surfaces should be kept to a minimum within the TPZ. If hardstand surfaces must occur, refer to the previous section on Hardstand installation within a TPZ.
6. Use caution when applying herbicides in the vicinity of established trees. Target the unwanted plants carefully and follow manufacturer's recommendations.
7. Pruning of established trees should be carried out by qualified arborists (Certificate III in Arboriculture). Pruning may require planning consent.
8. Retaining walls should not be installed within any TPZ. If required, consult with the project arborist.
9. Fences on the boundaries of the property must be installed without damaging the root system of established trees.
 - o Fencing must not use continuous strip footings or plinths.
 - o Lightweight fencing panels attached to concrete pads and posts are recommended.
 - o Concrete pads should be located outside the structural root zone.
 - o Grade changes (cut and fill) must be avoided during fence installation.
10. Care is required when planting new vegetation within the NRZ of established trees. Cultivation of the area under the tree should be kept to a minimum and undertaken with hand tools.
11. Grade changes (cut or fill) within the NRZ of established trees should be avoided. Do not build up soil levels by more than 100mm.
12. The use of competitive plants should be kept to a minimum. Minimise the use of turf, and dense groundcovers etc.
13. The mature size of larger plants and trees should be considered. Plants should be well spaced to allow them to reach their mature size.
14. Select the largest tree species for the size available. Larger trees provide greater benefits than smaller trees.
15. Provide adequate growing area for the trees to grow. Small openings in hardstand areas are usually inadequate for healthy tree growth.
16. Species diversity is important in a sustainable garden (and urban forest). While monoculture plantings may provide a desired aesthetic, they are generally more vulnerable to pest and disease outbreaks.
17. Consider when to use evergreen or deciduous trees in relation to building orientation, private open space, the movement of the sun and the placement of windows.
18. The use of locally indigenous vegetation should be considered for their habitat, biodiversity, and wildlife corridor value.



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Development Monitoring and Certification

Through various stages of development, compliance certification provided in writing by a suitably qualified AQF Level 5 Arboriculturist is required.

These are outlined as follows with compliance recommended to be supplied to council as a condition of Development Approval:

Indicative Stages in Development and the Tree Protection Process

Stage in development	Tree protection process	
	Matters for consideration	Actions and certification
Planning (AS 4970:2025 Sections 2 and 3)		
Site acquisition	Legal constraints	
Detail surveys	Council plans and policies Planning instruments and controls Heritage Threatened species	Existing trees accurately plotted on the survey plan, including trees on adjoining land if the proposed works could take place in their NRZ
Preliminary tree assessment	Hazards/risks Tree retention value	Evaluate all trees on the site Verify that the survey represents the trees present onsite Provide preliminary arboricultural report (PAR), NRZs and retention values to guide development layout
Preliminary development design	Condition of trees Proximity to buildings Location of services Roads Level changes Building operations space Long-term management	Planning selection of trees for retention Design review by proponent Design modifications to minimise impact on trees
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment (AIA) of proposed development Determine tree protection measures Landscape design	Provide arboricultural impact assessment (AIA) including TPS and TPP, unless not required by the relevant authority at this stage
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees, including updating TPS and TPP

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Pre-site works (AS 4970:2025 Sections 4 and 5)		
Review of approval (development details)	Identify changes to works or additional works and details provided that may impact trees to be retained	Review impact and update TPS and TPP
Initial site preparation	State based Work Health and Safety requirements for tree work Approved retention/removal Refer to AS 4373 for requirements on the pruning of amenity trees Specifications for tree protection measures	Compliance with conditions of consent Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning Establish/delineate TPZ Install protective measures Certification of tree protection measures
Site works (AS 4970:2025 Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimise impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Conformance with TPS, TPP and relevant conditions of consent Deviation from approved documentation	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection and condition
Post development (AS 4970:2025 Section 5)		
Defects liability / maintenance period	Tree health and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition



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Conclusions

- Adelaide Arb Consultants assessed four regulated trees at 14 Ann Street, Stepney on the 5th of June 2026 in relation to a proposed development.
- The trees are identified as a *Jacaranda mimosifolia* – Jacaranda (Tree 1), a *Ginkgo biloba* - Maiden Hair Tree (Tree 2), and two *Hymenosporum flavum* - Native Frangipani (Trees 3 and 4). These trees are all located within the rear garden of the site.
- These trees display trunk circumference measurements that exceed 1m but are less than 2m, at one metre above ground level, and are therefore controlled as regulated trees under the provisions of the *Planning Development and Infrastructure Act 2016*.
- Trees 1 and 2 display good health and are sustainable within their environment with useful life expectancies of more than 10 years. However, Trees 3 and 4 display poor and declining health and are unsustainable with a short Useful Life Expectancy. Trees 3 and 4 are recommended for removal within the coming 5 years and, as a result, should not restrict development at the site.
- The trees have good to fair structural features and do not require crown management to remain sustainable at an acceptable level of risk to public and private safety at this time.
- The ISA – TRAQ risk assessment process has demonstrated that the tree represents a low risk to public and private safety.
- An Arboricultural Impact Assessment was undertaken, and the proposed development is likely to have an adverse impact on the trees. However, it is believed that this development is fair and reasonable considering the site constraints, the lack of features that enable the trees to meet Performance Outcome 1.1 and the history of similar development in the rear gardens of properties along Ann Street.
- Tree protection specifications for tree removals are attached to ensure the correct trees are removed during the demolition of the site. General principles for tree protection on the site are provided in the *Tree Protection Measures* section of this report to ensure the uncontrolled trees on the site that are to be retained are adequately protected during the construction phase.



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Appendix A – Assessment Methodology Categories

Assessment of trees requires the collection of data based on tree features observed. The following categories are assessed, and the tables below described the meaning of outcomes recorded during field assessment of trees.

Location (plotted onto the various plans)	<p>Data collected during the tree assessment process is recorded within the TreePlotter data inventory. The tree location is plotted onto a live aerial image with observations regarding tree features recorded in this system.</p> <p>Mapping for tree reporting processes is completed based on tree location plotting during field assessments.</p>
Naming and classification of vegetation	<ul style="list-style-type: none"> • Botanical Name <ul style="list-style-type: none"> ○ A unique name, given to plants written in Botanical Latin (although some plants may have been known by another botanic name previously – synonyms). Botanic names are created by two levels of classification, the genus and species and are important as a consistent language to distinguish plant identification between provinces. • Common Name <ul style="list-style-type: none"> ○ Important for describing trees with people not familiar with botanic naming of trees. These names often relate to local experiences with trees and are not governed by formal nomenclature rules. Common names may therefore relate to different tree species relative to the province where the tree is located. • Species Origin <ul style="list-style-type: none"> ○ Outlines the relevance of the plant to local species diversity at a broad level and includes: <ul style="list-style-type: none"> ▪ Indigenous – Native to the location where the tree was assessed. ▪ Introduced – Native to Australia however introduced to the location where the tree was assessed. ▪ Exotic – Introduced to Australia.
Crown size (height x spread)	<p>The tree height range x crown spread range in metres. These are recorded in the following categories:</p> <ul style="list-style-type: none"> • <3m • 4-7m • 8-13m • 14-20m • >20m



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Circumference (at 1m)	The circumference (girth) of trunk, measured at 1m above ground level as the basis to determine legislative control under the provisions of the <i>Planning, Development and Infrastructure Act 2016</i> .
Legislative Control	<ul style="list-style-type: none"> • <i>Planning, Development and Infrastructure Act 2016</i> • <i>Native Vegetation Act 1991</i> • <i>Local Government Act 1999</i>
Trunk diameter (DSH)	The diameter of the trunk (circumference $\div$ π) measured at standard height (1.40m above ground level). This diameter is used to calculate the notional root zone radius (NRZ) using the Australia Standard method outlined in AS 4970:2025 <i>Protection of trees on development sites</i> .
Notional Root Zone (NRZ)	<p>An area surrounding a tree enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site. This is calculated as follows.</p> $\text{Radius of NRZ} = \text{DSH} \times 12$ <p>DSH = trunk diameter measured at 1.4 m above ground.</p> <ul style="list-style-type: none"> • The radius of the NRZ is measured from the centre of the stem. • The NRZ for palms, cycads, tree ferns and the like should not be less than 2m. <p>Any NRZ radius should not be less than 2 m nor greater than 15 m (except where crown protection is required).</p>
Tree protection zone (TPZ)	The principal means of providing protection for trees during development and includes both root development areas as well as crown projection. This area must be isolated from construction works of any kind, and its location and extent from the tree will be detailed on the Tree Protection Plan.
Diameter at root buttress (DRB)	The diameter of the stem (circumference $\div$ π) measured immediately above the root buttress (basal flare). This measurement is taken in metres which is included within the formula to calculate a tree's Structural Root Zone.
Structural root zone (SRZ radius (m))	The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and expressed by its radius in metres.



Date: 9th June 2026

Tree Health

Tree health is a core feature used in combination with other features to determine a tree's overall condition, useful life expectancy and risk presented. Outcomes of this attribute do not necessarily extend to other attributes such as tree structure e.g. a dead tree may have low risks and display good structure, while a healthy tree may have other attributes that cause its useful life expectancy to be reduced. The following attribute outcomes describe the health of a tree when observed and recorded to be in these categories.

Good	The tree displays a full foliated crown or living foliar buds/tissue that is common for the species and season. The tree is free of or displays inconsequential pest or diseases signs or symptoms. Intervention is not required to maintain tree health and sustainability.
Fair	The tree displays sustainable, however reduced foliage density or living foliar buds/tissue that is common for the species and season. Deadwood is noted within the crown and tree vigour may be reduced. The tree may display minor occurrences of known consequential pest or diseases signs or symptoms. Intervention may be required to maintain tree health and sustainability.
Poor	The tree displays poor foliage density or living foliar buds/tissue, with terminal deadwood or dysfunction. The tree displays notable to significant pest or diseases signs or symptoms. Intervention will be required to maintain tree health and sustainability.
Dead	The tree has declined and is not reparable. The canopy is void of foliage or contains significant dieback, failing epicormic growth or delaminating cambium.

Structure

Similarly, tree structure is a core feature used in combination with other features to determine tree condition, useful life expectancy and risk. Again, outcomes of this attribute do not necessarily extend to other attributes. e.g. a tree displaying poor structure may be visually healthy and provide high amenity values however will still require structural remediation. The following attributes outcomes describe the health of a tree when observed and recorded to be in these categories.

Good	Primary structural attributes are free of observable defects including connection with the soil profile, stability at ground level and main branch unions. Trunk and branch taper are well formed, secondary and tertiary tree parts are free of notable defects and branch extension is typical for the species. The tree is considered a good example of the species.
Fair	Primary structural attributes are free of observable defects including connection with the soil profile, stability at ground level and main branch unions. Trunk taper is well formed however branch taper may be reduced. Secondary and tertiary tree parts may display minor defects and branch extension may be elongated for the species. The tree could be retained with some corrective pruning.
Poor	Primary structural attributes such as connection with the soil profile, stability at ground level and/or main branch unions display observable defects. Trunk and branch taper is poor, and/or secondary tree parts display notable defects. The tree is unlikely to be repaired or rendered structurally stable with corrective pruning.



Date: 9th June 2026

Useful Life Expectancy (ULE)	<p>Life expectancy is the estimated life span, or remaining life span of a tree. The useful life expectancy is the number of years a tree can be expected to be useful at the site, with acceptable levels of amenity, health and risk under the current site conditions. Consideration should be given to tree benefits, amenity value, historical values, tree surroundings, site use, risk management options and costs, habitat opportunities and other relevant factors. Simply remaining alive (life expectancy) may not be reasonable in an urban setting. Trees should continue to provide amenity and other benefits with acceptable levels of risk (useful life expectancy). For some trees, habitat value may contribute to or increase a trees useful life expectancy.</p> <ul style="list-style-type: none"> • ULE - An estimate of the time the tree will continue to provide a safe and useful contribution to the landscape <ul style="list-style-type: none"> o >20 years o 10-20 years o 5-10 years o 1-5 years o Dead
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Tree Age

Tree age will range between young and senescent and provides background information that may give context to values provided by trees including habitat provision, amenity values and tree vigour. The following criteria are considered.

Young	Newly planted, establishing trees at the site. Tree is not reproductively mature.
Semi Mature	Established trees within the first 20% of the trees ULE. Trees are not yet full size but are reproductively mature.
Mature	Established trees that have developed their full crown potential. These trees may range between 20-70% of their ULE.
Over-Mature	Established trees that have developed their full crown potential and have started health and/or structural decline. These trees may range between 70 and 95% of their ULE.
Senescent	Trees nearing or at the end of their ULE and past 95% of this parameter.

Date: 9th June 2026

Endnotes

¹ Retention Value

The retention value ranges between high and low and various factors are considered when documenting the values provided by trees. The following table outlines the features noted when tree retention values are recorded.

High	<p>These trees are expected to be retained and cannot be removed without planning consent.</p> <ul style="list-style-type: none"> It qualifies as a protected class of vegetation under the following: <ul style="list-style-type: none"> <i>Planning, Development and Infrastructure Act 2016, and/or</i> <i>Native Vegetation Act 1991 and/or</i> <i>Local Government Act 1999.</i> It is in average to good health, <u>and</u> It has average to good structure, <u>and</u> It has a useful life expectancy in excess of 10 years, and It possesses one or more attributes worthy of retention described within Performance Outcome 1.2 or 1.3 in the PlanSA <i>Planning and Design Code</i>.
Medium	<p>These trees are likely to provide long term benefits at the site and should be retained to enhance the development where possible.</p> <ul style="list-style-type: none"> It <u>does not</u> qualify as a protected class of vegetation under South Australian legislation, and It is in average to good health, <u>and</u> It has average to good structure, <u>and</u> It has a useful life expectancy in excess of 10 years, <u>and</u> It possesses one or more attributes worthy of retention described within Performance Outcome 1.2 in the PlanSA <i>Planning and Design Code</i>. (Please note that while such trees do not qualify as regulated or significant trees, their attributes are considered in the same framework as described in the PlanSA <i>Planning and Design Code</i>).
Low	<p>These are trees that are recommended for removal (subject to development approval if they qualify as a regulated or significant tree.)</p> <ul style="list-style-type: none"> The tree may or may not qualify as a protected class of vegetation under South Australian legislation, <u>and</u> The tree has a poor health rating, <u>or</u> The tree has a poor structure rating, <u>or</u> The tree represents a moderate, high or extreme risk to public or private safety, <u>or</u> The tree has a short useful life expectancy of less than 10 years, <u>or</u> It does not possess any attributes worthy of retention described within Performance Outcome 1.2 or 1.3 in the PlanSA <i>Planning and Design Code</i>.



Date: 9th June 2026

² **ISA TRAQ – Levels of Assessment** - Tree and risk assessments can be conducted at different levels of detail, each employing varying methods and providing the client with varied options for reporting and recommendations. The level selected should be appropriate for the assignment.

Level 1 - Limited Visual Assessment

- Visual assessment of an individual tree or population of trees near specified targets
- Conducted from a specified perspective.
- To identify certain obvious defects or specified conditions.
- Typically focusses on identifying trees with imminent and/or probable likelihood of failure.
- Typically, one or two of the three factors is/are considered as a constant.
- This is the fastest, but least thorough, means of assessment and are intended primarily for managing large populations of trees when time and resources are limited.
- This can be carried out as a walkover, drive-by or fly-over inspection.

Level 2 – Basic Assessment

- A level 2 or basic assessment is a detailed visual inspection of a tree and its surrounding site.
- This is the level of assessment that is commonly performed by arborists in response to client's requests for individual tree risk assessments.
- It is ground based and requires the arborist to inspect completely around the tree – looking at the site and visible buttress roots, trunk, and branches.
- The use of simple tools may be required (measuring tools, Binoculars, magnifying glass, mallet, probe, hand digging tools, compass, camera)
- Often a basic assessment is adequate for assessing risk and making recommendations, but it sometimes reveals the need for more advanced assessment measures.
- The primary limitation of a basic assessment is that it only includes conditions that can be detected from a ground based visual inspection. Internal, below-ground, and upper-crown factors may be impossible to see or difficult to assess.

Level 3 - Advanced Assessment

- Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets or site conditions.
- An advanced assessment may be conducted in conjunction with or after a basic assessment if additional information is needed and the client approves the additional service.
- Specialised equipment, data collection and analysis and/or expertise are usually required for advanced assessments.
- The assessments are generally more time intensive and expensive.
- There are many types of advanced assessments that can be conducted (aerial inspection, detailed target analysis, detailed site evaluation, decay testing, health evaluation, root inspection, tree stability monitoring and load testing).

(Dunster, J et.al. (2017), *Tree Risk Assessment Manual – Second Edition* – International Society of Arboriculture, Champaign, Illinois, pp. 15-34.)

³ **Climate statistics** taken from the Bureau of Meteorology Website [Climate Data Online - Map search \(bom.gov.au\)](https://www.bom.gov.au) for the years of 1887 to 2025 at the West Terrace weather station. This West Terrace weather station is 4.6km southwest from the tree location. Specific weather conditions at the tree location may vary from that at the weather station.

⁴ **Life expectancy** is the estimated life span, or remaining life span of a tree. The **useful life expectancy** is the number of years a tree can be expected to be useful at the site, with acceptable levels of amenity, health and risk under the current site conditions. Consideration should be given to tree benefits, amenity value, historical values, tree surroundings, site use, risk management options and costs, habitat opportunities and other relevant factors. Simply remaining alive (life expectancy) may not be reasonable in an urban setting. Trees should continue to provide amenity and other benefits with acceptable levels of risk (useful life expectancy). For some trees, habitat value may contribute to or increase a trees useful life expectancy.



Date: 9th June 2026

⁵ **Regulated tree meaning (Updated 16/5/2024)**

Planning, Development and Infrastructure Act 2016

Preliminary - Part 1

Section 3 – Interpretation

regulated tree means—

- (a) a tree, or a tree within a class of trees, declared to be regulated by the regulations (whether or not the tree also constitutes a significant tree under the regulations); or
- (b) a tree declared to be a significant tree, or a tree within a stand of trees declared to be significant trees, under the *Planning and Design Code* (whether or not the tree is also declared to be a regulated tree, or also falls within a class of trees declared to be regulated trees, by the regulations).

Planning, Development and Infrastructure (General) Regulations 2017

Preliminary—Part 1

3F—Regulated and significant trees

- (1) Subject to this regulation, the following are declared to constitute classes of regulated trees for the purposes of paragraph (a) of the definition of regulated tree in section 3(1) of the Act, namely trees within a designated regulated tree overlay that have a trunk with a circumference of 1 m or more or, in the case of trees that have multiple trunks, that have trunks with a total circumference of 1 m or more and an average circumference of 310 mm or more, measured at a point 1 m above natural ground level.
- (2) Subject to this regulation—
 - (a) a prescribed criterion for the purposes of paragraph (b) of the definition of significant tree in section 3(1) of the Act is that a regulated tree under subregulation (1) has a trunk with a circumference of 2 m or more or, in the case of a tree with multiple trunks, has trunks with a total circumference of 2 m or more and an average circumference of 625 mm or more, measured at a point 1 m above natural ground level; and
 - (b) regulated trees under subregulation (1) that are within the prescribed criterion under paragraph (a) are to be taken to be significant trees for the purposes of the Act.
- (3) For the purposes of subregulations (1) and (2), the measurement of the circumference of the trunks of a tree with multiple trunks is to be undertaken on the basis of the actual circumference of each trunk and without taking into account any space between the trunks.

⁶ **Diameter at Standard Height (DSH)** is the diameter of the trunk (circumference ÷ π) measured at standard height (1.40m above ground level). This diameter is used to calculate the Tree Protection Zone radius (TPZ) using the Australia Standard method outlined in AS 4970:2025 *Protection of trees on development sites*.

For trees where there are multiple stems, the combined stem DSH is calculated using the formula:

$$\text{Total DSH} = \sqrt{((\text{DSH}_1)^2 + (\text{DSH}_2)^2 + (\text{DSH}_3)^2 \text{ etc.})}$$

(Refer to appendix A of AS 4970:2025 *Protection of trees on development sites*.)

⁷ The diameter of the stem (circumference ÷ π) measured immediately above the root buttress (basal flare). This measurement is taken in metres which is included within the formula to calculate a tree's Structural Root Zone.

⁸ **Notional Root Zone (NRZ).**

An area surrounding a tree enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site. This is calculated as follows.

$$\text{Radius of NRZ} = \text{DSH} \times 12$$

$$\text{DSH} = \text{trunk diameter measured at 1.4 m above ground.}$$

- The radius of the NRZ is measured from the centre of the stem.
- The NRZ for palms, cycads, tree ferns and the like should not be less than 2m.
- Any NRZ radius should not be less than 2 m nor greater than 15 m (except where crown protection is required).
- Clause 3.3 covers variations to the TPZ.

(Australian Standard AS4970:2025 *Protection of trees on development sites*)

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⁹ **Structural Root Zone (SRZ)** The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and expressed by its radius in metres.

This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

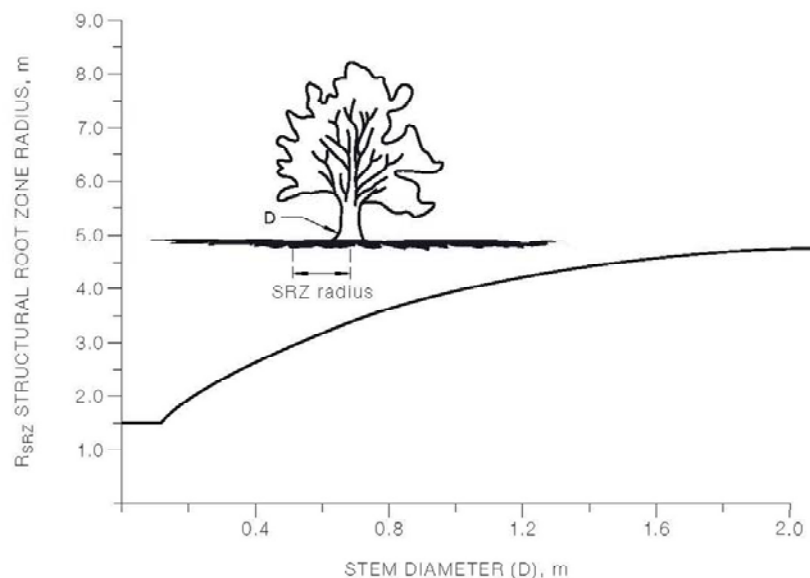
The SRZ only needs to be calculated when major encroachment into the TPZ is proposed.

There are many factors that affect the size of the SRZ (e.g., tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rock and footings. An indicative SRZ radius can be determined from trunk diameter measured immediately above the root buttress using the following formula. Root investigation may provide more information on the extent of these roots.

$$\text{SRZ radius} = (D \times 50)^{0.42} \times 0.64$$

Where D = trunk diameter, in metres measured above the root buttress

Note** The SRZ for trees with trunk diameters less than 0.15m will be 1.5m.



The curve can be expressed by the following formula:
 $R_{SRZ} = (D \times 50)^{0.42} \times 0.64$

NOTES:

- 1 R_{SRZ} is the structural root zone radius.
- 2 D is the stem diameter measured immediately above root buttress.
- 3 The SRZ for trees less than 0.15 m diameter is 1.5 m.
- 4 The SRZ formula and graph do not apply to palms, other monocots, cycads and tree ferns.
- 5 This does not apply to trees with an asymmetrical root plate.

FIGURE 1 STRUCTURAL ROOT ZONE

¹⁰ The International Society of Arboriculture (ISA) **Tree Risk Assessment Qualification (TRAQ)** is a tree risk assessment method used by trained and experienced arborists to define the level of risk from tree or branch failure. This method assesses three components of tree risk: Likelihood of Failure, Likelihood of Impact and Consequences of Failure. A qualitative descriptor is applied to each of these components of risk. These descriptors are applied to a pair of matrices to define the level of risk posed by the tree. I am a qualified user of the TRAQ method. More information about this method can be found in Dunster, J et.al. (2017), *Tree Risk Assessment Manual – Second Edition* – International Society of Arboriculture, Champaign, Illinois.



Date: 9th June 2026

¹¹ **ISA TRAQ - Targets and Likelihood of Impact.** One of the factors that must be considered in tree risk assessment is the likelihood of a failed tree or tree part impacting a target of concern. To estimate this likelihood, you estimate, research or measure the occupancy rate of any targets that would be impacted by the failure (the target zone) and any factors that could protect the target from impact of the falling tree or tree part.

The likelihood of impacting a target can be categorised using the following guidelines:

- **High:** The failed tree or tree part is likely to impact the target. This is the case when there is a constant target, with no protection factors, and the direction of fall is toward the target.
- **Medium:** The failed tree or tree part could impact the target, but is not expected to do so. This is the case for people in a frequently used area when the direction of fall may or may not be toward the target. An example of a *medium* likelihood of impacting people could be passengers in a car travelling on an arterial street (frequent occupancy) next to the assessed tree with a large, dead branch over the street.
- **Low:** There is a slight chance that the failed tree or tree part will impact the target. This is the case for people in an occasionally used area with no protection factors and no predictable direction of fall; a frequently used area that is partially protected; or a constant target that is well protected from the assessed tree. Examples are vehicles on an occasionally used service road next to the assessed tree or a frequently used street that has a large tree providing protection between vehicles on the street and the assessed tree.
- **Very Low:** The chance of the failed tree or tree part impacting the specified target is remote. Likelihood of impact could be *very low* if the target is outside the anticipated target zone or if occupancy rates are rare. Another example of *very low* likelihood of impact is people in an occasionally used area with protection against being struck by the tree failure due to the presence of other trees or structures between the tree being assessed and the targets.

(Dunster, J et.al. (2017), *Tree Risk Assessment Manual – Second Edition* – International Society of Arboriculture, Champaign, Illinois, p. 42.)

¹² **ISA TRAQ - Likelihood of Failure.** Likelihood of Failure is classified based on an evaluation of defects and structural conditions of the tree or its parts, expected loads, site conditions and weather. The likelihood of failure must have a time frame specified to have meaning. Definitions of the likelihood of failure categories are as follows:

- **Imminent:** Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load. The imminent category overrides the time frame stated in the scope of work.
- **Probable:** Failure may be expected under normal weather conditions within the specified timeframe.
- **Possible:** Failure may be expected in extreme weather conditions, but it is unlikely during normal weather conditions within the specified timeframe.
- **Improbable:** The tree or tree part is not likely to fail during normal weather conditions and may not fail in extreme weather conditions within the specified timeframe.

(Dunster, J et.al. (2017), *Tree Risk Assessment Manual – Second Edition* – International Society of Arboriculture, Champaign, Illinois, p. 102.)

¹³ **ISA TRAQ - Consequences of Failure.** Consequences of tree failure and impact are categorized based on the value of the target and harm that may be done to it.

The consequences of failure can be categorised using the following guidelines:

Severe consequences are those that could involve serious personal injury or death, high value property damage, or major disruption of important activities. Examples of *severe* consequences include:

- Injury to one or more people that may result in hospitalization or death
- Destruction of a vehicle of extremely high value
- Major damage to or destruction of a house
- Serious disruption of high-voltage distribution circuits or transmission power lines



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Significant consequences are those that involve substantial personal injury, moderate- to high-value property damage, or considerable disruption of activities. Examples of *significant* consequences include:

- Injury to a person requiring medical care
- Serious damage to a vehicle
- High-monetary damage to a structure
- Disruption of distribution primary voltage power lines
- Disruption of arterial traffic that causes an extended blockage and/or rerouting of traffic

Minor consequences are those that involve minor personal injury, low- to moderate-value property damage, or small disruption of activities. Examples of *minor* consequences include:

- Minor injury to a person, typically not requiring professional medical care
- Damage to a landscape deck
- Moderate monetary damage to a structure or vehicle
- Short term disruption of power on secondary lines, streetlights, and individual services
- Temporary disruption of traffic on a secondary road

Negligible consequences are those that do not result in personal injury, involve low-value property damage, or disruptions that can be replaced or repaired. Examples of *negligible* consequences include:

- Striking a person, causing no more than a bruise or scratch
- Damage to a lawn or landscape bed
- Minor damage to a structure requiring inexpensive repair
- Disruption of power to landscape lighting
- Disruption of traffic on a neighbourhood street

(Dunster, J et.al. (2017), *Tree Risk Assessment Manual – Second Edition* – International Society of Arboriculture, Champaign, Illinois, pp. 129-130.)

¹⁴ **ISA TRAQ - Levels of Risk.** In the risk rating matrix, four terms are used to define levels of risk: *extreme*, *high*, *moderate*, and *low*. These risk ratings are used to communicate the level of risk and to assist in making recommendations to the owner or risk manager for mitigation and inspection frequency. The priority for action depends on the risk rating and the risk tolerance of the owner or manager.

- **Extreme:** The extreme-risk category applies in situations in which failure is *imminent*, with a *high* likelihood of impacting the target, and the consequences of the failure are *severe*. The tree risk assessor should recommend that mitigation measures be taken as soon as possible. In some cases, this may mean recommending or implementing immediate restriction of access to the target zone area to avoid injury to people.
- **High:** High-risk situations are those for which consequences are *significant* and likelihood of failure and impact is *very likely* or *likely*, or consequences are *severe* and likelihood is *likely*. This combination of likelihood and consequences indicates that the tree risk assessor should recommend mitigation measures be taken. The decision for mitigation and timing of treatment depends on the risk tolerance of the tree owner or risk manager. In populations of trees, the priority of high-risk trees is second only to extreme-risk trees.
- **Moderate:** Moderate-risk situations are those for which consequences are *minor* and likelihood of failure and impact is *very likely* or *likely*, or likelihood is *somewhat likely* and consequences are *significant* or *severe*. The tree risk assessor may recommend mitigation and/or retaining and monitoring. The decision for mitigation and timing for treatment depends on the risk tolerance of the tree owner or manager. In populations of trees, moderate-risk trees represent a lower priority than high- or extreme-risk trees.
- **Low:** The low-risk category applies when consequences are *negligible*, when likelihood of failure and impact is *unlikely*, or consequences are *minor* and likelihood is *somewhat likely*. Mitigation is generally not required. Mitigation or maintenance measures may be desired for some trees, because it is sometimes possible to reduce the risk even further at very low cost, but the priority for action is low. Tree risk assessors may recommend retaining and monitoring these trees, as well as mitigation that does not include removal of the tree. Mitigation treatments may reduce risk or future risk, but the categorised risk rating is already at the lowest level.

(Dunster, J et.al. (2017), *Tree Risk Assessment Manual – Second Edition* – International Society of Arboriculture, Champaign, Illinois, p. 132.)



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¹⁵ **Thigmomorphogenesis** – the creation of a new shape by touch; in the case of trees this most often relates to the ‘touch’ of the wind. In open grown trees and trees growing on the windward edge of a group of trees, exposure to wind leads to thicker structural roots, a thicker trunk with increased stem taper and a reduction in tree height, compared to their more sheltered counterparts. Thigmomorphogenesis is also responsible for growth that reinforces potential biomechanical weaknesses within the tree. Most obviously, this results in additional wood at the base of the trunk and the production of trunk flare. If a tree does not experience any crown movement, then this adaptive growth does not occur, leaving the tree vulnerable to failure. Adaptive growth is also associated with additional wood around a cavity or region of decay and the reinforcement of weak stem unions.

(Hirons, A. and Thomas, P. (2018), *Applied Tree Biology*, Wiley Blackwell, UK, pp. 111-113)

¹⁶ **Project arborist** – Competent person responsible for carrying out tree and impact assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The competent person fulfilling project arborist responsibilities shall be suitably experienced and competent in arboriculture. This person will have an Australian Qualification Framework Level 5, Diploma of Arboriculture or equivalent, and be able to perform the tasks required by this Standard.

(AS 4970:2025 *Protection of trees on development sites*)

¹⁷ **Tree damaging activity meaning**

Planning, Development and Infrastructure Act 2016

Part 1 – Preliminary

Section 3 – Interpretation

tree-damaging activity means

- (a) the killing or destruction of a tree; or
- (b) the removal of a tree; or
- (c) the severing of branches, limbs, stems or trunk of a tree; or
- (d) the ringbarking, topping or lopping of a tree; or
- (e) any other substantial damage to a tree,

and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree or that is excluded by regulation from the ambit of this definition.

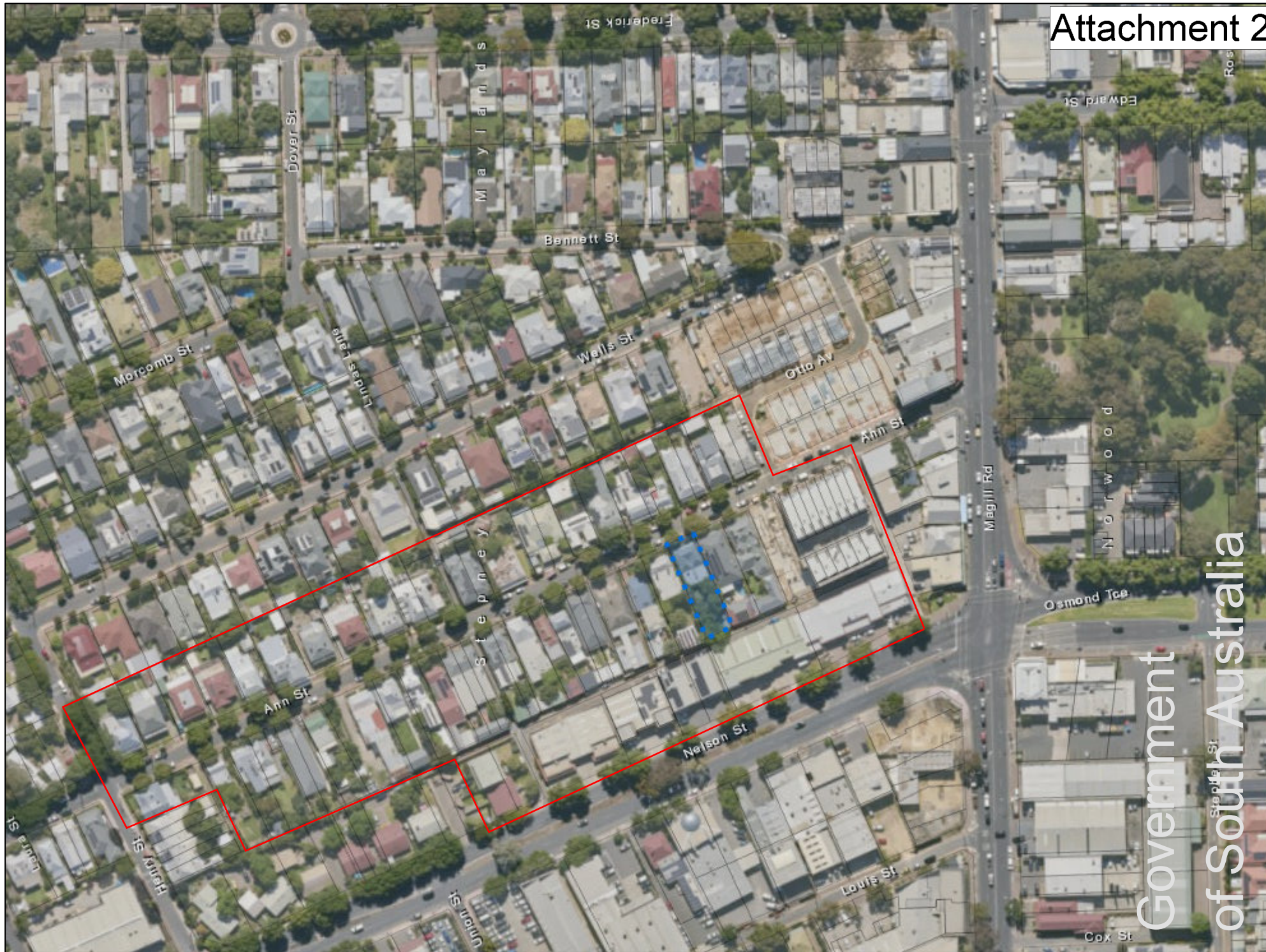
Planning, Development and Infrastructure (General) Regulations 2017

Section 3F (6)

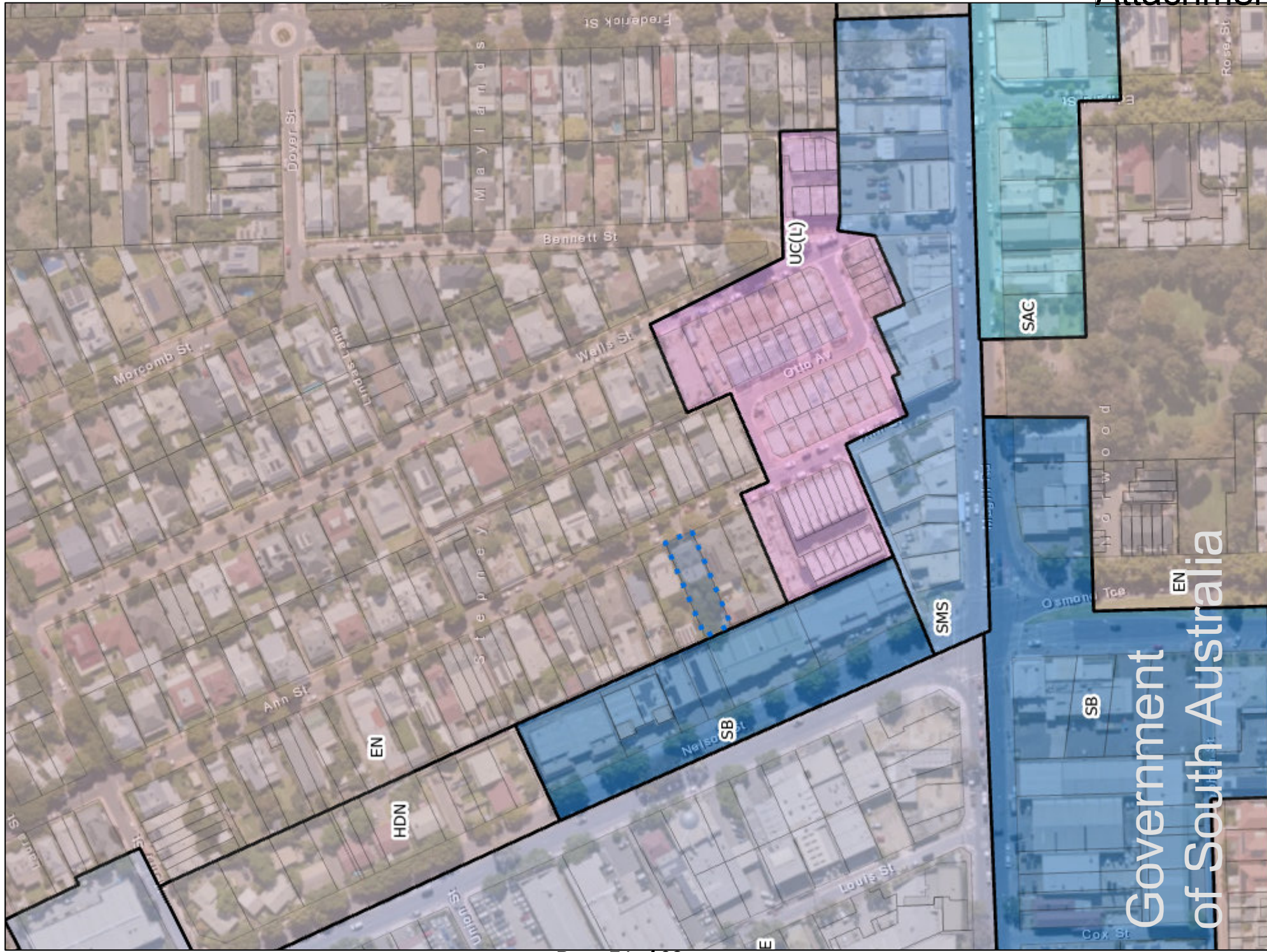
For the purposes of the definition of ***tree damaging activity*** in section 3(1) of the Act, pruning—

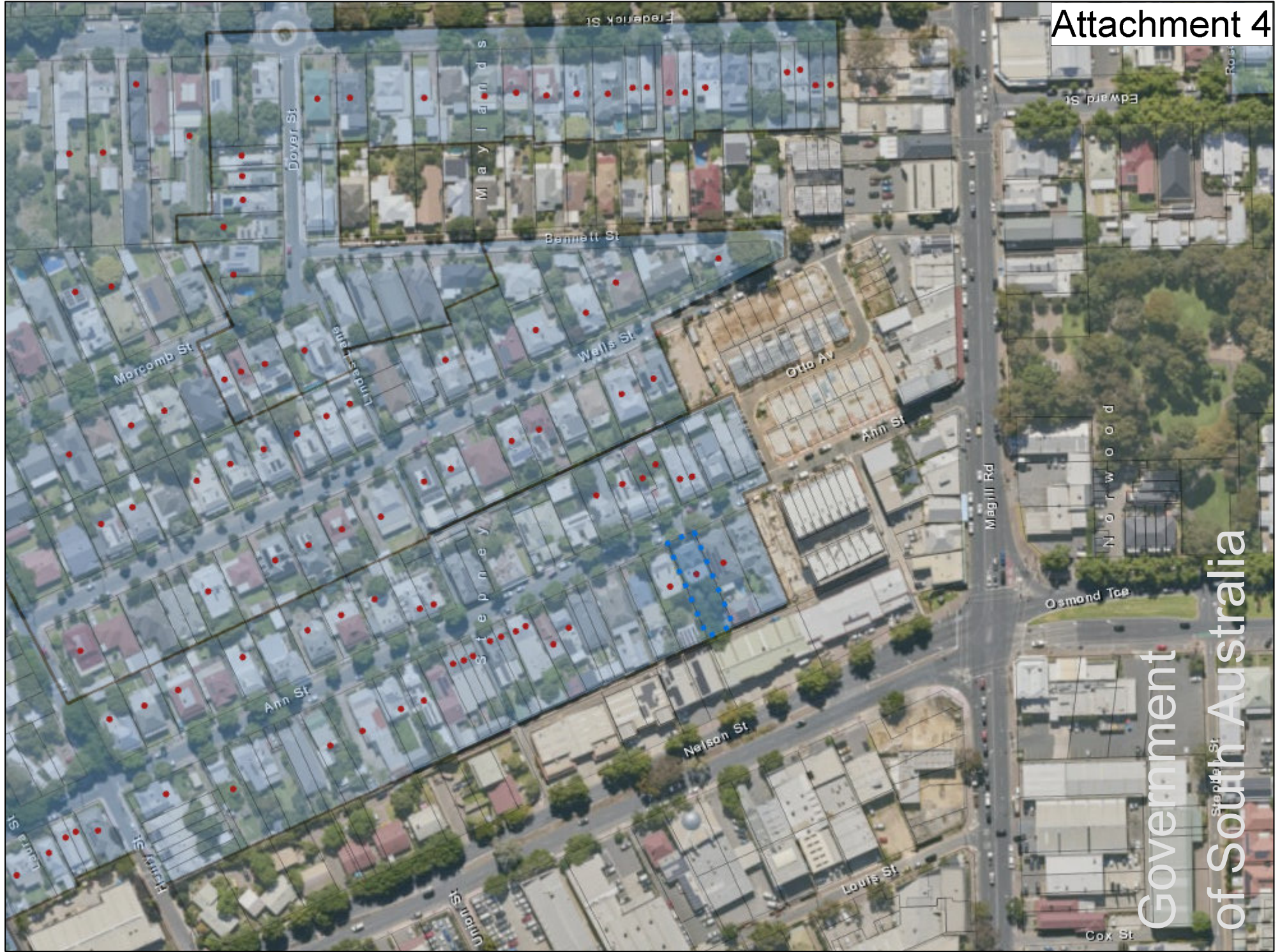
- (a) that does not remove more than 30% of the crown of the tree; and
- (b) that is required to remove—
 - (i) dead or diseased wood; or
 - (ii) branches that pose a material risk to a building; or
 - (iii) branches to a tree that is located in an area frequently used by people and the branches pose a material risk to such people,

is excluded from the ambit of that definition.



Attachment 2





Attachment 4

Government
of South Australia

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

Details of Representations

Application Summary

Application ID	26020234
Proposal	Single-storey alterations and additions to existing dwelling including partial demolition of later addition, alterations to existing façade, new boundary fencing and the removal of 4 regulated trees
Location	14 ANN ST STEPNEY SA 5069

Representations

Representor 1 - Chris Lodge

Name	
Address	
Submission Date	18/08/2026 04:24 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Please see attached	

Attached Documents

Scan_dhadgis_2026-08-18-16-16-55-15244157.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant: Barry Forrest
Development Number: 26020234
Nature of Development: Residential Development
Zone/Sub-zone/Overlay:
Subject Land: 14 Ann Street Stepney 5069
Contact Officer:
Phone Number: [Click here to enter text.](#) [authority phone]
Close Date: [Click here to enter text.](#) [closing date for submissions]

Stepney

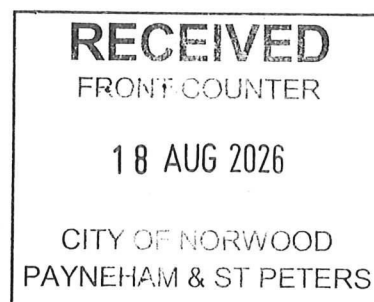
* Indicates mandatory information

My position is:

☒ I support the development
☐ I support the development with some concerns
☐ I oppose the development

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

I support the development at 14 Ann Street Stepney and have no objections to the proposed development in that all aspects of the development will not result in a negative situation for us as neighbouring residents



[attach additional pages as needed]

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



Government of South Australia
 Department for Housing
 and Urban Development

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

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

By: ☐ appearing personally
☐ being represented by the following person: [Click here to enter text.](#)

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

Signature:



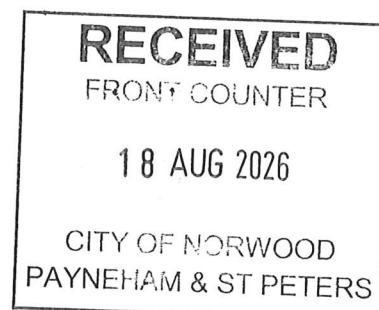
Date:

18/8/26

Return Address: *[relevant authority postal address]* or

Email: *[relevant authority email address]* or

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



Representor 2 - Tom Wilson

Name	
Address	
Submission Date	28/08/2026 10:46 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 See attachment	

Attached Documents

Representation-16-Ann-St-DA26020234_v2_28_Aug_2026-1642637.pdf

OFFICIAL

REPRESENTATION ON APPLICATION*Planning, Development and Infrastructure Act 2016*

Applicant:	Barry Forrest
Development Number:	DA26020234-15105617
Nature of Development:	Additions and alterations to an existing dwelling
Zone/Sub-zone/Overlay:	Established Neighbourhood Zone. Overlays: Historic Area (NPSP19); Regulated and Significant Tree; Urban Tree Canopy; Hazards (Flooding – General); Stormwater Management; Prescribed Wells Area; Traffic Generating Development; Airport Building Heights (Regulated). TNVs: Site Coverage (max 60%); Max Building Height (1 level); Min Frontage (8m); Min Site Area (200sqm).
Subject Land:	14 Ann St Stepney — Allotment 129, Filed Plan 210915, Hundred of Adelaide; Certificate of Title Volume 5690 Folio 210
Contact Officer:	Kieran Fairbrother, Senior Urban Planner, City of Norwood Payneham & St Peters
Phone Number:	townhall@npsp.sa.gov.au
Close Date:	28 August 2026

My name*:	My phone number:
My postal address*: Stepney SA 5069	My email:

* Indicates mandatory information

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

I am the owner and occupier of _____, Stepney, the property immediately adjoining the subject land to the north. I oppose this application and request that planning consent be refused.

1. Site coverage exceeds the maximum and the departure is not justified (Established Neighbourhood Zone PO 3.1 / DPF 3.1)

A Site Coverage Technical and Numeric Variation applies to this land, setting a maximum site coverage of 60 per cent.

The applicant's own drawings disclose two different figures. The Site Coverage schedule on SK03.A records 359m² of covered area — addition 103m², garage 88m², existing dwelling 147m², terrace 21m² — being 69 per cent of the 518m² site. The Roof Areas schedule on SK04.A records a total roofed area of 378m², being 73 per cent of the same site.

The difference of 19m² arises because SK03.A measures to the external wall line, as its own Building Area Schedule notes, while SK04.A measures the roofed extent. Whether site coverage under the Technical and Numeric Variation should be assessed to the wall line or to the extent of roofed area is a question for the relevant authority. On the applicant's own roof plan the figure is 73 per cent, which is thirteen percentage points above the 60 per cent maximum, or a departure of roughly 22 per cent.

Neither figure — 69 per cent nor 73 per cent — is stated anywhere in the planning submission. It says only that coverage "is greater than the 60% measure" and asserts that "the building footprint is comparable with that of existing built form development evident in this locality."

No measurement of any neighbouring allotment is provided, nor are comparison sites identified. No aerial or cadastral analysis is included, despite the applicant having used Nearmap imagery twice elsewhere in the same submission. The relevant authority is being asked to accept a significant quantitative departure on the strength of a bare assertion.

I submit that PO 3.1 is not satisfied. That Performance Outcome requires building footprints to be consistent with the character and pattern of the neighbourhood AND to provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. Concentrating 73 per cent coverage on a 12.29m wide allotment, with continuous built form running the full depth of the site to a rear laneway, does not leave sufficient space around buildings, and its effects fall disproportionately on the two directly adjoining properties.

If the relevant authority is minded to entertain the departure, I request that the applicant first be required to substantiate the comparability claim with measured site coverage figures for a defined sample of allotments within the Historic Area Overlay (NPSP19) on Ann Street. An unevidenced assertion should not carry a thirteen percentage point exceedance.

2. Removal of four regulated trees is not justified and will materially reduce amenity

The application proposes the removal of four regulated trees from the rear garden. Two of them sit directly against or close to my boundary: Tree 2 (*Ginkgo biloba*) is recorded as 2.1m south of the northern side fence, and Tree 1 (*Jacaranda mimosifolia*) 5m south of it. These trees, together with Trees 3 and 4, form part of the outlook from my property. They also contribute shade, canopy and visual softening to the rear of both allotments.

2.1 The case for removing Tree 2 is not supported by evidence

Tree 2 is assessed by the applicant's own arborist as being in good health, of good structure, good form, with no observable defects, and a useful life expectancy of more than 20 years. It presents a Low risk. There is no arboricultural reason to remove it.

The report nonetheless recommends removal on the basis that, once the surrounding trees are cleared, altered wind dynamics will make primary branch failure "probable" because the tree has not adapted through thigmomorphogenesis. No wind analysis, no quantification of the change in exposure, and no assessment of remaining sheltering vegetation is provided. The likelihood of failure is escalated two categories on assertion alone.

Two further problems follow. First, the revised risk rating relies on Target Impact Likelihood rising from Low to High solely because the applicant proposes to build a structure next to the tree. The applicant's own design creates the risk that is then used to justify removal.

Second, the report treats the Moderate rating as a compelling reason for removal, when its own Appendix A states that for Moderate risk the assessor "may recommend mitigation and/or retaining and monitoring." Crown reduction is the obvious means of reducing wind loading on a tree that has not adapted to exposure, and it is nowhere considered.

I note also that ">20 years" is the highest useful life expectancy the report's own rating scale provides. It is a minimum, not a maximum. *Ginkgo biloba* is among the longest-lived trees in cultivation, with individual specimens recorded at more than 3,000 years of age (<https://www.science.org/content/article/how-ginkgo-biloba-achieves-near-immortality>). A healthy, well-structured *Ginkgo* in a maintained and irrigated garden can reasonably be expected to contribute to this site for considerably longer than twenty years.

The report therefore recommends removing a tree it found to be in good health, of good structure, and at the top of its own life expectancy scale, without testing the mitigation its own methodology provides for.

2.2 The health finding for Trees 3 and 4 rests on undisclosed evidence

Trees 3 and 4 are found to be in poor health on the basis of reduced foliage density and atypical foliage colour observed from ground level. No pathogen is identified, no soil or root investigation is undertaken, and the report expressly records favourable growing conditions: a well maintained, irrigated garden with good organic matter and no significant soil disturbance.

The inspection was carried out on 5 June, in winter. The report concedes that foliage density in this species "in cooler climates can decrease over the cooler months," and dismisses seasonality solely on the basis that "historical imagery shows that the reduction in foliage density in the crowns has occurred more frequently in recent years." That imagery is not reproduced, dated, sourced or analysed anywhere in the 53 page report. It is the only evidence distinguishing seasonal leaf drop from genuine decline, and it has not been disclosed.

The planning submission tells the Council that the two Native Frangipanis "have been assessed as being of poor health with limited life expectancy (3 years)."

The arborist did not assess them that way. His data tables record a useful life expectancy of 1 to 5 years for Tree 3 and 5 to 10 years for Tree 4. The planning submission applies a single three-year figure to both. For Tree 4 that is not merely at the low end of the assessment; it falls below the assessed range altogether, and is roughly half the lowest figure the arborist gave. The report's own summary and conclusions recommend removal within five years, which is itself the bottom of Tree 4's range.

The words "have been assessed as" attribute the three-year figure to the applicant's arborist. For Tree 4 he assessed no such thing. The Council has been given a shorter life expectancy than the applicant's own expert recorded, and that difference bears directly on whether these trees need to be removed at all.

2.3 The habitat assessment is inadequate, and the wildlife impact has not been properly considered

PO 1.1(c) asks whether the trees provide important habitat for native fauna. The method used to answer it was a single ground level visual inspection on one clear, cool, calm winter morning, looking for nests, webs and egg clusters. That method can identify obvious structural features. It cannot establish absence of habitat function.

Trees 3 and 4 are *Hymenosporum flavum*, native frangipani. This is an Australian native and a nectar producing species; nectar provision is its principal ecological attribute and a common reason for its planting in urban gardens. Its flowers are used by honeyeaters and by a range of native invertebrates. The report's assertion that these trees are "unlikely to provide a significant source of nectar or pollen for native vertebrates and invertebrates" is made without reasoning and runs against the known function of the species. Flowering occurs in spring and early summer. Nothing observable on 5 June could have informed a finding about nectar provision.

The Jacaranda is likewise dismissed on the basis that "there were no signs of bird activity in the tree from the rear garden" on a single winter visit, when the tree is deciduous and bare and flowering is six months away. Jacaranda flowers are a well-known nectar source used by nectar feeding birds in Adelaide, and the tree's dense summer canopy has roosting and nesting value.

The report further asserts that "the site is not linked to wildlife corridors due to the level of historical urbanisation in the area," with no ecological assessment, mapping or database search of any kind. Urban habitat value does not depend on regional corridor linkage. The rear gardens along this section of Ann Street form a connected pocket of mature canopy which supports lorikeets, honeyeaters and wattlebirds, and which is used by microbats foraging at dusk. No dusk or dawn observation was undertaken. No search of the Biological Databases of South Australia is referred to.

I observe native birds within the regulated trees at the rear of 14 Ann Street regularly, including Rainbow Lorikeets, Wattlebirds, Little Corellas, Magpie Larks, Eastern Rosellas, New Holland Honeyeaters, Kookaburras, Australian Magpies, Noisy Miners, Silvereyes, Blackbirds, Crested Pigeons and Galahs.

In addition, each summer for at least the past five years we have observed Grey-headed Flying-foxes feeding at night in the fig tree between the Jacaranda and the Ginkgo (shown as Tree A on the demolition plan), and

roosting in the Ginkgo beside it. We also observe Common Ringtail Possums regularly, moving along the boundary fence between our properties, and we believe the trees at the rear of 14 Ann Street form part of their habitat. Ringtail Possums are protected native fauna under the National Parks and Wildlife Act 1972.

None of this appears anywhere in the application. The Grey-headed Flying-fox is dealt with separately below.

The removal of four mature trees at once, together with the additional uncontrolled trees identified for removal on the demolition plan, will strip this pocket of canopy in a single operation.

PO 1.1 is disjunctive. A regulated tree is to be retained where it satisfies ANY of the three criteria. Because the habitat criterion has not been properly tested, the applicant has not discharged the assessment PO 1.1 requires, and the PO 1.4 justification cannot be reached on the current material.

2.4 The trees are used by a threatened species, which the application does not mention

The Grey-headed Flying-fox (*Pteropus poliocephalus*) is listed as Rare in South Australia under the National Parks and Wildlife Act 1972, and as Vulnerable nationally under the Environment Protection and Biodiversity Conservation Act 1999. It is an offence under the state Act to catch, interfere with, harass or kill protected wildlife. A permanent colony has been established in Botanic Park since 2010, approximately two kilometres west of this site, and the species travels up to 30 kilometres from the colony each night to feed.

As set out above, we have observed Grey-headed Flying-foxes feeding in the fig at the rear of these properties each summer for at least the past five years, and roosting in the Ginkgo beside it. The Australian Museum records that the species feeds on fruit from both native and introduced trees, and on figs in particular.

The fig is the tree shown as Tree A on the demolition plan at page 23 of the arboricultural report, standing between the Jacaranda and the Ginkgo. It is marked for removal. The report does not identify its species anywhere, describing it only as "exempt from control".

I accept that the fig is an exempt species and is not a controlled tree, and I do not seek its protection. I raise it as evidence. The fig is where these animals feed and the adjacent Ginkgo is where they roost. Between them the two trees provide both of the resources the species requires at this location. The proposal removes both in a single operation, and with them the value of this site as habitat for a threatened species.

The arborist's survey could not have detected any of this. A single daytime inspection from ground level on 5 June, looking for nests, webs and egg clusters, cannot detect a night-flying mammal that builds no nest and is not present during the day. The finding under PO 1.1(c) that there were "no signs of native bird or other native vertebrate activity" demonstrates that the method was unsuited to the question. It does not demonstrate that the animals are absent.

I note also that the planning submission does not rely on the arborist for the habitat question at all. On PO 1.1(c) the planner writes: "I also suggest that they do not provide an important habitat for native fauna." That is his own opinion, offered without any ecological assessment, on the one criterion capable on its own of requiring a tree to be retained.

The reasoning about wildlife corridors is also difficult to reconcile with the position in Adelaide. Research on this same colony found that the streets these animals visited most often contained no South Australian native plants at all, and that the population depends on introduced and exotic trees. The report describes this site as "segmented from wildlife corridors due to the level of historical urbanisation in the area". Yet the only permanent colony in the state lives in an urban park two kilometres away, and suburban gardens of introduced trees are its principal food supply.

A regulated tree need satisfy only one of PO 1.1's three criteria to be retained. The habitat criterion has not been tested for the one threatened species we have observed using these trees for five summers.

2.5 A tree's species has been used as a reason to remove it

The arborist applies the same wording to every tree. Trees 1 and 2 are described as an "exotic species", Trees 3 and 4 as an "introduced native species". In each case the conclusion is identical: the tree "is segmented from wildlife corridors and... has reduced environmental value".

Where a tree originates is relevant in only one place in the Code. PO 1.1(b) provides that a tree should be retained where it is native to the local area and listed under the National Parks and Wildlife Act 1972. That is a reason to keep a tree. It is not a reason to remove one, and origin has no bearing on the other two criteria. DO 1 is concerned with the benefits a tree provides and makes no mention of origin at all.

Page 20 of the report goes further again. It states that Tree 1 "does not possess attributes worthy of preservation as outlined in the Plan SA Planning & Design Code due to the species, size and location within the landscape", while recording in the same passage that "there is no arboricultural reasoning for this tree to be removed". The tree's species is being used to rule out every ground for retention, when the Code makes species relevant to only one.

The report also contradicts itself on this point. In the same sentences that discount these trees, it accepts that Tree 1 makes "a moderate contribution to the urban canopy coverage and reduction of the urban heat island effect", and Tree 2 a small one. Those are precisely the benefits the Urban Tree Canopy Overlay exists to protect. The report takes that finding no further, because it never assesses that Overlay.

A tree's shade, cooling, stormwater absorption and value as a roost depend on the size of its canopy, not on the country its species came from. I ask that these trees be assessed against the tests the Code actually sets.

2.6 The retention value gradings should be checked against the correct provisions

Each of these trees is graded "Low" retention value. That grade does not come from the Code. It comes from the arborist's own rating scale at page 47, which treats a tree as worth retaining only where it has "attributes worthy of retention described within Performance Outcome 1.2 or 1.3".

I am not an arborist or a planner, and I raise the following as a matter for the Council to check rather than as a conclusion of my own. On reading the Code, those two provisions do not appear to be the ones that apply to this application.

PO 1.3 does not appear to list grounds for retention. It appears to govern the removal of a tree where no other building work is involved. This removal is connected to building work, which suggests PO 1.4 is the applicable provision.

PO 1.2 does list grounds for retention, but it appears to be the test for significant trees. These are regulated trees, and the applicable test appears to be PO 1.1, which has three criteria.

If PO 1.2 is nonetheless the intended benchmark, it should be applied in full. It contains six criteria. The report appears to apply only one of them — whether the tree forms part of a wildlife corridor — concluding in each case that the tree is "segmented from wildlife corridors". The remaining five are not addressed, including two that could count in the trees' favour: whether a tree is important to maintaining biodiversity in the local environment, and whether it forms a notable visual element in the local landscape.

Because the "Low" grade sits behind every recommendation for removal, I ask that the Council satisfy itself, through its own arborist or planning assessment, that the correct provisions have been relied upon and applied consistently.

2.7 The claim that alternatives were investigated is not supported

PO 1.4(a) permits a tree to be removed to accommodate reasonable development of the land "where such development might not otherwise be possible". Simply asserting that conclusion is not enough. The Council must be satisfied that the development could not reasonably be achieved another way.

The arborist states that "alternative designs were investigated by the client" and that none permitted rear parking while retaining Trees 1 and 2. I do not suggest that no alternatives were considered. My point is that none of that

work has been included in the application. Not one alternative is drawn, described or attached anywhere. A single design is presented, together with the assertion that it is the only one possible.

On the face of the plans, at least three options appear worth testing.

Tree 1, the Jacaranda. The garage measures 6.68m by 11.65m internally and accommodates four vehicles, against a Code requirement under Transport, Access and Parking Table 1 of two spaces for a detached dwelling with two or more bedrooms. Nothing indicates that a two-space garage was considered, or a layout in which one vehicle enters south of the tree and the other from the north. The application therefore proposes double the required parking, and it is that over-provision which drives the footprint through Tree 1's root zone. The applicant's submission states that the site "does not have sufficient off-street parking" while also confirming that a garage already exists on the land. Measured against a requirement of two spaces, that is a statement about the owners' preferences rather than a constraint of the site.

Trees 3 and 4, the Native Frangipanis. Nothing indicates that the circulation space north of the home theatre was examined as a means of retaining one of these trees.

Tree 2, the Ginkgo. This tree is removed to make room for an outdoor fireplace and an extended roof over the terrace. Nothing indicates that either was reconsidered. Retaining the tree would also suit the applicants, since the Ginkgo would shade their new terrace on summer afternoons — which the extended roof must now do instead.

I do not put these forward as designs I say will work. I am not an architect and I have not tested them. I raise them because they are apparent from the plans, because nothing before the Council rules them out, and because only the applicant is in a position to test them. I would add that the width of the rear lane, which the report treats as the governing constraint on the garage, is not stated anywhere in the application.

One final point. The reasoning for removing Tree 2 is in part circular. The report says the Ginkgo is likely to fail once Tree 1 and the smaller trees around it are gone, because of the change in wind exposure. But that exposure is created by this proposal. The applicant should not be able to clear the trees sheltering the Ginkgo and then rely on the result as the reason to clear the Ginkgo as well.

3. The Urban Tree Canopy Overlay has been ignored

The Urban Tree Canopy Overlay applies to this land. DTS/DPF 1.1 requires, for a site in the 450 to 800 square metre band, the planting of one medium tree or two small trees per dwelling, with specified mature height, mature spread and minimum soil area (a medium tree requiring 6m mature height, 4m mature spread and 30 square metres of soil area with a minimum dimension of 2m).

Neither the planning submission nor the arboricultural report mentions this Overlay. No replacement planting is nominated. No species, location or soil area is shown on any drawing. The two retained trees are never identified by species or dimensions, so no discount under Table 2 of the Overlay can be verified. An application that removes four regulated trees and proposes 73 per cent site coverage cannot simply be silent on the Overlay that governs canopy replacement.

Two further matters bear on this Overlay.

First, DO 1 seeks canopy that is preserved and enhanced "through the planting of new trees and retention of existing mature trees where practicable". It contemplates both. This proposal offers neither: no tree is retained on the part of the site being developed, and no replacement planting is nominated. Table 2 also reduces the planting obligation where existing trees are retained, so the Overlay itself treats a retained mature tree as worth more than a newly planted one.

Second, more canopy is being lost than the application presents. The demolition plan marks seven trees for removal: the four regulated trees, together with Trees A, B and C. The report then notes further trees between Tree 4 and the dwelling which "will require removal, but do not require planning consent to remove, so have not

been highlighted on this plan". At least eight trees are being removed, and the true number is not disclosed. The report records approximately fourteen trees in the rear garden.

Replacement planting cannot address this in any relevant timeframe. A tree meeting the Overlay's "medium" specification of 6m height and 4m spread takes some fifteen to twenty-five years to reach that size. The benefits at stake — shade, cooling, stormwater absorption, habitat — depend on the volume of canopy, not the number of trunks. This part of Stepney is intensifying, and mature trees are what keep a denser suburb liveable. A proposal covering 73 per cent of its site while clearing all of its mature canopy adds built form at the direct expense of the shade and cooling that would moderate it.

4. Boundary walls: the application fails three separate requirements of DPF 7.1, including one on my boundary

DPF 7.1(b) permits side boundary walls only where they occur on ONE side boundary and satisfy either sub-paragraph (i) or sub-paragraph (ii). The application fails on multiple counts and the submission addresses only one of them.

- **Length:** sub-paragraph (ii)B requires walls not to exceed 8m. The proposed southern boundary wall, garage included, extends 22.41m. This is acknowledged.
- **Proportion of boundary:** sub-paragraph (ii)C requires that walls on the boundary, combined, not exceed 45 per cent of the length of that boundary. Forty five per cent of the 42.44m southern boundary is approximately 19.1m. The proposed 22.41m is approximately 53 per cent. This requirement is quoted in the applicant's submission and then left unaddressed.
- **Walls on one boundary only:** the opening words of DPF 7.1(b) permit side boundary walls on one side boundary only, except for a dwelling on a central site within a row or terrace arrangement. This is not such a site. The proposal places walls on BOTH side boundaries: the 22.41m wall to the south, and a section of garage wall on the northern boundary, which is my boundary.

The applicant's submission deals with the northern wall in a single sentence asserting it will have "negligible impact, if any." It does not address the fact that its presence takes the proposal outside DPF 7.1(b) altogether. As the affected northern neighbour, I do not accept the characterisation of that wall as having negligible impact, and I note that no analysis of any kind is offered in support of it.

PO 7.1 requires walls on boundaries to be limited in height and length to manage visual and overshadowing impacts on adjoining properties. A proposal that places boundary walls along both side boundaries of a narrow allotment, for the great majority of its depth, does not achieve that outcome.

5. No overshadowing assessment has been provided

The application includes no shadow diagrams. General Development Policies, Interface between Land Uses DTS/DPF 3.1 requires that north facing windows of habitable rooms on adjacent residential land in a neighbourhood type zone receive at least three hours of direct sunlight between 9.00am and 3.00pm on 21 June. DTS/DPF 3.2 requires two hours of direct sunlight over the smaller of half the existing ground level private open space or 35 square metres.

The applicant asserts that sunlight to the southern neighbour's pool area "is expected to be improved by this proposal," relying on an aerial photograph. An aerial photograph taken in March cannot demonstrate compliance with a 21 June winter solstice test. No assessment at all is offered in respect of my property to the north.

For a 22.41m long wall at 3.16m in height on a southern boundary, together with a garage on the northern boundary, shadow diagrams for 21 June at 9.00am, 12.00pm and 3.00pm are the minimum evidence required. I request that they be provided and that I be given an opportunity to comment on them.

6. The front fence is inconsistent with the Historic Area Overlay

The Historic Area Statement for NPSP19 states, in terms, that front fencing is "generally low in height up to 1.2m, allowing views to dwelling." The proposed fence is 1.8m, fifty per cent above the stated character attribute for the area. The applicant's submission describes this as "a little higher than a traditional picket fence" and does not quote the 1.2m figure at any point, despite quoting other attributes from the same Statement.

Under PO 4.4, fencing closer to a street boundary than the elevation of the associated building must be consistent with the traditional period, style and form of the associated building; under PO 2.1 and PO 2.2, form, scale and wall heights visible from the public realm must be consistent with prevailing historic characteristics. A 1.8m fence with masonry piers is not consistent with a low, open fencing character. Ann Street's streetscape value depends on the visibility of the cottages from the street, and progressive fence height increases erode it permanently.

7. The rear laneway width has not been demonstrated

Design DTS/DPF 19.5(c) requires that, where access is taken from a lane, the lane be at least 6.2m wide along the boundary of the site. No lane width is stated anywhere in the application. The applicant describes the carriageway as "relatively narrow" and the arboricultural report records that parked vehicles reduce it to the width of a single car, making turning circles and access difficult.

The laneway is used by all rear loaded properties on this side of Ann Street, including mine. The application proposes to increase the vehicle movements using it from one garage space to four, in a lane the applicant's own consultants describe as constrained, without stating its width or providing any traffic assessment. The swept path diagrams relied upon assume conditions the applicant simultaneously describes as "typically limited to business hours," which is an assumption about the commercial uses opposite rather than a design standard.

8. Overlay requirements not addressed

- **Stormwater Management Overlay, DTS/DPF 1.1:** for a site over 401 square metres, rainwater tank storage of at least 4,000 litres retention is required, connected to at least 60 per cent of the roof area and to one toilet plus laundry cold water outlets, with 1,000 litres of detention where site perviousness is below 35 per cent. At 31 per cent open space this proposal is likely to trigger the detention requirement. The plans mark "RWT" with no capacity, no connections and no detention device specified. Given that the proposal increases roofed area to 378 square metres on a 518 square metre allotment, stormwater discharge to the laneway and to adjoining properties is a legitimate concern.
- **Hazards (Flooding – General) Overlay, DTS/DPF 2.1:** where no finished floor level value is specified, habitable buildings require a finished floor level at least 300mm above the height of a 1% AEP flood event. No flood level data is provided and no assessment against this Overlay appears anywhere in the application.
- **Landscaping, DTS/DPF 22.1:** a site over 450 square metres requires soft landscaping across 25 per cent of the site, at a minimum dimension of 700mm. The 31 per cent open space figure on drawing SK03 appears to include paved terrace, paths and the driveway apron. The soft landscaping percentage has not been calculated and, on the face of the plans, may not be met.

9. Deficiencies in the supporting documentation

I ask the relevant authority to note the following, which bear on the weight that can be given to the applicant's material.

- The arboricultural report assesses superseded plans. Its list of provided information cites drawings dated 11 May 2026, 29 May 2026 and a draft dated 4 June 2026. The notified plans are dated 4 August 2026 at revisions A and B. The report contains no caveat about this and no verification that the design it assessed is the design now notified.
- No Tree Protection Plan is included. The report refers repeatedly to "the attached Tree Protection Plan" and to fencing installed at locations "shown on the attached Tree Protection Plan (TPP)." No such plan forms part of the notified documents. The two trees said to be retained are not identified by species, dimensions,

notional root zone or structural root zone anywhere, so there is no means of assessing whether their retention is achievable or of applying the Urban Tree Canopy Overlay discount.

– The arboricultural report expresses planning conclusions outside its discipline, stating that the development "is fair and reasonable considering the site constraints" and relying on "the history of similar development in the rear gardens of properties along Ann Street." Whether a development is reasonable, and what the locality's development history implies, are matters for the relevant authority, not findings of arboricultural fact.

– The planning submission repeatedly misnames the street as "Anne Street," misdescribes the title as a "Filed Plan," and contains internal inconsistencies. These are minor individually but, taken with the omission of the site coverage figure, the unquoted 1.2m fence height, the unaddressed requirements of DPF 7.1 and the compressed tree life expectancy, they form a pattern in which every omission runs in the applicant's favour.

10. Conclusion

I do not oppose the owners improving their property, and I would not object to a proposal of this kind if it sat within the Code, or if it departed from the Code on properly evidenced grounds. This application does neither.

The site coverage figure is not stated anywhere, and the comparison relied upon in its place is unmeasured and unsourced. The life expectancy put to the Council for Trees 3 and 4 is less than half what the applicant's own arborist recorded. The decline said to justify their removal rests on aerial photographs that have not been produced. Tree 2 is recommended for removal despite being found in good health with the highest life expectancy the report's own scale provides, on a risk rating this proposal itself creates, and without testing the mitigation the report's own methodology provides for. A tree's species is used as a ground for removal that the Code does not support. The retention value gradings rely on Code provisions that appear not to apply. Alternative designs are claimed but never shown. Three requirements of the boundary wall provision are failed and only one is addressed. The Urban Tree Canopy, Stormwater Management and Flooding Overlays are not addressed at all. There are no shadow diagrams, no lane width, and no Tree Protection Plan, despite the report referring to one repeatedly. And the habitat assessment makes no mention of the threatened species we have observed using these trees for five summers.

Taken individually, several of these could be dealt with by conditions. Taken together, they mean the Council does not presently have the material it needs to make the findings it is being asked to make, and every omission happens to run in the applicant's favour.

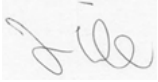
I respectfully request that planning consent be REFUSED. In the alternative, if the Council is minded to grant consent, I request that the applicant first be required to provide: measured site coverage figures for comparable Historic Area allotments; the historical aerial photographs relied upon for the decline of Trees 3 and 4; a design alternative testing a two-space garage with Trees 1 and 2 retained; shadow diagrams for 21 June; a Tree Protection Plan identifying the trees to be retained; replacement planting that satisfies the Urban Tree Canopy Overlay; a night-time fauna survey addressing the Grey-headed Flying-fox; stormwater details satisfying DTS/DPF 1.1; and the width of the rear lane. I also request the opportunity to comment on any such material before a decision is made.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must be in writing; include the name and address of the person (or persons) making the representation; 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.

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: __28 Aug 2026_____

Return Address: [relevant authority postal address] or

Email: [relevant authority email address] or

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

OFFICIAL

Stepney 3056 002

13 September 2026

Presiding Member
Council Assessment Panel
City of Norwood Payneham & St Peters
Via the Plan SA Portal



Attention: Mr Callum Hastie, Urban Planner

Dear Mr Smith & Members,

DA 26020234 – RESPONSE TO REPRESENTATIONS

I refer to the Development Application by Mr Barry Forrest that seeks Planning Consent for single storey alterations and additions to an existing dwelling including partial demolition of later addition, alterations to existing façade, new boundary fencing and removal of 4 regulated trees on land at 14 Ann Street, Stepney.

Two (2) representations were received by Council as a result of public notification procedures, the first of which is in support of the proposed development and the second, in opposition for the reasons outlined. As instructed, I provide the following response on behalf of the Applicant to the matters raised.

I also draw your attention to my letter of 19 June 2026 in which I provide a description of this proposal, its context and relevant considerations with respect to the Planning & Design Code. I reaffirm my view that this proposal is in suitable alignment with the Code and warrants planning consent.

1. Amendments to Proposal

Prior to doing so, I introduce certain amendments that have been made to the proposal plans, in response to concerns expressed by the representor and as a result of further design development by the Architect. These amendments do not change the essential nature of the proposal and may be considered as minor.

- reconfiguration and replanning of the proposed additions to the rear
- a reduction in site coverage from 69% to 65% as a consequence
- increased soft landscaping (approx. 20m²) and planting of 4 Birch Trees
- pergola adjacent northern boundary inset by 3.3m (on boundary previously)
- garage boundary wall on northern side reduced from 8.1m to 7.2m (nib removed)
- masonry fireplace on northern property boundary removed
- modification to gable roof form, portion of which has been lowered

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2. Response to Representations

As noted above, two (2) representations have been received by Council:

- (to the south) in support
- (to the north) in opposition

Dealing first with I note his emphatic support for the proposal 'in all aspects' confirming that it will 'not result in a negative situation for us as neighbouring residents'. I note that does not seek to be heard by the Panel.

The representation by by contrast is opposed to the proposal for a range of reasons including site coverage, tree removal, urban tree canopy, boundary walls, shadowing, design of front fence, width of rear laneway and stormwater management.

I note that seeks to be heard by the Panel further to his representation. As provided for, I seek the right of reply on behalf of the Applicant and the opportunity to respond to any questions arising from Panel members.

I provide the following for your consideration in response to matters raised.

A. Site Coverage

I confirm that the resultant site coverage from this proposal (as amended) will be 65%, which has been calculated according to the methodology provided by the Code, which excludes any eaves surrounding a habitable building, i.e.

Site Coverage Is calculated by adding the total roof area of all roofed buildings/structures on a site (excluding any eaves surrounding a habitable building) dividing this by the site area and then multiplying it by 100. Site coverage is expressed as a percentage.

Mindful that the measure of 60% provided by the Code is expressed as a Designated Performance Feature, being one way of satisfying the Performance Outcome, which I note references the character and pattern of development in the neighbourhood.

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.

To assist the Panel in this regard, I provide an analysis of site coverage within the immediate area, which is typically greater than 60% noting not only new development but additions and outbuildings to the rear of existing dwellings.

Accordingly, I maintain my view that site coverage arising from this proposal is consistent with that of existing development in the surrounding neighbourhood and is not considered excessive in the circumstance.

I think it also relevant to note that the proposal would provide for 181m² of open space which represents 35% of the over site area of 518m², with 103m² provided as private open space which has a northerly aspect affording a high level of amenity.

Of this, 68m² is provided as soft landscaping including lawn which affords a range of benefits not the least of which being a reduction in the concentration of stormwater to the Council system given the opportunity for on-site infiltration.

B. Tree Removal

Can I make it clear, the basis for the removal of *regulated trees* on this land is not so much on their condition and health, but with respect to whether the development is reasonable and may otherwise not be possible.

PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:

- a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible
- b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

With respect, _____ is incorrect in referring part (b) of Performance Outcome 1.4 that only applies to *significant trees*, which these are not. As discussed in my previous advice, I am of the view that this planning test has been satisfied.

I also think it appropriate to carefully consider the wording of Performance Outcome 1.1 with respect to the meaning of 'important', the ordinary meaning of which being '*of much significance or consequence, momentous*'.

PO 1.1 Regulated trees are retained where they:

- a) make an important visual contribution to local character and amenity
- b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species
- c) provide an important habitat for native fauna.

While these trees do contribute to the visual character and amenity of the locality more generally, I would not go so far as to describe this as being of great effect or consequence, and certainly not momentous.

The contribution that these trees make to amenity is limited to the yard of this existing dwelling, and to a lesser extent, the adjoining properties to the north. This contribution may be adequately replicated via suitable replacement plantings.

These trees are not visually prominent when viewed further afield and makes a nominal or modest visual contribution to the character of the locality. It could not reasonably be said that these trees makes an *important* contribution to this character.

Accordingly, I am of the view that removal of these regulated trees is justified in the circumstance, in so far as they do not make an important visual contribution to the local character and amenity.

For completeness, these trees are not indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and may not reasonably be said to provide an important habitat for native fauna.

Reference to and reliance to the Grey-headed Flying Fox as frequenting or relying upon these trees as habitat, is with the upmost respect, an overreach and potentially misleading. The Panel should place no weight on this submission.

There can be no reasonable suggestion that the relevant considerations set out by the Code in relation to regulated trees have not been satisfied. As regrettable as it may be, these trees need to be removed to accommodate a form of development that is reasonable and expected in the circumstance.

C. Urban Tree Canopy

As noted above, the proposal has been amended to include the planting of four (4) Birch Trees on the subject land, twice that otherwise sought by Designated Performance Feature 1.1 for the Urban Tree Canopy Overlay.

D. Boundary Wall

While that the proposal will result in a boundary wall of greater length (8m) and height (3.2m) than Designated Performance Feature 7.1 otherwise provides for, the overarching Performance Outcome has been satisfied, nonetheless.

, the owner of the adjoining property to the south, is unequivocal in his support for the proposal and takes no issue with either the extent of height of the boundary wall, with no serious amenity impacts arising.

The relevant planning test provided by the Code at Performance Outcome 7.1 is whether visual impact and overshadowing on adjoining properties is managed to ensure continued amenity for neighbours.

PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

When regard is given to the position of existing of buildings and structures adjacent this shared boundary and the arrangement of the neighbour's rear yard area, I am satisfied that no serious amenity impacts will arise, as is .

E. Front Fence

In line with recommendations provided by Council's Heritage Advisor the design of the front fence to Ann Street has been amended to better complement the architectural appearance of the cottage and the historic character of the streetscape.

F. Stormwater Management

As I understand it, Council's Engineers are satisfied with the proposed arrangement.

Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD



PHILLIP BRUNNING RPIA

Registered Planner
Accredited Professional – Planning Levels 1, 2 & 3



City of
Norwood
Payneham
& St Peters

Memorandum

To	Team Leader, Development
From	City Arborist
Date	29 June 2026
Subject	Arboricultural Impact Assessment comments DA# 26020234 14 Ann St Stepney

Hi Kieran,

I have reviewed the report and visited the site at 14 Ann Street this week.

Overall, I consider the arboricultural report to be of a high standard and agree with its assessment of the subject trees in terms of species, size and location. The report advises that alternative design solutions have been considered and found to be ineffective, concluding that the removal of all trees and the established garden is necessary to facilitate the proposed development. I have not assessed alternative design options and therefore do not propose to comment on whether a different design outcome could reasonably retain any of the trees.

From an arboricultural perspective (using the numbering in the Adelaide Arb Consultants report), I consider T1 (Jacaranda) to be a high-value specimen displaying attributes worthy of retention.

I agree that T3 and T4 (Native Frangipani) are in decline and have a relatively short remaining useful life expectancy.

I do not agree that the removal of T1, T3 and T4 would necessitate the removal of T2 (Ginkgo). In my opinion, T2 could be retained through selective pruning should increased wind loading become a concern. That said, I acknowledge the tree is largely appreciated only from within the subject property and the adjoining property to the north.

As touched on above, it is my opinion that T1 (Jacaranda) is a notable specimen displaying attributes worthy of preservation. The tree has a large, broad-spreading canopy that provides significant visual softening to the laneway and to people entering and exiting the adjacent businesses. However, if the proposed development proceeds substantially as designed, the resulting changes to its growing environment and likely development encroachment would be expected to adversely affect its long-term health, form and landscape value.

With respect to T1, the circumstances are comparable to the recent approval for the removal of the White Cedar at the rear of 203 Payneham Road, where removal was supported to facilitate what was ultimately considered reasonable development. I raise this in the interest of consistency as this was also a large healthy tree with a long useful life whilst making an important contribution to the character of the area. I do note, however, that the context differs, as Stepney now largely relies heavily on street trees to provide canopy cover and greening, making the retention of one of the suburb's remaining large garden trees particularly valuable where opportunities exist.

In summary, I support the removal of T3 and T4, noting both Native Frangipani are in decline and their removal would have little impact on the overall landscape contribution of the site, and while T2 (Ginkgo) is a good-quality specimen, I acknowledge it may not satisfy the planning considerations necessary to justify its retention.

The existing garden makes an important contribution to the character, greening and canopy of this part of Stepney from my perspective as one of the remaining original gardens in the suburb and, while its loss would be regrettable, I acknowledge the Act provides limited scope to retain a landscape of this nature where a development is otherwise considered reasonable.

As always, thank you for the opportunity to comment. Some photos taken at this weeks assessment below.

Kind regards



Matthew Cole
CITY ARBORIST







HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS:
APPLICATION NUMBER:
DATE:
PROPOSAL:
HERITAGE STATUS:

HERITAGE ADVISOR:
PLANNER:

14 Ann St Stepney
26020234
16 September 2026
Additions and alterations, new front fence
REPRESENTATIVE BUILDING
STEPNEY HISTORIC AREA OVERLAY
David Brown, BB Architects
Callum Hastie



City of
Norwood
Payneham
& St Peters

ADVICE SOUGHT

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

DESCRIPTION

The building is a Victorian double fronted cottage with bluestone façade and red brick dressings. The site is located in the Established Neighbourhood Zone within the Stepney Historic Area Overlay.



PROPOSAL

The proposal is for a new rear addition, garaging, and a new front fence.

COMMENTS

The addition at the rear is set behind the existing dwelling and is visually separated from the old house. Hence there is no impact from a heritage perspective.

The only areas that impact the streetscape and presentation of the dwelling are the proposed new front fence, and façade finishes.

The fence is a simple painted brick pillar with timber infill design. The design for the fence has been revised and lowered so it aligns better with the adjacent dwelling to the south and is now at 1500mm high. As a simple new front fence, the proposed design is a reasonable outcome in this context.

The proposed rendering of the façade above the verandah is not an acceptable outcome, as it changes the presentation of the front of the dwelling. Similarly, the painting of the original red brick is not sympathetic to the dwelling. Ideally these two elements are removed from the application.

**5.2 DEVELOPMENT NUMBER ID 26017839 – JEFF YABLON & TALIS PUTNINS –
103 SYDENHAM ROAD NORWOOD SA 5067**

DEVELOPMENT NO.:	26017839
APPLICANT:	Jeff Yablon Talis Putnins
ADDRESS:	103 SYDENHAM RD NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Proposed upper storey addition, new carport and fencing
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Established Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Historic Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy Technical Numeric Variations (TNVs): <ul style="list-style-type: none"> • Minimum Site Area (Minimum site area is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	3 Jun 2026
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:	Callum Hastie Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Heritage Advisor - David Brown City Arborist - Matthew Cole Consulting Engineer (Flooding) – Tonkin

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 5:	Representations
ATTACHMENT 1:	Application Documents	ATTACHMENT 6:	Response to Representations
ATTACHMENT 2:	Subject Land & Locality Map	ATTACHMENT 7:	Internal Referral Advice
ATTACHMENT 3:	Zone Map	ATTACHMENT 8:	Applicant Response to Internal Referral Advice
ATTACHMENT 4:	Historic Area Map		

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development involves a two-storey addition to an existing dwelling within the Historic Area Overlay. The development would partially demolish a previous addition and add a new kitchen, laundry, living room and garage at ground level. The upper level would create four (4) new bedrooms, for a total of six (6); with two (2) existing bedrooms retained on the ground level. The upper level would extend over part of the private open space to create a covered outdoor area, replacing an existing verandah.

The new garage would be single-width and located on the southern boundary. The two (2) existing access points and uncovered parking spaces would be maintained, with the southern driveway to be resurfaced.

The proposal includes a new 1.5m high front fence along the street boundary. The fence would be constructed from timber with supporting brick piers.

There is one (1) significant tree on the property and three (3) more around the development site. All four (4) trees will be protected during and after construction with no tree-damaging activity proposed.

BACKGROUND:

The application was lodged on the 3rd of June 2026. The initial proposal had a single rectilinear form with a low roof pitch that was not supported by Council's Heritage Advisor. A double garage was also proposed that was not considered in keeping with the Historic Area Statement.

Following discussions with the applicant, the proposal was amended to break up the form of the addition and provide more variety in materials. The width of the garage door was also reduced.

The application was publicly notified from 19 August to 8 September 2026. One (1) representation was received, and the representor wishes to be heard.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 103 SYDENHAM RD NORWOOD SA 5067

Title ref.: CT 5078/826 **Plan Parcel:** F100117 AL91 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	regular
Frontage Width:	21.95 metres
Area:	669m ²
Topography:	Flat
Existing structures:	A Victorian double fronted cottage with bluestone façade.
Existing vegetation:	1 significant trees and other unregulated vegetation

Locality

A locality for the site is illustrated in **Attachment 2**. It extends approximately 100m south and 60m north along Sydenham Rd and 50m east and west along William St.

The locality is predominantly residential apart from two commercial tenancies at the intersection of Sydenham Rd and William St. The locality is entirely within the Established Neighbourhood Zone and Norwood 5 Historic Area (NPSP 15), the southern edge of the locality is also the edge of the Historic Area.

The locality displays a mixed character, with well maintained single storey dwellings contrasted against two storey dwellings (usually constructed in the 1990s or 2000s) that have somewhat diminished the historic character of the street. There is a notable example of a two-storey infill dwelling on the abutting site to the south (101A Sydenham Rd). Despite the impacts of new development on the street, the area maintains a historic character.

The character of Sydenham Rd is heavily influenced by large street trees; the row of English Oaks in front of the site makes a significant contribution to the amenity of the locality.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Outbuilding (Carport or garage): Code Assessed - Performance Assessed
Dwelling addition: Code Assessed - Performance Assessed
Fence: Code Assessed - Performance Assessed
Partial demolition of a building or structure: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**

Proposal involves partial demolition of a building in the Historic Area Overlay, the part of the building to be demolished is not considered an excluded building for the purposes of notification.

- **LIST OF REPRESENTATIONS**

Surname	First Name	Address	Position	Wishes to be heard?
Smith	Mathew		Supportive with concerns	Yes

- **SUMMARY**

The representor raised concerns about the size of the addition and the resulting loss of visual amenity from their property. They are also concerned about overlooking and overshadowing from the development. Finally, they are concerned that the significant Spotted Gum on their property will be impacted and that it was not properly concerned by the applicant's arborist.

INTERNAL REFERRALS

- Heritage Advisor - David Brown

The Heritage Advisor initially raised concerns regarding the form of the addition in that it dominated the original dwelling. Following discussions with the applicant, the form was changed to break up the upper

level, and the addition is now supported. While the width of the garage door has been reduced, the Heritage Advisor has suggested that an open carport would be a better outcome for the street.

- City Arborist - Matthew Cole

The City Arborist has reviewed the arborist report provided by the applicant and supports its recommendations. He has suggested an additional condition requiring that the driveway works be undertaken prior to any work on the dwelling to prevent construction vehicles from damaging the root plate of the street trees.

- Consultant Engineer (Flooding) – Tonkin

The Consultant Engineer supports the proposed finished floor level but has recommended provision of flood resilient design measures.

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 proposal maintains the existing residential use that is envisioned within the Established Neighbourhood Zone. The Zone and Historic Area Overlay allow for dwelling additions where they are compatible with the locality.

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

Building Height

The proposed addition would be two storeys, with a maximum height of 7.6m above the unchanged floor level. There are several adjacent sites with two storey dwellings, most notably 101A Sydenham Rd. The proposed addition would be consistent the prevailing height of nearby buildings to satisfy Performance Outcome 4.1 of the Established Neighbourhood Zone. The impact of the upper level on the street and adjacent residents is considered below.

Site Coverage

Total site coverage would be approximately 298m²/45%. DTS/DPF 3.1 of the Established Neighbourhood Zone suggests a maximum site coverage of 50%. Site coverage would only be slightly higher than what currently exists on the site, as most of the addition is contained within the existing dwelling footprint, and the garage would replace an outbuilding of roughly the same size. The building footprint would therefore be consistent with the character of the locality to satisfy Performance Outcome 3.1 of the Zone.

Historic Area

Demolition

The proposal would demolish part of a previous rear addition, two (2) outbuildings and the front verandah.

The addition and outbuildings are not part of the original building fabric and do not conform to the values described in the Historic Area Statement. Therefore, their demolition is supported by Performance Outcome 7.3 of the Historic Area Overlay.

The verandah displays a traditional form characteristic of the subject Historic Area, and its removal is not automatically supported. The applicant has not provided structural details of the verandah; however, a visual inspection found that the verandah was in very poor condition with both the posts and roof sheeting in clear need of replacement. With an appropriately designed replacement verandah, the contribution to the streetscape can be maintained and therefore, the demolition of the existing verandah is supported on the basis that a replacement verandah is proposed as part of this same application.

Dwelling Addition

Performance Outcome 3.1 of the Historic Area Overlay states:

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

The addition will be broken up into sections. The section behind the original dwelling seeks to reference its design with a simple upper level and hipped roof that complements the original built form. The northern part of the dwelling will be more prominently visible and of a more contemporary form. It would have an angled roof that appears distinct from the rest of the dwelling and helps break up the upper level to avoid dominating the original building. A smaller section 'bridges' the two larger parts of the addition creating three distinct sections with reasonable articulation in the roof form. The sections will be clad in different materials and finished in a variety of colours. The northern section will be most prominent and will be finished in white render that provides the traditional materials sought by the Historic Area Statement and minimises the visual mass of the addition.

It is acknowledged that the northern section is imperfect and an addition would ideally be more hidden from the street. However, the design builds upon a previous addition which dictates the footprint of the building. The modifications to the existing addition and the proposed rendering will generally improve consistency with the Historic Area Statement and provide a better contribution to the streetscape.

The proposed addition will improve the streetscape relative to existing conditions and will not dominate the appearance of the dwelling. Therefore, Performance Outcome 3.1 is considered to be met.

Note that the plans do not currently identify the roof colour of the addition, therefore a reserved matter is proposed to require a final schedule of colours and materials prior to Development Approval.

Regarding building height, the Historic Area Statement envisions "up to two storeys" but doesn't provide guidance on how prominent an upper level may be. The locality to the north is predominantly single storey, with some notable exceptions. Two storey dwellings are more common to the south, and upper levels become more prominent towards the edge of the Historic Area Overlay. Given the above, and the prominent two storey dwelling at 101A Sydenham Rd, a visible upper level is acceptable in this context, but there should be a transition in scale as the locality becomes more single storey in character to the north.

The proposal achieves this with the upper-level setback at least 7m from the building line and 11.5m from the street compared to the negligible setbacks of the dwellings to the south. The proposal creates an acceptable transition in form between taller buildings to the south and the more single storey character to the north to satisfy Performance Outcome 2.2 of the Historic Area Overlay.

Garage Appearance

The Historic Area Statement does not provide details of anticipated garaging in the area. However, Performance Outcome 1.1 of the Overlay requires consideration of the both the Historic Area Statement and the streetscape. Council's Heritage Advisor has commented that visible roller doors are uncommon in the locality and that a carport without a roller door would be a better outcome for the street. The applicant has declined to remove the roller door but has reduced it to be single width instead of the double width originally proposed.

It is true that most sites in the northern part of the locality do not have roller doors visible from the street, with most having no covered parking spaces at all. However, most sites to the south have a garage or carport with a roller door, and there are several double garages south of William St. Due to the transitional position of the site on Sydenham Rd, and noting that the Historic Area Statement does not mention garaging, a single-width garage on the southern boundary is considered acceptable and will not unreasonably impact the streetscape character.

Verandah & Front Fence

The current plans provide limited detail on the design of the new verandah and front fence. The front fence will be 1.5m high, and consistent with the low fencing envisioned by the Historic Area Statement. The new structures will need to be consistent with the existing dwelling and streetscape, but their exact appearance (in terms of finishes and colours) is not considered fundamental to the granting of planning consent. Therefore, reserved matters are recommended to require more detail in respect of the verandah and front fence prior to Development Approval being granted.

Impact on Neighbouring Properties

Boundary Walls

The proposal involves walls on the northern and southern boundaries. The northern boundary wall already exists with no changes proposed to its length or height and consequently no new amenity impacts on adjacent land. The southern boundary wall would abut a masonry wall and verandah attached to the dwelling to the south (101A Sydenham Rd). The masonry wall extends to the roofline of the verandah and the proposed 2.7m high garage wall is not expected to impact amenity.

Side Boundary Setbacks

The new building work will mostly occupy the footprint of the existing addition. The only expansion is the garage on the southern boundary, which as discussed above is acceptable, and a slight expansion towards the southern boundary. The ground level would still be setback 3.072m from the boundary with no unreasonable impact on adjacent land.

Regarding the upper-level, DTS/DPF 8.1 of the Established Neighbourhood Zone suggests the following side boundary setbacks:

- Northern Boundary – 0.9m + 1/3 of the distance that the wall height exceeds 3m = 1.88m
- Southern Boundary – 1.9m + 1/3 of the distance that the wall height exceeds 3m = 2.88m

The proposed upper level would be setback 2.00m from the northern boundary and 5.25m from the southern boundary.

The associated Performance Outcome 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*

As discussed in the Historic Area section above, the upper level will not unreasonably impact the streetscape and is compatible with the Historic Area Overlay. Criterion (a) of the Performance Outcome is therefore met. The dwelling to the north cannot be overshadowed due by the proposed addition and the upper level will not unreasonably impact the visual amenity of the dwelling to the north.

The representor, located south of the development site, has raised concerns about the visual and overshadowing impacts of the development. While the applicant has not provided shadow diagrams for the proposal, the development is setback significantly more than the minimum suggested by DTS/DPF 8.1 which is a good indication that it will not cause unreasonable overshadowing. The proposal will also retain the two significant trees between the proposed addition and the representor's property which will provide screening to reduce the visual impact of the development. The proposed development will still allow access to natural light and ventilation for neighbours to satisfy Performance Outcome 8.1(b).

Overlooking/Visual Privacy

Upper-level windows facing adjacent land would have either high sills or obscure glazing to 1.5m above the finished floor level. The representor raised concerns that 1.5m is not enough to prevent overlooking. While this is acknowledged, Design in Urban Areas Performance Outcome 10.1 specifically seeks to mitigate direct overlooking as defined in Part 8 of the Planning and Design Code. The intent of the policy is to prevent unintentional overlooking when occupying a space, but it does not seek to make overlooking impossible. While the DTS/DPF criteria are only a guide, it would be unreasonable to demand additional screening beyond what the Code suggests to be appropriate without justification. The potential for overlooking from the proposed upper level is not unique or unreasonable and therefore, it is recommended that the standard 1.5m screening condition be applied.

Regulated and Significant Trees

There are four (4) significant trees that could be impacted by the proposed development:

1. A Spotted Gum (*Corymbia maculata*) on the neighbouring property to the south - 33 William St
2. A Giant Bird of Paradise (*Strelitzia nicolai*) on the southern boundary
3. An English Oak (*Quercus robur*) in the road reserve next to the southern driveway
4. An English Oak (*Quercus robur*) in the road reserve next to the northern driveway

The applicant has provided an arborist report from URPS which has been reviewed and supported by the Council's City Arborist. The report provides a detailed tree protection plan for all four (4) trees, and its recommendations have been recommended as a condition.

The existing garden bed and retaining walls on the southern boundary will be retained, with permeable paving between trees 1 and 2 (as identified in the arborist report) and the proposed addition. The City Arborist was not particularly concerned with these trees, and he does not believe that a formal tree protection zone is necessary.

Of more concern is the southern English Oak, which may be impacted by the resurfacing of the driveway.

The new driveway is proposed to be constructed of permeable paving with minimal, tree-sensitive excavation to be undertaken. The driveway will also be required to be resurfaced prior to work commencing on the dwelling to prevent construction vehicles from damaging the root plate of the tree.

The City Arborist agrees with the recommendations of the project arborist and does not believe that the trees will be harmed by the development.

Note that following public notification, the project arborist obtained access to the neighbouring property to validate the dimensions of the Spotted Gum. The initial measured circumference was greater than what the arborist measured on this occasion and so the calculated notional root zone is smaller than described in the report. Following the further review by the project arborist, no changes were made to their report or tree protection plan however.

Flooding

The maximum flood depth of the site in a 1% AEP event is 0.1m. Therefore, to satisfy DTS/DPF 2.1 of the Hazards (Flooding – General) Overlay the addition would require a finished floor level of 52.55 AHD. The proposed finished floor level is 52.25 AHD to match the existing dwelling. The garage would have a finished floor level of 52.47 AHD with a step down into the dwelling.

The proposal has been reviewed by Council's Consultant Flooding Engineer. Since the addition is mostly within the existing footprint, it is an acceptable outcome to maintain the same finished floor level. However, she has recommended that the final design incorporate flood resilient design measures, which is proposed to be resolved via a reserved matter. The Consultant Engineer has provided a list of potential design measures that can be incorporated into the development (refer **Attachment 7**). Based on the advice from the Consultant Engineer, the proposal can satisfy Performance Outcome 2.1 subject to review via the reserved matter.

Vehicle Access

The existing vehicle access will be unchanged aside from the resurfaced southern driveway. The new garage would provide 1 covered parking space, with 3 additional uncovered spaces available on the two driveways. The access points will continue to provide safe and convenient access to the site to satisfy Design in Urban Areas Performance Outcomes 23.4 and 23.5.

Landscaping & Private Open Space

The amount of private open space is mostly unchanged with the addition occupying the existing footprint, with only a small extension to the south that is not the primary area of private open space. A rear outbuilding will also be removed to increase private open space at the rear of the site.

The plans do not clearly show the extent of landscaping. However, there will be an increase in soft landscaping compared to existing conditions. Part of the currently paved northern driveway will be landscaped and paving on the western boundary will be replaced with landscaping as well. A reserved matter is recommended to confirm the exact extent of landscaping, but by increasing the amount of landscaping compared to current conditions it is expected that the proposal will easily satisfy Design in Urban Areas Performance Outcome 22.1.

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 26017839, by Jeff Yablon and Talis Putnins is granted Planning Consent subject to the following conditions and reserved matters:

RESERVED MATTERS

PLANNING CONSENT

Pursuant to Section 102(3) of the *Planning, Development & Infrastructure Act 2016*, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval. Resolution of the reserved matter(s) and the imposition of any additional conditions is delegated to the Assessment Manager:

Reserved Matter 1

Details of flood resilient design measures to reasonably manage flood risk to the proposed additions shall be provided to the satisfaction of the Assessment Manager.

Reserved Matter 2

A final schedule of materials and finishes shall be provided to the reasonable satisfaction of the Assessment Manager.

Reserved Matter 3

Detailed elevations for the replacement front verandah, including materials, finishes, colours and dimensions, shall be provided to the reasonable satisfaction of the Assessment Manager.

Reserved Matter 4

A detailed elevation for the new front fence showing a maximum height of 1.5m, colours, materials, spacing between timber pickets and the details of any gates shall be provided to the reasonable satisfaction of the Assessment Manager.

Reserved Matter 5

An amended site plan that clearly delineates the areas to be comprised of soft landscaping 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 upper floor windows facing north, west, and south 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 3

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 4

The permeable / pervious paving shown on the site plans herein approved shall be installed and maintained at all times, in such a manner as to maintain its permeability / perviousness to water, to the reasonable satisfaction of the Council.

For reference, please refer to the Permeable Paving Maintenance and Inspection Guidelines by Water Sensitive SA, which are available at: <https://www.watersensitivesa.com/wp-content/uploads/Inspection-and-Maintenance-Guidelines-Permeable-paving-FINAL.pdf>

Condition 5

Work around the four (4) regulated trees will be undertaken in accordance with the Tree Protection Plan prepared by URPS (dated 31 July 2026).

The following measures will be implemented during construction:

- The southern driveway will be replaced prior to construction machinery accessing the site.
- Demolition of the existing paving/structures within the Notional Root Zone (NRZ) of Tree 1 is to be undertaken manually. The use of machinery is to be avoided for demolition/construction in this area.
- The raised garden bed in the rear of the allotment (within the NRZ of Tree 1 and Tree 2) is to be retained.
- The southern driveway is to be demolished by hand (machinery not to be used) by carefully breaking and lifting concrete slabs.
- The new driveway is to consist of permeable pavers. These are to be laid with minimal excavation and in accordance with manufacturer specifications.
- If roots >30mm diameter are found during project works, the roots are to be left in-tact and will not be pruned without consultation with the project arborist.

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.

Address: 103 SYDENHAM RD NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)
 Historic Area (NPSP15)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Urban Tree Canopy

Local Variation (TNV)

Minimum Site Area (*Minimum site area is 200 sqm*)
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Selected Development(s)

Dwelling addition

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

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

Dwelling addition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

	<p>planning database to determine the applicable value relevant to the site of the proposed development.</p> <p>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <p>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street</p> <p>or</p> <p>(b) meet all of the following:</p> <p>(i) do not include any development forward of the front façade building line</p> <p>(ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.</p>
Secondary Street Setback	
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <p>(a) no less than:</p> <p>or</p> <p>(b) 900mm, whichever is greater</p> <p>or</p> <p>(c) if a 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.</p> <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>
Boundary Walls	
<p>PO 7.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <p>or</p> <p>(b) where no side boundary setback value is returned in (a) above, and except where the 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:</p>

	<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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.
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.</p>
Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <ul style="list-style-type: none"> (a) no less than: (b) in all other cases (i.e., there is a blank field), then: <ul style="list-style-type: none"> (i) 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	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between buildings in a way that complements the established character of the locality 	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 4m for the first building level

(b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	(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: <ul style="list-style-type: none"> (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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:

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

<ul style="list-style-type: none"> (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
<p>6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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. 	<p>Except where not undertaken by the Crown, a Council or an essential infrastructure provider.</p>
<p>7. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>8. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>
Placement of Notices - Exemptions for Performance Assessed Development	
<p>None specified.</p>	
Placement of Notices - Exemptions for Restricted Development	
<p>None specified.</p>	

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.

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

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic 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) complement the prevailing characteristics in the historic 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 historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on	DTS/DPF 6.2 None are applicable.

buildings or infrastructure.	
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement	
Historic Areas affecting City of Norwood, Payneham and St Peters		
NPSP15	Norwood 5 Historic Area Statement (NPSP15)	
	The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.	
	These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.	
	The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.	
	Eras, themes and context	1860 to 1920. Range of dwelling types.
	Allotments, subdivision and built form patterns	The consistency of the streetscapes of Willis and Colliver Streets, Montrose Avenue and the western side of Charles Street either side of the intersection with Montrose Avenue. Development of a more generous scale which fronts William Street. Overall topography relating to the alignment of First Creek through the area.
	Architectural styles, detailing and built form features	Single-fronted and double-fronted cottages, semi-detached cottages, other semi-detached dwellings, villas of various forms, and a mansion. Prominent remaining corner shop structures.
	Building height	Up to two storeys.
	Materials	Bluestone or sandstone, often with the side and rear walls of brick or rubble, and incorporating hipped or gable-end roofs of corrugated iron together with verandahs typical of the era in which the respective buildings were constructed.
Fencing	Generally low, reflecting the traditional period, style and form of the associated building.	
Setting, landscaping, streetscape and public realm	[Not stated]	

Statement#	Statement	
	features	
	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: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>

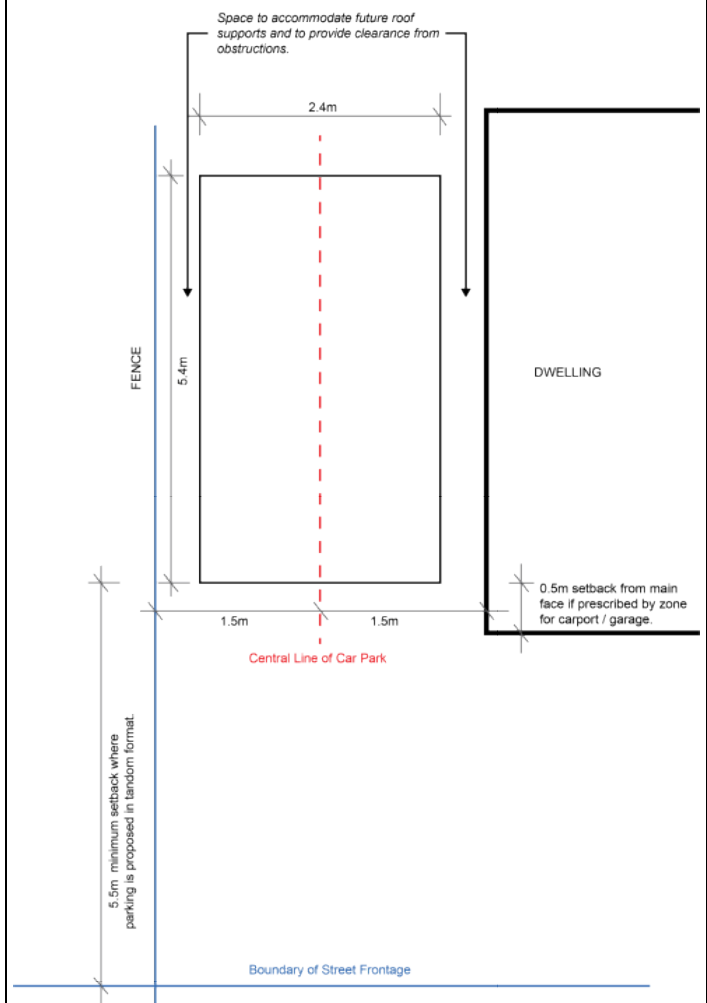
site drainage systems to minimise erosion.	
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking 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 and non-residential development	
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1	DTS/DPF 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.	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: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1" data-bbox="916 757 1522 1249"> <thead> <tr> <th>Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. 	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%
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%										
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): <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. 										
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	DTS/DPF 23.2 Uncovered car parking spaces satisfy all of the following: <ul style="list-style-type: none"> (a) are a minimum of 5.4m in length 										

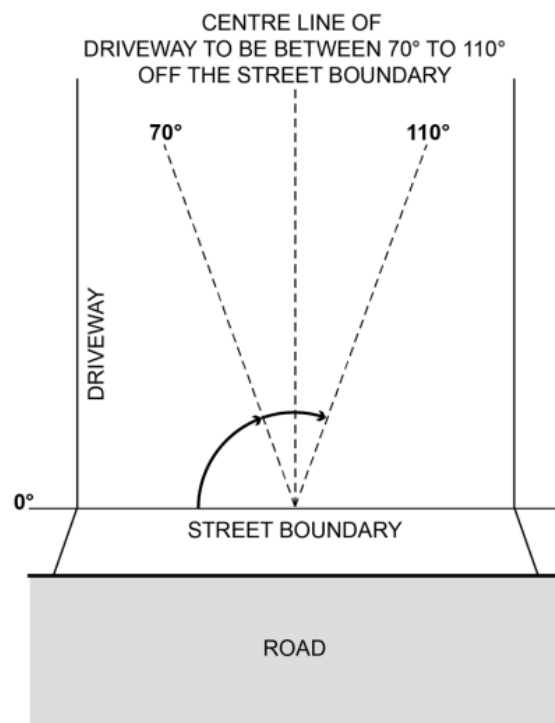
manner that will not dominate the appearance of an associated dwelling when viewed from the street.

- (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:



<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site 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.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back in accordance with all of the following: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited to satisfy all of the following:</p> <ul style="list-style-type: none"> (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.

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)		<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
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
Wastewater Services	
PO 12.2	DTS/DPF 12.2
Effluent drainage fields and other wastewater disposal areas are	Development is not built on, or encroaches within, an area that is,

maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.

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

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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)

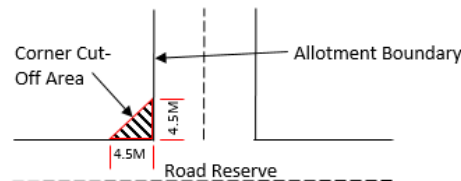
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that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

Table 1 - General Off-Street Car Parking Requirements

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	
Co-located Housing	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement.</p> <p>Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.</p>
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>

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.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
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Address: 103 SYDENHAM RD NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)
 Historic Area (NPSP15)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Urban Tree Canopy

Local Variation (TNV)

Minimum Site Area (*Minimum site area is 200 sqm*)
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Selected Development(s)

Outbuilding

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

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

Outbuilding - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

	<p>30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:</p> <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(l) a total area as determined by the following table:</p> <table border="1" data-bbox="917 1245 1519 1702"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 11.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 11.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, 										

	Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.						
<p>PO 11.3</p> <p>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.</p>	<p>DTS/DPF 11.3</p> <p>Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive:</p> <ul style="list-style-type: none"> (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table border="1"> <tr> <th>Allotment size</th><th>Floor area</th></tr> <tr> <td>≤500m²</td><td>60m²</td></tr> <tr> <td>>500m²</td><td>80m²</td></tr> </table> (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (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. 	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
Allotment size	Floor area						
≤500m ²	60m ²						
>500m ²	80m ²						

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: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (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): <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	Except development that: <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) 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):	Except development that:

<ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	<p>None specified.</p>
<p>6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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 	<p>Except where not undertaken by the Crown, a Council or an essential infrastructure provider.</p>

depth greater than 2.5 metres below the regulated surface level.	
7. Demolition.	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
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	
<p>PO 1.1</p> <p>Building height does not pose a hazard to the operation of a certified or registered aerodrome.</p>	<p>DTS/DPF 1.1</p> <p>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.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.</p>

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
<p>Any of the following classes of development:</p> <p>(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></p> <p>(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>.</p>	<p>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.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Development is consistent with the prevailing building and wall heights in the historic area.	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) complement the prevailing characteristics in the historic 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 historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

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

Statement#	Statement	
NPSP15	Norwood 5 Historic Area Statement (NPSP15)	
	The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.	
	These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.	
	The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.	
	Eras, themes and context	1860 to 1920. Range of dwelling types.
	Allotments, subdivision and built form patterns	The consistency of the streetscapes of Willis and Colliver Streets, Montrose Avenue and the western side of Charles Street either side of the intersection with Montrose Avenue. Development of a more generous scale which fronts William Street. Overall topography relating to the alignment of First Creek through the area.
	Architectural styles, detailing and built form features	Single-fronted and double-fronted cottages, semi-detached cottages, other semi-detached dwellings, villas of various forms, and a mansion. Prominent remaining corner shop structures.
	Building height	Up to two storeys.
	Materials	Bluestone or sandstone, often with the side and rear walls of brick or rubble, and incorporating hipped or gable-end roofs of corrugated iron together with verandahs typical of the era in which the respective buildings were constructed.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
Setting, landscaping, streetscape and public realm features	[Not stated]	
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)

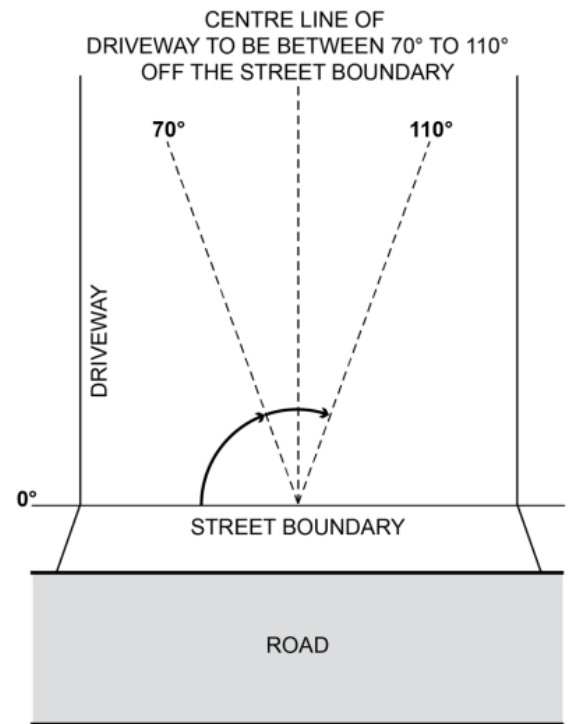
Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating 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.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
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.
Residential Development - Low Rise	
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

	<ul style="list-style-type: none"> (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site 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.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back in accordance with all of the following: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited to satisfy all of the following:</p> <ul style="list-style-type: none"> (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.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

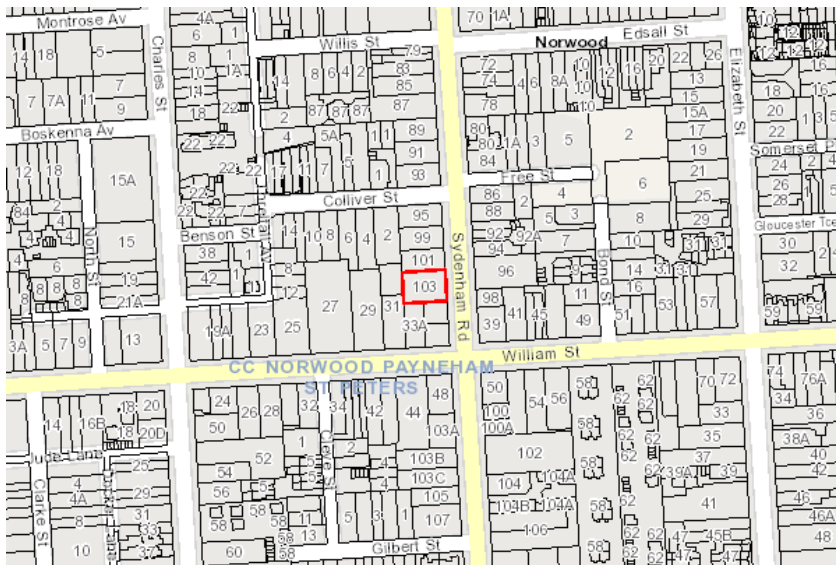
Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

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

Address: 103 SYDENHAM RD NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)
 Historic Area (*NPSP15*)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Urban Tree Canopy

Local Variation (TNV)

Minimum Site Area (*Minimum site area is 200 sqm*)
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

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.

<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following):</p>	<p>None specified.</p>

<ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
<p>6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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. 	<p>Except where not undertaken by the Crown, a Council or an essential infrastructure provider.</p>
<p>7. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>8. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>
Placement of Notices - Exemptions for Performance Assessed Development	
<p>None specified.</p>	
Placement of Notices - Exemptions for Restricted Development	
<p>None specified.</p>	

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	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.

Commonwealth.

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic 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 associated building.	DTS/DPF 4.4 None are applicable.

Historic Area Statements

Statement#	Statement		
Historic Areas affecting City of Norwood, Payneham and St Peters			
	<p>Norwood 5 Historic Area Statement (NPSP15)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table> <tr> <td>Eras, themes and context</td><td>1860 to 1920.</td></tr> </table>	Eras, themes and context	1860 to 1920.
Eras, themes and context	1860 to 1920.		

Statement#	Statement	
NPSP15		Range of dwelling types.
	Allotments, subdivision and built form patterns	<p>The consistency of the streetscapes of Willis and Colliver Streets, Montrose Avenue and the western side of Charles Street either side of the intersection with Montrose Avenue.</p> <p>Development of a more generous scale which fronts William Street.</p> <p>Overall topography relating to the alignment of First Creek through the area.</p>
	Architectural styles, detailing and built form features	<p>Single-fronted and double-fronted cottages, semi-detached cottages, other semi-detached dwellings, villas of various forms, and a mansion.</p> <p>Prominent remaining corner shop structures.</p>
	Building height	Up to two storeys.
	Materials	Bluestone or sandstone, often with the side and rear walls of brick or rubble, and incorporating hipped or gable-end roofs of corrugated iron together with verandahs typical of the era in which the respective buildings were constructed.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	<i>[Not stated]</i>
	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

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.
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Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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.	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.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

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

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic 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) complement the prevailing characteristics in the historic 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 historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
PO 4.3 Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.	DTS/DPF 4.3 None are applicable.
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 associated building.	DTS/DPF 4.4 None are applicable.
Land Division	

PO 5.1 Land division creates allotments that are: (a) compatible with the surrounding pattern of subdivision in the historic area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area	DTS/DPF 5.1 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair.	DTS/DPF 7.1 None are applicable.
PO 7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	DTS/DPF 7.2 None are applicable.
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Norwood, Payneham and St Peters	
	<p>Norwood 5 Historic Area Statement (NPSP15)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p>

Statement#	Statement	
NPSP15	The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.	
	Eras, themes and context	1860 to 1920. Range of dwelling types.
	Allotments, subdivision and built form patterns	The consistency of the streetscapes of Willis and Colliver Streets, Montrose Avenue and the western side of Charles Street either side of the intersection with Montrose Avenue. Development of a more generous scale which fronts William Street. Overall topography relating to the alignment of First Creek through the area.
	Architectural styles, detailing and built form features	Single-fronted and double-fronted cottages, semi-detached cottages, other semi-detached dwellings, villas of various forms, and a mansion. Prominent remaining corner shop structures.
	Building height	Up to two storeys.
	Materials	Bluestone or sandstone, often with the side and rear walls of brick or rubble, and incorporating hipped or gable-end roofs of corrugated iron together with verandahs typical of the era in which the respective buildings were constructed.
	Fencing	Generally low, reflecting the traditional period, style and form of the associated building.
	Setting, landscaping, streetscape and public realm features	<i>[Not stated]</i>
	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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

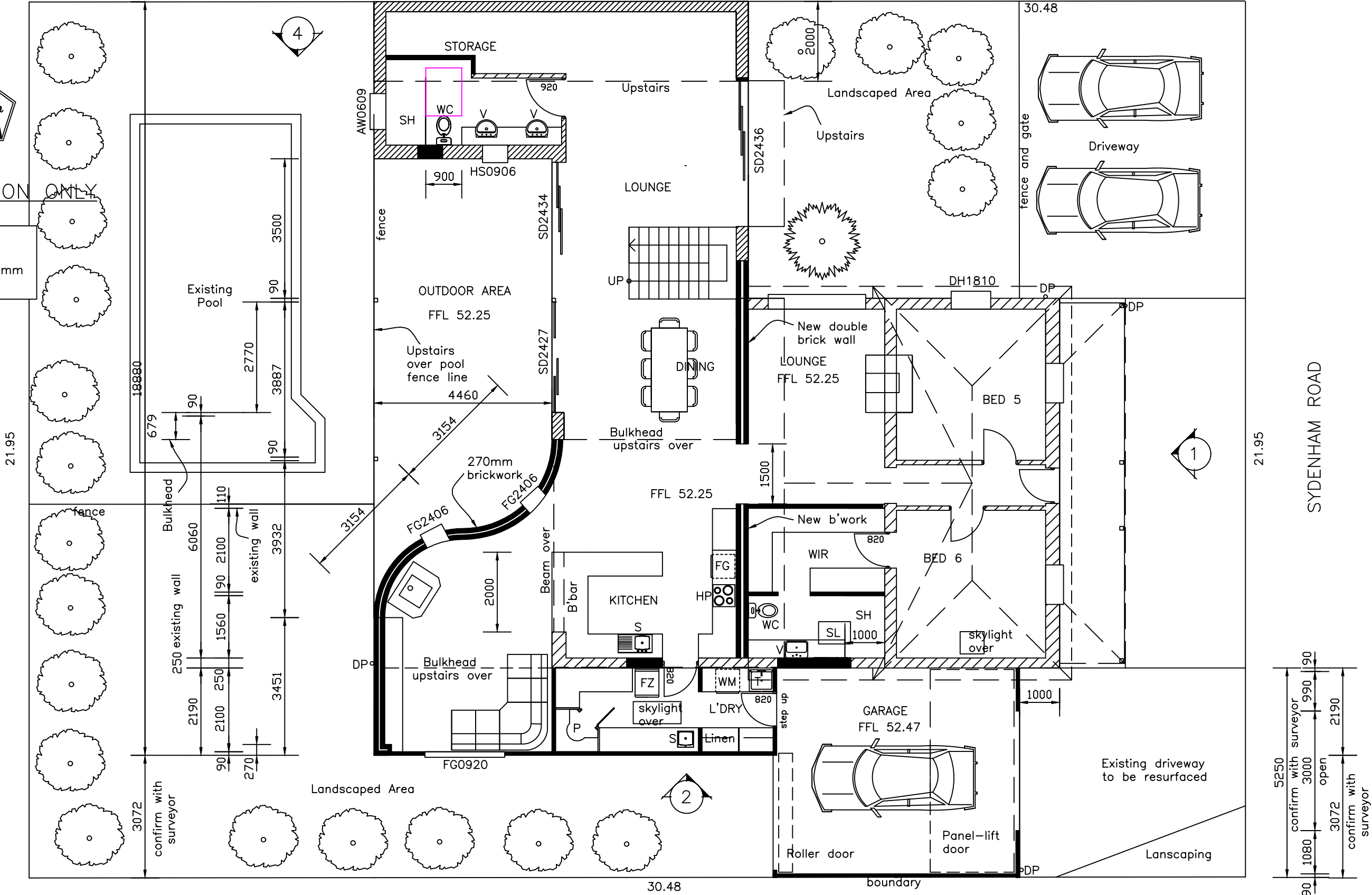
PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 1 of 9
SCALE: 1:100 (A3)
DATE: 9-2026



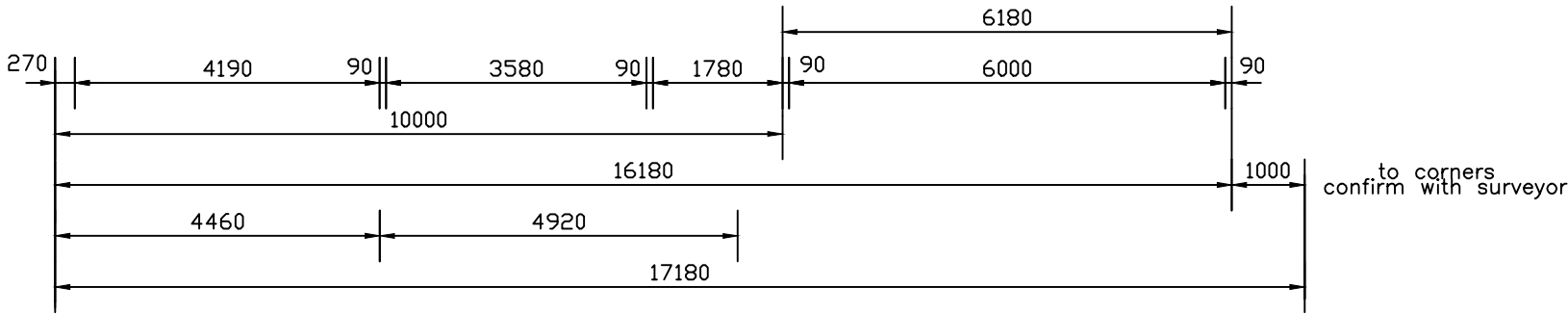
PLANNING APPLICATION ONLY

Stairs calculations:
Floor to floor distance = 3270
= 18 equal risers at 181.66 mm each.



PROPOSED DOWNSTAIRS PLAN
(Version 2c)

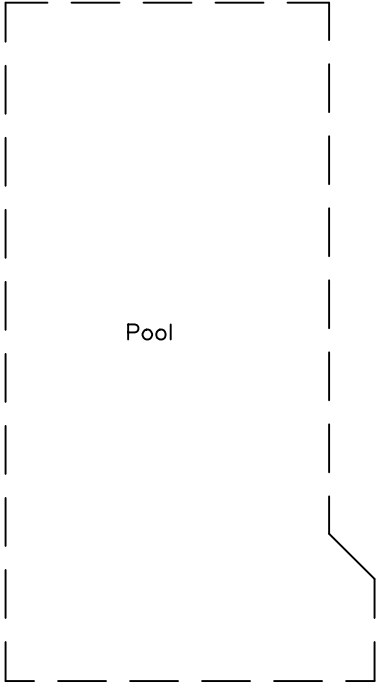
Note: All cabinets and joinery
to separate detail by others



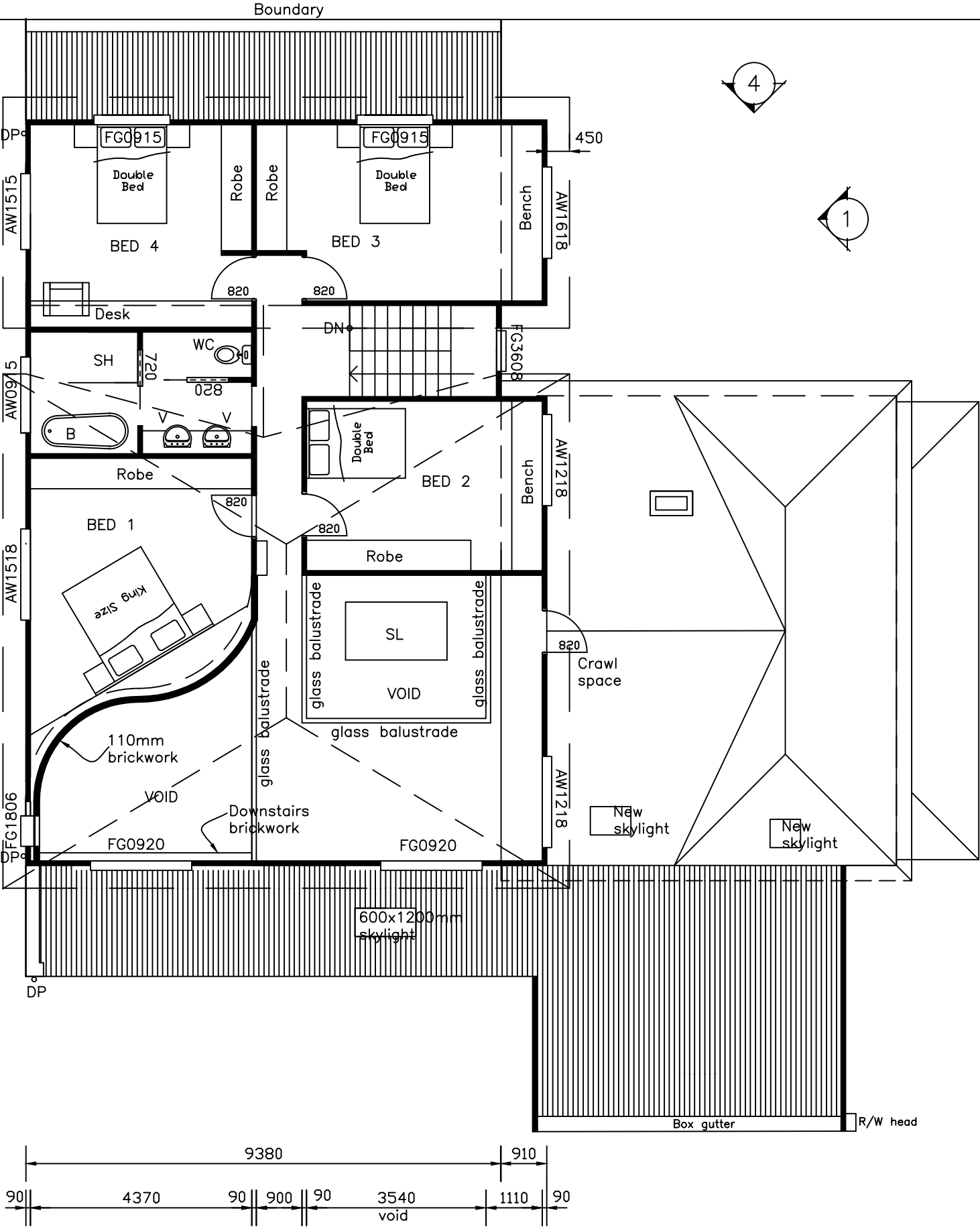
Drawn by:
CRAFERS BUILDING DESIGN

PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 2 of 9
SCALE: 1:100 (A3)
DATE: 9-2026

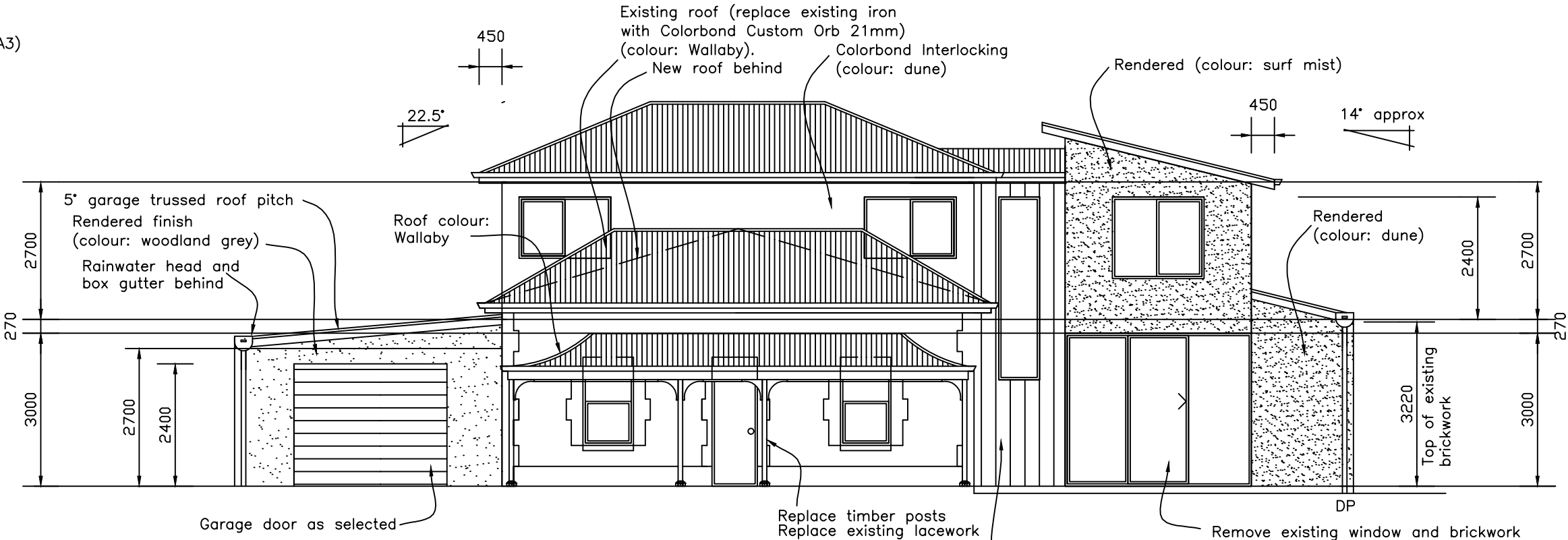


PROPOSED UPSTAIRS PLAN

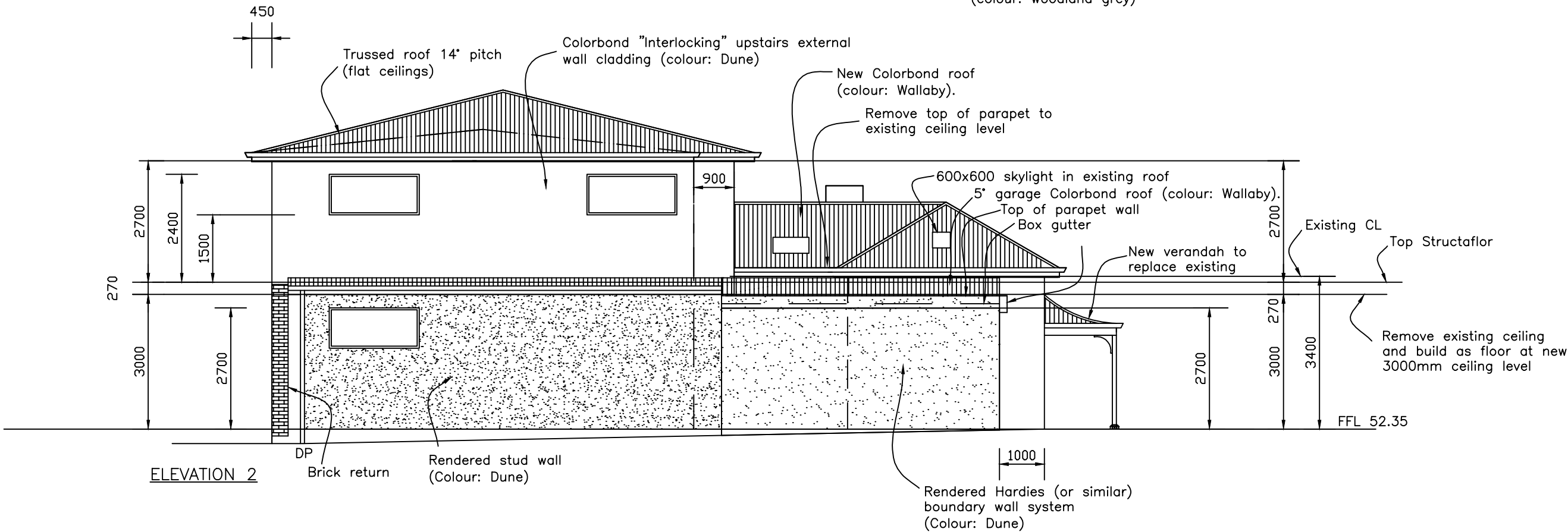


PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 3 of 9
SCALE: 1:100 (A3)
DATE: 9-2026



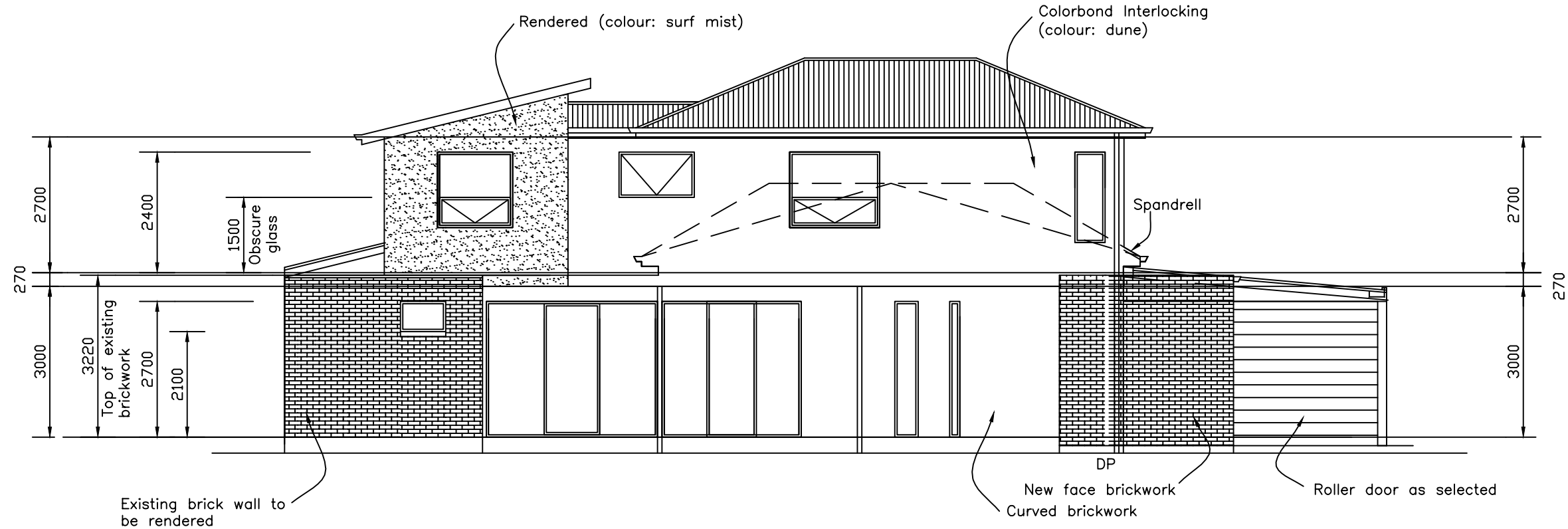
ELEVATION 1



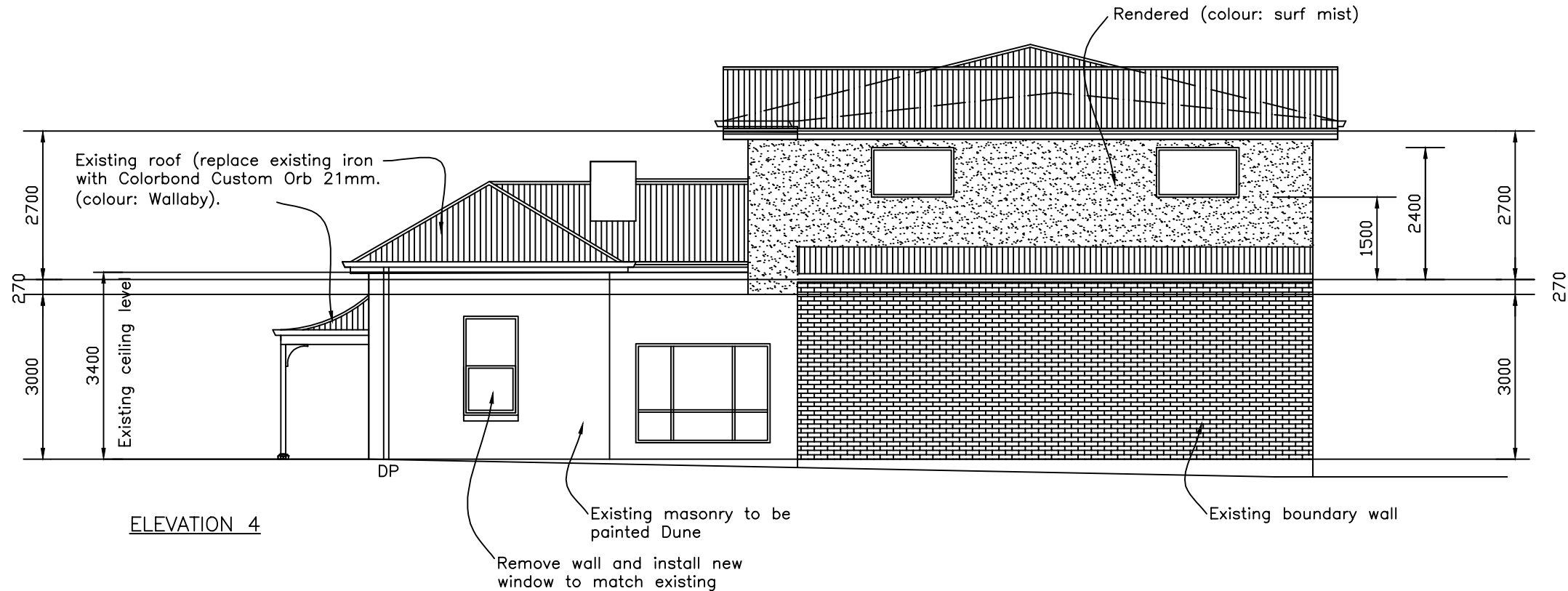
ELEVATION 2

PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 4 of 9
SCALE: 1:100 (A3)
DATE: 9-2026



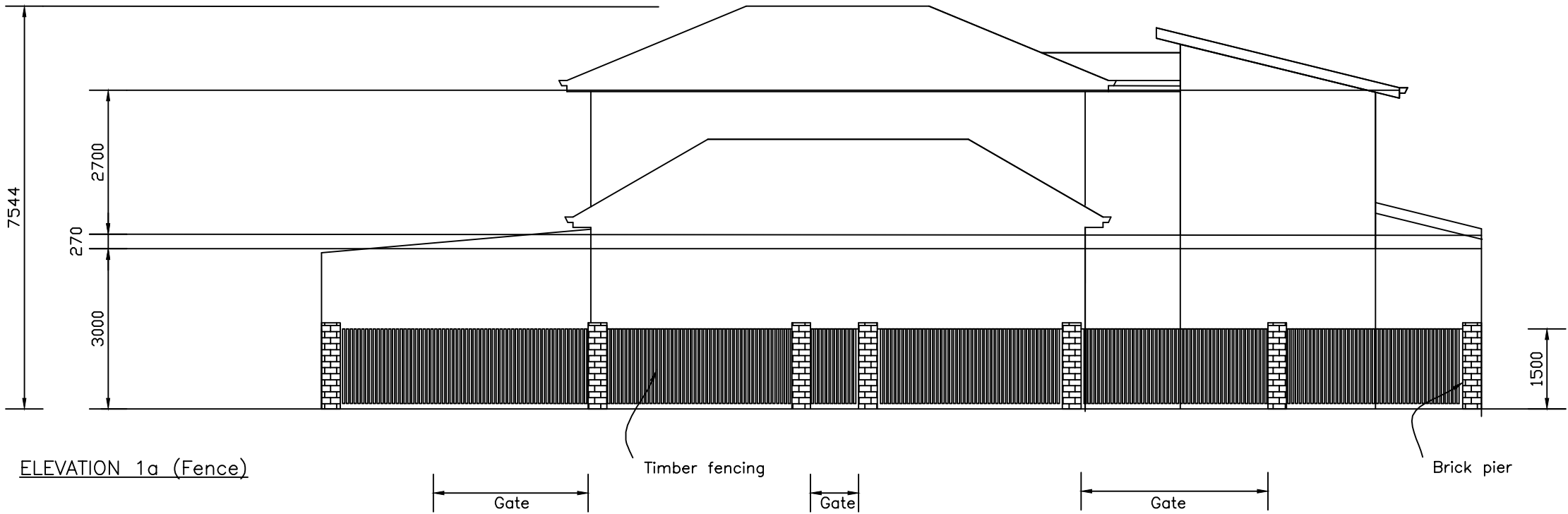
ELEVATION 3



ELEVATION 4

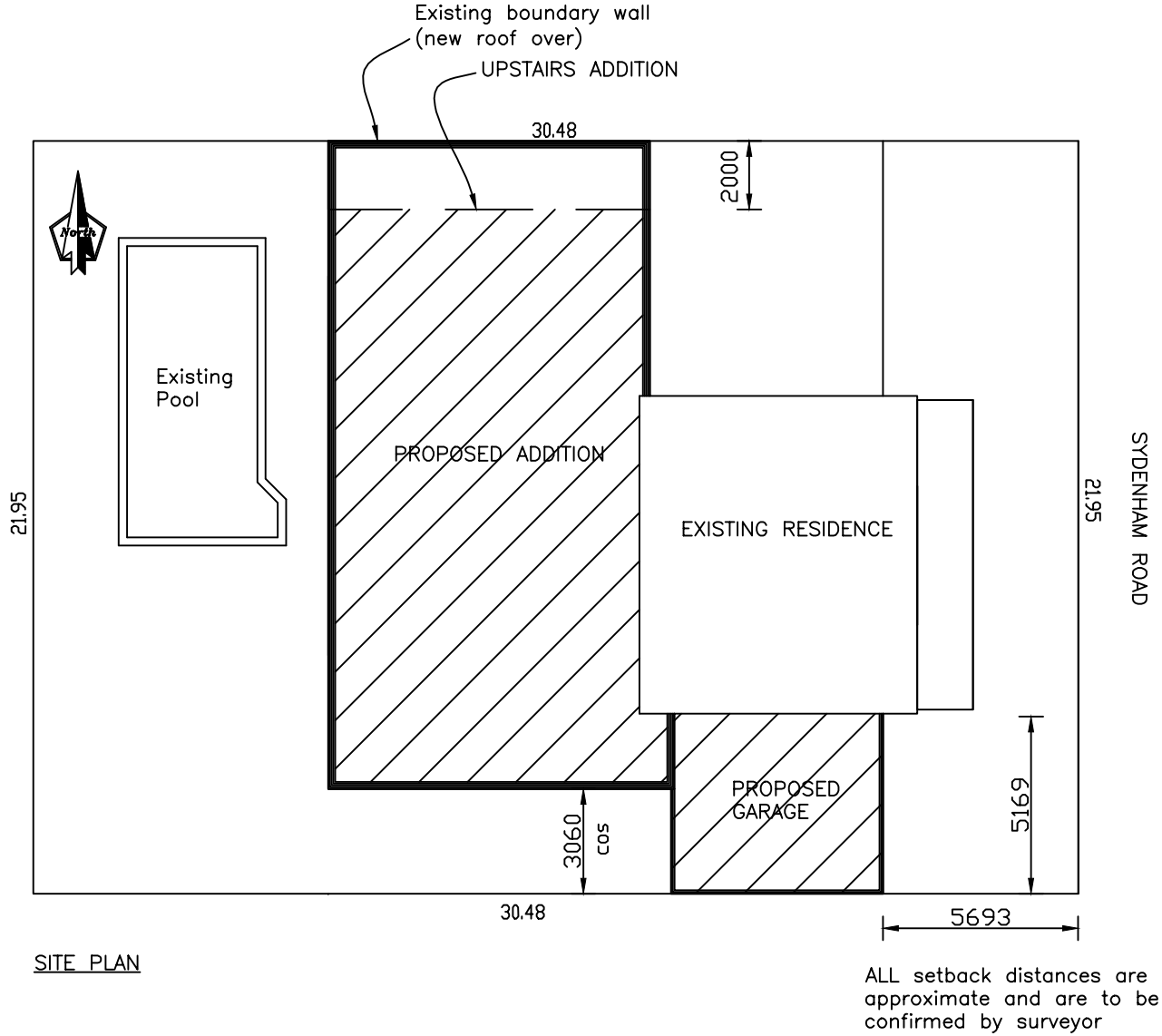
PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 5 of 9
SCALE: 1:100 (A3)
DATE: 7-2026



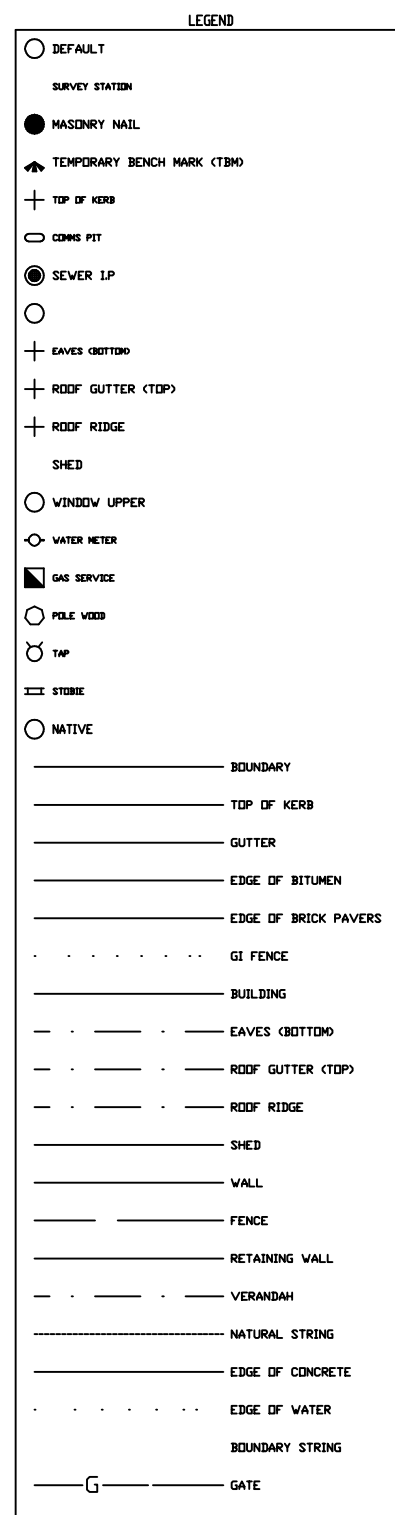
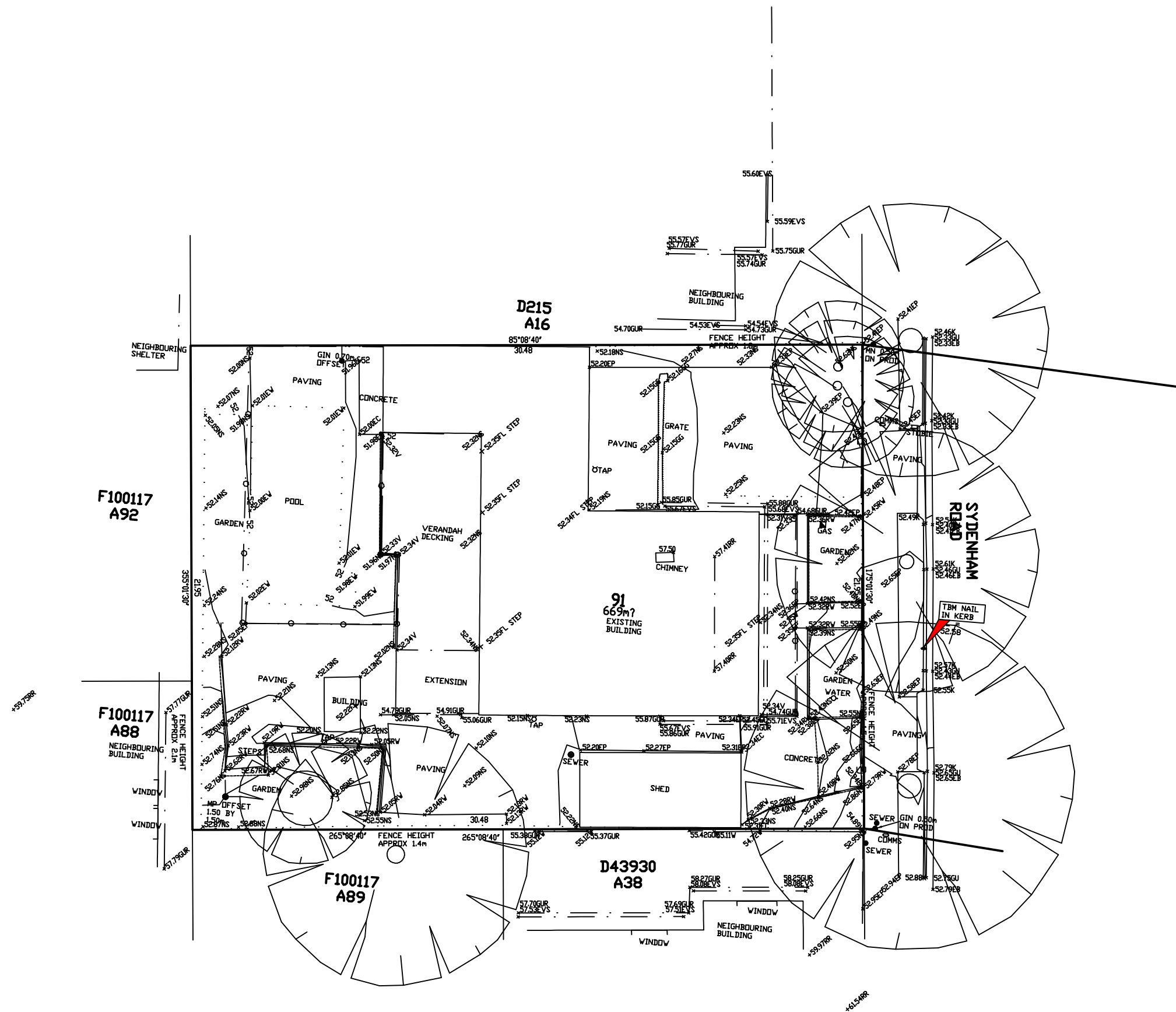
PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 6 of 9
SCALE: 1:200 (A3)
DATE: 7-2026



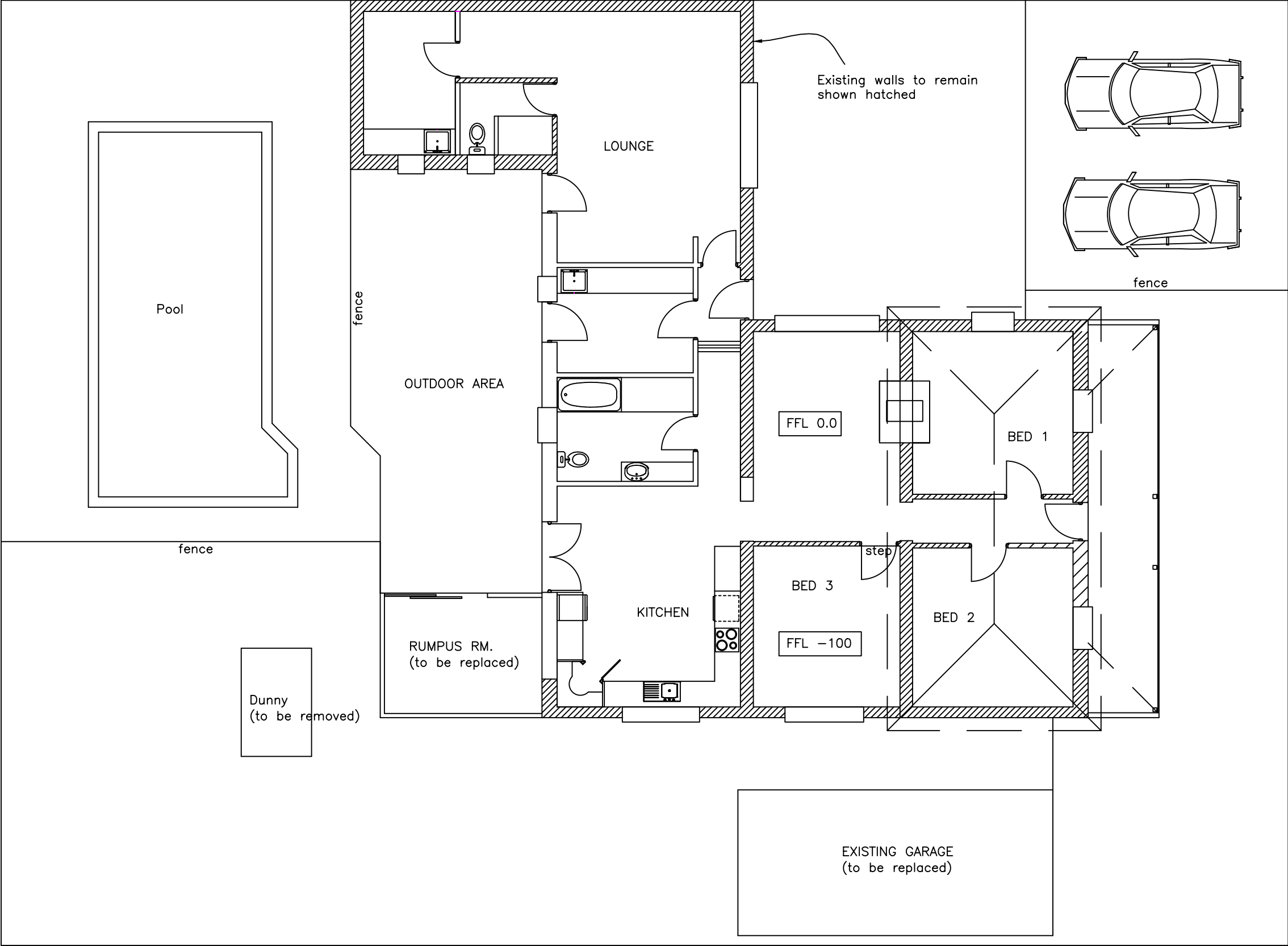
PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 7 of 9
SCALE: 1:200 (A3)
DATE: 7-2026



PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 8 of 9
SCALE: 1:100 (A3)
DATE: 7-2026



EXISTING PLAN

PROPOSED ADDITION FOR
TALIS PUTNINS AT
103 SYDENHAM ROAD
NORWOOD

SHEET: 9 of 9
DATE: 7-2026



REAL ESTATE PLAN (for reference purposes only)

3 August 2026

Dear Callum

Thank you for the feedback and Request for Information dated 25 June 2026 in relation to the proposed alterations and additions at 103 Sydenham Road, Norwood.

We have taken several steps to address the feedback and Request for Information, including:

- 1) Engaging a qualified consulting arborist to assess the relevant street and neighbouring trees and prepare a detailed Arboricultural Impact Assessment and Tree Protection Plan. The arborist assessed the 4 significant and regulated trees and concluded that “The proposed development will not have an adverse impact on Trees 1 – 4” (attached report). Notwithstanding that conclusion, we will put in place measures to protect those trees, as per the Tree Protection Plan developed by the qualified arborist.
- 2) We have had very productive engagement with the Council’s Heritage Advisor, David Brown. I would like to thank him for being generous with his time in assisting us on the heritage aspects of the proposed development.
 - a. First, I met with David on site and he provided very useful information regarding the restoration of the verandah and façade, which we have incorporated into our revised set of drawings. We revise the verandah design, the roof forms, materials and colour palette.
 - b. Second, David provided advice and sketch concepts regarding how to address the design feedback provided in the letter from Council (25/06/2026). Using this advice, we redesigned the proposed addition to the cottage and produced a new set of drawings, which we shared with David to check that we had adequately addressed the feedback. We were pleased to obtain his response “That is a huge improvement”.
 - c. In response to one additional suggestion received from David during this engagement, regarding the garage door width, we produced another revision to the drawings (attached) in which we refined the garage frontage, including reducing the proposed garage-door width.
- 3) In consultation with our advising architect and our building designer we have resolved further details of the proposed development to be able to respond to the Requests for Information.

Please find attached the revised architectural plans and the Arboricultural Impact Assessment prepared by URPS.

Our response to each of the matters raised is set out below.

1. Arborist report and significant trees

A detailed Arboricultural Impact Assessment has been prepared by the Senior Consulting Arborist at URPS.

The assessment considers four trees associated with the development:

- Tree 1 – neighbouring Spotted Gum;
- Tree 2 – Giant Bird of Paradise within the subject land;
- Tree 3 – English Oak within the Sydenham Road verge adjacent to the southern driveway; and
- Tree 4 – English Oak within the Sydenham Road verge.

The report concludes that the proposed development will not adversely impact any of the four trees. It also describes tree-protection and construction measures that can be used to protect the trees during development.

In relation to the southern driveway and Tree 3 in particular:

- the existing concrete was carefully lifted in the area of concern;
- no roots greater than 10 mm diameter were identified beneath the removed concrete within the topsoil, enabling resurfacing without loss of root mass;
- demolition and any minor excavation within the relevant root zone will be undertaken manually;
- excavation will be minimised;
- roots greater than 30 mm diameter, if encountered, will be retained intact and the project arborist contacted; and
- the Tree Protection Plan and Tree Protection Specifications will be made available onsite and implemented during demolition and construction.

The revised drawings (produced in response to other points raised in the Request for Information) do not introduce any material change to the ground-floor works or driveway works assessed in the Arboricultural Impact Assessment. The principal subsequent

architectural changes concern the form, articulation, materials and appearance of the upper storey and garage façade.

2. Front fencing

The revised plans include an elevation of the proposed front fence showing its height, configuration and general style.

The existing Colorbond metal fencing is proposed to be replaced with a timber batten fence incorporating masonry piers and gates. The proposed fence is intended to provide a more visually appropriate and sympathetic treatment to the frontage than the existing metal fence.

The revised elevation identifies:

- an overall fence height of approximately 1.5 metres;
- timber batten infill;
- masonry piers;
- pedestrian and vehicular gates; and
- the relationship of the fence to the dwelling and garage frontage.

3. Ekodeck cladding

The Request for Information asks about the proposed colour of the Ekodeck cladding.

Ekodeck cladding is no longer proposed.

Following Council's feedback and our consultation with the Heritage Adviser, the proposed timber-look cladding elements were removed from the design. The revised proposal instead uses a more restrained palette of render, metal wall cladding, masonry and corrugated metal roofing.

This revision responds directly to the advice that timber-look cladding is not characteristic of the historic area and that the material palette should better reflect the established use of masonry, render and metal.

4. Replacement verandah

The replacement verandah has been redesigned in response to Council's comments and the advice of the Heritage Adviser.

In particular:

- the previously proposed straight verandah roof has been replaced with a concave verandah profile, reflecting the form of the existing verandah;
- the verandah posts and associated detailing will be renewed in a form complementary to the cottage;
- the existing lacework is proposed to be replaced; and
- the verandah roof colour and other finishes will form part of the revised warmer and more sympathetic colour palette.

Further design and colour information is shown on the revised elevations.

5. Height, built form and visual dominance

We understand that Council's Heritage Adviser supported a second-storey addition in principle but considered the original proposal too wide, plain and visually dominant relative to the modest scale of the cottage.

We met with David Brown onsite and subsequently worked through his sketch concepts and recommendations in detail. The upper storey has been substantially redesigned.

The revised design:

- breaks the upper storey into a series of distinct forms rather than presenting as one broad, continuous volume;
- introduces variation in roof form and height;
- sets different components forward and back to create depth and shadow;
- gives greater emphasis to the central and transitional elements of the design;
- reduces the appearance of a single wide upper-storey façade;
- improves the relationship between the upper-level forms and the original cottage below;
- retains a contemporary design approach while responding more carefully to the scale and character of the existing dwelling; and
- presents the upper storey as a more recessive and articulated addition.

David has reviewed the revised design and advised that it represents a "huge improvement".

6. Roof forms and roof profile

The roof design has been revised to respond to the concerns about the previous low-pitched and insufficiently contextual roof form.

The revised proposal now incorporates a combination of roof forms and heights that break down the scale of the upper level and relate more sympathetically to the cottage.

The roofing to the existing cottage is proposed to be replaced using corrugated metal roofing with a deeper approximately 21 mm profile, in accordance with the heritage advice.

The revised plans identify the proposed roof forms, pitches, profiles and colours.

7. Materials and colours

The previous extensive use of Shale Grey has been removed, as suggested.

The revised palette uses warmer and more sympathetic tones, including:

- Dune;
- Woodland Grey;
- Wallaby; and
- Surfmist in limited rendered elements.

The intention is to provide a warm and recessive palette that complements the existing cottage and the surrounding historic area.

The earlier timber-look/Ekodeck highlight cladding has been removed. The proposed external materials are now principally metal cladding, rendered/cement finishes, brickwork, and corrugated metal roofing, as indicated in the attached revised drawings.

8. Garage frontage

Following the heritage adviser's further feedback regarding the scale of the garage opening, the proposed garage door has been reduced to approximately 3 metres in width.

The narrower opening allows for substantial solid façade treatment to either side of the door. The revised treatment is intended to avoid the appearance of an unusually broad garage opening and provide a more appropriate presentation within the historic streetscape.

9. Overlooking

We acknowledge Council's advice that upper-level windows not facing the street are required to incorporate either:

- sill heights of at least 1.5 metres above finished floor level; or
- obscure glazing to a height of at least 1.5 metres above finished floor level.

This has been addressed in the revised drawings attached, where the window design and glazing treatment comply with this requirement.

Attached documentation

The following updated documentation is provided:

1. Revised architectural plans and elevations;
2. Front-fence elevation and details contained within the revised architectural plans and elevations;
3. Arboricultural Impact Assessment prepared by URPS;
4. Tree Protection Plan and Tree Protection Specifications contained within the Arboricultural Impact Assessment; and
5. Revised materials, colours, roofing and verandah information shown on the architectural drawings.

Please let us know if Council, the heritage adviser or consulting engineer requires any further clarification. We would be pleased to provide it promptly so that assessment of the application can continue.

Kind regards



Talis Putnins

26ADL-0891
31 JULY 2026

Arboricultural Impact Assessment

103 Sydenham Road, Norwood

TALIS PUTNINS



Arboricultural Impact Assessment

31 July 2026

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URPS Ref	26ADL-0891

Document history and status

Revision	Date	Author	Reviewed	Details
V1	20/07/2026	J. Kenworthy	M. Rolfe	Initiation of report
V2	31/07/2026	J. Kenworthy	M. Rolfe	Final report

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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Executive Summary

An assessment of four trees was undertaken in association with the proposed development at 103 Sydenham Road, Norwood. Two of the assessed trees (Tree 3 and Tree 4) are located within the street verge fronting the allotment. One tree (Tree 1) is located on the neighbouring allotment, and one tree (Tree 2) is located in the backyard.

Tree 1 *Corymbia Maculata* - Spotted Gum

Tree 1 *Corymbia Maculata* - Spotted Gum has a trunk circumference that exceeds 2m (when measured at 1m above natural ground level). This makes it a Significant Tree under the *PDI Act 2016*.

This tree is subject to a 7% NRZ encroachment from the proposed dwelling extension to the south. This is classified a minor encroachment in accordance with *AS4970-2025 Protection of trees on development sites*. The proposed encroachment will not have an adverse impact on Tree 1. The tree is to be retained and protected.

Tree 2 *Strelitzia Nicolai* - Giant Bird of Paradise

Tree 2 *Strelitzia Nicolai* - Giant Bird of Paradise has multiple stems with a total trunk circumference that exceeds 2m (when measured at 1m above natural ground level). The average stem circumference is less than 625mm making it a Regulated Tree under the *PDI Act 2016*.

This tree is subject to <1% encroachment from the proposed dwelling extension. This is classified a minor encroachment in accordance with *AS4970-2025 Protection of trees on development sites*. The proposed encroachment will not impact Tree 2. The tree is to be retained and protected.

Tree 3 *Quercus Robur* - English Oak

Tree 3 *Quercus Robur* - English Oak has a trunk circumference that exceeds 2m (when measured at 1m above natural ground level). This makes it a Significant Tree under the *PDI Act 2016*. This tree is also controlled under the *Local Government Act 1999* due to its location in the street verge.

This tree is subject to a 5% NRZ encroachment from the proposed southern driveway replacement. The driveway sits within the SRZ of Tree 3. This is classified a major encroachment in accordance with *AS4970-2025 Protection of trees on development sites*.

The proposed encroachment will not impact Tree 3 when considering the like-for-like driveway replacement, amongst other factors. The tree is to be retained and protected.

Tree 4 *Quercus Robur* - English Oak

Tree 4 *Quercus Robur* - English Oak is a Significant Tree. This tree is not subject to any encroachments from the proposed development. This tree will not be impacted by the proposed development. The tree is to be retained and protected.

The proposed development will not have an adverse impact on Trees 1 – 4. A tree protection plan has been developed for all four trees (see Appendix B).

1. Introduction

URPS is engaged by Talis Putnins to prepare an Arboricultural Impact Assessment (AIA) for trees associated with the proposed development at 103 Sydenham Road, Norwood.

I understand a Development Application (DA) was submitted to City of Norwood Payneham & St Peters Council (Council) for alterations and additions to the existing dwelling. Council staff issued a Request for Information (RFI) letter that requested:

Provide an arborist report considering potential impacts on the significant street trees and any regulated trees on adjacent land.

The southern driveway is within the structural root zone of one of the street trees. The existing driveway buckles which indicate the presence of structural roots that will likely make it difficult to reconstruct the driveway without harming the tree.

This AIA has been prepared to respond to the RFI request. This AIA has been prepared in accordance with AS 4970–2025 *Protection of Trees on Development Sites* and the *Planning, Development and Infrastructure Act 2016*.

1.1 Objectives

The purpose of this arboricultural impact assessment is to:

- Undertake a Visual Tree Assessment (VTA) of trees associated with the proposed development:
 - Determine tree health, structure, dimensions, age, useful life expectancy, landscape significance and retention values.
 - Determine legislative status of subject trees, in accordance with relevant legislation:
 - *Planning, Development and Infrastructure Act 2016.*
 - *Local Government Act 1999.*
 - Define the Notional Root Zones (NRZ) and Structural Root Zone (SRZ) of each tree earmarked for retention.
- Assess likely impacts on all trees, and whether trees will remain viable beyond completion of project works.
- Detail design modifications that have been considered and adopted.
- Provide justification for trees requiring removal; and,
- Specify any methods that should be implemented to minimise or avoid the impacts on trees that are to be retained, including:
 - Tree management work i.e., pruning (to be conducted in accordance with *AS4373 Pruning of amenity trees*).
 - Tree protection devices i.e., protective fencing, ground protection.
 - Project Arborist supervision and monitoring.

1.2 Assessment Methodology

This work has been undertaken using a consistent framework for evaluating tree condition, significance, and potential development impacts. This approach ensures that all trees are assessed in accordance with industry-recognised criteria. This allows for transparent and evidence-based recommendations.

For more information please see: <https://urps.com.au/services/arboriculture/assessment-methodology/>

1.3 Provided Documentation

URPS has utilised the following plan(s) for this impact assessment:

- Crafers Building Design. June 2026. *Proposed Addition for Talis Putnins at 103 Sydenham Road, Norwood*. Revision 2A. Sheet 1.
- Weber Frankiw Surveyors. 16 December 2025. *Detail and Identification Survey. Allotment 91 in F100117 103 Sydenham Road, Norwood*. Revision A. Sheet 1.

This AIA should be reviewed if the above plans are superseded.

2. General Observations

An assessment of four trees was undertaken by Senior Consultant Arborist Jemima Kenworthy on the morning of Friday 9 July 2026. The weather at the time of assessment was cool and mostly sunny with a daily temperature of 17°C. Winds were calm with an average wind speed of 9kmph.

Trees 2, 3 and 4 were freely accessible for assessment purposes. Tree 1 is situated in the neighbouring property and could not be accessed for the assessment. The Client had gained access to that property on a prior date and measured the trunk circumference. This measurement has been used in this report.

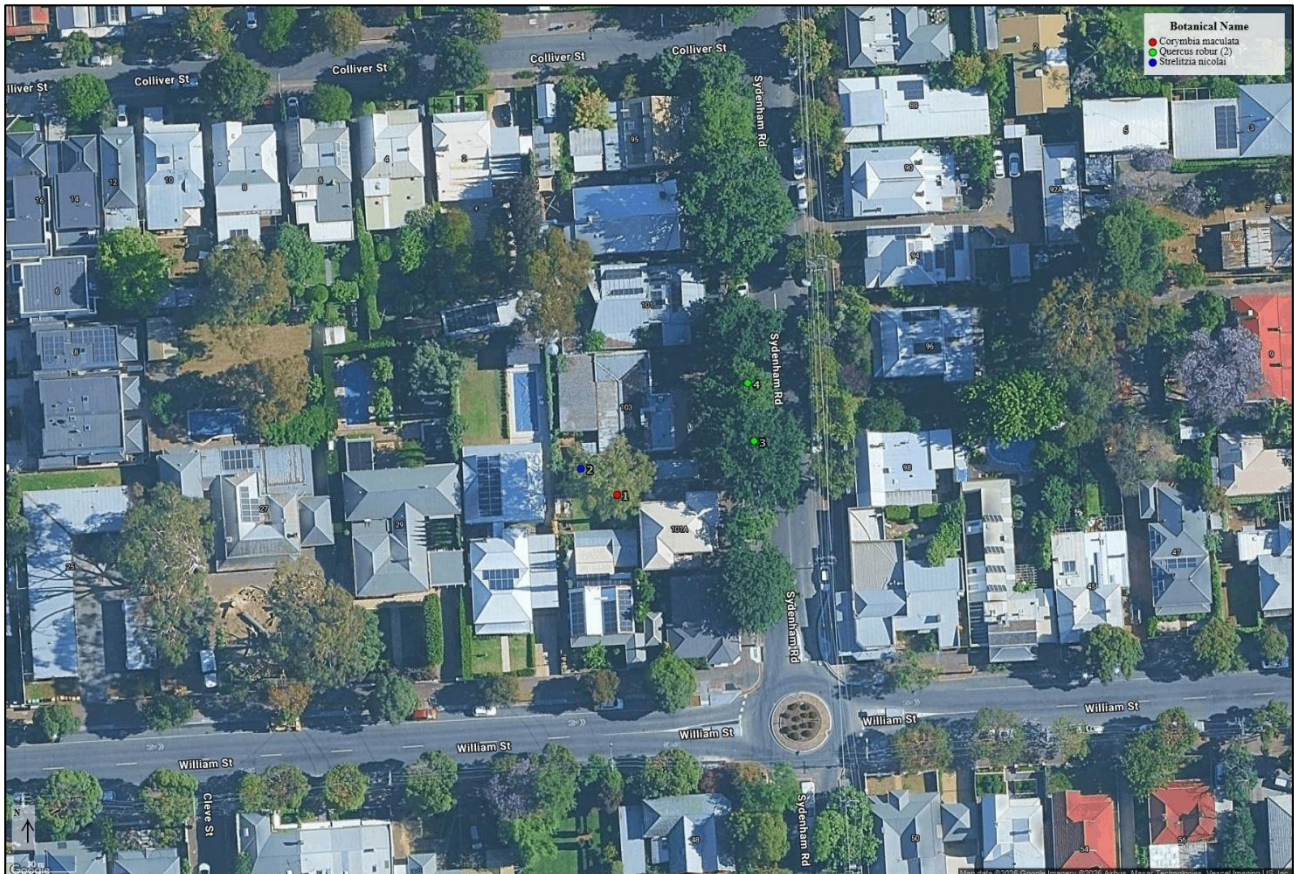


Figure 1: Tree Survey Plan

The subject allotment contains a single dwelling, outbuilding and swimming pool. The allotment is generally at a lower level than the street and verge.

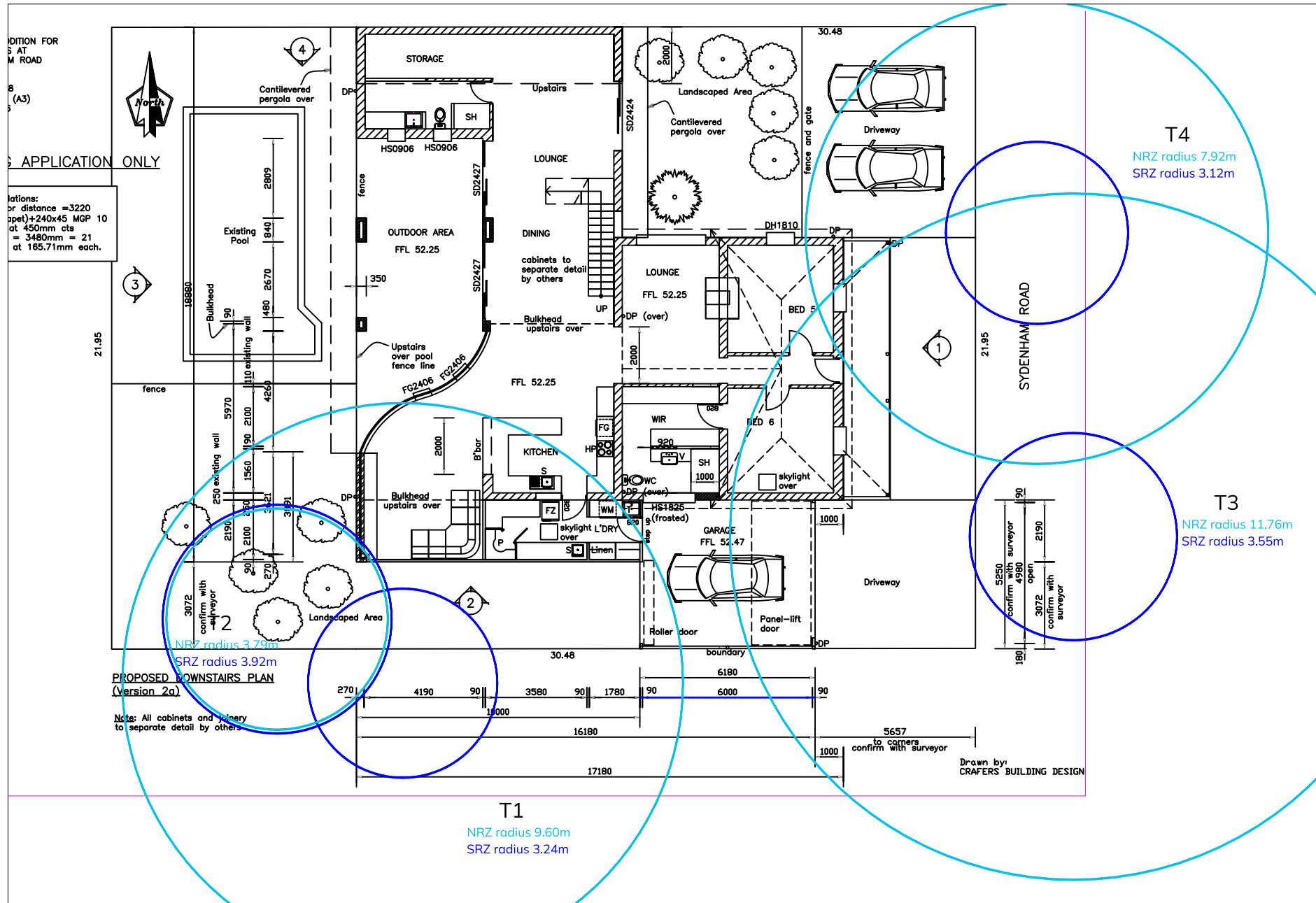
One tree (Tree 1) is located on the neighbouring allotment, and one tree (Tree 2) is located in the backyard. Two of the assessed trees (Tree 3 and Tree 4) are located within the street verge fronting the allotment.

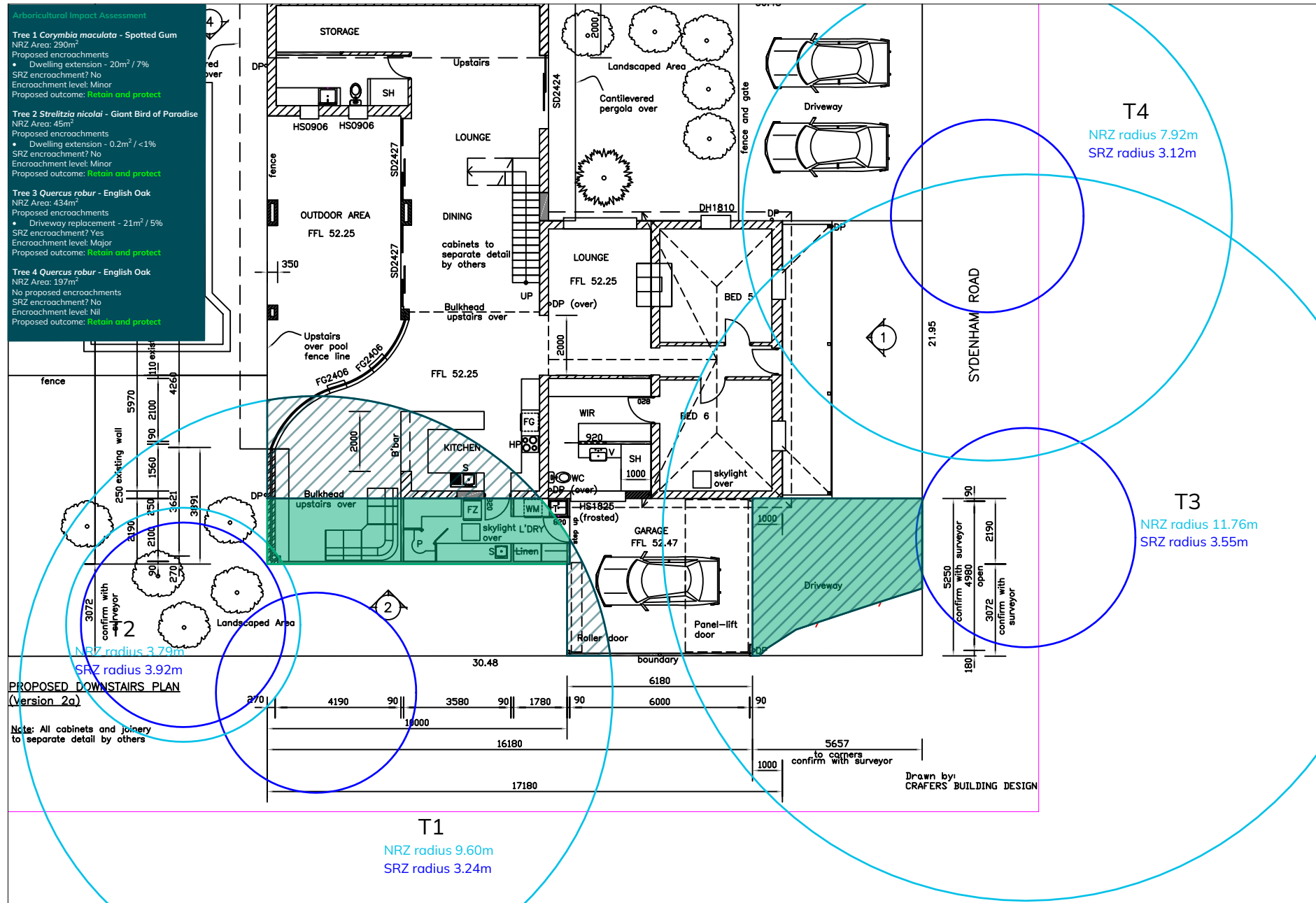
The vegetative character of the area consists of largely planted ornamental species (a mix of indigenous, introduced native, exotic) in a suburban setting. The site is not connected to a wildlife corridor of remnant native vegetation.

3. Tree Data & Encroachment Calculations

A total of four trees were assessed as part of this impact assessment. Detailed Tree Assessment Profiles can be found in Appendix B.

Tree	Botanical Name	Common Name	Age	Health	Structure	ULE	Landscape Significance	Retention Value	Circumference sum (cm)	Legislative Control	DSH (m)	DRB (m)	NRZ Radius (m)	NRZ Area (m ²)	SRZ Radius (m)
1	<i>Corymbia maculata</i>	Spotted Gum	Mature	Fair	Fair	Long	Medium	High	240	PDI Act 2016 (Significant Tree) + Neighbouring asset	0.80	0.95	9.60	289.53	3.24
Proposed NRZ encroachment/s			Dwelling extension – 20m ² / 7%				SRZ Impact?	No		Level of proposed encroachment	Minor		Outcome	Retain and protect	
2	<i>Strelitzia nicolai</i>	Giant Bird of Paradise	Mature	Good	Fair	Medium	Low – LS	Low	233	PDI Act 2016 (Regulated Tree)	0.32	1.00	3.79	45.13	3.31
Proposed NRZ encroachment/s			Dwelling extension – 0.2m ² / <1%				SRZ Impact?	No		Level of proposed encroachment	Minor		Outcome	Retain and protect	
3	<i>Quercus robur</i>	English Oak	Mature	Fair	Fair	Long	High	High	306	PDI Act 2016 (Significant Tree) + Local Government Act 1999 (Council-owned Tree)	0.98	1.18	11.76	434.47	3.55
Proposed NRZ encroachment/s			Southern driveway replacement – 21m ² / 5%				SRZ Impact?	Yes		Level of proposed encroachment	Major		Outcome	Retain and protect	
4	<i>Quercus robur</i>	English Oak	Mature	Fair	Fair	Medium	High	High	210	PDI Act 2016 (Significant Tree) + Local Government Act 1999 (Council-owned Tree)	0.66	0.87	7.92	197.06	3.12
Proposed NRZ encroachment/s			No proposed encroachments				SRZ Impact?	No		Level of proposed encroachment	No impact		Outcome	Retain and protect	





4. Discussion

4.1 Tree 1

Tree 1 *Corymbia Maculata* - Spotted Gum is a mature tree located on the neighbouring allotment south of the subject site. The tree is within proximity to the common boundary fence. The tree is in fair health and structure with attributes typical for the species. This tree has a trunk circumference that exceeds 2m (when measured at 1m above natural ground level). This makes it a Significant Tree under the *Planning Development and Infrastructure Act 2016*.

Tree 1 is subject to a 6% NRZ encroachment from the proposed additions to the dwelling. This is classified as a minor encroachment in accordance with *AS4970-2025 Protection of trees on development sites*. The proposed encroachment consists of a small extension to the existing concrete slab. There is currently pavers covering the proposed encroachment area with little evidence of root incursion observed in this area (i.e. no movement / shifting of pavers). The tree is also subject to existing encroachments from the dwelling and garage.

The proposed work will not impact Tree 1. The tree is to be retained and protected.

4.2 Tree 2

Tree 2 *Strelitzia Nicolai* - Giant Bird of Paradise is a mature tree with good health and fair structure. This tree has multiple stems (up to 20 stems) with a combined circumference that exceeds 2m (when measured at 1m above natural ground level). The average trunk circumference exceeds 310mm. This makes it a Regulated Tree under the *Planning Development and Infrastructure Act 2016*.

Tree 2 is subject to a <1% NRZ encroachment from the proposed dwelling extension. This is classified as a minor encroachment in accordance with *AS4970-2025 Protection of trees on development sites*.

The proposed encroachment will not impact Tree 2. The tree is to be retained and protected.

4.3 Tree 3

Tree 3 *Quercus Robur* - English Oak is a mature tree in the street verge on Sydenham Road. The tree is in fair health and has a fair structure. This tree has a trunk circumference that exceeds 2m (when measured at 1m above natural ground level). This makes it a Significant Tree under the *Planning Development and Infrastructure Act 2016*. This tree is also controlled under the *Local Government Act 1999* due to its location in the street verge.

Tree 3 is subject to a 5% NRZ encroachment (and within the SRZ) from the proposed replacement of driveway surfacing. This is classified as a major encroachment in accordance with *AS4970-2025 Protection of trees on development sites*.

Multiple factors must be considered when determining the suitability of major encroachments in accordance with *AS4970-2025 Protection of trees on development sites*. The relevant factors are outlined below for consideration of the encroachment proposed for Tree 3.

Clause 3.3.2 consideration	Response
<p>b) Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots)</p>	<p>The existing southern driveway levels undulate with cracks in the existing concrete evident. This is unlikely to be caused by root incursion.</p> <p>A root investigation (i.e. exploratory trenching) has not been undertaken. The proponent has, however, carefully lifted the existing concrete driveway encroaching the SRZ of Tree 3 and removed topsoil to expose any existing roots (see image below).</p> <p>No roots >10mm were found beneath the concrete slab. The replacement of the existing concrete with paving would not cause a loss of root mass. The driveway is proposed to be permeable paving which will instead improve the growing environment for Tree 3.</p> 
<p>c) Tree species and tolerance to root disturbance</p>	<p><i>Quercus robur</i> – English Oak have extensive, shallow, root systems. The species is highly intolerant to root disturbance. The proposed encroachment will replace an existing driveway. With no structural / large roots found beneath the existing concrete, the new driveway surface is not likely to impact Tree 3. Tree sensitive construction methods are recommended below to ensure Tree 3 is not adversely impacted.</p>
<p>e) Age, health, current size and projected size of the tree</p>	<p>Tree 3 is a mature tree in fair health and structure. The tree is not likely to grow further than its current size. The reduced condition of the tree indicates that it is less likely to handle significant disturbances. The proposed encroachment is like-for-like with an existing driveway and will not impact Tree 3.</p>
<p>f) Presence of existing and past structures, obstacles affecting root growth or recent encroachments</p>	<p>The proposed encroachment consists of a permeable paved driveway replacing an existing concrete driveway. The existing concrete driveway would have suppressed root growth. This means finding roots beneath this driveway is unlikely. There were no recent encroachments identified.</p>

Clause 3.3.2 consideration	Response
g) Proposed construction measures that reduce the impact on trees	<p>The following design elements have been included to minimise impacts on Tree 1:</p> <ul style="list-style-type: none"> • Permeable pavers will be utilised for the new driveway surface. <p>The following construction measures are recommended:</p> <ul style="list-style-type: none"> • There is minor levelling required to place new pavers. This is to be done manually (by hand). If roots >30mm diameter are found, the project arborist is to be contacted for assistance. • Demolition of the existing driveway will be undertaken manually. <p>A tree protection plan has been developed for this tree. This will be available onsite during all demolition and construction work.</p>

The proposed encroachment will have a minor impact on Tree 3 when considering the above factors. The tree is to be retained and protected.

Tree 4

Tree 4 *Quercus Robur* - English Oak is a mature tree in the street verge on Sydenham Road. The tree is in fair health and has a fair structure. This tree has a trunk circumference that exceeds 2m (when measured at 1m above natural ground level). This makes it a Significant Tree under the *Planning Development and Infrastructure Act 2016*. This tree is also controlled under the *Local Government Act 1999* due to its location in the street verge.

Tree 4 is not subject to any encroachments from the proposed development. There is no work occurring within the NRZ of Tree 4. The tree will not be impacted by the work and is to be retained and protected.

5. Recommendations

Four trees were assessed in association with the proposed development. Trees 1 – 4 will not be adversely impacted by the proposal. All four trees are to be retained and protected.

The following is recommended:

- Demolition of the existing paving/structures within the NRZ of Tree 1 is to be undertaken manually. The use of machinery is to be avoided for demolition/construction in this area.
- The raised garden bed in the rear of the allotment (within the NRZ of Tree 1 and Tree 2) is to be retained. This area has been historically maintained and irrigated. As such, it is likely that tree roots (Tree 1 and Tree 2) have grown into this area.
- The southern driveway is to be demolished manually (machinery not to be used) by carefully breaking and lifting concrete slabs.
- The new driveway is to consist of permeable pavers. These are to be laid with minimal excavation and in accordance with manufacturer specifications.
- If roots > **30mm diameter** are found during project works, the roots are to be left in-tact, and the project arborist is to be contacted for assistance.

A tree protection plan has been developed for all four trees (see Appendix B). This will be available onsite during all demolition and construction work.

6. References

Dunster, Smiley, Matheny and Lilly 2017. 2nd Edition. *Tree Risk Assessment Manual*. International Society of Arboriculture, Champaign IL. USA.

IACA 2010. *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, www.iaca.org.au.

Standards Australia. 2025. *AS4970-2025 Protection of trees on development sites*.

Appendix A - Tree Data

Tree 1 <i>Corymbia maculata</i> – Spotted Gum			
Species origin	Introduced native		
Height (m)	10-20m		
Spread (m)	10-20m		
Age	Mature		
Useful Life Expectancy	Long (>40 years)		
Health	Fair		
Structure	Fair		
Form	Good		
Circumference	240cm		
Legislative Control	PDI Act 2016 (Significant Tree) + Neighbouring asset		
Landscape Significance	High		
Retention Value	High – priority for retention		
Obs. Comments	Tree in fair health with slight reduction in foliage density and moderate proportion of epicormic growth through the crown. Some deadwood on the northern aspect of the crown.		
Diameter at Standard Height (DSH) (m)	0.80m	Diameter at Root Buttress (DRB) (m)	0.95m
Notional Root Zone (NRZ)	9.60m	Structural Root Zone (SRZ)	3.24m
ISA Tree Risk Assessment Qualification (TRAQ)			
Risk Component	Tertiary branch		
Risk Assessment Timeframe	3 years		
Target	Outhouse/veranda		
Likelihood of Impact	Low		
Likelihood of Failure	Possible		
Likelihood of Failure and Impact	Unlikely		
Consequence of Failure	Minor		
TRAQ Risk Rating	LOW		

Tree 2 <i>Strelitzia nicolai</i> – Giant Bird of Paradise				
Species origin	Exotic			
Height (m)	5-10m			
Spread (m)	10-20m			
Age	Mature			
Useful Life Expectancy	Long (>40 years)			
Health	Good			
Structure	Fair			
Form	Fair			
Circumference	233cm (multiple stems)			
Legislative Control	<i>PDI Act 2016</i> (Regulated Tree)			
Landscape Significance	Low			
Retention Value	Low – consider removal			
Obs. Comments	Tree with up to 20 stems in rear garden. Tree is situated in raised garden bed.			
Diameter at Standard Height (DSH) (m)	0.32m	Diameter at Root Buttress (DRB) (m)	1.00m	
Notional Root Zone (NRZ)	3.79m	Structural Root Zone (SRZ)	3.31m	
ISA Tree Risk Assessment Qualification (TRAQ)				
Risk Component	Primary structure			
Risk Assessment Timeframe	3 years			
Target	Outhouse/veranda			
Likelihood of Impact	Low			
Likelihood of Failure	Possible			
Likelihood of Failure and Impact	Unlikely			
Consequence of Failure	Minor			
TRAQ Risk Rating	LOW			

Tree 3 <i>Quercus robur</i> – English Oak			
Species origin	Exotic		
Height (m)	10-20m		
Spread (m)	10-20m		
Age	Mature		
Useful Life Expectancy	Long (>40 years)		
Health	Fair		
Structure	Fair		
Form	Good		
Circumference	240cm		
Legislative Control	<i>PDI Act 2016</i> (Significant Tree) + <i>LG Act 1999</i> (Council-owned Tree)		
Landscape Significance	High		
Retention Value	High – priority for retention		
Obs. Comments	Differential tones through primary structure. Epicormic growth throughout the form. Small cavity historic on western aspect of trunk. Hand removal of driveway showed no significant roots under concrete. Driveway to be replaced like-for-like.		
Diameter at Standard Height (DSH) (m)	0.98m	Diameter at Root Buttress (DRB) (m)	1.18m
Notional Root Zone (NRZ)	11.76m	Structural Root Zone (SRZ)	3.55m
ISA Tree Risk Assessment Qualification (TRAQ)			
Risk Component	Secondary branch		
Risk Assessment Timeframe	3 years		
Target	Parked cars		
Likelihood of Impact	Medium		
Likelihood of Failure	Possible		
Likelihood of Failure and Impact	Unlikely		
Consequence of Failure	Significant		
TRAQ Risk Rating	LOW		

Tree 4 <i>Quercus robur</i> – English Oak			
Species origin	Exotic		
Height (m)	10-20m		
Spread (m)	10-20m		
Age	Mature		
Useful Life Expectancy	Medium (15-40 years)		
Health	Fair		
Structure	Fair		
Form	Good		
Circumference	210cm		
Legislative Control	<i>PDI Act 2016</i> (Significant Tree) + <i>LG Act 1999</i> (Council-owned Tree)		
Landscape Significance	High		
Retention Value	High – priority for retention		
Obs. Comments	Tree has some differential tones through the primary structure with a good amount of solid growth to compensate. Tree has significant amount of epicormic growth through the form.		
Diameter at Standard Height (DSH) (m)	0.66m	Diameter at Root Buttress (DRB) (m)	0.87m
Notional Root Zone (NRZ)	7.92m	Structural Root Zone (SRZ)	3.12m
ISA Tree Risk Assessment Qualification (TRAQ)			
Risk Component	Secondary branch		
Risk Assessment Timeframe	3 years		
Target	Parked cars		
Likelihood of Impact	Medium		
Likelihood of Failure	Possible		
Likelihood of Failure and Impact	Unlikely		
Consequence of Failure	Significant		
TRAQ Risk Rating	LOW		

Appendix B - Tree Protection Plan (TPP)

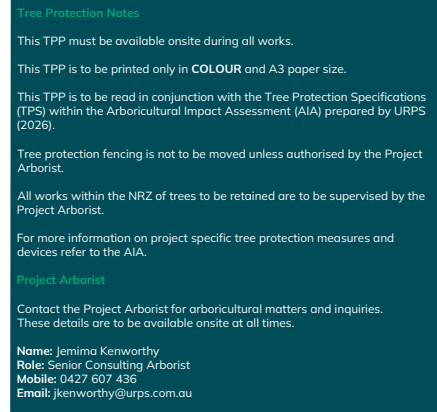
In accordance with AS4970-2025 Protection of trees on development sites Section 2.2.6, the TPP including a scale and dimensions shall show:

- i. TPZs for trees being retained, considering the matters referred to in Section 3 of the standard, and*
- ii. The location of specified tree protection devices.*

A copy of the TPP (and accompanying TPS) shall form part of the development plans. Where the consent process modifies the proposed development or involves new work impacting the tree(s), the TPS and TPP shall be assessed by the Project Arborist and modified where necessary.

The location of the TPZs and the specified tree protection devices should also be shown on other documents such as demolition, bulk earthworks, construction and landscape plans.

The approved TPP and TPS shall be available onsite prior to the commencement and for the duration of the development works. Tree protection requirements should form part of the site induction process. Participants should be made aware of the prohibited activities for the TPZs.



Appendix C - Tree Protection Specifications (TPS)

In accordance with AS4970-2025 Protection of trees on development sites Section 2.2.6, the TPS shall:

- i. Specify, using a logical and sequential process, the measures by which the trees will be protected and managed throughout development works.
- ii. State any prohibitions that may be required due to the lack of detail or documentation (e.g., no trenching is allowed within the TPZ where a services plan does not exist); and
- iii. Document critical stages.

This Appendix details the project specific tree protection specifications required for each tree to be retained. These specifications are provided in order of recommended implementation for ease. [Project specific requirements](#) are provided to detail specific measures required for the trees on this site.

Table 1: Summary of tree protection measures and devices for the project

Project Arborist	Tree Removal	Non-destructive Excavation	Tree Management / Pruning	TPZ Fencing	TPZ Fence Signage	Ground protection	Trunk protection	Branch protection	Root protection	Site Amendments	Mulching	Irrigation	Ongoing Monitoring
✓		✓											✓

Project Arborist

Prior to commencement of works, a suitably qualified and experienced person shall be appointed as Project Arborist (PA). The PA will consult with the design and construction team in regard to any arboricultural matters. The PA will also be responsible for certification of arboricultural matters at completion of each stage of works.

In accordance with AS4970-2025, the project arborist will be a competent person with an Australian Qualification Framework Level 5 Diploma of Arboriculture or equivalent and be able to perform the tasks required under this AIA and the associated Standard.

The details of the appointed Project Arborist shall remain onsite for the duration of works, to be used when required. Details should also be written on TPZ Fencing signage, where applicable.

Project requirement – appoint a suitably experienced AQF Level 5 Arborist to oversee the project works and provide guidance on arboricultural matters as required.

Crown Management

As per AS4970-2025, tree crowns can be injured by machinery such as excavators, drilling rigs, cranes, trucks, hoarding installation and scaffolding. Where the crown is at risk of being damaged, its protection shall be addressed in the TPP and TPS. Crown protection can include the following measures:

- Locating the tree protection fence outside the crown in the affected area
- Pruning of specific branches to provide clearance (in accordance with *AS4373-2007 Pruning of amenity trees*, to be undertaken prior to installation of fencing)
- Tying back of branches
- Using flagging to make branches more visible
- Branch protection (wrapping of branches)

Where trees are planned to be retained onsite, pruning works to manage crown spread and overhang may be required. This could be to provide suitable clearance for demolition and construction and to avoid tree damage. Tree specific pruning requirements should be established once the development activities are finalised and impacts are known.

All pruning works are to be conducted by a qualified arborist (AQF Level 3) in accordance with *AS4373-2007 Pruning of amenity trees*, with approval granted if the management threshold is exceeded.

Project requirement – There is no crown management required for trees to be retained. Should onsite contractors identify a conflict, the Project Arborist is to be notified to visit and assess the tree as required.

Non-destructive Excavation

Excavation within the NRZ of trees to be retained should be avoided wherever possible. Where required the works should be minor in nature and directed by the Project Arborist. Excavation within an NRZ should be done using pneumatic and hydraulic tools.

The Project Arborist should advise on roots to be retained and should monitor excavation within the NRZ. The following should be adhered to:

- Excavate the majority of soil within the NRZ manually using hand tools and hydro excavation down to the required depth.
- Use the lowest pressure possible to excavate while avoiding stripping bark on roots. This requires caution from the operator.
- Tree root damage should be avoided wherever possible. Smaller tree roots (<20mm in diameter) are usually damaged by the process of hydro-excavation. Tree roots greater than 30mm in diameter shall be left undamaged and intact unless directed otherwise by the Project Arborist onsite.
- Any root damage/pruning is to be done in consultation with the Project Arborist.

- Any trenches made are to be backfilled with natural soil as quickly as possible to avoid roots drying out. If this is not possible, roots are to be kept moist (covering in wet hessian or hand irrigation) until the area can be backfilled.

Project requirement – adopt sensitive demolition/excavation within the NRZ of Tree 1 and Tree 3.

Permeable Paving

The installation of permeable paving within the TPZ allows for necessary surface treatments while minimising adverse impacts to a tree's root system. Permeable paving systems provide a load-bearing surface that maintains air and water permeability while supporting essential root functions such as respiration, nutrient uptake, and moisture exchange.

Unlike conventional impervious pavements, permeable systems distribute loads while avoiding excessive soil compaction, preserving the natural structure and hydrology of the root zone. When installed using low-impact construction methods, permeable paving can be an acceptable approach for works occurring within a TPZ.

Permeable paving in proximity to trees should consist of:

Layer	Detail
Surface layer	<ul style="list-style-type: none"> • Permeable pavers or permeable concrete, resin-bound gravel or open-graded stone. • Allows for infiltration of air and water through voids. • Laid without mortar or impermeable bonding agents.
Bedding Layer	<ul style="list-style-type: none"> • A free-draining washed angular aggregate (2 – 5mm or 5 – 7mm) installed at a depth of approximately 20 – 40mm. • Must not include fines, crusher dust or materials that could clog or compact.
Load-Bearing Base Layer	<ul style="list-style-type: none"> • A structural, open graded aggregate (20 - 40mm angular stone). • Depth subject to engineer requirements but is typically 100 – 200mm. • Must remain free of fines to ensure long-term permeability. • Should be lightly and evenly compacted to avoid root disturbance.
Geotextile Separation Layer	<ul style="list-style-type: none"> • A non-woven geotextile installed between soil and base layer to prevent contamination of aggregates. • Must be permeable to water and gases. • Should not be used where roots are present at the surface unless hand excavation confirms suitability.
Root-sensitive Installation Method	<ul style="list-style-type: none"> • All excavation within the TPZ should be undertaken by hand, air spade, or hydro-vac to expose roots safely and under supervision of the Project Arborist. • Roots >30 mm diameter should be retained; roots <30 mm may be pruned cleanly only where necessary under Project Arborist supervision. • Excavation depth should not exceed what is required to seat the paving system. • Any exposed roots should be kept moist during works.
Edge Restraints	<ul style="list-style-type: none"> • Should be pinned, flexible, above-ground, or minimally invasive, avoiding deep concrete footings. • No excavation for rigid kerbing within the TPZ unless approved by the Project Arborist.

Permeable paving solutions are to be installed in accordance with manufacturer specifications.

Project requirement – permeable paving is recommended for the replacement of the southern driveway. This will allow for greater water penetration and gaseous exchange.

Ongoing Monitoring

Monitoring is to be undertaken by a suitably experienced AQF Level 5 Arborist to report on tree condition. This is to be undertaken at the stages specified in Table 2. The attending arborist will provide written reports and photographic evidence (dated) after each inspection. The arborist will notify the owner of changes in tree condition and any further protection measures to be implemented (if required).

Project requirement – engage AQF Level 5 Arborist to undertake annual monitoring of trees to be retained as per AS4970-2025.

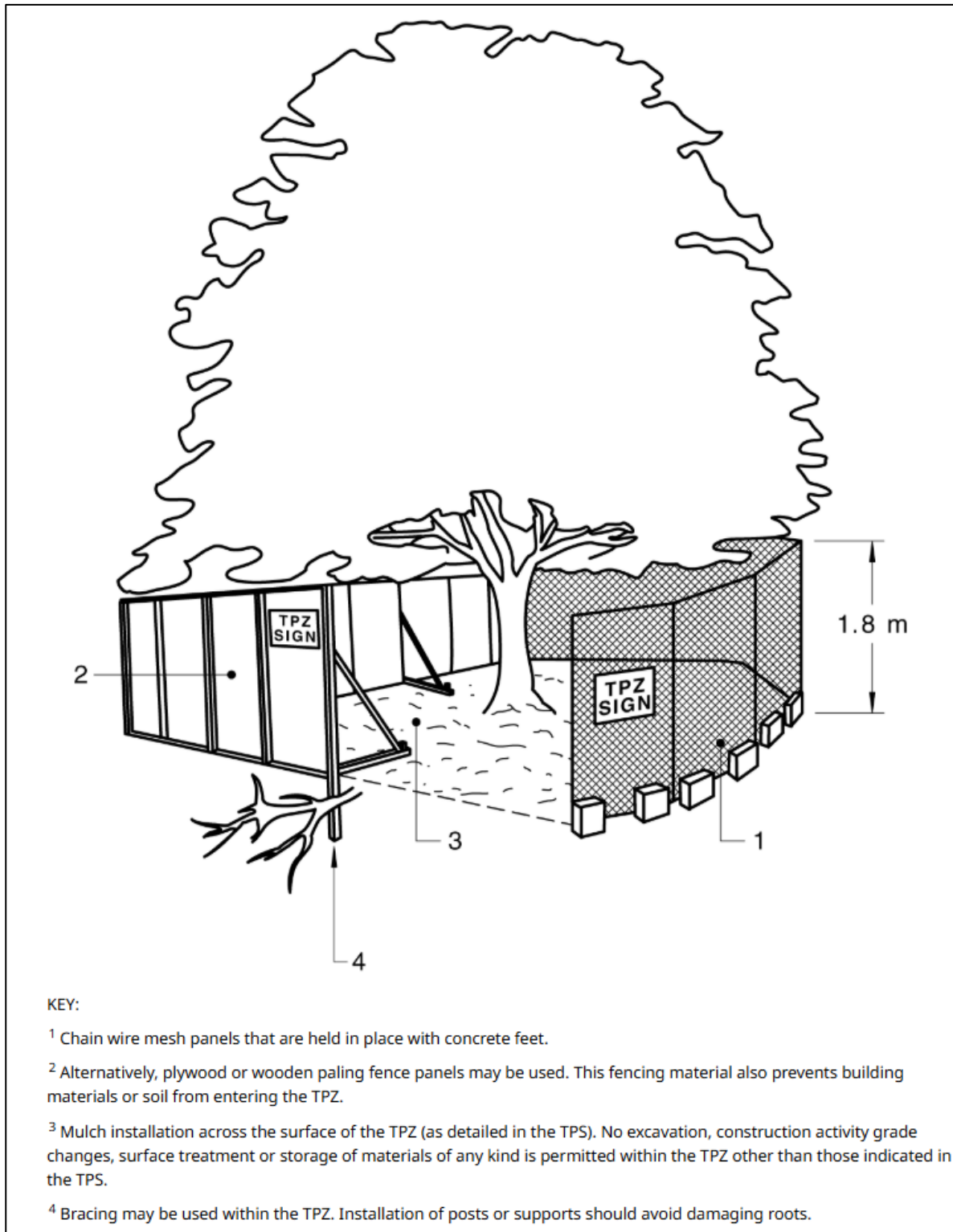


Figure 2: Example of TPZ fencing (AS4970-2025 *Protection of trees on development sites*)

TREE PROTECTION ZONE



NO ACCESS

Activities excluded from the TPZ include -

- a. Excavation or disturbance of the soil, including scraping of the surface
- b. Spreading or stockpiling of fill
- c. Cultivation
- d. Equipment and material storage
- e. Preparation of chemicals, including preparation of cement products
- f. Parking of vehicles and plant
- g. Refuelling
- h. Dumping of waste
- i. Wash down and cleaning of equipment
- j. Fires
- k. Physical damage to the tree

Project Arborist:

Jemima Kenworthy
0427 607 436 jkenworthy@urps.com.au

Contact Jemima for a copy of the Tree Protection Specifications (TPS)



Development Monitoring and Certification

As per AS4970-2025 *Protection of trees on development sites* Section 5.2, the TPS shall Identify key stages where monitoring and certification by the [Project Arborist](#) are required.

Table 2: Indicative stages in development and tree protection process (AS4970-2025)

Development stage	Tree protection process	
	Matters for consideration	Actions and certifications
Planning		
Site acquisition	Legal constraints	
Detail surveys	Council plans and policies Planning instruments and controls Heritage Threatened species	Existing trees are accurately plotted on the survey plan, including trees on adjoining land if the proposed works could take place in their NRZ.
Preliminary tree assessment (PTA)	Hazards/risks Tree retention value	Evaluate all trees on the site Verify that the survey represents the trees present onsite Provide preliminary arboriculture report, NRZs and retention values to guide development layout
Preliminary development design	Condition of trees Proximity to buildings Location of services Roads Level changes Building operations space Long term management	Planning selection of trees for retention Design review by proponent Design modifications to minimise impacts on trees
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment (AIA) of proposed development Determine tree protection measures Landscape design	Provide arboricultural impact assessment (AIA), including TPS and TPP, unless not required by relevant authority at this stage
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees, including updating TPS and TPP
Pre-site works		

Development stage	Tree protection process	
	Matters for consideration	Actions and certifications
Review of approval (development details)	Identify changes to works or additional works and details provided that may impact trees to be retained	Review impact and update TPS and TPP
Initial site preparation	<p>State-based Work Health and Safety requirements for tree work</p> <p>Approved retention and removal</p> <p>Refer to AS4373 for requirements on the pruning of amenity trees</p> <p>Specifications for tree protection measures</p>	<p>Compliance with conditions of consent</p> <p>Tree removal/tree retention/tree transplanting/tree pruning</p> <p>Certification of tree removal and pruning</p> <p>Establish/delineate TPZ</p> <p>Install protection measures</p> <p>Certification of tree protection measures</p>
Site works		
Site establishment	<p>Temporary infrastructure</p> <p>Demolition, bulk earthworks, hydrology</p>	<p>Locate temporary infrastructure to minimise impact on retained trees</p> <p>Maintain protective measures</p> <p>Certification of tree protection measures</p>
Construction work	<p>Liaison with site manager</p> <p>Conformance with TPS, TPP and relevant conditions of consent</p> <p>Deviation from approved documentation</p>	<p>Maintain or amend protective measures</p> <p>Supervision and monitoring</p>
Implement hard and soft landscape works	<p>Installation of irrigation services</p> <p>Control of compaction work</p> <p>Installation of pavement and retaining walls</p>	<p>Remove selected protective measures as necessary</p> <p>Remedial tree works (if required)</p> <p>Supervision and monitoring</p>
Practical completion	Tree health and structure	<p>Remove all remaining tree protection measures</p> <p>Certification of tree protection and condition</p>
Post-development		
Defects liability/maintenance period	Tree health and structure	<p>Maintenance and monitoring</p> <p>Final remedial tree works</p> <p>Final certification of tree condition</p>

Appendix D - Assumptions and Limitations

- **Report scope** – this assessment relates only to the trees assessed within the defined project area. No other vegetation or off-site trees was assessed unless specifically stated.
- **Site access and visibility** – a Level 2 assessment of trees was undertaken, with all observations made from ground level. Tree crown, internal cavities, and upper crown structures were assessed visually without climbing or invasive investigation (a Level 3 assessment). Dense understory, fencing, or site constraints may limit full visibility.
- **Tree condition at time of inspection** – the assessment represents the condition of the trees at the time of inspection only. Trees are living organisms subject to change through natural processes, weather events, pests, disease, or human activities.
- **No diagnostic testing** – Unless otherwise stated, no advanced diagnostic testing (e.g., decay detection tools, soil analysis, root mapping) was undertaken. Conclusions are based on visual tree assessment (VTA) principles.
- **Survey data** – Tree locations, dimensions, and property boundaries are assumed to be accurate as provided by the client, surveyor, or development plans. Where measuring from plans or approximations was required, minor variance is possible.
- **Design information** – this assessment relies upon the accuracy and completeness of the development plans and service layouts provided at the time of reporting. Subsequent design changes may alter impacts and require reassessment.
- **Underground services** – the presence, extent, and depth of underground services, structural roots, or soil constraints are assumed based on visible evidence, plans supplied, and typical species behaviour. No excavation or root-zone exploration was performed unless noted.
- **Application of AS4970-2025** – encroachment calculations, NRZ/SRZ determinations and protection measures are applied in accordance with *AS 4970-2025 Protection of trees on development sites*. The standard allows for arborist judgement where site circumstances differ from typical conditions.
- **Future tree performance** – predictions regarding tree response to construction impacts are based on industry knowledge and typical species behaviour; however, no arborist can guarantee the long-term survival or stability of trees due to variables outside professional control.
- **Weather and environmental conditions** – environmental factors (wind, soil moisture, drought, heat stress) existing before or after the inspection may influence tree condition in ways not observable at the time.
- **Liability for unauthorised works** – this assessment does not cover any tree damage, pruning, excavation, or construction activity that occurs without arborist oversight or outside the recommendations of this report.

Appendix E - Abbreviations

Abbreviation	Meaning
AIA	Arboricultural Impact Assessment
AS	Australian Standard
AQF	Australian Qualification Framework
CAD	Computer Aided Drawing
cm	Centimetres
DSH	Diameter at Standard Height
DRB	Diameter at Root Buttress
IACA	Institute of Australian Consulting Arborists
m	Metres
NRZ	Notional Root Zone
PA	Project Arborist
SRZ	Structural Root Zone
TPP	Tree Protection Plan
TPS	Tree Protection Specifications
TPZ	Tree Protection Zone
VTA	Visual Tree Assessment

Adelaide

27 Halifax Street
Enter via Symonds Place
Adelaide, SA 5000
(08) 8333 7999

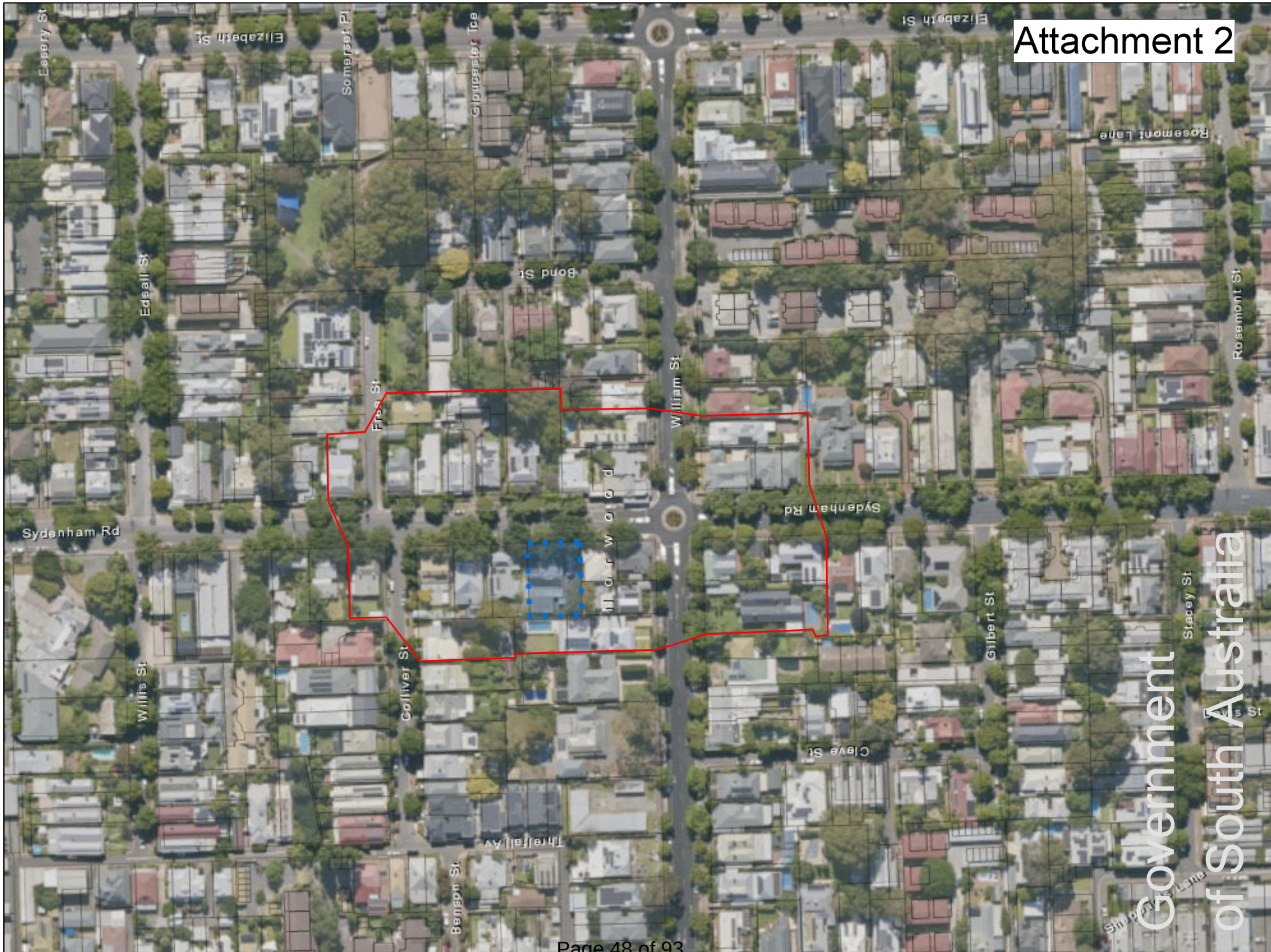
Melbourne

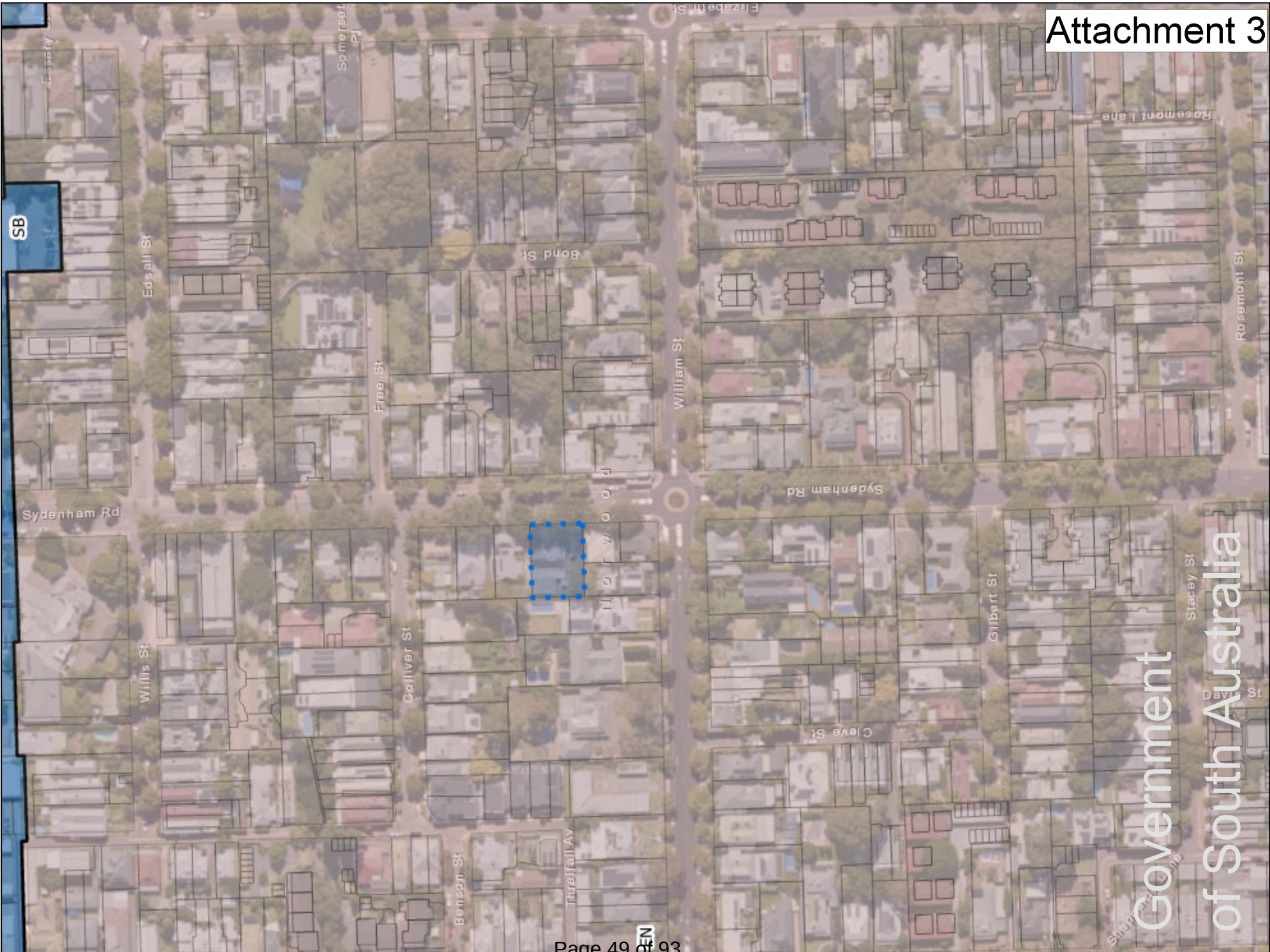
68 Clarke Street
Southbank, VIC 3006
(03) 8593 9650

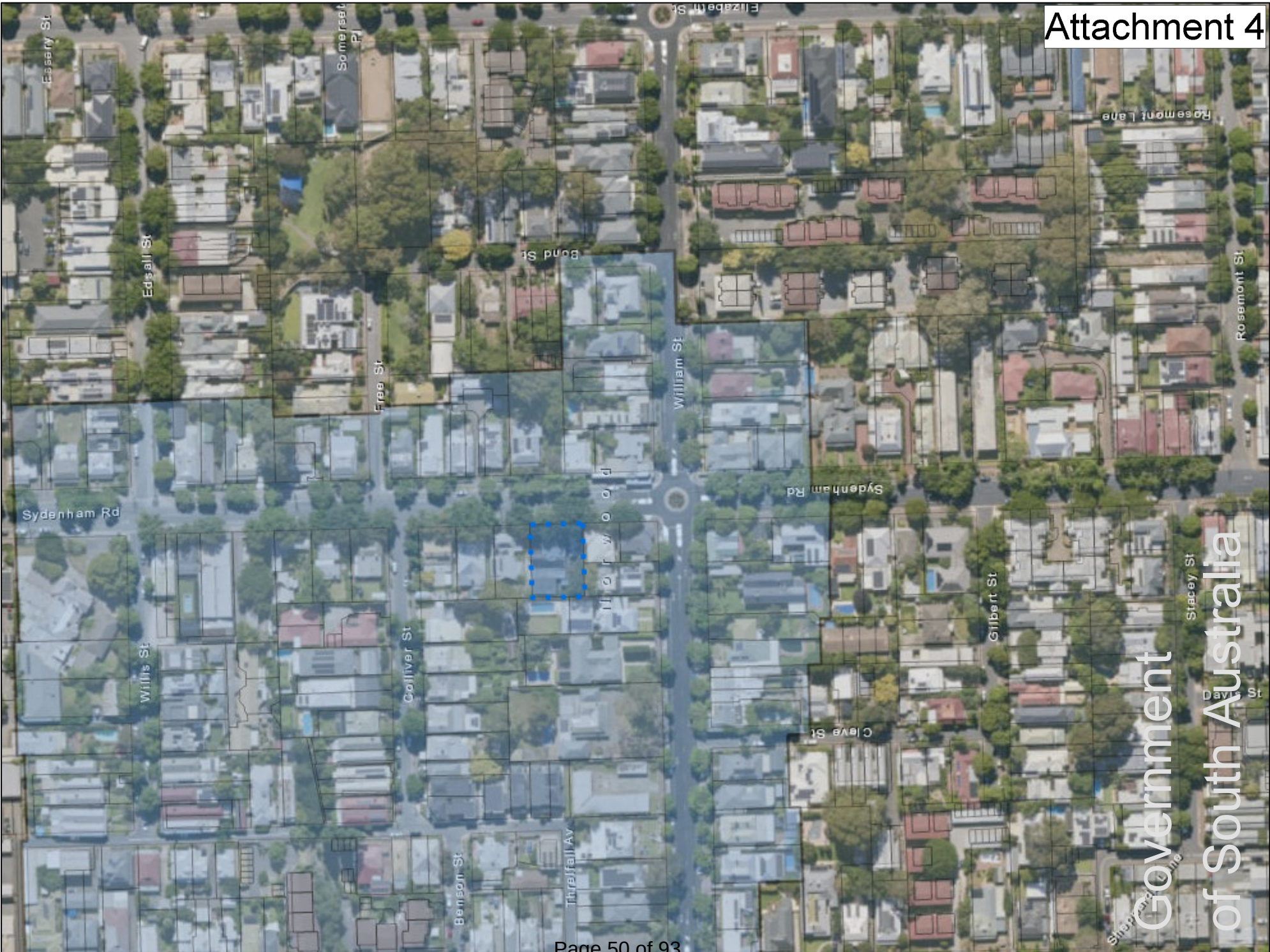
Perth

Level 17, 1 Spring Street
Perth, WA 6000
(08) 6285 3177









Details of Representations

Application Summary

Application ID	26017839
Proposal	Proposed upper storey addition, new carport and fencing
Location	103 SYDENHAM RD NORWOOD SA 5067

Representations

Representor 1 -

Name	
Address	
Submission Date	02/09/2026 08:13 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 support the development with some concerns
Reasons Separate file provided	

Attached Documents

Representation_DA26017839_Gelsthorpe_UPDATED-1643968.pdf

REPRESENTATION ON NORWOOD DEVELOPMENT APPLICATION

APPLICATION	DA 26017839
LAND	103 Sydenham Road, Norwood SA 5067 (Allotment 91, F100117)
PROPOSAL	Alterations and additions to an existing dwelling, including a two-storey addition and replacement garage
AUTHORITY	City of Norwood Payneham & St Peters
REPRESENTOR	
ADDRESS	Norwood SA 5067
INTEREST	Owner-occupier of the adjoining property immediately to the south, sharing the boundary along which the proposed addition is sited
CONTACT	
POSITION	I oppose the application as currently designed
TO BE HEARD	I wish to be heard in support of this representation if the opportunity is available

Summary of what I am asking for

I am not asking that this application be refused. I accept that the applicant is contemplating a second storey for their property, and I acknowledge the considerable work that has been done in response to the Council's Heritage Adviser as per the material uploaded for public consultation.

As per my conversation with the applicant when I provided access to my property for tree measurement, my concern is how the proposed development interfaces with and impacts my home, workplace and garden. I ask that the application be amended, or approved subject to conditions, to address four specific items set out in this document: relief within the southern elevation, treatment of the two south-facing upper-storey windows, a properly conducted assessment of the Significant Tree in my garden, and appropriate screening of our shared boundary before construction begins.

Details regarding my concerns and resulting request for amendments are outlined in the remainder of this document, along with supporting photographs.

1. Visual bulk and the cumulative loss of open aspect

This is my principal concern.

Scaled from the applicant's own drawings, the proposed development presents to my boundary and primary living spaces two elements. At ground level, 3.0 m of blank rendered wall with no openings, set back 3.06 m from our shared boundary. Above and behind it, the upper storey is set back a further 2.12 m, to 5.25 m from the boundary, with its gutter line 6.10 m above the applicant's ground level. My land sits approximately 0.6 m higher than theirs, so that gutter reads at approximately 5.5 m above my ground level. Both elements run roughly 10 m along our shared boundary.

I recognise that the step-back to the upper storey is a genuine design response to this interface, and I acknowledge it. An upper storey brought forward to the ground-floor line would have been considerably worse for my family and me.

The drawings suggest that post-development, from standing eye height on my side, the top of the new upper storey will be approximately:

- 14° above eye level from my rear glazed doors, approximately 16 m away
- 20° from the middle of my lawn
- 33° standing near the boundary fence

Below it, the blank ground-floor wall will sit at approximately 5°, 8° and 18° from those same three positions.

Those same sightlines are currently open sky above a 1.35 m fence with a bark overlay.

I ask that the impact of the proposed development be assessed on a cumulative basis rather than in isolation. My property is already adjoined by two primarily blank double-storey walls close to its boundaries. This proposed development closes the last remaining open aspect, creating a 'boxed in' living experience for me and my family. I would like to think that the question is not whether one wall is reasonable when considered alone; it is what my property and the experience of living in it becomes once the final open side is built up.

It is clear that the upper storey has been extensively modified in response to the Heritage Adviser's advice including being broken into distinct forms, with varied roof heights and elements set forward and back. Although appropriate, those changes have been applied solely for the reason of improving the Sydenham Road streetscape. The elevation facing my property (Elevation 2) receives the step-back, which is real, but no articulation within the planes themselves. There is no modulation, no relief, and at ground level no openings whatsoever along roughly 10 m of wall. The applicant's letter of 3 August 2026 clearly outlines which interface received the design attention and which now undergoing review via consultation with myself and other neighbours.

2. Loss of outlook from principal living areas

My kitchen and sitting area are on the upper floor of my home, and their north-facing outlook is the principal amenity of those rooms.

From that level of the house, the proposed gutter line of the new development sits slightly above eye level (by ~3 degrees). The proposal does not appear to take the sky from those rooms however it does take the middle distance. The present outlook from my upstairs level is layered as it combines garden, tree canopy, neighbouring rooftops, and the sky beyond. The proposed development replaces the middle two of those layers with a continuous wall, leaving garden, wall and sky.

Downstairs, my primary lounge room has floor to ceiling glass along the northern side, opening onto my rear garden. It currently shares the same outlook as the first floor, just from a lower angle, and the development will have a similar effect to that of the storey above.

I recognise that loss of view has limited protection in its own right. I raise this point not as a legal claim to a view, but because it clearly illustrates the proposal's visual dominance and feeling of enclosure when experienced from the rooms most affected in my home which also happen to be those most used during the daytime and evening.

3. Overlooking and the sill provision not addressing a high traffic upper-level room

The two upper-storey windows in the southern elevation are shown with 1.5 m sills, and the applicant has addressed this directly in correspondence with Council. I accept that this satisfies the numeric provision and addresses the aspect related to overlooking the ground floor rooms and garden area.

I ask it to be considered that the provision does not achieve its purpose in these circumstances. A raised sill exists to prevent an upper-level window looking down into a neighbour's ground-level private open space and habitable rooms. Not all of my affected rooms are at ground level.

Measured against my ground level, those windows span heights of approximately 4.17 m to 5.07 m. Standing eye level in my kitchen upstairs is within this range. The designed windows look directly into my current eyeline, across a separation of roughly 19 m. A person standing in that room looks straight out over the raised sill and into the window I use regularly throughout the daytime and evening. As someone who lives and works at home, the sill has no impact on ensuring privacy for my family and I in one of our most used spaces.

I do not suggest the applicant has done anything other than follow the rule. I do however ask that the outcome the rule is designed to protect is considered, rather than only the rule itself.

4. Privacy during the construction period

The proposed ground-floor wall stands 3.06 m from our common boundary, with eaves projecting to 2.61 m. Building a two-storey addition at that separation will require scaffolding standing likely less than two metres from the boundary fence, with working platforms at first-floor level, for an extended period.

The boundary fence is 1.35 m high with a bark topper. It offers limited screening at ground level and no screening whatsoever from a raised platform.

Three of us, including my young son, currently live in this house. I work from home, so am here throughout the day, every day. The rear of the property is where we spend the majority of our time: upstairs and downstairs, inside and outside. The rear wall of the ground floor is predominantly glass. For the duration of the works, the applicant, trades, inspectors and other visitors standing on that scaffold will have a direct and elevated view into our garden, into our ground-floor living areas, and into our upper-floor rooms. That is a much greater impact on the privacy of our home than the completed building creates, and it is entirely foreseeable from the drawings.

I ask that this be addressed by condition. The most efficient answer is likely that the shared boundary fence be replaced with a higher one of not less than 2.1 m before works commence. This helps to screen the ground-level activities during the construction period, improves the permanent interface, and helps to cover marginally more of the blank ground-floor wall from my view after the development is finished. I would be willing to contribute to the cost of a replacement fence under the Fences Act 1975 if that proves the more practical route. In any case, I ask that adequate screening be installed on the scaffold to remove any direct line of sight into my home during construction.

5. The Significant Spotted Gum in my garden

Tree 1 in the Arboricultural Impact Assessment (URPS, ref 26ADL-0891, 31 July 2026) is growing in my garden, close to the common boundary. It is a Significant Tree under the Planning, Development and Infrastructure Act

2016. The land is subject to both the Regulated and Significant Tree Overlay and the Urban Tree Canopy Overlay.

The report records at section 2 that the arborist did not inspect it:

“Tree 1 is situated in the neighbouring property and could not be accessed for the assessment. The Client had gained access to that property on a prior date and measured the trunk circumference. This measurement has been used in this report.”

The assessment of a Significant Tree currently rests on a single dimension measured by the applicant rather than by the consulting arborist, with no inspection of the trunk, root flare, canopy or condition. The report nonetheless concludes a 7% notional root zone encroachment and that the tree will not be adversely affected.

I have not been approached for access by the arborist. I am willing to provide it. I ask that a properly conducted assessment based on an inspection of the tree be obtained before the application is determined.

6. Winter sunlight (raised as context only)

I have modelled the winter shadow cast by the proposal onto my rear private open space, taking the upper-level step-back into account. The effect is a reduction in average direct sunlight of approximately half an hour per day around the winter solstice, concentrated on the lawn rather than on the dwelling.

I do not contend that this on its own goes against the Code, and I make no claim of breach. I raise it because it compounds the enclosure described in Part 1. The same built form that closes the last open aspect also takes half an hour of midwinter sun from the open space it encloses.

7. Amendments sought

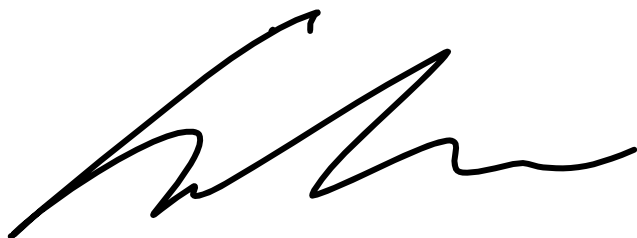
I ask that the development application be amended, or that any approval be conditioned, to provide:

1. **Relief within the southern elevation.** The step-back to the upper storey is welcome, but the walls themselves remain homogenous. I ask for modulation, a change of material or a recess within the upper-storey wall, and for the blank ground-floor wall to be relieved or softened by either a change of material, a recess, or landscape planting within the setback.
2. **Treatment of the two south-facing upper-storey windows.** Fixed obscure glazing, or replacement with high-level highlight windows, so that visual privacy is achieved in fact and not only in form. I understand this to be a modest change of low cost to the applicant.
3. **An arboricultural assessment of Tree 1 conducted with access to the tree,** prior to determination. I will provide access on reasonable notice.
4. **Screening of the shared boundary during construction.** Full sheeting or close-mesh screening to any scaffold erected on the southern elevation, for the duration of the works to address views from a raised platform. Replacement of the shared boundary fence with a fence of not less than 2.1 m, erected before works commence, to screen ground-level activity, improve the permanent interface, and shield a portion of the ground floor wall from view.

I would also support a condition requiring landscape screen planting within the southern setback, to soften the ground-floor wall over time.

Supporting visuals provided

1. Photograph taken looking south from within rear living room
2. Photograph taken looking south just inside doorway of rear living room
3. Photograph taken looking south from underneath rear pergola
4. Photograph taken looking south from upstairs window (kitchen/sitting area view)
5. Photograph taken looking south from upstairs balcony bbq area (dining room opens onto balcony)
6. Scaled section through the garden, showing indicative sight lines and the winter sun angle



Signed:

Name:

Date: 29 / / 2026

1 Looking south from within rear living room



2 Looking south just inside doorway of rear living room



3 Looking south from underneath rear pergola



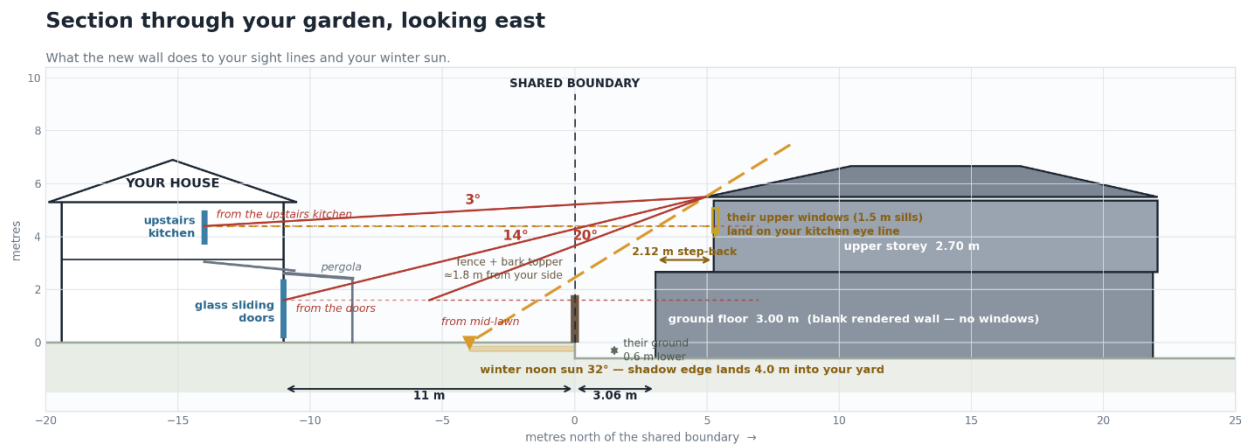
4 Looking south from upstairs window (kitchen/sitting area view)



5 Looking south from upstairs balcony bbq area



6 Scaled section through the garden, showing indicative sight lines and the winter sun angle



Heights scaled from Elevation 2 (the south elevation — the face you look at) and set against YOUR ground level, which sits about 0.6 m above theirs. The level change is drawn at the boundary for simplicity; in reality it is probably graded across the garden. Sun angles for latitude 34.92°S, corrected from clock time to solar time.

Application 26017839 – Applicant response to representation

Dear Callum,

Thank you for providing the representation received during public notification for the proposed alterations and additions at 103 Sydenham Road, Norwood.

We have considered the representation carefully. We appreciate that the representor has raised her concerns in a constructive way and has acknowledged both the work already undertaken in response to Council's Heritage Adviser and the substantial upper-level setback incorporated into the proposal.

We have also taken the opportunity to investigate the matters raised rather than simply relying on the information already before Council. In particular, we arranged for our consulting arborist to obtain access to the representor's property and directly measure the Significant Tree, and we have made a further minor amendment to the southern ground-floor elevation.

We respond to the matters raised below.

1. Significant Tree

The representor expressed concern that Tree 1, the Significant Spotted Gum within her property, had not been directly measured by the consulting arborist and that the Arboricultural Impact Assessment relied on a circumference measurement supplied by us.

Although the tree had been visible to, and substantially assessed by, the arborist from our property when the original AIA was prepared, we considered the representor's request reasonable and arranged for Jemima Kenworthy of URPS to attend and directly inspect and measure the tree.

That inspection has now occurred.

Ms Kenworthy confirmed that:

- the tree circumference is **240 cm**, exactly as recorded in the AIA;
- the actual Diameter at Standard Height is **75 cm**, compared with the conservative 80 cm used in the AIA;
- the actual Diameter at Root Buttress is **93 cm**, compared with the conservative 95 cm used in the AIA; and
- consequently, the protection areas and encroachments adopted in the existing AIA are, if anything, slightly overstated rather than understated.

Ms Kenworthy has confirmed that there is no need to amend the AIA and that its conclusions and Tree Protection Plan remain appropriate.

We attach her written confirmation.

We therefore consider that the concern raised in relation to Tree 1 has now been fully addressed.

2. Upper-storey windows and privacy

The two south-facing upper-storey windows were already amended in response to Council's earlier advice and are shown with sill heights of 1.5 metres above finished floor level.

The relevant Planning and Design Code provision, DTS/DPF 10.1 for overlooking/visual privacy, provides that upper-level windows facing a side or rear residential boundary satisfy the provision if, among other alternatives, they have sill heights of at least 1.5 metres above finished floor level.

The representor expressly acknowledges that the proposed 1.5 metre sill treatment satisfies that numerical provision.

There are also important features of the internal layout that substantially reduce any practical overlooking concern.

The western of the two windows is located above an **internal void**. There is no occupiable floor immediately behind that window from which a person could stand and look towards the neighbouring property. The representor's analysis appears to treat this window as though it were an ordinary habitable-room window with a standing position immediately behind it, which is not the case.

The other south-facing upper-level window is located considerably further towards the Sydenham Road end of the building. Its position and principal line of sight are correspondingly removed from the representor's principal rear private open space and living areas.

Accordingly, both the applicable Code benchmark and the actual internal configuration support the conclusion that additional obscure glazing or replacement with highlight windows is not warranted.

3. Visual bulk and southern interface

We acknowledge that this is the representor's principal concern.

It is important, however, to note that substantial design work has already been undertaken to minimise its effect on the southern neighbour.

Earlier design iterations placed substantially more built form towards the southern side of the site along the boundary that we share with the representor. During the design process, we elected instead to move the principal upper-storey mass towards the northern side of the allotment, where there is existing built form along the boundary and where the amenity and overshadowing effects are substantially reduced.

In doing so, we compromised on the design and optimal use of the land, but created much more distance between the proposed additions and the representor's property, as well as ensured the design materially exceeds the relevant Code benchmarks.

The relevant Established Neighbourhood Zone side-boundary provision is PO 8.1 / DTS/DPF 8.1. The Performance Outcome seeks separation between buildings that complements neighbourhood character and provides neighbouring properties with access to natural light and ventilation.

For a south-facing wall over 3 metres high, DTS/DPF 8.1 provides a setback benchmark of 1.9 metres plus one-third of the extent to which the wall height exceeds 3 metres. Using the approximately 6 metre wall height identified in the representor's own analysis, that benchmark is approximately 2.9 metres. The proposal provides an upper-storey setback of approximately **5.25 metres** from the southern boundary — around **2.3 metres more**, or approximately **80% greater**, than that DTS/DPF benchmark.

This substantial additional setback was a deliberate design response to reduce visual bulk, maintain separation between buildings, and protect access to light and ventilation for the southern neighbour.

The representor herself acknowledges that the 5.25 metre upper-level setback is a genuine design response and that bringing the upper storey forward to the ground-floor line would have produced a considerably greater impact.

The current design therefore already embodies a substantial compromise intended specifically to protect the southern interface.

Furthermore, the upper storey has also subsequently undergone a further extensive redesign in consultation with Council's Heritage Adviser. Its mass, forms, roof heights and roof forms have been varied, materials and colours have been revised, and the overall composition has been designed to sit more comfortably behind the existing cottage. These design considerations that we were advised to follow also changed the southern elevation, including the materials, colours, and roof form.

Given the very substantial southern setback already provided well in excess of Code benchmarks, together with the design considerations, form and materials incorporated into the overall upper-storey design, we do not consider that further redesign of the southern upper-storey wall is necessary to achieve the relevant planning outcomes.

4. Ground-floor southern wall

The representation also comments on the ground-floor wall being relatively plain and having no openings.

We have considered this point and, consider that an additional window would improve natural light and amenity within the proposed ground-floor space. Accordingly, the accompanying revised drawings include an additional window within the southern ground-floor wall.

This is a minor design improvement that we are comfortable making and also provides some additional visual relief to that elevation in response to the representor's comments.

The ground-floor wall is itself set approximately 3.06 metres from the shared boundary, with landscaping between the building and boundary. It will also be substantially screened by the boundary fence (and even more so if we proceed with a new, higher fence as suggested by the representor) and plantings.

5. Outlook, perceived enclosure and sunlight/overshadowing

We appreciate that development on an adjoining property inevitably changes an existing outlook. The representor acknowledged that loss of view has limited protection in its own right. We agree, but nevertheless took this into consideration during the design phase, and also gave consideration to the comments made by the representor.

It is important to recognise that (i) the design has already been developed to minimise visual impact and overshadowing, e.g., through the additional setback from the boundary for the ground floor and a further setback of the second storey, and (ii) as a result, as shown by the representor's own analysis, the impact on overshadowing or blocking sky/light is minimal.

As explained above, the upper-storey wall is approximately 5.25 metres from the common boundary and, using the representor's own analysis, approximately **16 metres away from her principal rear living-room position**. Thus, the situation is not one where there are two buildings in close proximity.

The representor also acknowledges that the proposal does **not appear to take the sky** from her upper-level living areas. Rather, what changes is the middle-distance view, such as the view of neighbouring rooftops. The photographs included with the representation show that the existing outlook is already a suburban one comprising vegetation, fences, outbuildings and neighbouring roofs, so the primary impact is replacing one form of suburban outlook with another. The main vegetation seen in the photos will not be removed or blocked by the proposed development – that Giant Bird of Paradise and Spotted Gum will both be retained and protected, and in fact further planting/landscaping/greenery will be added, as shown on the development proposal drawings. This retention of the vegetation (and adding to it),

together with the considerable 16m distance between the buildings, means the impact on view comes down to replacing a small part of the 'filtered view' of other rooftops with a filtered view of part of the second storey addition.

The representor has also undertaken her own shadow analysis and expressly states that she does **not** contend that the proposal conflicts with the Code in relation to sunlight. Her estimate is that the development may reduce direct sunlight by approximately half an hour per day around the winter solstice, in the rearmost part of her yard, with no impact on sunlight reaching the dwelling. This is the most constrained solar circumstance of the year. Furthermore, of the representor's estimated 4m of shadow in the rear of her yard, more than 3m of that is already in shadow from the fence, so the *incremental* impact of the development on loss of sunlight is negligible.

The limited nature of the impacts on both view and light/overshadowing has been achieved through deliberate design elements such as the substantial southern setback incorporated into the proposal. We therefore consider that the proposal performs well in relation to solar access, visual impact, and protecting the amenity of the adjoining property and that no further redesign is warranted on this basis.

6. Landscaping and screening

The proposal already incorporates landscaping along and adjacent to the southern interface, as shown on the development proposal drawings.

Existing vegetation has also been deliberately retained where practicable. In particular, the mature Giant Bird of Paradise near the southern boundary is being retained (a per the preferred approach of the Representor based on a discussion I had with her to consider whether she wanted that left or removed) and protected, notwithstanding its relatively low arboricultural retention value. It provides an established vegetated element and useful screening between the properties.

Additional landscaping shown on the plans will further soften views of the ground-floor and upper storey addition as it matures.

We therefore do not consider it necessary for Council to impose a prescriptive landscape-screening condition. Landscaping is already incorporated into the proposal and we would prefer to retain reasonable flexibility as to species selection and detailed garden design.

7. Boundary fence and construction-period privacy

We understand the representor's concern about privacy during construction and intend to manage the construction process considerably.

The existing common boundary fence is relatively low and we have already discussed with the neighbour, in principle, replacing it with a more substantial fence. We remain willing to progress that discussion directly with her following planning approval.

We consider this to be most appropriately dealt with as an ordinary boundary-fencing arrangement between neighbours rather than as a condition of planning consent. That approach allows both owners to agree on the height, materials, timing and cost allocation in the usual way. It is worth noting that a privacy fence is very much in our interest as well as the interest expressed by the representor, as her upper floor windows look into our rear yard, including the pool area. So we share a common interest in maintaining privacy screening along the shared boundary, both through fencing and landscaping.

Similarly, the precise need for, and configuration of, scaffolding will depend on the construction methodology ultimately adopted by the builder. Any scaffolding will of course be installed and operated in accordance with the applicable safety and construction requirements, and we will ask the builder to take reasonable steps to minimise unnecessary overlooking or disturbance to neighbouring property during the works.

We do not consider it appropriate or necessary, however, to impose a planning condition requiring full scaffold sheeting for the duration of construction when the extent, location and duration of any scaffolding is not yet known.

8. Response to the amendments requested

For clarity, our response to the four amendments sought by the representor is as follows.

Further relief/modulation to the southern elevation

We do not support further redesign of the upper storey for reasons explained above.

The relevant DTS/DPF 8.1 setback benchmark is approximately 2.9 metres based on the proposed wall height, whereas the proposal provides approximately 5.25 metres. The upper storey is therefore already set back around 2.3 metres further than that benchmark.

This substantial setback was deliberately adopted to reduce the effect on the southern neighbour, among other considerations. The upper level has also already undergone significant redesign in form and materials in consultation with Council's Heritage Adviser.

We have nevertheless added a window to the ground-floor southern wall, and landscaping is already incorporated into the southern setback.

Obscure glazing or highlight windows to the upper storey

We do not consider this necessary.

The windows have already been modified in response to Council feedback. They already incorporate sill heights of 1.5 metres above finished floor level, which satisfies DTS/DPF 10.1 for visual privacy.

In addition, one window is located above an internal void with no occupiable floor position immediately behind it, while the other is positioned considerably further towards Sydenham Road, rather than opposite the representor's property.

Further arboricultural assessment of Tree 1

This has been undertaken.

The arborist has now accessed the representor's property, directly measured the tree and confirmed that the existing AIA is accurate and slightly conservative. No further change to the AIA or its conclusions is required.

Mandatory boundary-fence replacement and scaffold screening

We intend to continue our existing discussion with the neighbour regarding replacement of the common boundary fence and are positively disposed towards replacing it, particularly once we know that the development proposal has been approved.

We do not consider that this needs to be imposed as a condition of planning approval.

Likewise, construction privacy will be managed reasonably with the builder once the construction methodology is known, but we do not consider a prescriptive requirement for full scaffold sheeting to be necessary or proportionate as a planning condition.

Conclusion

We have taken the neighbour's representation seriously and have responded constructively.

The proposal already reflects considerable effort and compromise to protect neighbouring amenity. In particular, the upper storey has been positioned approximately 5.25 metres from the southern boundary, substantially beyond the approximately 2.9 metre DTS/DPF setback benchmark, and has undergone a significant redesign following consultation with Council's Heritage Adviser.

Following public notification we have gone further by:

- arranging an additional inspection and direct measurement of the neighbour's Significant Tree by the consulting arborist;
- confirming that the arboricultural conclusions remain valid and conservative;
- reviewing the privacy implications of the upper-storey windows against both the applicable Code provision and the actual internal layout;

- adding a window to relieve the southern ground-floor elevation; and
- confirming our intention to work constructively with the neighbour regarding replacement of the common boundary fence.

We consider these responses appropriately address the legitimate issues raised without imposing further redesign or conditions that are unnecessary to achieve the relevant planning outcomes.

We respectfully request that Council proceed to determine the application on the basis of the revised plans and information now before it.

Kind regards,

A handwritten signature in black ink, appearing to read 'Talis Putnins', with a stylized flourish at the end.

Talis Putnins

Attachments:

- 1) Confirmation email from arborist
- 2) Revised plans /drawings

HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS: **103 Sydenham Road Norwood**
 APPLICATION NUMBER: **26017839**
 DATE: 4 August 2026
 PROPOSAL: Two level alterations and additions
 HERITAGE STATUS: NORWOOD 5 HISTORIC AREA OVERLAY
 HERITAGE ADVISOR: David Brown, BB Architects
 PLANNER: Callum Hastie



City of
Norwood
Payneham
& St Peters

ADVICE SOUGHT

I met with the application after the proposal was lodged to discuss my earlier feedback.

DESCRIPTION

The existing building is a simple double fronted mid Victorian bluestone fronted cottage in the Established Neighbourhood Zone within the Norwood 5 Historic Area Overlay.



PROPOSAL

The proposal is for a significant upper level addition to the existing rear addition and alterations to the existing dwelling, with a garage to the southern side.

The revised addition is now more modulated with a form that matches the existing cottage set behind the cottage and to the north there are more broken up forms. There is a mix of cladding colours and types, generally in paler colours apart from the stair form in a darker grey.

The garage to the southern side is 5m wide, with a 3m wide door. A front fence has been included which has masonry pillars to 1500mm and square cut timber picket infill.

The only works noted to the existing dwelling are a new roof and new verandah. Given it is not a LHP, the repairs, maintenance and stone work do not need approval.

COMMENTS

ADDITION

The revised form of the addition is now a much more approachable scale with elements that are the same or smaller scale than the existing cottage. This breaks up the monotony of the earlier design, and the mix of roof forms helps with the different portions reading differently.

MATERIALS AND COLOURS

The wall materials and colours have now change to include some warmer colours that will suit the context better.

The roof colours to the old house are noted, but there is no note covering the colour of the roof to the new structure.

WORKS TO EXISTING

I provided details and advice to the owner for the works to the existing dwelling. The drawings do not show much of that detail, but at least the basics are right now. It may be that a condition is require for the details to the verandah structure.

There is a new window being added to the northern side of the dwelling in an existing wall. This appears to be a satisfactory outcome.

FENCE

The proposed front fence is a good simple design based loosely on a traditional fence design.

GARAGE

I mentioned to the applicant that I have issues with garage doors in historic areas, and that an open carpark is the preferred outcome. I managed to get the garage door width reduced, but even still in this mixed character Norwood Street garages are not dominant elements.

I suggested detaching the garage from the dwelling to make it appear free standing, or have an open carport. I also mentioned to the applicant this would be something I would raise if he did not make the change.

CONCLUSION

The proposal has come a long way, and is a much more successful design for this context. As noted above I do not think the 5m wide garage is a good outcome. It is not discreet, and given the modest scale of the cottage, it does dominate the dwelling.

HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS: **103 Sydenham Road Norwood**
 APPLICATION NUMBER: **26017839**
 DATE: 9 June 2026
 PROPOSAL: Two level alterations and additions
 HERITAGE STATUS: NORWOOD 5 HISTORIC AREA OVERLAY
 HERITAGE ADVISOR: David Brown, BB Architects
 PLANNER: Callum Hastie



City of
Norwood
Payneham
& St Peters

ADVICE SOUGHT

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

DESCRIPTION

The building is a simple double fronted mid Victorian bluestone fronted cottage in the Established Neighbourhood Zone within the Norwood 5 Historic Area Overlay.



PROPOSAL

The proposal is for a significant upper level addition to the existing rear addition and alterations to the existing dwelling.

The proposed addition is a simple large rectilinear form built over the existing rear additions to the property with pale grey metal cladding and a white roof.

The only works noted to the existing dwelling are a new roof and new verandah. There is no fencing included with this proposal.

COMMENTS

ADDITION

The form of the addition is quite simplistic and set behind the original cottage. It is a very large mainly flat façade presenting to the street. Given the context having an upper level is a reasonable outcome, but this visually dominant form is not a good outcome for the streetscape. The low-pitched roof form is not typical of roofs seen in the area, and not sympathetic to the existing cottage. Given the modest scale of the cottage, the upper-level addition is too plain and wide without being adequately broken up to minimise its visual impact. A contemporary design response is a good outcome, but this design appears to take no cues from its context, and that of the cottage.

MATERIALS AND COLOURS

The wall materials and colours appear to be everything in Shale Grey, with the roof to the cottage in Wallaby, and the roof to the addition in white. There is not enough information on the Ekodeck cladding to be able to pass comment on its use.

Generally the plain pale grey colour scheme is not complementary to the streetscape and the existing dwelling. Shale Grey is a cold colour, while the traditional materials in the streetscape are much warmer.

WORKS TO EXISTING

The reroofing of the dwelling is a good outcome, though ideally the roof sheeting should be the deeper 21mm profile of corrugated steel like it would have had originally.

The works to the verandah do not show any detail on timbers, post details or colours. The roof currently is a concave roof, which is the traditional profile for a house of this era. The replacement shows a straight roof, which is not an acceptable outcome.

Gutters on the roof and verandah of the existing house should be OG in profile.

There is a new window being added to the northern side of the dwelling in an existing wall. This appears to be a satisfactory outcome.

I would expect a new front fence would be required at some stage, and ideally this and side fences forward of the dwelling should be included in this application.

CONCLUSION

At this stage the proposed addition needs some modifications before it would be considered acceptable in this streetscape context.



City of
Norwood
Payneham
& St Peters

Memorandum

To	Urban Planner
From	City Arborist
Date	10 August 2026
Subject	26017839: 103 Sydenham Rd, City Arborist review of AIA provided to Council

Hi Callum

I have reviewed the URPS Arb. Impact Assessment, the report has good Tree Protection Specifications (TPS) outlined in Appendix C of the assessment that should be implemented as conditions of development.

I do recommend some minor additional specification which will, in my opinion, prevent the trees associated with the development from being damaged during any construction work associated with this DA.

My recommendation is that the construction work associated with the replacement of the driveway takes place prior to any other construction that would see any vehicles traversing the NRZ of T3 (using URPS tree numbering) i.e. the root plate needs to be protected during works. The Project Arborist will need to confirm this is possible or perhaps unnecessary- apologies I am not completely over the level of traffic or weight of materials to be used and I do note this is the only access to the rear of the allotment.

If you could please also ask the Project Arborist to confirm that dot point 7 'Permeable Paving' is possible without damaging the tree (up to 200mm additional excavation may be required to reconstruct the driveway), and/or that the PA will be present during additional excavation, if required.

Just to confirm, I note that there are no works (encroachment) planned that would encroach into the NRZ of T4 and what I will call T5 (Two significant oak street trees).

With respect to T1 and T2 I believe the TPS provided will prevent these trees from damage during development. I also note that despite it being mentioned in the TPS, that no TPZ fencing is required.

If you have any questions re the above, please let me know.

Kind regards

Matthew Cole
CITY ARBORIST



City of
Norwood
Payneham
& St Peters

Memorandum

To	Urban Planner
From	City Arborist
Date	25 June 2026
Subject	26017839: 103 Sydenham Rd Norwood SA 5067, street tree impact assessment

Hi Callum,

I have concerns with the proposed reconstruction of the existing driveways at 103 Sydenham Road and the associated development, specifically the southern driveway providing access to the southern side of the property. In my opinion, these works present a high risk of damage to Tree 1, being the southernmost and largest of the three Significant English Oak street trees.

A total of three Significant street trees are involved in the proposed upgrade. While Trees 2 and 3 are likely to be influenced by the works and require some form of management to prevent damage, the potential impact to these trees is considered lower than that for Tree 1.



The likelihood of damage to Tree 1 (to the left above image) is increased due to the existing site conditions. The southern driveway is within the SRZ of the tree, the surrounding grade generally falls to the north and west, quite notable within the SRZ to the west making reconstruction difficult- the existing concrete driveway buckles substantially suggesting the presence of structural roots.

A factor requiring consideration is that the existing driveway and paved areas surrounding the trees are relatively permeable due to their age and construction methods. The existing pavement has partially failed over time and is unlikely to seal the soil profile to the same extent as a modern pavement treatment.

Similarly, the extensive existing paved area adjoining the northern driveway is likely to permit air and moisture into the underlying soil and to have resulted in substantially lower soil compaction than would typically occur under modern construction methods.

Any redevelopment should seek to maintain these existing soil conditions as far as practicable.

Modern construction techniques should also minimise soil compaction within at least 80% of the NRZ, or the largest practicable area.

It is important to note that the existing soil (excluding the underneath the road surface) is likely to be providing favourable (or at least functional) conditions for root growth.

The design of replacement pavements and driveway crossovers within close to these Significant trees should therefore be carefully considered. While the detailed pavement design is an engineering matter, it should be informed by arboricultural advice to minimise impacts on the trees.

Particular consideration should be given to:

- No excavation or absolute minimum excavation within the SRZ, preferably by hand.
- Minimising soil compaction during construction through appropriate construction methodologies and planning
- Retaining or improving soil permeability beneath and adjacent to the pavement wherever practicable
- Sequencing construction so completed pavement areas are used to protect the underlying root zone from construction traffic where possible and
- Ensuring any root pruning is undertaken only where absolutely necessary and under arboricultural supervision.

The mature English Oaks make a significant contribution to the streetscape and warrant a higher than average level of design consideration and arboricultural assessment than would typically be required for a standard driveway reconstruction.

For design purposes, the trees appear to have reached mature dimensions and any future increase in trunk diameter is expected to be minimal. Accordingly, the current SRZ and NRZ dimensions can reasonably be adopted during detailed design. No above-ground pruning is anticipated to facilitate the proposed development.

A large *Corymbia* species is situated on the adjoining property to the south (33A William Street) and should also be considered during the assessment of the proposed works. Three palm trees located on the north-eastern corner of the allotment are unlikely to meet the definition of a Regulated tree.

I have added some photos taken at today's site visit below, please let me know if there are any questions.

Kind regards



Matthew Cole
CITY ARBORIST











From: Melinda Lutton <Melinda.Lutton@tonkin.com.au>
Sent: Monday, 31 August 2026 5:42 PM
To: Callum Hastie
Cc: Brady Coutts
Subject: RE: DA Referral - 26017839 - 103 Sydenham Rd, Norwood

Hi Callum

Sorry for the delay in this response.

The additional footprint area looks to be similar to how I interpreted how the downstairs would be changing, so it is appropriate to keep the same FFL.

Some resilient design measures they could consider include the following:

- Water resistant insulation in the walls and under the floor (such as spray-applied PUR foam or injected foamed cavity insulation).
- Cupboard units and doors made from resin-bonded board, and fitted with all-ceramic or other water-resistant worktops.
- Waterproof magnesium oxide wall boards instead of plasterboard, or, if plasterboard is used, this is fitted horizontally so that in future only the lower boards need replacement if damaged.
- Ceramic tiled floor and loose rugs in place of fitted carpets.
- Widening the stairs from the lower levels to allow easy movement of furniture upstairs ahead of a flood.
- Avoid cavity walls which can encourage mould growth

Keeping vulnerable items out the way of any flood water including:

- Sockets and switches placed higher up the wall, and the wiring to them all coming from the ceiling.
- Appliances in the kitchen (fridge, oven, washing machine etc) mounted at worktop height.
- The lower kitchen cupboards fitted with slide-out baskets so that they can be taken out and placed on the worktop if flooding is imminent.
- Heavy furnishings that can't easily be removed or elevated to have removeable cushions etc.

Stemming the flow of any flooding that reaches above the door sill level through use of:

- Enhanced seals and locks to the doors and windows to make them flood-proof.
- Air brick covers.
- One-way valves in the main drains to prevent water coming up into the home via the sewers.
- Drains fitted flush with the floor connected direct to the sump and pump (and so independent from the 'mains drainage'). These can rapidly clear any flooding that does get into the home, pumping it out above the external floodwater level.

Thanks and regards, Mel

Melinda Lutton

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From: Callum Hastie <CHastie@npsp.sa.gov.au>
Sent: Friday, 24 July 2026 4:02 PM
To: Melinda Lutton <Melinda.Lutton@tonkin.com.au>
Cc: Brady Coutts <Bcoutts@npsp.sa.gov.au>
Subject: RE: DA Referral - 26017839 - 103 Sydenham Rd, Norwood

Hi Mel,

I have checked with the applicant and confirmed that the footprint is only increasing by 22sqm on the southern side of the building, see attached markup for reference.

The applicant is also open to resilient design measures which we can likely address via a reserved matter.

Let me know what you think about the FFL and I'll discuss with the applicant.

Kind regards,

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

From: Melinda Lutton <Melinda.Lutton@tonkin.com.au>
Sent: Tuesday, 21 July 2026 8:13 AM
To: Callum Hastie <CHastie@npsp.sa.gov.au>
Cc: Brady Coutts <Bcoutts@npsp.sa.gov.au>
Subject: RE: DA Referral - 26017839 - 103 Sydenham Rd, Norwood

Hi Callum

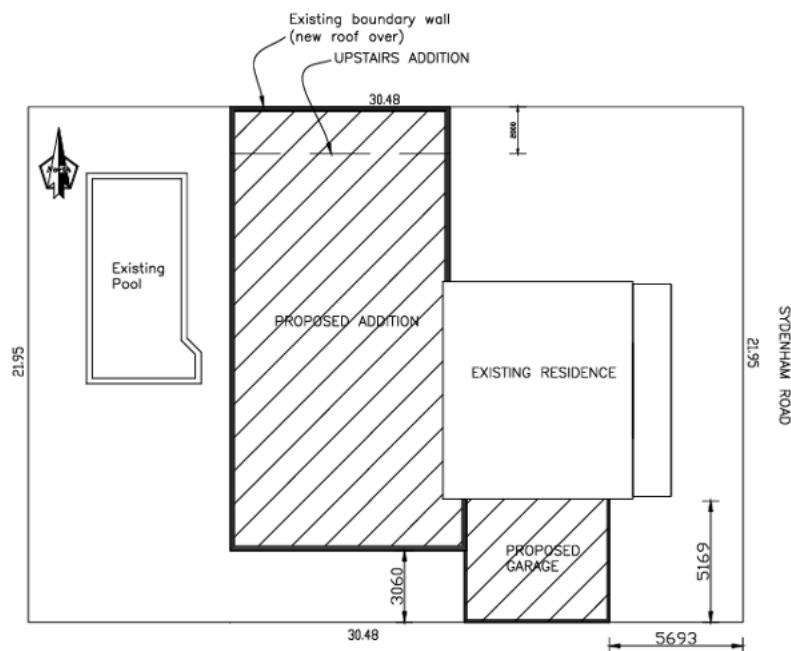
The plans don't show the addition compared to the rest of the property clearly, but I think this is at the back of the property, where the flood risk from the 1%AEP event is increased – see first snip. Although the "proposed addition" looks to be extensive, it looks to compare closely to the existing footprint (from aerial photographs), with only a small area in the sw corner increasing in footprint. Is the addition mainly upstairs? My advice re FFLs is based on the downstairs footprint not changing significantly (see second "pair" of snips), and the addition being to add an upstairs level. I can't see from

the plans how the downstairs is being amended, and the plan in the second snip doesn't seem to reflect the existing footprint otherwise. See also photo pf the front of the property. It appears there is a curved wall around the outside area at the back, but there is currently a roof (canopy?) over this.

If this is correct, then it would be difficult to raise FFLs as they're not changing the downstairs levels. Can you ask for more information about how the downstairs footprint is changing (so I can better compare current with proposed)? But yes, if they are not significantly changing downstairs footprint, then it would be hard to change FFLs, but I would still recommend some resilient design to prevent flood water entering the building.

Sorry to spam you with ALL the images.

Best regards, Mel





Melinda Lutton

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From: Callum Hastie <CHastie@npsa.gov.au>

Sent: Friday, 10 July 2026 2:57 PM

To: Melinda Lutton <Melinda.Lutton@tonkin.com.au>

Cc: Brady Coutts <Bcoutts@npsa.gov.au>

Subject: RE: DA Referral - 26017839 - 103 Sydenham Rd, Norwood

Hi Mel.

Thank you for reviewing.

I think the applicant will be open to raising the garage level and this should be possible as the road is higher than the dwelling. Before I contact them, can you confirm if raising the garage will be enough, or will they need to modify the rest of the addition too?

Kind regards,
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

From: Melinda Lutton <Melinda.Lutton@tonkin.com.au>
Sent: Friday, 10 July 2026 7:46 AM
To: Callum Hastie <CHastie@npsp.sa.gov.au>
Cc: Josef Casilla <JCasilla@npsp.sa.gov.au>; Brady Coutts <Bcoutts@npsp.sa.gov.au>
Subject: RE: DA Referral - 26017839 - 103 Sydenham Rd, Norwood

Hi Callum.

The site is in the Hazard (Flooding – General) overlay, and the proposed FFLs would not be suitable if this was a new build, but it's an addition to the existing dwelling. The 1% flood AEP covers most of the rear of the site at 0.1-0.25m depth, with a small area 0.025-0.1m near the Proposed addition section so I've used 0.25m flood depth:

- Ground level = 52.00m
- Top of flood depth range for 1% AWP is 0.1m
- Recommended FFL = 52.55m (=52.00 + 0.25m + 0.3m)
- Proposed FFL for the new addition to the dwelling is 52.25 m
- Proposed FFL for the new garage is 52.47m (not habitable, and still lower than recommended, but would need to work with driveway levels)

So the FFL for the addition to the dwelling is 300mm too low. Although it is the same as existing FFL, the openings to the property are further into the area of increased flood risk depth. Options to consider would include:

- Raising the FFL/ threshold level of the addition at the rear of the dwelling (not ideal inside)
- Consider flood resilient measures e.g. waterproof doors/ airbricks etc., rebates for retro-fitting of demountable flood barriers, using flood resilient construction and finishes.
- Raise the garage FFL if this "worked" with driveway levels

Best regards, Mel

Melinda Lutton

Principal Engineer | Civil Team Lead
Melinda.Lutton@tonkin.com.au

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From: Callum Hastie <CHastie@npsp.sa.gov.au>

Sent: Wednesday, 3 June 2026 4:50 PM

To: Melinda Lutton <Melinda.Lutton@tonkin.com.au>

Cc: Josef Casilla <JCasilla@npsp.sa.gov.au>; Brady Coutts <Bcoutts@npsp.sa.gov.au>

Subject: DA Referral - 26017839 - 103 Sydenham Rd, Norwood

Hi Mel,

Hope you're doing well.

I am assessing the above application for a dwelling addition and carport in the Hazards (Flooding – General) Overlay. Can you please review and confirm if the proposed finished floor level is adequate?

Thank you in advance!

Kind regards,
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

Applicant note – proposed garage, 103 Sydenham Road, Norwood
DA 26017839

Thank you for the opportunity to provide some further context regarding the proposed garage before the assessment report is finalised.

We have taken the heritage advice seriously throughout the design process and have undertaken two substantial rounds of redesign in response to it. The principal heritage concerns originally related to the form, width and articulation of the upper-storey addition, roof forms, verandah, materials and colour palette. Those matters resulted in significant changes to the architecture and internal layout of the proposal. David Brown subsequently described the revised scheme as a “huge improvement”. **See pictures on next page, showing the redesign rounds in response to Heritage Advisor feedback.**

The garage was not one of the principal concerns identified in the initial heritage review. When it was raised subsequently, the concern was initially directed particularly at the approximately 5 m-wide garage door. In response, we reduced the garage opening to approximately 3 m, centred within the wider garage façade, leaving substantial solid wall treatment on either side. The current plans therefore present a single-width garage opening rather than the broad double-garage frontage that prompted the original concern.

We acknowledge David’s remaining preference for an open carport, a detached garage, or a garage set substantially further behind the dwelling. However, the Historic Area Overlay does not require carports in preference to garages. PO 4.1 expressly contemplates “carports, outbuildings and garages” and requires ancillary development to complement the historic character of the area and associated buildings. PO 4.2 similarly contemplates both garages and carports and focuses on their location behind the principal building line and ensuring that they do not dominate the building or its setting.

The current proposal has been deliberately modified with those objectives in mind: the garage was kept to a low, single-storey element. It was deliberately set back behind the original cottage façade to reduce its visual impact (that is not obvious from the 2D elevations – please see floorplans to see the setback). Further, we compromised the double garage, reducing it to a modest single-car opening, with façade treatment intended to ensure that the cottage remains the visually dominant element.

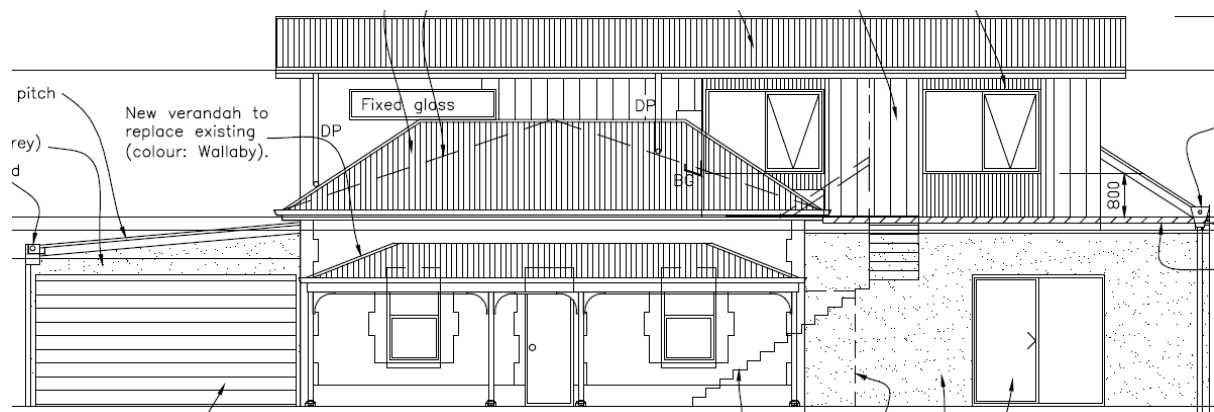
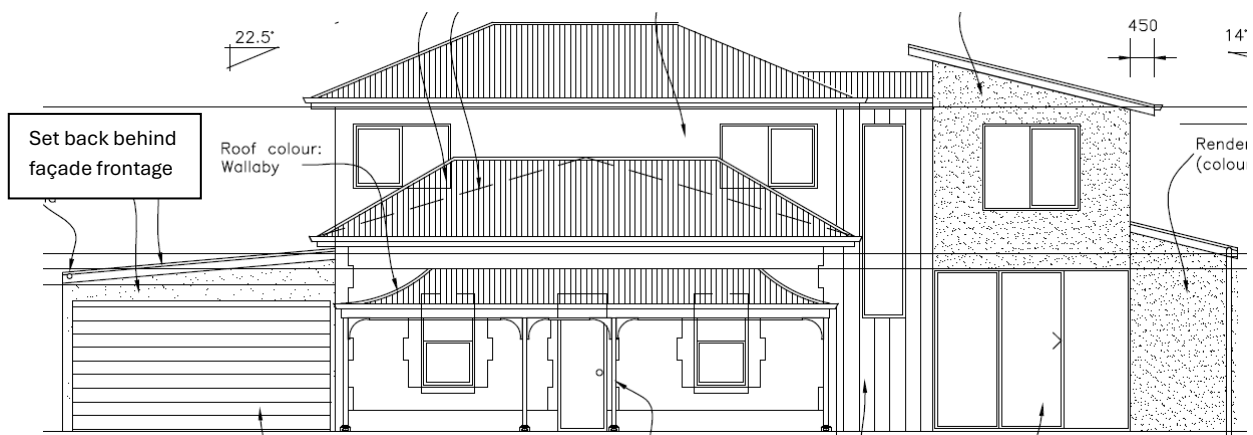
There is also an important functional reason for retaining an enclosed and lockable garage rather than an open carport. We have agreed, as part of the broader heritage response, to a relatively low and visually permeable front fence so that the original cottage remains more visible from the street. That involves removing the current taller and more secure front colorbond fence. That heritage benefit necessarily reduces the security otherwise provided by a higher or more solid front enclosure, making secure

garaging more important. An open carport with storage to the sides would not provide equivalent security. This is not an abstract concern: there has recently been a bicycle theft from the immediately adjacent residential property despite the bicycle being within a small front enclosure.

We therefore consider the present garage to represent a reasonable balance between heritage character and the practical use and security requirements of a contemporary family dwelling. The design has already been altered substantially in response to heritage advice, including directly addressing the original concern about the width and dominance of the garage opening. We respectfully submit that the remaining preference for an open carport should not outweigh the fact that the current garage is subordinate to the cottage, sits behind its façade and has been deliberately redesigned to reduce its streetscape presence.

For those reasons, we would strongly prefer that the application be assessed and approved with the enclosed garage as currently shown.

If the Panel nevertheless considers that some further refinement of the garage is necessary, we would respectfully ask that the matter be deferred to allow a targeted response to that issue, rather than the overall application being refused.

Version 2a: Originally submitted to council.**Version 2b: After substantial redesign in response to Heritage Advisor feedback.**

This version (2b) was sent back to Heritage Advisor, who commented “That is a huge improvement”. The one remaining issue he flagged was “The garage door is still an issue for me, as 5m wide garage doors are not a feature in this area. A more modest door and some façade treatment to the rest of the garage would help. That said, the Council planner may not have an issue with it. So, if you are happy with where it is, and ready to receive my garage door feedback formally, I think you could reupload it to the portal, or email it to the planner.”

Rather than simply sending this version back to the planner, as per the option provided by the Heritage Advisor, we did a further round of changes to address the garage door feedback – shrinking it from 5m width (double garage) to 3m (single car), addressing the suggestion for a “more modest door”. That gets us to the final submitted design:

Version 2c: After two rounds of redesign in response to Heritage Advisor feedback.



From: Jemima Kenworthy <jkenworthy@urps.com.au>
Sent: Wednesday, 16 September 2026 12:31 PM
To: Talis Putnins
Subject: Re: Arborist briefing

Hi Talis,

I attended 33 William Street, Norwood to measure Tree 1. The tree measured 240cm circumference as our report states.

The tree's Diameter at Standard Height (DSH) is 75cm. This was conservatively estimated as 80cm in our report. This measurement gives us the Notional Root Zone (NRZ).

The tree's Diameter at Root Buttress (DRB) is 93cm. This was conservatively estimated at 95cm. This measurement gives us the Structural Root Zone (SRZ).

This means our current report over-estimates the protection areas and proposed encroachments slightly. I don't see the need to update the report given that our encroachments have been appropriately managed and a tree protection plan is in place.

Let me know if you need any further information from me. I'll send over an invoice shortly for my time.

Jemima

Jemima Kenworthy
Senior Consultant | Arborist
M | 0427 607 436

27 Halifax Street (*enter via Symonds Pl*)
Kaurna Country | Adelaide SA
P | 08 8333 7999



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5.3 DEVELOPMENT NUMBER ID 26023142 – FRANK SARTI – 13 FRANK STREET ST MORRIS SA 5068

DEVELOPMENT NO.:	26023142
APPLICANT:	Joseph Sarti
ADDRESS:	13 FRANK ST ST MORRIS SA 5068
NATURE OF DEVELOPMENT:	Single story dwelling addition and associated fencing
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Character Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage 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:	14 Jul 2026
RELEVANT AUTHORITY:	Assessment panel at City of Norwood Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.12 2/07/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Callum Hastie Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	City Arborist – Matthew Cole

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 4:	Character Area Map
ATTACHMENT 1:	Application Documents	ATTACHMENT 5:	Representations
ATTACHMENT 2:	Subject Land & Locality Map	ATTACHMENT 6:	Response to Representations
ATTACHMENT 3:	Zone Map	ATTACHMENT 7:	Internal Referral Advice

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development involves a single storey addition to an existing dwelling within the Character Area Overlay. The applicant seeks to demolish an existing lean-to at the rear of the original dwelling and add a new bedroom, laundry, living room, kitchen, alfresco and garage.

The proposed garage would provide 2 on-site parking spaces in a tandem arrangement. The existing driveway and access point would be retained.

The proposal also includes a new 1.64m high masonry fence along the street boundary.

Note that the plans show that the dwelling will be painted however this is exempt from approval and not within the scope of this assessment.

BACKGROUND:

The application was lodged on the 14th of July 2026. Public notification was undertaken between 28 July and 17 August 2026. 1 representation was received and wishes to be heard.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 13 FRANK ST ST MORRIS SA 5068

Title ref.: CT **Plan Parcel:** D1041 AL37 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
5850/650

Shape:	regular
Frontage Width:	13.41 metres
Area:	546m ²
Topography:	The site is on a slight gradient with the rear approximately 500mm lower than the street boundary
Existing structures:	An austerity house constructed circa 1947 with lean-to addition, 2 sheds and wire front fence
Existing vegetation:	Some unregulated vegetation

Locality

A locality for the site is illustrated in **Attachment 2**. It extends 90m north to the intersection with Third Av and 90m south along Frank St. It extends 40m west to incorporate sites on the eastern side of Breaker St. The locality includes sites fronting Gage St with rear access via Frank St.

The locality is entirely residential and, apart from a dwelling at 2 Frank St, entirely single storey. There are only 3 pre-1940 dwellings along Frank St (at 5, 17 and 19), but there are more original buildings fronting Breaker St and Gage St. All of the locality is within the Established Neighbourhood Zone and Trinity Gardens/St Morris Character Area (NPSP – C5).

Post war dwellings vary in style and typology and have somewhat compromised the character of the street, especially in comparison to Breaker St and Gage St which are more intact. The amenity of Frank St is impacted by rear garaging of dwellings fronting Gage St, although amenity is higher on the western side of the street.

The existing dwelling on the site is an austerity house circa 1947. At some point it has been rendered to replicate an inter-war Spanish mission style dwelling.

The locality demonstrates reasonable amenity, although there is significant variety in its character.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**

Dwelling addition: 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 8m in length.

- **LIST OF REPRESENTATIONS**

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

- **SUMMARY**

The representor raised concerns regarding the length of the boundary wall and the amenity impact it will have on the dwellings they own at .

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 proposal maintains the existing residential use that is envisioned within the Established Neighbourhood Zone. The Zone and Character Area Overlay allow for dwelling additions where they are compatible with the locality.

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

Building Height

The proposed addition would be single storey with a maximum height of 5.4m above the natural ground level. The highest point of the addition will be 500mm lower than the roof of the existing dwelling to minimise its visibility from the street and adjacent land and to maintain the existing character of the area. The proposed height means that the addition will not have a significant impact on the streetscape to satisfy Performance Outcome 4.2 of the Established Neighbourhood Zone and Performance Outcome 2.2 of the Character Area Overlay.

Site Coverage & Space Between Buildings

Total site coverage would be 307m²/56% compared to the 50% suggested by DTS/DPF 3.1 of the Established Neighbourhood Zone. Frank St tends to have higher site coverage than is typical of the area due

to the rear garages of dwellings fronting Gage St. The site coverage proposed remains in keeping with the locality and Performance Outcome 3.1 is considered to be met.

Of more concern, however, is the side boundary setback. DTS/DPF 8.1 of the Zone suggests a minimum side boundary setback of 1m, which this proposal does not meet with the long garage wall on the boundary.

The corresponding Performance Outcome 8.1 states:

Buildings are set back from side boundaries to provide:

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

Focusing first on criterion (a), most dwellings in the locality have a carport or garage on one boundary, with the rest of the building setback at least 1m. This reflects the superseded Council Development Plan which was more nuanced than the Planning and Design Code regarding side boundary setbacks and allowed for “single storey boundary development...on one side boundary for a carport, garage [or] small addition”. The proposed garage addition is lower than the associated dwelling and significantly set back from the building line to ensure that it remains visually subordinate to the dwelling.

Aside from the garage, the addition will be setback more than 1m from side boundaries. The northern wall is setback in line with the existing dwelling to minimise impacts on the streetscape.

The proposal provides adequate separation between buildings to satisfy Performance Outcome 8.1(a); criterion (b) is considered further below.

Impact on Neighbouring Properties

The proposed boundary wall would be 12.2m long with a maximum height of 3.0m. The wall abuts the common driveway of the dwellings to the south (11 Frank St). The two dwellings are setback approximately 3.7m from the proposed boundary wall, however, their north-facing windows are setback approximately 5.7m from the wall. Since the wall will abut a driveway, it is considered to have minimal amenity impact on the dwellings to the south with their private open space located on the southern and western boundaries, with no view to the proposed wall. There are only two (2) north-facing windows (one (1) per dwelling), and these are both far enough from the wall to minimise the impact on natural light and ventilation.

To reduce the visual impact of the wall, the applicant has committed to rendering the wall in a light colour finish that would match the fence it replaces. The plans currently show the wall as white-washed face brick, therefore, a reserved matter is recommended requiring a final schedule of materials and finishes for the boundary wall.

Given the above, the proposal is considered to satisfy Performance Outcome 8.1(b) of the Zone. The proposal also satisfies Interface Between Land Uses Performance Outcome 3.1 as the wall is adequately separated from the north-facing windows to minimise overshadowing of habitable room windows.

Design & Character Area Overlay

Most of the addition will be hidden at the rear of the site. Assessment against the Character Area Overlay is therefore only relevant to the garage. The Character Area Statement gives the following guidance for garages:

Vehicle garaging, driveways and front fences are not dominant streetscape elements.

The proposed garage is lower than the existing dwelling and reasonably setback from the building line. The handful of original dwellings on Frank St have carports with roller doors and the proposed roller door will not impact the character of the locality.

The garage would be constructed of white-washed face brick, reflecting the traditional materials envisioned within the Character Area.

Front Fencing

The proposed front fence would consist of 1.64m white-washed brick pillars with pickets between. The picket material is not listed but they would be painted in Colorbond Night Sky.

Per Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017*, the landowner could build a non-masonry fence up to 2.1m high on the street boundary without Development Approval. There is a conflict here between the exemption from approval in the Regulations and the “low, open-style fencing” envisioned by the Character Area Statement. While a lower fence would be desirable, a 1.64m high brick and picket fence is a better outcome for the street than a 2.1m high panel fence that could otherwise be built. Therefore, the fence style and height are supported despite it being taller than the Character Area Overlay envisions.

The proposal also includes a 2.3m high fence/gate structure between the dwelling and the northern boundary. The gate is far enough back from the building line that it will not dominate the appearance of the existing dwelling or be dominant in the streetscape. Its position on the side boundary means it will not unreasonably impact the amenity of the dwelling to the north.

The proposal was reviewed by the City Arborist to consider if the new front fence might impact the Regulated Bottlebrush street tree in front of the site. He has confirmed that front fence is acceptable, but care will need to be taken when undertaking excavations within the notional root zone (NRZ). A condition is recommended requiring that any excavation within the NRZ is undertaken using tree-sensitive methods and that larger roots are only pruned following consultation with a qualified arborist.

Vehicle Access

The existing access point and driveway would be unchanged. The new garage provides two (2) covered parking spaces in a tandem arrangement, which satisfies Performance Outcome 5.1 of the Transport, Access and Parking module. Both spaces meet the minimum dimensions in the Code.

The crossover would continue to provide safe and convenient access to the site to satisfy Design in Urban Areas Performance Outcome 23.4.

Landscaping & Private Open Space

The site would be covered by approximately 132m²/24% soft landscaping; Design in Urban Areas DTS/DPF 22.1 seeks 25% soft landscaping for sites greater than 450m². The 1% shortfall from the DTS/DPF is considered to be minor and does not alter the merits of the proposal. Significant areas of landscaping are provided at the front and rear of the dwelling and provide enough space for plantings that will provide reasonable amenity and satisfy Performance Outcome 22.1.

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 26023142, by Joseph Sarti is granted Planning Consent subject to the following conditions and reserved matter:

RESERVED MATTERS

Pursuant to Section 102(3) of the *Planning, Development & Infrastructure Act 2016*, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval. Resolution of the reserved matter(s) and the imposition of any additional conditions is delegated to the Assessment Manager:

Provision of a final schedule of materials and finishes of the boundary wall 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

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 3

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 4

Care will be taken during construction of the new front fence to avoid damaging the Council street tree in front of the site. Any excavation within 4 m of the centre of the tree must be kept to the minimum necessary and undertaken using tree-sensitive methods (e.g. hand digging or hydrovac). Roots less than 50 mm in diameter may be cleanly pruned. If roots greater than 50 mm in diameter are encountered, they must only be pruned following consultation with a suitably qualified arborist (Level 5 or above).

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 via the Plan SA Portal. 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.

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Dwelling addition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table><tr><th>Site Coverage</th></tr><tr><td>Maximum site coverage is 50 per cent</td></tr></table> <p>In instances where:</p> <ul style="list-style-type: none">(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.	Site Coverage	Maximum site coverage is 50 per cent
Site Coverage			
Maximum site coverage is 50 per cent			
Building Height			
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none">(a) the following: <table><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 2 levels</td></tr></table> <ul style="list-style-type: none">(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum	Maximum Building Height (Levels)	Maximum building height is 2 levels
Maximum Building Height (Levels)			
Maximum building height is 2 levels			

	<p>building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(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.</p> <p>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>		
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <p>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street</p> <p>or</p> <p>(b) meet all of the following:</p> <p>(i) do not include any development forward of the front façade building line</p> <p>(ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.</p>		
Secondary Street Setback			
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <p>(a) no less than:</p> <table border="1"><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> <p>or</p> <p>(b) 900mm, whichever is greater</p> <p>or</p> <p>(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.</p> <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>	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			
Boundary Walls			

<p>PO 7.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <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> <p>or</p> <p>(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:</p> <p>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>(ii) side boundary walls do not:</p> <p>A. exceed 3.2m in wall height from the lower of the natural or finished ground level</p> <p>B. exceed 8m in length</p> <p>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</p> <p>D. encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>	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			
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.</p>		
<p>Side Boundary Setback</p>			
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <p>(a) no less than:</p> <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> <p>(b) in all other cases (i.e., there is a blank field), then:</p> <p>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm</p> <p>(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</p>	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			

	<p>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</p> <p>(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.</p>
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between 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. 	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way) satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
<p>PO 10.2</p> <p>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>

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

	<p>exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	None specified.
<p>6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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.
<p>7. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

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:	The airport-operator company for the relevant	To provide expert assessment and	Development of a class to which Schedule 9

(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>	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.	direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
(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> .			

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	DTS/DPF 2.5
Materials are either consistent with or complement those within the character area.	None are applicable.
Alterations and Additions	
PO 3.1	DTS/DPF 3.1
Additions and alterations do not adversely impact on the streetscape character.	<p>Additions and alterations:</p> <ul style="list-style-type: none"> (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or (b) meet all of the following: <ul style="list-style-type: none"> (i) do not include any development forward of the front façade building line (ii) any side or rear extensions are no closer to the side boundary than the existing building (iii) do not involve the construction or alteration of a second or subsequent building level.
PO 3.2	DTS/DPF 3.2
Adaptive reuse and revitalisation of buildings to retain local character consistent with the Character Area Statement.	None are applicable.
Context and Streetscape Amenity	
PO 6.1	DTS/DPF 6.1
The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.	None are applicable.
PO 6.2	DTS/DPF 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.	None are applicable.

Character Area Statements

Statement#	Statement		
Character Areas affecting City of Norwood, Payneham and St Peters			
	<p>Trinity Gardens/St Morris Character Area Statement (NPSP-C5)</p> <p>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.</p> <p>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.</p> <table> <tr> <td>Eras, themes and context</td><td>Pre-1940.</td></tr> </table>	Eras, themes and context	Pre-1940.
Eras, themes and context	Pre-1940.		

Statement#	Statement	
NPSPC5		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.
	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

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

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

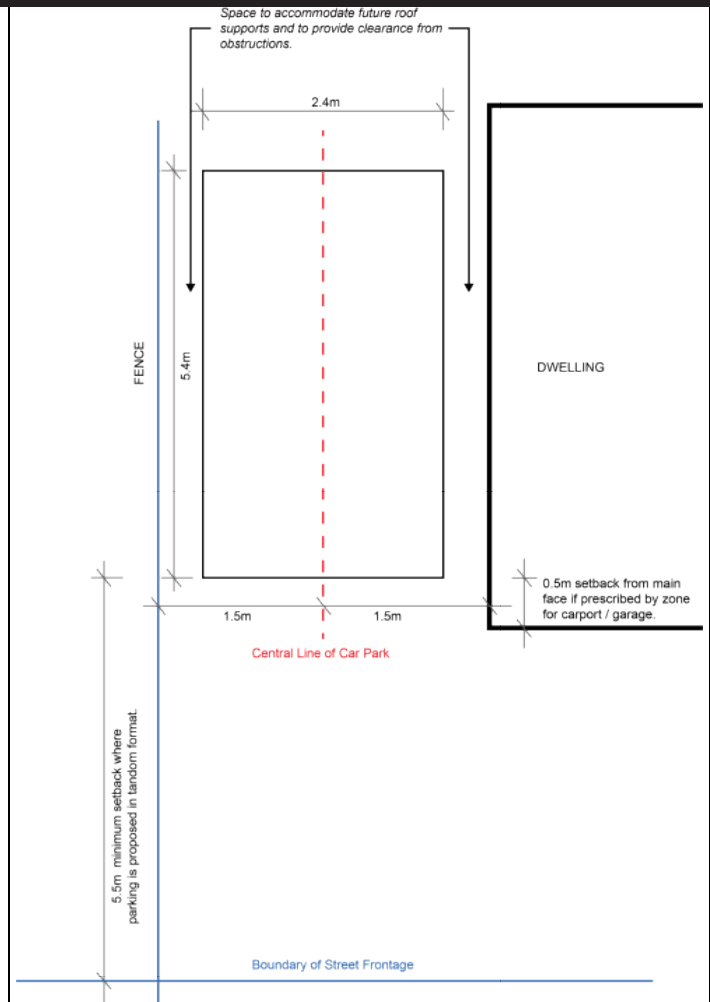
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
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	DTS/DPF 8.3
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.
<ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	
PO 8.4	DTS/DPF 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.	None are applicable.
PO 8.5	DTS/DPF 8.5
Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1	DTS/DPF 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.	<p>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:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	<p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (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: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development and non-residential development	
Outlook and Amenity	

PO 18.1	DTS/DPF 18.1										
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.										
Residential Development - Low Rise											
External appearance											
PO 20.3	DTS/DPF 20.3										
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable										
Private Open Space											
PO 21.1	DTS/DPF 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.	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	DTS/DPF 21.2										
Private open space is positioned to provide convenient access from internal living areas.	Private open space is directly accessible from a habitable room.										
Landscaping											
PO 22.1	DTS/DPF 22.1										
<p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (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. 	<p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1"> <thead> <tr> <th>Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. 	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%
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%										
Car parking, access and manoeuvrability											
PO 23.1	DTS/DPF 23.1										
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):										

	<ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space 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.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces satisfy all of the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 <ul style="list-style-type: none"> (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. <p>Example diagram:</p>



PO 23.3

Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.

DTS/DPF 23.3

Driveways and access points satisfy (a) or (b):

- (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site
- (b) sites with a frontage to a public road greater than 10m:
 - (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site 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

	<p>pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</p> <ul style="list-style-type: none"> (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited to satisfy all of the following:</p> <ul style="list-style-type: none"> (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: <div data-bbox="922 920 1497 1639" data-label="Diagram"> <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">DRIVEWAY</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> </div> <ul style="list-style-type: none"> (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.
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can

	<p>enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p>
Waste storage	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings or co-living about both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <p>(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</p> <p>(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.</p>

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)		<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be 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
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <p>(a) availability of on-street car parking</p> <p>(b) shared use of other parking areas</p> <p>(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</p> <p>(d) the adaptive reuse of a State or Local Heritage Place</p> <p>(e) proximity to high frequency public transport</p> <p>Note: In circumstances where a land use is not defined in Table 2</p>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <p>(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</p> <p>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</p> <p>(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.</p>

- 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.

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:

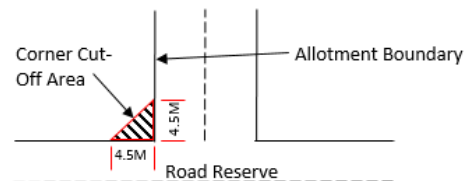


Table 1 - General Off-Street Car Parking Requirements

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	
Co-located Housing	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement.</p> <p>Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.</p>
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.33 spaces per dwelling for visitor parking where development</p>

	involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Semi-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.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>

Address: 13 FRANK ST 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
 Traffic Generating Development
 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*)

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: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (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): <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	Except development that: <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

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

(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
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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	DTS/DPF 1.1 None are applicable.

attributes expressed in the Character Area Statement.	
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.
	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.

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
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.

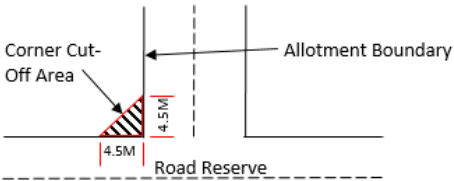
Transport, Access and Parking**Assessment Provisions (AP)**

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	

<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p>  <p>The diagram illustrates a road junction layout. A horizontal road is shown with a dashed line below it labeled 'Road Reserve'. A vertical road intersects it from the top. A diagonal hatched area at the junction is labeled 'Corner Cut-Off Area' with an arrow. A vertical dashed line to the right of the junction is labeled 'Allotment Boundary'. Two dimension lines, each labeled '4.5M', indicate the width of the road reserve on either side of the corner cut-off area.</p>
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PLANNING CONSENT

13 FRANK ST ST
MORRIS SA 5068

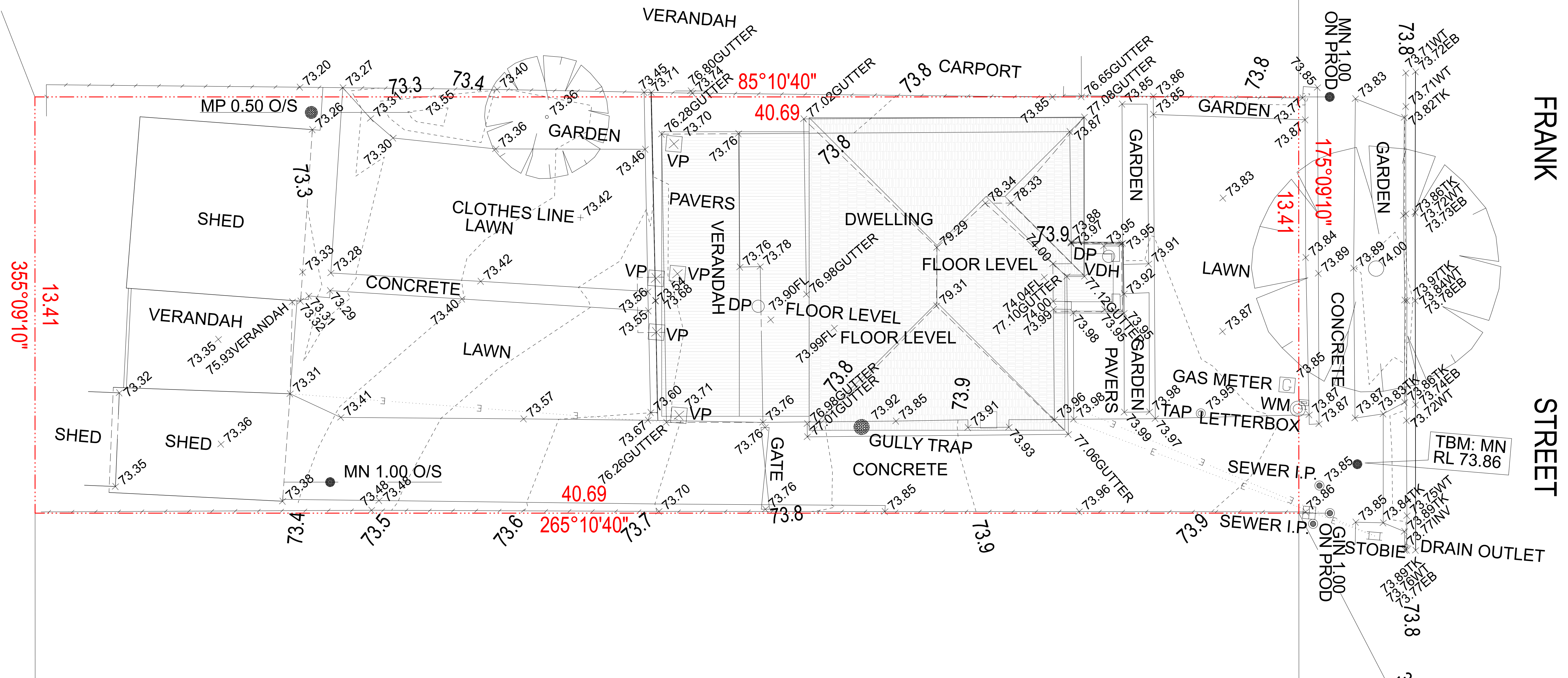
PROPOSED SINGLE STOREY ADDITION AND ALTERATION RESIDENCE

DRAWING SCHEDULE

TP.01	COVER SHEET
TP.02	EXISTING SITE PLAN
TP.03	EXISTING FLOOR PLAN
TP.04	DEMOLITION FLOOR PLAN
TP.05	PROPOSED SITE PLAN
TP.06	COMPLIANCE SUMMARY
TP.10	PROPOSED GROUND FLOOR
TP.11	PROPOSED ROOF PLAN
TP.12	DEVELOPMENT SUMMARY
TP.20	ELEVATIONS: EAST (FRONT) & NORTH
TP.21	ELEVATIONS: WEST (REAR) & SOUTH
TP.22	MATERIALITY / COLOUR SAMPLE SCHEDULE
TP.30	WINDOW SCHEDULE
TP.90	3D VIEWS

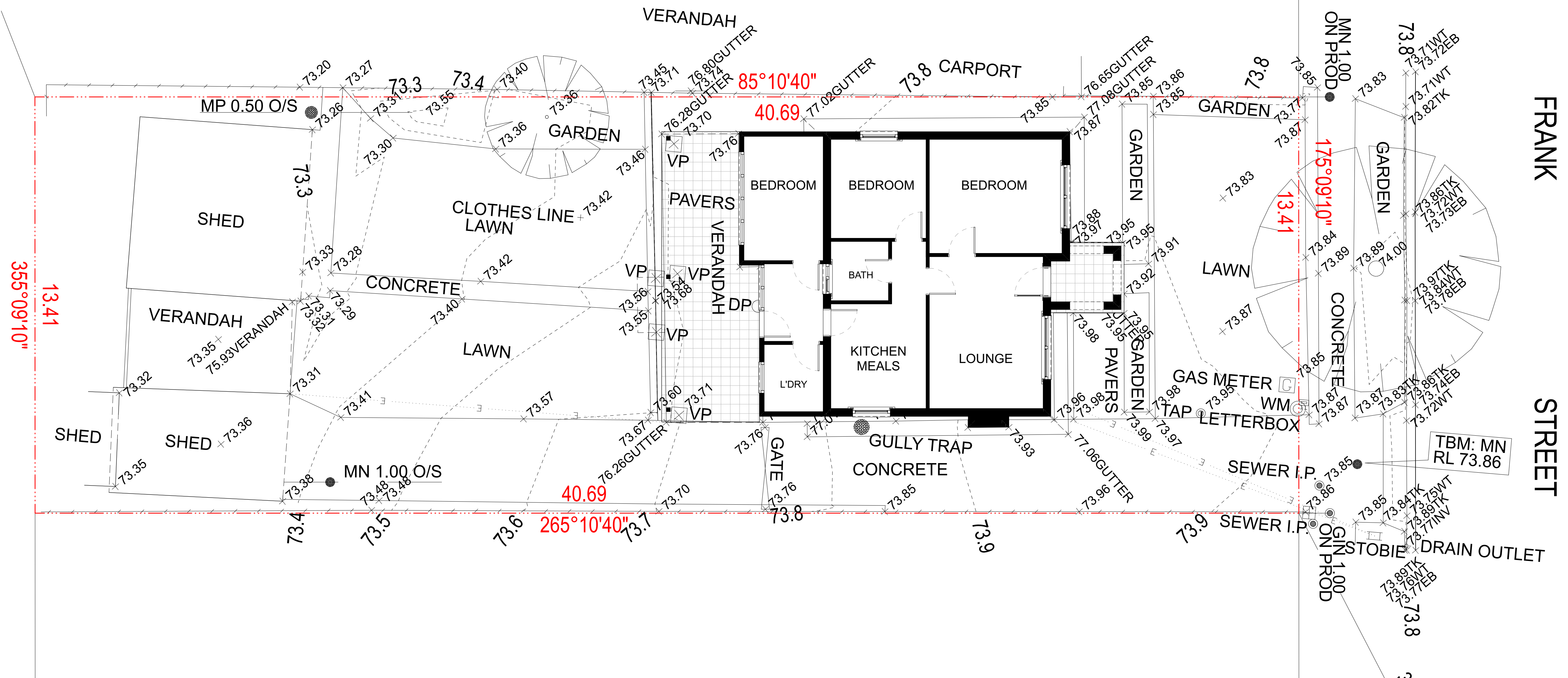


153°49'50"
112.31

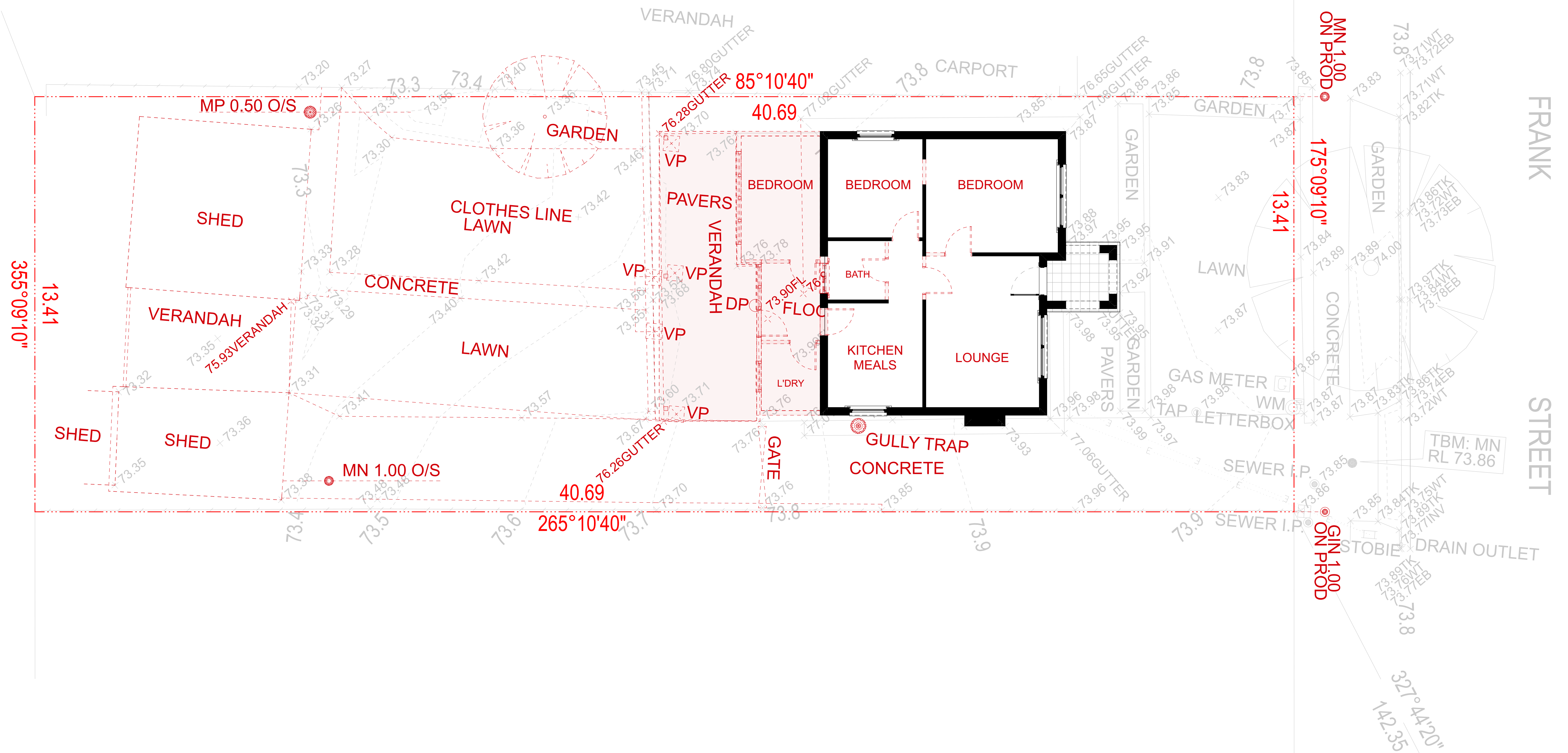


FRANK STREET

153°49'50"
112.31



FRANK STREET



LEGEND



'RED' DASHED AND HATCH DENOTES TO BE
DEMOLISHED AND REMOVED.

[illegible]

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BUILDER DIMENSIONS TAKE PRECEDENCE OVER SCAFFOLD DIMENSIONS.



DRAWING STATUS:

PLANNING

NOT FOR CONSTRUCTION

JOB NO.:

26001JB

DRAWN:

DRAWING DESCRIPTION:

DEMOLITION FLOOR PLAN

DATE: _____

10.07.2027

PROJECT:

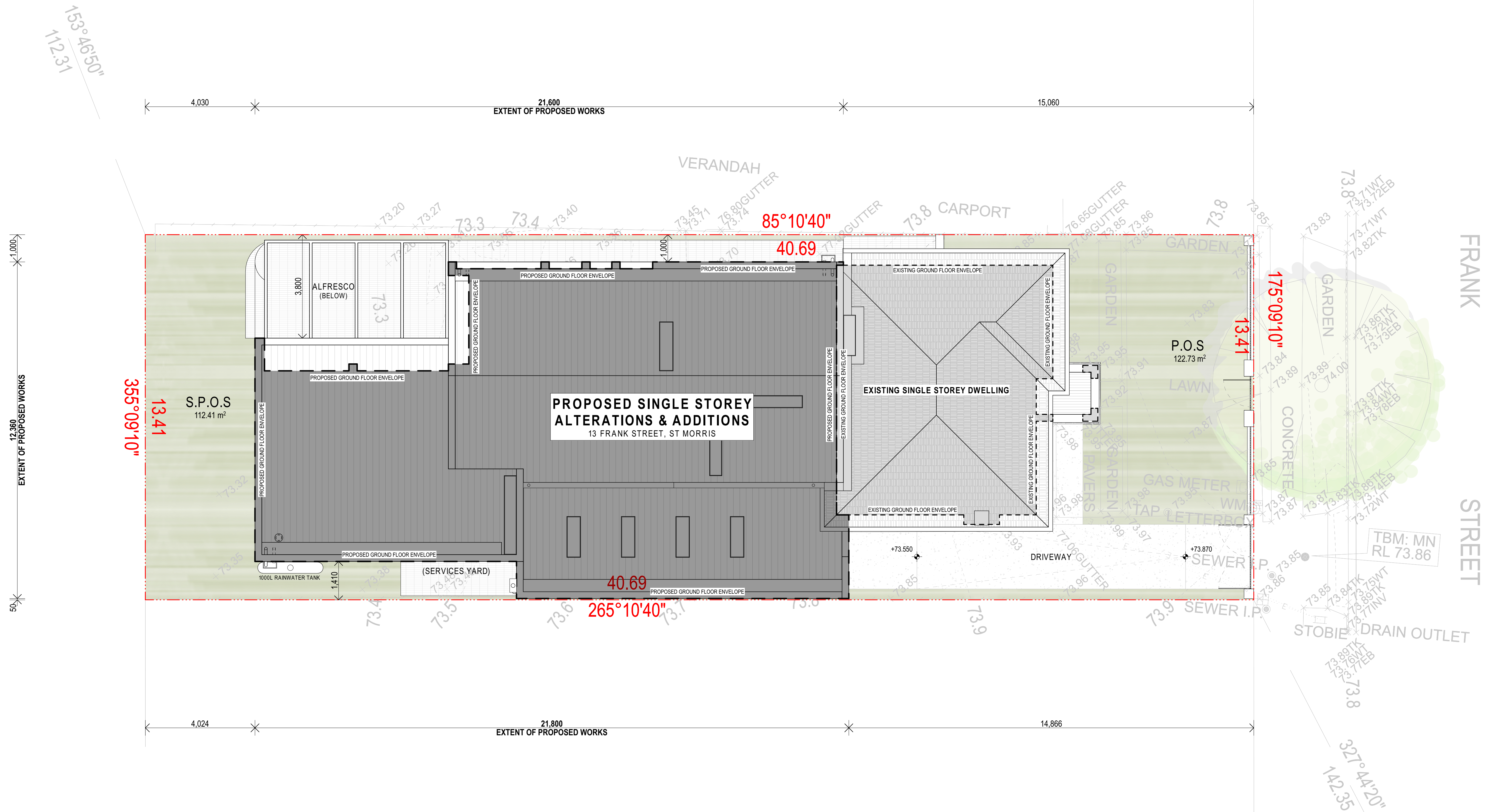
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REVISION:

TP.04

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DRAWING STATUS:

PLANNING

NOT FOR CONSTRUCTION

JOB NO.:

26001JB

DRAWN:

DRAWING DESCRIPTION:

PROPOSED SITE PLAN

DATE: _____

10.07.2027

3 SCALE:

PROJECT:

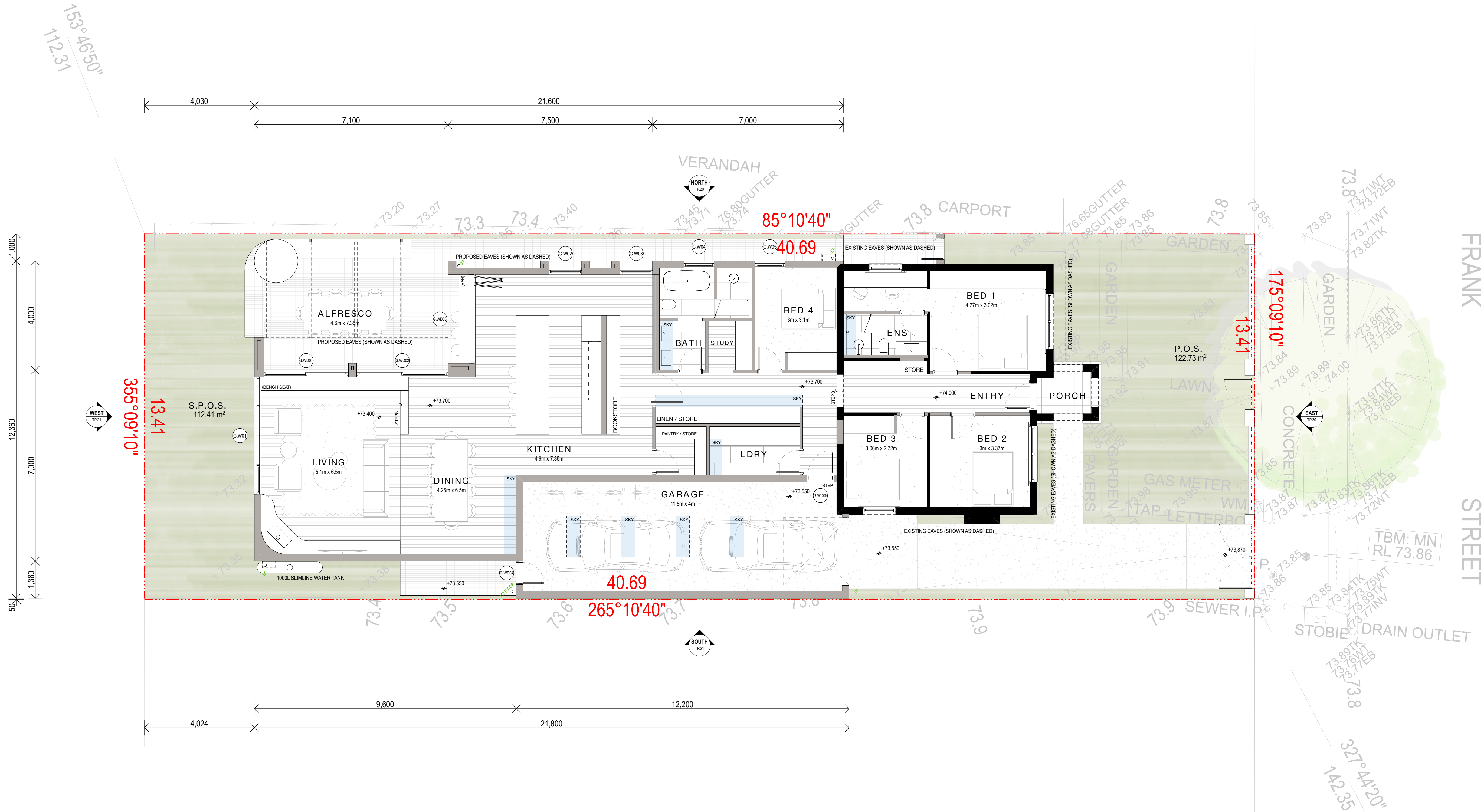
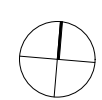
13 FRANK ST ST MORRIS SA 5068

DRAWING NO.:

REVISION:

TP.05

A



DRAWING STATUS:

PLANNING

NOT FOR CONSTRUCTION

JOB NO.:

26001JB

DRAWN:

DRAWING DESCRIPTION:

PROPOSED GROUND FLOOR

DATE:

10.07.2027

SCALE:

1:75 @ A1

PROJECT:

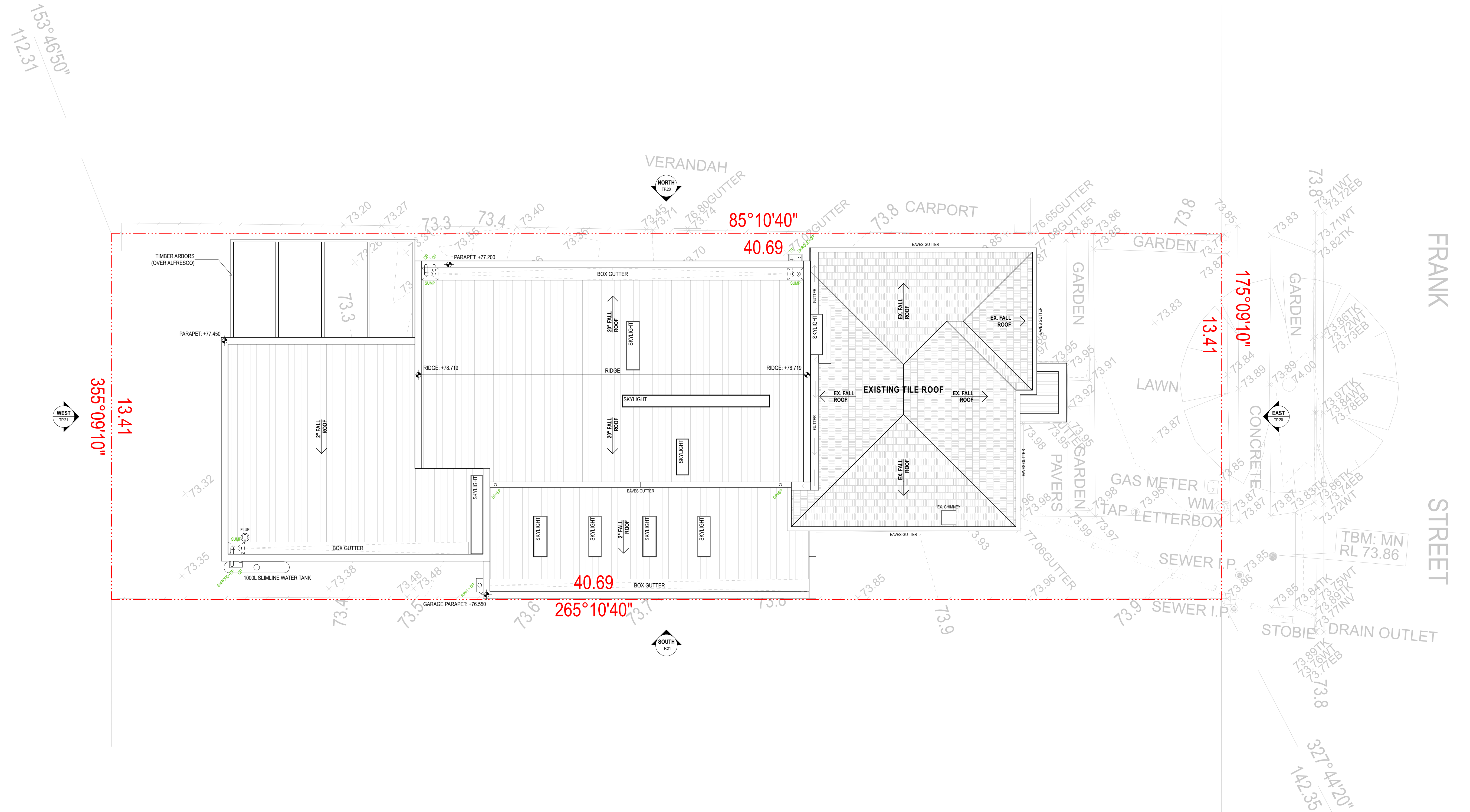
13 FRANK ST ST MORRIS SA 5068

DRAWING NO.:

TP.10

REVISION:

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DRAWING STATUS:

PLANNING

NOT FOR CONSTRUCTION

JOB NO.:

26001JB

DRAWN:

DRAWING DESCRIPTION:

PROPOSED ROOF PLAN

DATE: _____

10.07.2027

SCALE:

PROJECT:

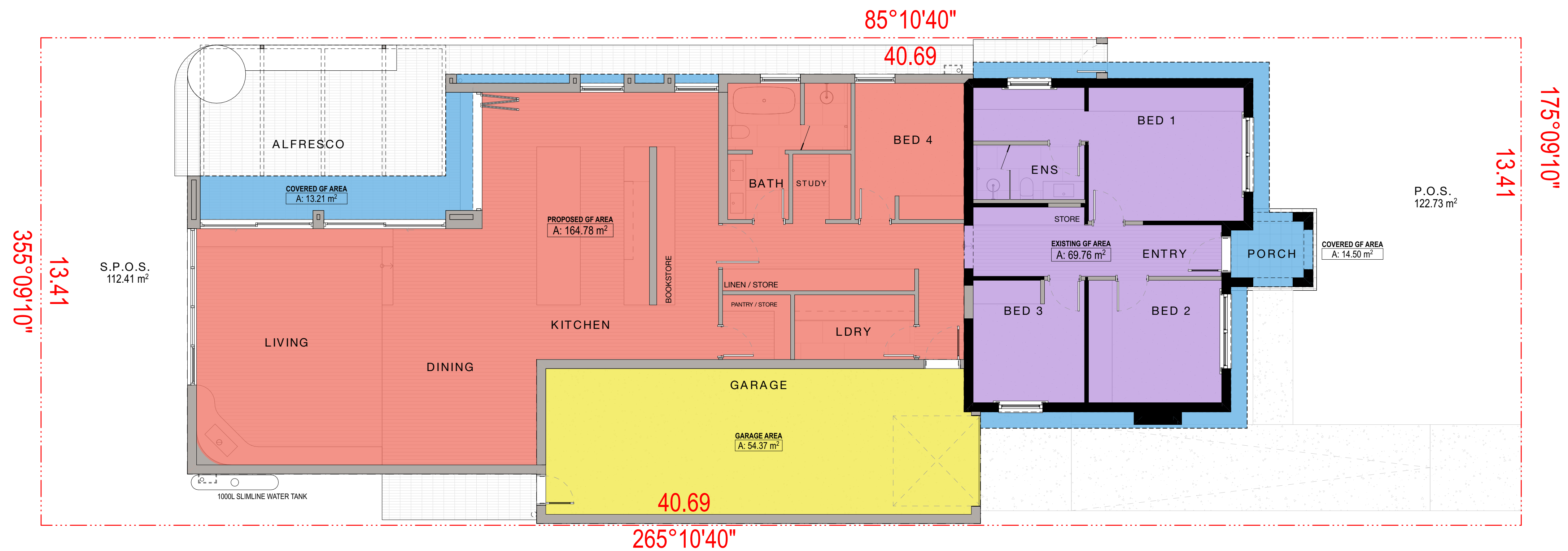
13 FRANK ST ST MORRIS SA 5068

DRAWING NO.:

REVISION:

TP.11

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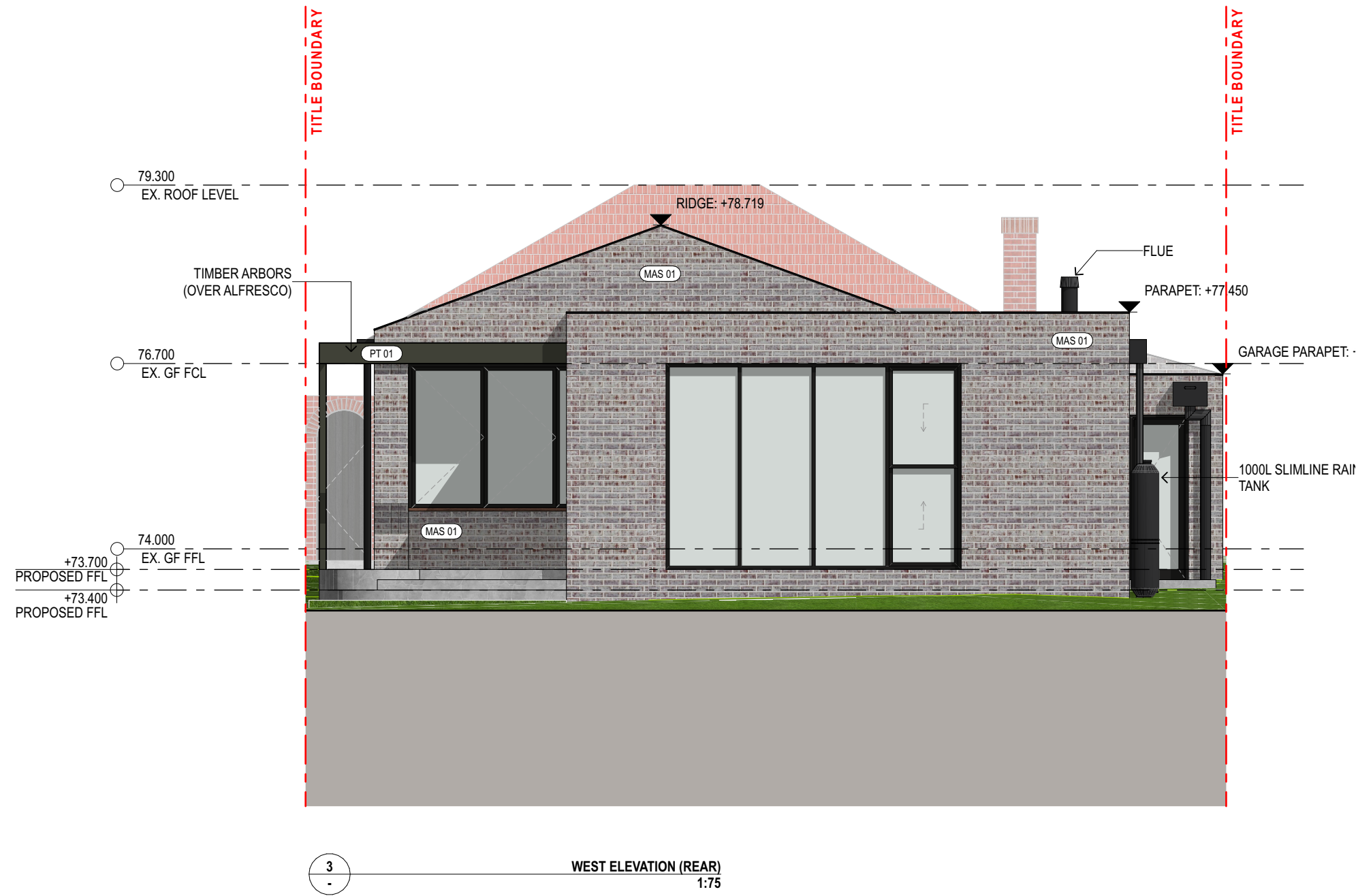
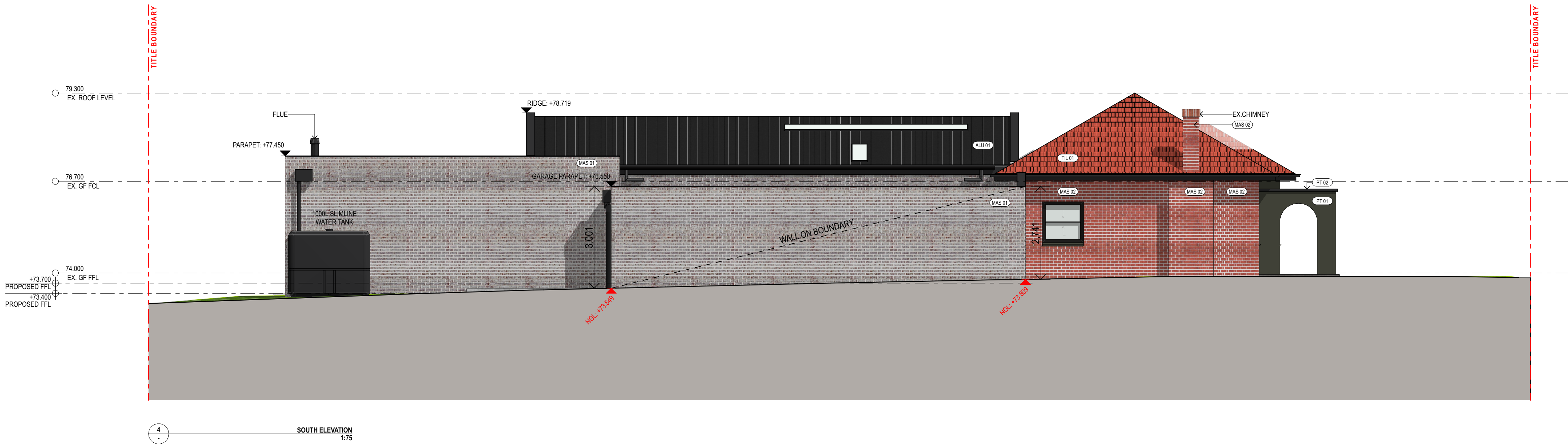


AREA SCHEDULE

DEVELOPMENT SUMMARY.

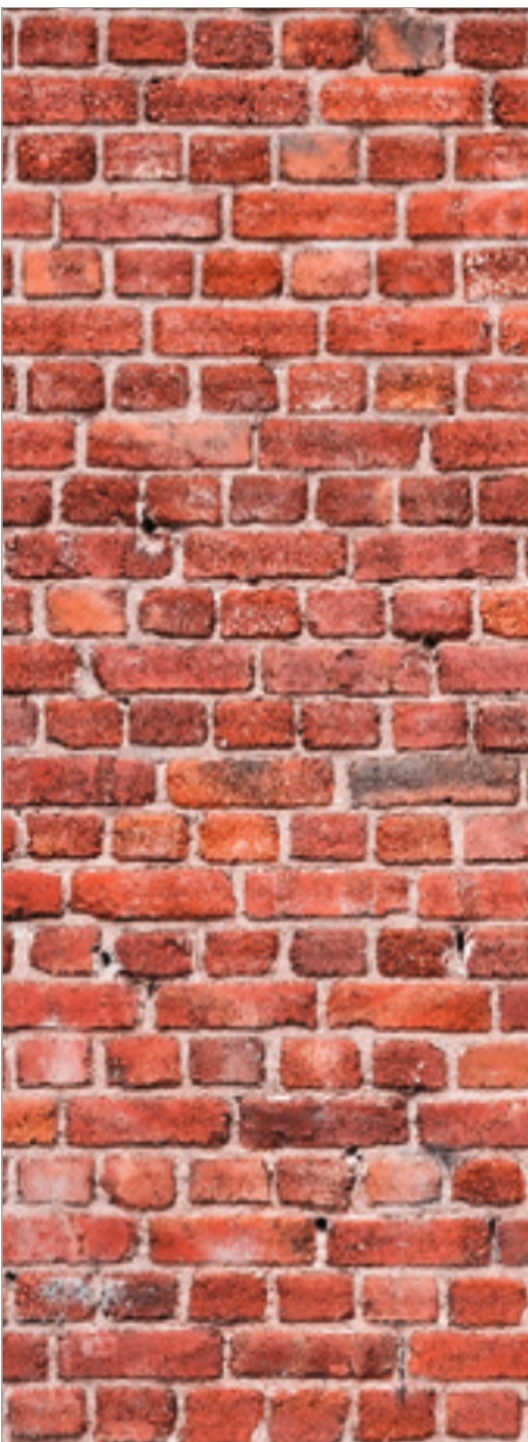
	AREA (m ²)	AREA (SQ)
PROPOSED GF AREA	164.78	17.74
GARAGE AREA	54.37	5.85
EXISTING GF AREA	69.76	7.51
COVERED GF AREA	27.71	2.98
	316.62 m ²	34.08







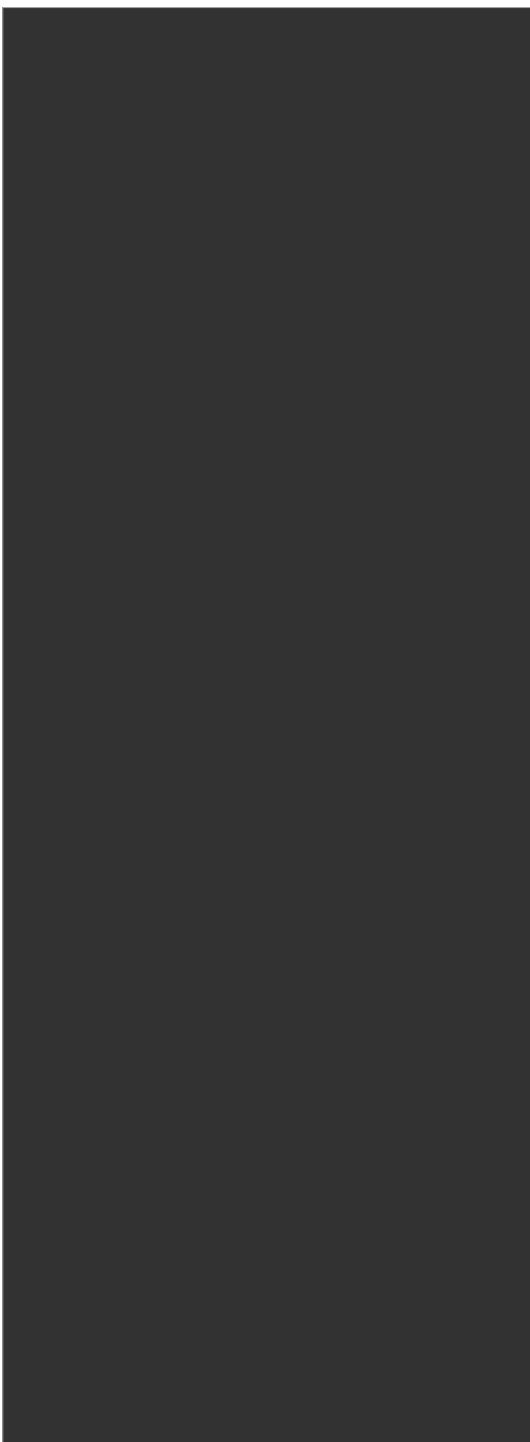
MAS 01



MAS 02



PT 01



PT 02



TIM 01



ALU 01



TIL 01

MATERIAL:	BRICK	BRICK	EXTERNAL PAINT: MASONRY, TIMBER ARBORS	EXTERNAL PAINT: WINDOWS, TRIMMINGS	TIMBER CLADDING	ALUMINIUM ROOF SHEET	ROOF TILE
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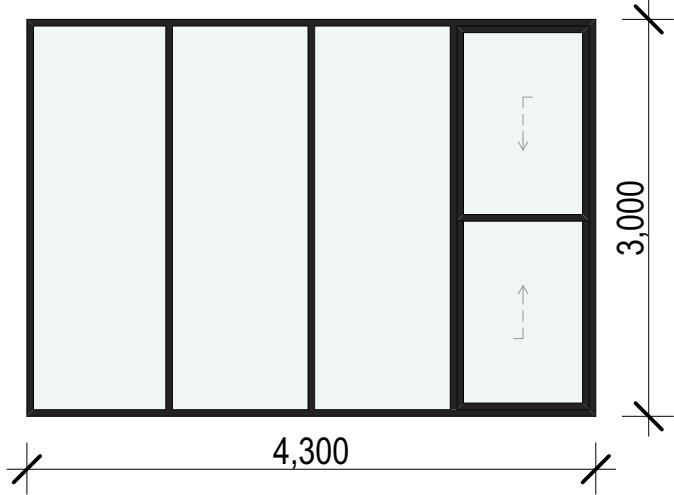
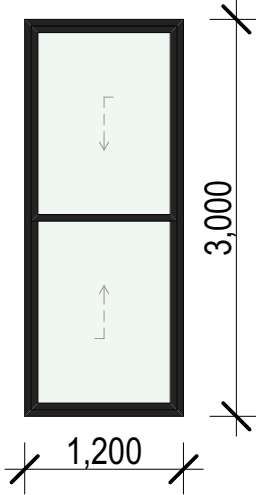
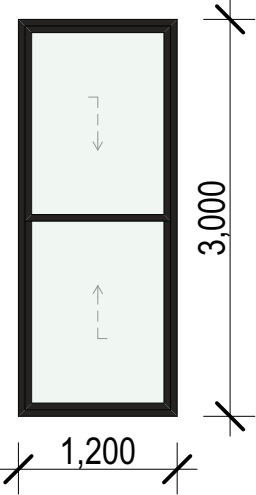
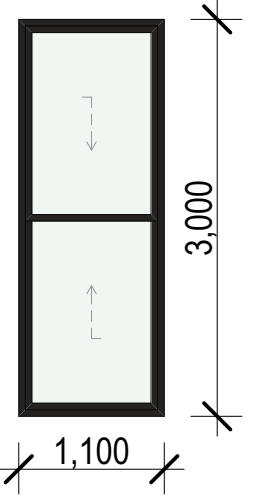
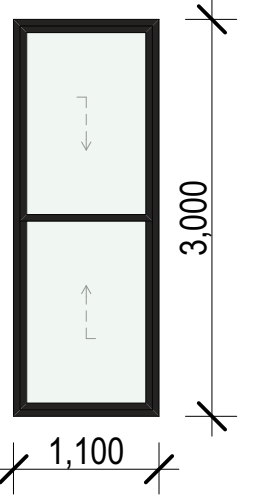
COLOUR:	'WHITE-WASHED' RED BRICK	EXISTING RED BRICK	"DARK GREY" 'NORI' - PORTERS PAINT	"BLACK" 'NIGHT SKY' - COLORBOND	'CHARRED' TIMBER CLADDING	"CHARCOAL" 'MONUMENT' - COLORBOND	EXISTING ROOF TILES
---------	-----------------------------	--------------------	---------------------------------------	------------------------------------	------------------------------	--------------------------------------	---------------------

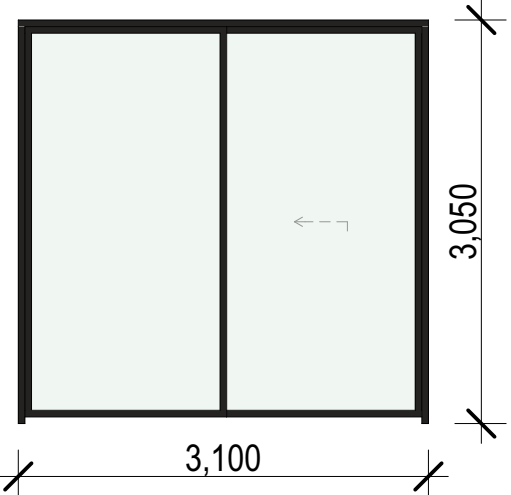
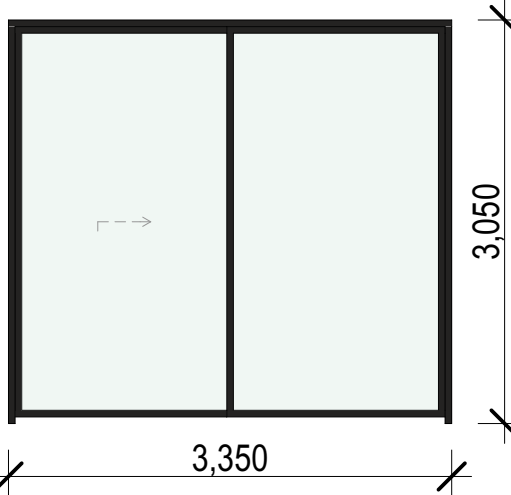
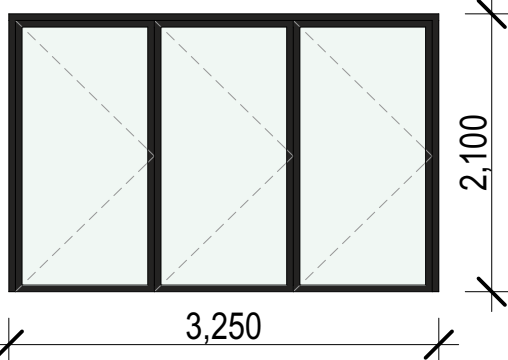
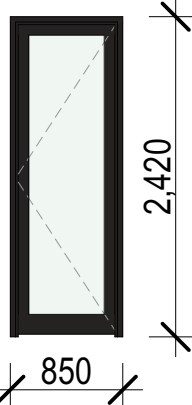
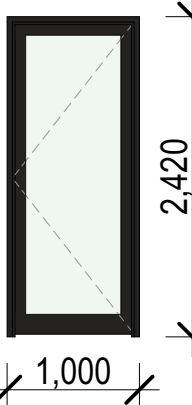
ROOFING	PRODUCT:	CODE:	DESCRIPTION:	SUPPLIER:
ROOF	STANDING SEAM (IMPERIAL) or EQUIVALENT		'MONUMENT'	LYSAGHT
BOX GUTTERS / EAVES GUTTERS	BOX GUTTER: 450mm WIDE EAVES GUTTER: HALF ROUND 200		'NIGHT SKY'	LYSAGHT / COLORBOND
FLASHINGS			'NIGHT SKY'	COLORBOND
RAINHEAD	PROFILE - SQUARE FLAT BOTTOM R25		'NIGHT SKY'	COLORBOND
DOWNPIPE	PROFILE - 100mm / 150mm ø CIRCULAR		'NIGHT SKY'	COLORBOND

WINDOW FRAMES				
	TIMBER FRAME, CLEAR GLAZED SIZE: REFER TO PLANS		COL: FINISH: BLACK MATTE	

EXTERNAL DOOR FRAMES				
EXTERNAL GARAGE REAR DOOR	HINGED, ALUMINIUM FRAME, CLEAR GLAZED SIZE: REFER TO PLANS		COL: FINISH: BLACK MATTE	
INTERNAL GARAGE DOOR	HINGED, ALUMINIUM FRAME, CLEAR GLAZED SIZE: REFER TO PLANS		COL: FINISH: BLACK MATTE	

EXTERNAL ELEMENTS				
METER BOX			BLACK	

WINDOW No.	G.W01	G.W02	G.W03	G.W04	G.W05
ELEVATION					
LOCATION	LIVING	KITCHEN	KITCHEN	BATH	BED 4
WINDOW TYPE	FIXED PANEL (3) & DOUBLE HUNG (1)	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG
GLAZING	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED
REVEAL EXTERIOR	BRICK	BRICK	BRICK	BRICK	BRICK
REVEAL INTERIOR	PLASTERBOARD	PLASTERBOARD	PLASTERBOARD	PLASTERBOARD	PLASTERBOARD
HARDWARE	LOCKABLE	LOCKABLE	LOCKABLE	LOCKABLE	LOCKABLE
NOTES	WEATHER STRIPPED AND SEALED	WEATHER STRIPPED AND SEALED	WEATHER STRIPPED AND SEALED	WEATHER STRIPPED AND SEALED	WEATHER STRIPPED AND SEALED
FRAME FINISH	PAINT- COLOUR AS SPECIFIED	PAINT- COLOUR AS SPECIFIED	PAINT- COLOUR AS SPECIFIED	PAINT- COLOUR AS SPECIFIED	PAINT- COLOUR AS SPECIFIED
FRAME	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
SILL HEIGHT AFFL	300	0	0	0	0

WINDOW No.	G.WD01	G.WD02	G.WD03	G.WD04	G.WD05
ELEVATION					
LOCATION	LIVING	DINING	KITCHEN	GARAGE	GARAGE
WINDOW TYPE	FIXED PANEL (1) & SLIDING PANEL (1)	FIXED PANEL (1) & SLIDING PANEL (1)	BI-FOLD PANELS (3)	GLAZED SWING DOOR	GLAZED SWING DOOR
GLAZING	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED
REVEAL EXTERIOR	BRICK	BRICK	BRICK	BRICK	BRICK
REVEAL INTERIOR	PLASTERBOARD	PLASTERBOARD	OTHER	PLASTERBOARD	PLASTERBOARD
HARDWARE	LOCKABLE	LOCKABLE	LOCKABLE	LOCKABLE	LOCKABLE
NOTES	WEATHER STRIPPED AND SEALED	WEATHER STRIPPED AND SEALED	WEATHER STRIPPED AND SEALED	WEATHER STRIPPED AND SEALED	WEATHER STRIPPED AND SEALED
FRAME FINISH	PAINT- COLOUR AS SPECIFIED	PAINT- COLOUR AS SPECIFIED	PAINT- COLOUR AS SPECIFIED	PAINT- COLOUR AS SPECIFIED	PAINT- COLOUR AS SPECIFIED
FRAME	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
SILL HEIGHT AFFL	-50	-50	900	0	0









Details of Representations

Application Summary

Application ID	26023142
Proposal	Single story dwelling addition
Location	13 FRANK ST ST MORRIS SA 5068

Representations

Representor 1 - Debra Kuerschner

Name	
Address	
Submission Date	16/08/2026 05:29 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

I am the owner of a pair of home units at which adjoin 13 Frank Street. I object to the proposed development because the current design features an unacceptable build form along our shared boundary. Specifically, it proposes a 12 metre long garage built directly on the boundary line followed by a 9 metre long house wall positioned about 1 metre from the boundary. This creates a continuous 21 metre overbearing, high impact building mass. I urge Council to reject this element of the proposal and enforce a standard setback for the entire length of the structure. Surely, that is way too much high brick wall visible from my side of the boundary creating an oppressive outlook from my home units which have windows facing the side of the block. There will be lack of outlook, view and daylight. The scale of the building eliminates open space, drastically reducing the amenity of the home units. The driveway on my property runs along the boundary adjoining 13 Frank Street which tenants use to access the carports. It is a concern that a car driving in or reversing out could collide with the brick wall, which could be a lot more damaging to both the cars and the brick wall than the current fence. I believe that a 1 metre setback from the boundary line for both walls would be good for ease of access for the owners of 13 Frank Street both when building the development and for gaining access in the future to maintain the property. In conclusion I request that Council reject the development proposal in favour of the development being planned to include a setback along the entire boundary.

Attached Documents

IMG_2689-1638760.jpeg
IMG_2696-1638761.jpeg
IMG_2703-1638762.jpeg
IMG_2692-1638763.jpeg
IMG_2704-1638764.jpeg











Hello,

We acknowledge the concerns raised in the representation and appreciate the time taken to provide feedback on the proposed development.

The matters raised have been carefully considered and are responded to below.

We remain willing to meet on site to discuss the proposal and engage constructively with any further questions or concerns regarding the development.

Feedback item 1: “features an unacceptable build form along our shared boundary. Specifically, it proposes a 12 meter long garage built directly on the boundary line followed by a 9 metre long house wall positioned about 1 metre from the boundary. This creates a continuous 21 meter overbearing, high impact building mass. Surely, that is way too much high brick wall visible from my side of the boundary creating an oppressive outlook from my home units which have windows facing the side of the block.”

Item 1 response: We understand the concern regarding the extent of built form proposed adjacent the shared boundary.

The proposed development has been designed to retain the existing dwelling and its primary street facing façade in order to preserve the established character and presentation of the locality. Due to the width and configuration of the allotment, together with the orientation and retention of the existing dwelling, the available building area is constrained.

The garage has been designed in a tandem configuration to accommodate functional and secure on-site vehicle parking while retaining the existing dwelling and its street facing character. As a result, the garage wall along the southern boundary extends approximately 12 metres in length. While this exceeds the standard deemed-to-satisfy provision, the wall length has been minimised as far as practicable in relation to the constraints of the site.

While the overall length of built form along this side boundary extends beyond the garage, the visual appearance is broken up through changes in building form, setbacks and the existing fenceline. Accordingly, the development is not perceived as a single uninterrupted 21 metre wall when viewed from adjoining properties.

The southern boundary wall will be rendered and painted in a light coloured finish (aligning with the existing fence colour) and climbing vegetation will be established along the boundary following construction.

Given the single-storey scale of the development, the varied building form and setbacks, the presence of boundary fencing, and the commitment to render and paint the boundary wall and establish climbing vegetation along the southern boundary, the proposal is not expected to result in unreasonable visual dominance when viewed from adjoining properties.

Feedback item 2: *“There will be lack of outlook, view and daylight. The scale of the building eliminates open space, drastically reducing the amenity of the home units.”*

Item 2 response: We understand the concern that additional built form may affect outlook, openness and access to daylight from adjoining properties.

The proposed development is single storey, does not give rise to overlooking concerns and complies with the maximum wall height requirements applicable to boundary development.

The wall is located adjacent to an existing common driveway area and is not directly adjoining the primary private open space areas of the neighbouring property. In addition, the proposed wall is positioned largely opposite the existing garage area of 11 Frank Street, where it will be predominantly viewed in the context of existing built form rather than principal living areas.

While some change in outlook is acknowledged and expected in any form of development of the property, any reduction in daylight access or residential amenity is expected to be limited and not unreasonable given the scale and location of the development.

Feedback item 3: *“The driveway on my property runs along the boundary adjoining 13 Frank Street which tenants use to access the carports. It is a concern that a car driving in or reversing out could collide with the brick wall, which could be a lot more damaging to both the cars and the brick wall than the current fence.”*

Item 3 response: We acknowledge the concern regarding vehicles manoeuvring within the adjoining driveway.

The proposed masonry wall will be located entirely within the subject allotment and will not alter the width, alignment or operation of the existing driveway servicing 11 Frank Street.

Vehicles currently utilise the driveway adjacent to the existing fence line and the proposed development does not reduce the available manoeuvring area within the neighbouring property.

As such, the likelihood of vehicle interaction with the boundary treatment is not considered materially different from the existing conditions.

Feedback item 4: *“I believe that a 1 metre setback from the boundary line for both walls would be good for ease of access for the owners of 13 Frank Street both when building the development and for gaining access in the future to maintain the property.”*

Item 4 response: While portions of the development have been setback from the boundary where possible, introducing a 1 metre setback along the entire boundary would significantly constrain the available building envelope and compromise the ability to achieve a functional site layout while retaining the existing dwelling.

The proposed boundary treatment therefore represents a balanced response to both site constraints and neighbouring amenity considerations.

We appreciate the concerns raised and have carefully considered these matters in both the design of the proposal and the preparation of this response.

While some change is inevitable with any development, we believe the proposal represents a balanced outcome that appropriately responds to both the constraints of the site and the amenity of neighbouring properties.

Kind regards,

Owners of 13 Frank Street

St Morris SA 5068

From: Matthew Cole
Sent: Tuesday, 6 October 2026 2:58 PM
To: Callum Hastie
Subject: RE: DA 26023142 - 13 Frank St, St Morris

Hi Callum

Please accept my apologies as I missed the email, thank you for bringing it to my attention again.

On street view dated April 2024, I can see a mature bottlebrush in front of 13 Frank Street- not sure if I had previously provided you with incorrect info but I do not recall the bottlebrush ever being removed and we have not updated our inventory in Frank Street as yet, so Ill assess from street view considering the timeframes.

The tree is likely to be Regulated.

I would suggest that the tree has an SRZ that is less than 2.5m radius and therefore the construction of a new fence is unlikely to destabilise the tree.

My estimate of the trees NRZ (using street view and familiarity with the species in the area) would suggest an NRZ of between 4 and 5m, therefore, we could adjust your condition something as follows:

Care will be taken during construction of the new front fence to avoid damaging the Council street tree in front of the site. Any excavation within 4 m of the centre of the tree, regardless of the excavation method used, must be kept to the minimum necessary and undertaken using tree-sensitive methods (e.g. hand digging or hydrovac). Roots less than 50 mm in diameter may be cleanly pruned. If roots greater than 50 mm in diameter are encountered, they must only be pruned following consultation with a suitably qualified arborist.

These bottlebrush are tolerant of some root pruning, I changed it to 50mm diameter.

Please let me know if I need to clarify anything.

Kind regards

Matthew Cole
City Arborist

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone 8366 4588
Email mcole@npsp.sa.gov.au
Website www.npsp.sa.gov.au

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

**7.1 DEVELOPMENT NUMBER ID 26008311 – NORTH ADELAIDE CONSTRUCTIONS
TRADING AS HPG HOMES – 50 JOHN STREET PAYNEHAM SA 5070**

DEVELOPMENT NO.:	26008311
APPLICANT:	NORTH ADELAIDE CONSTRUCTIONS trading as HPG Homes
ADDRESS:	50 JOHN ST PAYNEHAM SA 5070
NATURE OF DEVELOPMENT:	Single storey detached dwelling with associated fencing and retaining walls
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • General Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Hazards (Flooding) • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Signif Retirement Facility Supported Accom Sites • Urban Tree Canopy • Water Resources
LODGEMENT DATE:	1 Apr 2026
RELEVANT AUTHORITY:	<u>Original Decision</u> – Assessment Manager at City of Norwood Payneham & St Peters <u>Review of AM Decision</u> – Council Assessment Panel at City of Norwood Payneham & St Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.6 26/03/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Kieran Fairbrother Acting Manager, Development & Regulatory Services
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	External Engineer, Tonkin

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 4:	Application
ATTACHMENT 1:	CAP Review of Decisions of the Assessment Manager Policy	ATTACHMENT 5:	Delegated Officer's Assessment Report
ATTACHMENT 2:	Application to Assessment Panel	ATTACHMENT 6:	Internal Referral Advice
ATTACHMENT 3:	Decision Notification Form	ATTACHMENT 7:	RFI & Applicant Correspondence

INTRODUCTION

Section 202(1)(b)(i)(A) of the *Planning, Development & Infrastructure Act 2016* (the “Act”) provides an applicant with a right to apply to the Council Assessment Panel for a review of the Assessment Manager’s decision relating to a prescribed matter.

A prescribed matter is defined as follows:

Prescribed matter, in relation to an application for a development authorisation, means:

- (a) any assessment, request, decision, direction or act of a relevant authority under this Act that is relevant to any aspect of the determination of the application; or
- (b) A decision to refuse to grant the authorisation; or
- (c) The imposition of conditions in relation to the authorisation; or
- (d) Subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of a relevant authority under this Act in relation to the authorisation.

Pursuant to section 203(2)(a) of the Act, the Council Assessment Panel adopted the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy* (the “Policy”) at its meeting held on 21 October 2024. A copy of the Policy is provided in **Attachment 1**.

The Panel should note regulation 116(2) of the *Planning, Development & Infrastructure (General) Regulations 2017*, which states:

An applicant to an assessment panel for a review of a prescribed matter must be given an opportunity to provide the assessment panel with the applicant's submissions in relation to the review (and, if the assessment panel determines to hold a hearing, must be given written notice of the date of the hearing and an opportunity to appear and make submissions at the hearing in person).

This is reflected in Clause 4.1 of the Policy, and to that end the Applicant’s written submission has been provided in **Attachment 2**, together with the Application to Assessment Panel prescribed form.

Pursuant to Clauses 6.3 and 6.4 of the Policy, both the applicant and the Assessment Manager – or their respective representative/s or delegate – will be allowed five (5) minutes to address the Panel.

Clause 7 of the Policy states that the Panel may:

- Affirm the Assessment Manager’s decision on the Prescribed Matter;
- Vary the Assessment Manager’s decision on the Prescribed Matter; or
- Set aside the Assessment Manager’s decision on the Prescribed Matter and substitute its own decision.

In addition, Clause 6.8 of the Policy allows the Panel to defer its decision if it considers it requires additional time, or additional information from the Applicant or the Assessment Manager (including legal or other professional advice), to make its decision.

Draft resolutions for each option have been included at the appropriate point within this report.

SUBJECT LAND & LOCALITY

LOCATION OF DEVELOPMENT

Location reference: 50 JOHN ST PAYNEHAM SA 5070

Title ref: CT 5307/39 **Plan Parcel:** D7014 AL27 **Council:** THE CITY OF NORWOOD
PAYNEHAM AND ST PETERS

SUBJECT LAND

The subject land is bound by John Street on its northern boundary, Leonard Street on its western boundary and Third Creek adjacent its eastern boundary. The site currently contains a single storey dwelling, ancillary structures, boundary fencing and some vegetation throughout. No regulated trees exist on the site.

LOCALITY

The locality is residential in nature, characterised by medium-density single- and two-storey dwellings. Dwelling types vary, including detached, semi-detached and group dwellings as well as residential flat buildings. The locality enjoys semi-regular street tree plantings and is within walking distance of Payneham Oval – a public reserve. Consequently, the locality enjoys a good level of amenity.

PROCEDURAL MATTERS

The Application was performance assessed and did not require public notification pursuant to Table 5 of the General Neighbourhood Zone.

INTERNAL REFERRALS

An internal referral was issued to Council's external flooding consultant at Tonkin. Their advice is contained in **Attachment 6**.

REVIEW OF ASSESSMENT MANAGER DECISION

The Application to which the review relates is Development Application 206008311. The Application sought Planning Consent for:

Single storey detached dwelling with associated fencing and retaining walls

Development Application 26008311 was refused Planning Consent under delegation from the Assessment Manager. It is that determination that is the subject of this review.

Consistent with Clause 5 of the Policy, the documentation listed as attachments on the first page of this report have been included for the Panel's consideration.

The reasons for refusal of the Application are set out in **Attachment 3**, and are as follows:

1. Pursuant to section 119(6)(b) of the Planning, Development and Infrastructure Act 2016, information that was reasonably required for the assessment of the application was not provided within the specified timeframe, as requested.

2. The proposal fails to satisfy Performance Outcome 3.2 of the Hazards (Flooding) Overlay as it has not demonstrated that the proposed development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.
3. The proposal fails to satisfy Performance Outcome 3.3 of the Hazards (Flooding) Overlay as it has not demonstrated that the proposed development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.
4. The proposal fails to satisfy Performance Outcome 3.4 of the Hazards (Flooding) Overlay as the proposed development does not avoid frequently flooded or high velocity areas.

For the Panel's reference, section 119(6) of the Act provides:

- (6) *If a request is made under subsection (3)—*
- (a) *any period between the date of the request and the date of compliance is not to be included in the time within which the relevant authority is required to decide the application; and*
 - (b) *if the request is not complied with within the time specified by the regulations, the relevant authority—*
 - (i) *may, subject to subparagraph (ii), refuse the application; and*
 - (ii) *must refuse the application in prescribed circumstances (including, if the regulations so provide, in a case involving development that is deemed-to-satisfy development).*

(my emphasis)

In addition, the Performance Outcomes referenced in the above-mentioned reasons for refusal are reproduced below for the Panel's benefit:

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

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

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

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

Performance Outcome 3.4 of the Hazards (Flooding) Overlay states:

Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.

The applicant, via the correspondence provided for in **Attachment 2**, has provided a valid and clear argument as to why the decision of the Assessment Manager (i.e. the refusal of DA 26008311) should be set aside, namely (my wording):

- The Rules of Interpretation for the Planning & Design Code state that the policies of an Overlay can only be applied to a piece of land to the extent that the Overlay spatially applies to that land as depicted in SAPPA;
- The spatial application of the Hazards (Flooding) Overlay does not extend into areas where a new building or structure is proposed;
- Therefore, the three (3) Performance Outcomes listed above cannot be considered by the Assessment Manager in an assessment of the development application because no development is proposed within the areas covered by the Overlay; and

- Based on an assessment against all the applicable and relevant policies, the development warrants consent.

To assist the Panel in their consideration of this matter, and in accordance with clause 5.1.4 of the Policy the rationale for the Assessment Manager's decision is briefly outlined below.

The Delegated Planning Assessment Report (provided for in **Attachment 4**) sets out the rationale for the original decision of the Assessment Manager in detail. The report is balanced and notes that the proposed development displays merit in a number of respects. However, the Assessment Manager's decision was ultimately based on the following considerations:

- Council's flood mapping/modelling shows the majority of the site being affected in the 5% and 20% AEP flood events (see below), which was confirmed by Council's external engineer;

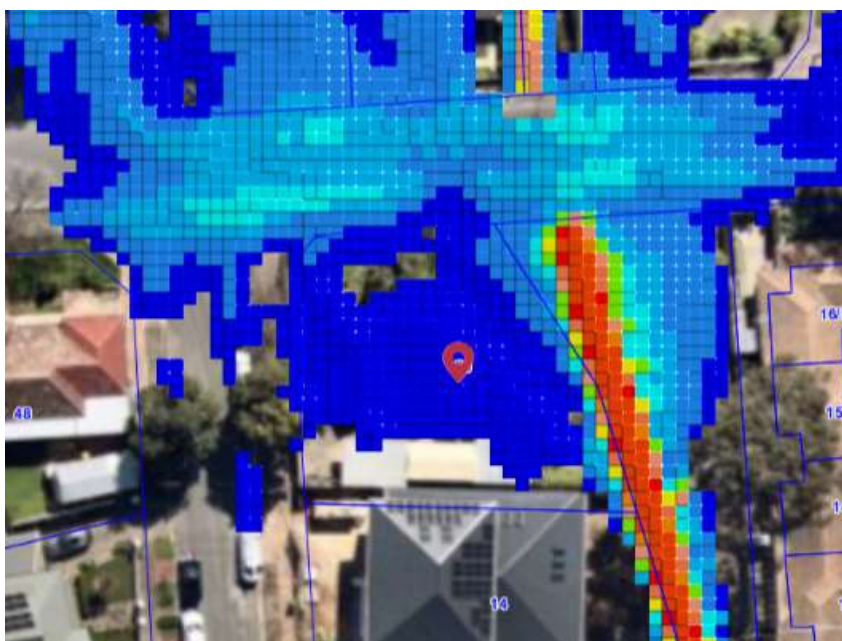


Image 1: spatial application of the 20% AEP flood event

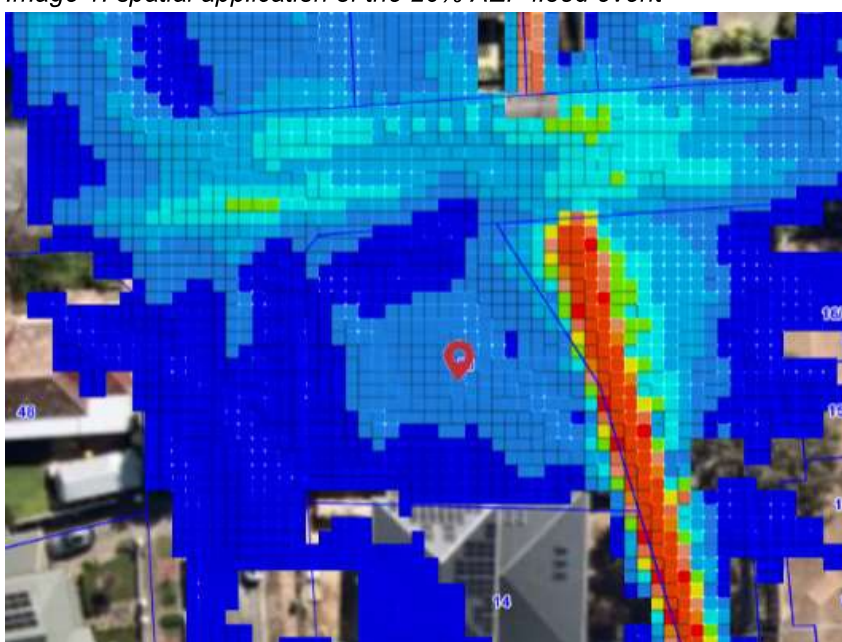


Image 2: spatial application of the 5% AEP flood event

- In the translation of this mapping into SAPPA for the purposes of the Hazards (Flooding) Overlay, some of the shallower depths were not included in the spatial application of the Overlay (for reasons unknown);
- Council's external engineer advised that the footprint of the new dwelling is within the 5% flow path and occupies 'a significant width of the flow path' and could result in the displacement of flood waters onto neighbouring land, thereby increasing their risk;
- The Council had previously received legal advice with respect to the application of the Hazards (Flooding) Overlay when it does not spatially apply to a whole site. The advice received in that instance supported the application of the Overlay beyond its spatial presentation in SAPPA when the proposed development is nevertheless within a flow path and could have impacts onto neighbouring land;
- Accordingly, the Assessment Manager determined that the abovementioned Performance Outcomes were relevant to the assessment of this development application and further information was required to satisfy itself that those Performance Outcomes had been satisfied – information that was not provided.

For those reasons the Assessment Manager concluded that Development Application 26008311 could not be supported and was refused Planning Consent.

Following the refusal of the application, the Council sought further legal advice with respect to the applicant's legal opinion (**Attachment 2**), and that has been provided to the Panel members under separate cover. That legal advice supports the Assessment Manager's position while acknowledging that the appellant has provided a valid, alternative view and that the matter is finely balanced.

As the Council Assessment Panel now has before it the rationale for the review as provided by the Applicant, and justification for the decision as provided by the Assessment Manager, the Panel must now consider this matter afresh taking into consideration all relevant factors.

CONCLUSION

This report outlines the rationale for the decision of the Assessment Manager, as required by Clause 5.1.4 of the Policy. The attachments provide all the other relevant information and details as required by Clause 5.1.

The Council Assessment Panel must determine whether to affirm the decision of the Assessment Manager, vary it, set it aside and substitute its own decision, or defer consideration of the matter for more information.

Relevant options for the consideration of the Panel are outlined below.

RESOLUTION OPTIONS

Resolution to affirm the decision of the Assessment Manager

The Council Assessment Panel resolves to affirm the decision of the Assessment Manager that Development Application 26008311 is not seriously at variance with the Planning and Design Code, but that it does not warrant Planning Consent for the following reasons:

1. Pursuant to section 119(6)(b) of the Planning, Development and Infrastructure Act 2016, information that was reasonably required for the assessment of the application was not provided within the specified timeframe, as requested.
2. The proposal fails to satisfy Performance Outcome 3.2 of the Hazards (Flooding) Overlay as it has not demonstrated that the proposed development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.

3. The proposal fails to satisfy Performance Outcome 3.3 of the Hazards (Flooding) Overlay as it has not demonstrated that the proposed development does not impede the flow of floodwaters through the allotment or the surrounding land or cause an unacceptable loss of flood storage.
4. The proposal fails to satisfy Performance Outcome 3.4 of the Hazards (Flooding) Overlay as the proposed development does not avoid frequently flooded or high velocity areas.

Resolution to vary a decision of the Assessment Manager

The Council Assessment Panel resolves to vary the decision of the Assessment Manager in relation to Development Application 26008311 by including the following reasons for refusal:

- *[insert additional / alternate reasons]*

Resolution to defer review hearing

The Council Assessment Panel resolves to defer its decision in relation to its review of the decision of the Assessment Manager to refuse Planning Consent to Development Application 26008311 until:

- The next ordinary meeting of the Panel; OR
- The next ordinary meeting of the Panel after *[insert additional information which has been requested by the Panel]* is provided; OR
- The next ordinary meeting of the Panel after *[insert date (e.g. providing an applicant 2 months to provide information)]*.

Resolution to set aside a decision of the Assessment Manager

The Council Assessment Panel resolves to set aside the decision of the Assessment Manager to refuse Planning Consent to Development Application 26008311 and substitute the following decision:

- Development Application 26008311 is not seriously at variance with the Planning and Design Code and Planning Consent is granted to the application subject to the following conditions and notes:

CONDITIONS

Condition 1

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

Condition 2

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

Condition 3

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 4

The approved development must include rainwater tank storage which is:

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

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

Condition 5

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

Condition 6

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

Condition 7

Pedestrian sightlines at access points will be provided in accordance with Australian Standard AS/NZS 2890.1:2004 (Part 1).

ADVISORY NOTES

Advisory Note 1

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

Advisory Note 2

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 3

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

Advisory Note 4

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

Advisory Note 5

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

Advisory Note 6

The Applicant is advised that construction noise is not allowed:

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

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.

Note 8

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

Note 9

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.

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.

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)

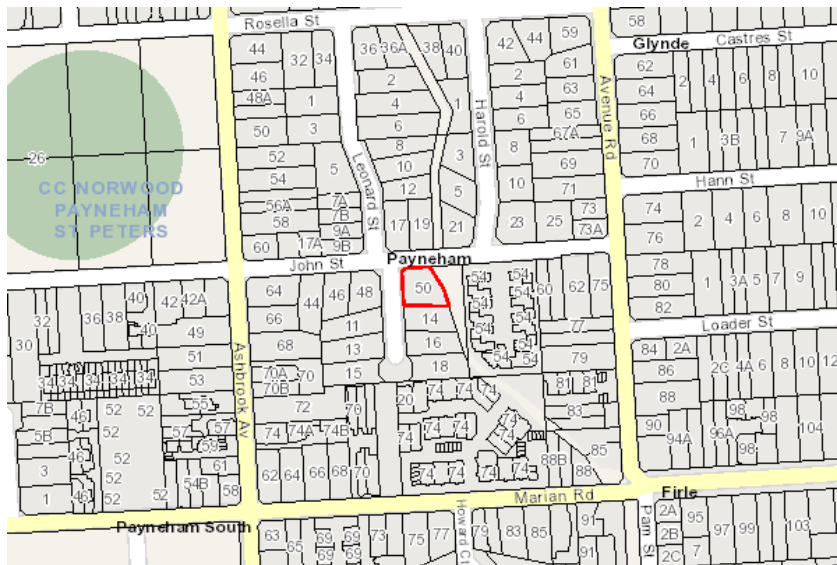
Small // 4m // 2m // 10m² and min. dimension of 1.5m

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

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

Address: 50 JOHN ST PAYNEHAM SA 5070

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



Property Zoning Details

Zone

General Neighbourhood

Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)
 Affordable Housing
 Hazards (Flooding)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Signif Retirement Facility Supported Accom Sites
 Urban Tree Canopy
 Water Resources

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

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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 uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Dwelling (g) Educational facility (h) Office (i) Place of Worship (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Student accommodation (o) Supported accommodation								
Site Dimensions and Land Division									
PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: <table><tr><th>Dwelling Type</th><th>Minimum site/allotment area per dwelling</th><th>Minimum site/allotment frontage</th></tr><tr><td>Detached dwelling (not in</td><td>300m2 (exclusive of</td><td>9m where not</td></tr></table>			Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage	Detached dwelling (not in	300m2 (exclusive of	9m where not
Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage							
Detached dwelling (not in	300m2 (exclusive of	9m where not							

	a terrace arrangement)	any battle-axe allotment 'handle')	on a battle-axe site 5m where on a battle-axe site
	Semi-detached dwelling	300m2	9m
	Row dwelling (or detached dwelling in a terrace arrangement)	250m2	7m (averaged)
	Group dwelling	300m2 (average, including common areas)	15m (total)
	Dwelling within a residential flat building	300m2 (average, including common areas)	15m (total)
<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <ul style="list-style-type: none"> (a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1 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: <ul style="list-style-type: none"> (i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) off-street vehicular parking exists in accordance with the rate(s) 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. 		
<p>PO 2.3</p> <p>Land division results in sites that are accessible and suitable for their intended purpose.</p>	<p>DTS/DPF 2.3</p> <p>Division of land satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments (c) satisfies all of the following: <ul style="list-style-type: none"> (i) No more than 5 additional allotments are created (ii) Each proposed allotment has a minimum site area of 300m² and frontage of 9m (iii) Each proposed allotment has a slope less than 12.5% (1-in-8) (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land (v) The division does not involve creation of a public road 		

	<p>(vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than 1m from the side boundary alignment</p> <p>(vii) No allotments are in a battle-axe configuration and</p> <p>(viii) Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth.</p>										
Site Coverage											
PO 3.1 Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 The development does not result in site coverage exceeding 60%.										
Building Height											
PO 4.1 Buildings contribute to a low-rise suburban character.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) no greater than 2 building levels and 9m and wall height that is no greater than 7m (not including a gable end).										
Primary Street Setback											
PO 5.1 Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.	<p>DTS/DPF 5.1</p> <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Development Context</th><th>Minimum setback</th></tr> </thead> <tbody> <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 on the abutting sites minus 1m.</td></tr> <tr> <td>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.</td><td>The setback of the existing building minus 1m.</td></tr> <tr> <td>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.</td><td> <p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - 5m</p> </td></tr> <tr> <td>There is no existing building on either</td><td>5m</td></tr> </tbody> </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 on the abutting sites minus 1m.	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 minus 1m.	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.	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - 5m</p>	There is no existing building on either	5m
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There is no existing building on either	5m										

	<p>of the abutting sites sharing the same street frontage as the site of the proposed building.</p> <p>For the purposes of DTS/DPF 5.1:</p> <ul style="list-style-type: none"> (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	
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the boundary of the allotment with a secondary street frontage:</p> <ul style="list-style-type: none"> (a) at least 900mm or (b) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.
Boundary Walls	
<p>PO 7.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>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 (a) or (b) below:</p> <ul style="list-style-type: none"> (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: <ul style="list-style-type: none"> (i) exceed 3m in wall height (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.</p>
Side boundary setback	

PO 8.1	DTS/DPF 8.1
Building walls are set back from side boundaries to provide:	Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:
<ul style="list-style-type: none"> (a) separation between buildings in a way that contributes to a suburban character and (b) access to natural light and ventilation for neighbours. 	<ul style="list-style-type: none"> (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - 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 top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - 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 top of the footings.
Rear boundary setback	
PO 9.1	DTS/DPF 9.1
Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide:	Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:
<ul style="list-style-type: none"> (a) separation between buildings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<ul style="list-style-type: none"> (a) if the size of the site is less than 301m²— <ul style="list-style-type: none"> (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any other building level of the building (b) if the size of the site is 301m² or more— <ul style="list-style-type: none"> (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any other building level of the building.

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)
------------------------------------	--------------------------

<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post)

	abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following) where not located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>7. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence 	None specified.

<ul style="list-style-type: none"> (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
<p>8. Alteration of or addition to any development involving the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) child care facility (b) community facility (c) educational facility. 	<p>Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.</p>
<p>9. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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. 	<p>Except where not undertaken by the Crown, a Council or an essential infrastructure provider.</p>
<p>10. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>11. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <ul style="list-style-type: none"> (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	

<p>PO 3.1</p> <p>To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.</p>	<p>DTS/DPF 3.1</p> <p>The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.</p>
<p>PO 3.2</p> <p>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p>	<p>DTS/DPF 3.2</p> <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
Movement and Car Parking	
<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands.

- or
(b) 1 carpark per dwelling for any other dwelling.

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

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
<p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <ul style="list-style-type: none"> (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments 	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> .	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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.

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas

	free from development, and minimising intensification where development has occurred.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: <ul style="list-style-type: none"> (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 4.2 Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.	DTS/DPF 4.2 None are applicable.
Site Earthworks	
PO 5.1 The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.	DTS/DPF 5.1 None are applicable.
PO 5.2	DTS/DPF 5.2

Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	Filling for ancillary purposes: (a) does not exceed 300mm above existing ground level and (b) is no more than 5m wide.
Access	
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event.	DTS/DPF 6.1 None are applicable.
PO 6.2 Access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.	DTS/DPF 6.2 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
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.
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Procedural Matters (PM) - Referrals

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

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

	<p>outlets for sites less than 200m²</p> <p>(iii) connected to one toilet and the laundry cold water outlets for sites of 200m² or greater</p> <p>(iv) with a minimum total capacity in accordance with Table 1</p> <p>(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank</p> <p>(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area</p> <p>Table 1: Rainwater Tank</p> <table><tr><th>Site size (m²)</th><th>Minimum retention volume (Litres)</th><th>Minimum detention volume (Litres)</th></tr><tr><td><200</td><td>1000</td><td>1000</td></tr><tr><td>200-400</td><td>2000</td><td>Site perviousness <30%: 1000 Site perviousness ≥30%: N/A</td></tr><tr><td>>401</td><td>4000</td><td>Site perviousness <35%: 1000 Site perviousness ≥35%: N/A</td></tr></table>	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
Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)											
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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. <table><tr><th colspan="4">Table 2 Tree Discounts</th></tr><tr><th>Retained</th><th>Retained tree</th><th>Retained soil</th><th>Discount</th></tr></table>	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m ² and min. dimension of 1.5m	Medium	6 m	4 m	30m ² and min. dimension of 2m	Large	12 m	8m	60m ² and min. dimension of 4m	Table 2 Tree Discounts				Retained	Retained tree	Retained soil	Discount
Site size per dwelling (m ²)	Tree size* and number required per dwelling																																				
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Large	12 m	8m	60m ² and min. dimension of 4m																																		
Table 2 Tree Discounts																																					
Retained	Retained tree	Retained soil	Discount																																		

	tree height (Column A)	spread (Column B)	area around tree within development site (Column C)	applied (Column D)
	4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
	6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
	>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
	Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.			

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 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
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:

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not result in any of the following: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
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): <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any

	<p>point along the driveway</p> <p>(b) are constructed with an all-weather trafficable surface.</p>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <p>(a) do not contribute to the instability of embankments and cuttings</p> <p>(b) provide level transition areas for the safe movement of people and goods to and from the development</p> <p>(c) are designed to integrate with the natural topography of the land.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Overlooking / Visual Privacy (low rise buildings)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone satisfy at least one of the following:</p> <p>(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</p> <p>(b) have sill heights greater than or equal to 1.5m above finished floor level</p> <p>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</p>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <p>(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</p> <p>or</p> <p>(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:</p> <p>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>

All Development - Medium and High Rise

External Appearance

PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings satisfy all of the following: (a) are oriented towards the street (b) are clearly visible and easily identifiable from the street and vehicle parking areas (c) are designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) are designed to provide shelter, a sense of personal address and transitional space around the entry (e) are located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) are designed to avoid the creation of potential areas of

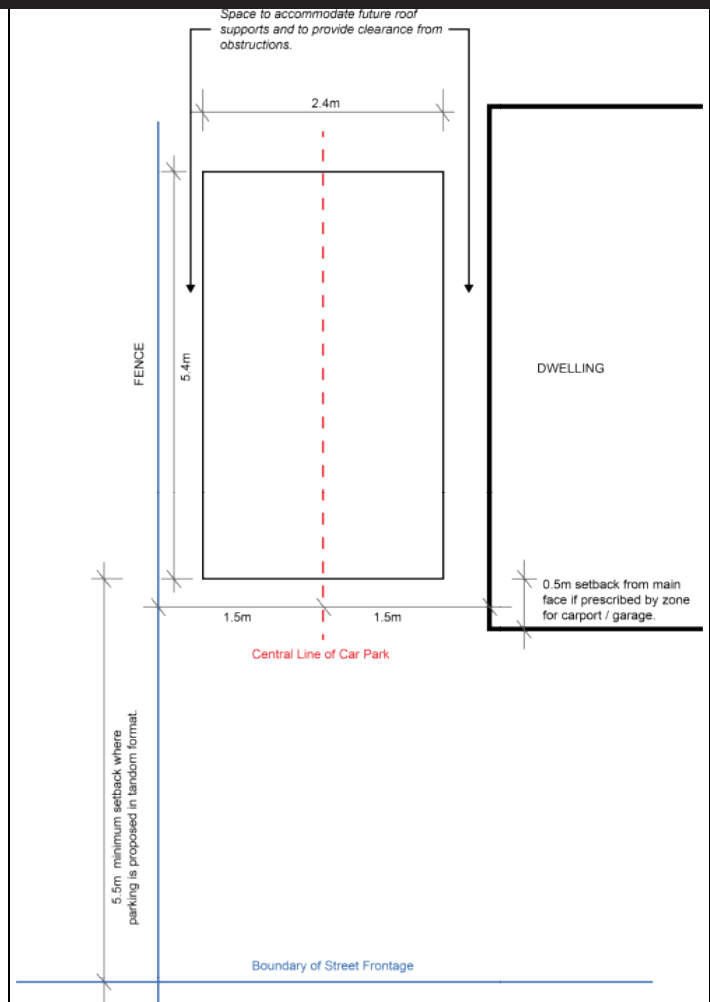
	entrapment.																																				
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.																																				
Landscaping																																					
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.																																				
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired. <table><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr><tr><td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr><tr><td colspan="4">Tree size and site area definitions</td></tr><tr><td>Small tree</td><td colspan="3">4-6m mature height and 2-4m canopy spread</td></tr><tr><td>Medium tree</td><td colspan="3">6-12m mature height and 4-8m canopy spread</td></tr><tr><td>Large tree</td><td colspan="3">12m mature height and >8m canopy spread</td></tr><tr><td>Site area</td><td colspan="3">The total area for development site, not average area per dwelling</td></tr></table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²	Tree size and site area definitions				Small tree	4-6m mature height and 2-4m canopy spread			Medium tree	6-12m mature height and 4-8m canopy spread			Large tree	12m mature height and >8m canopy spread			Site area	The total area for development site, not average area per dwelling		
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PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.																																				
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.																																				

deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings and co-living incorporate windows facing primary	DTS/DPF 17.1 Each dwelling or co-living residence with a frontage to a public

street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	<p>street:</p> <ul style="list-style-type: none"> (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.
<p>PO 17.2</p> <p>Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>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.</p>
Residential Development - Low Rise	
External appearance	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
<p>PO 20.2</p> <p>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.</p>	<p>DTS/DPF 20.2</p> <p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1"> <thead> <tr> <th>Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. 	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%
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%										
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):										

	<ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space 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.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces satisfy all of the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 <ul style="list-style-type: none"> (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. <p>Example diagram:</p>



PO 23.3

Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.

DTS/DPF 23.3

Driveways and access points satisfy (a) or (b):

- (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site
- (b) sites with a frontage to a public road greater than 10m:
 - (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site 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.

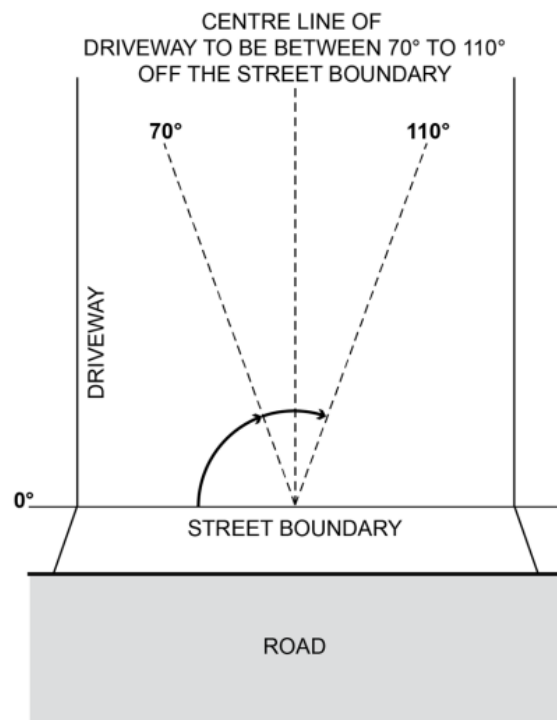
PO 23.4

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

	<p>pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</p> <ul style="list-style-type: none"> (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited to satisfy all of the following:</p> <ul style="list-style-type: none"> (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:  <ul style="list-style-type: none"> (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.
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can

	<p>enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p>
Waste storage	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings or co-living about both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <p>(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</p> <p>(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.</p>
Design of Transportable Buildings	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
<p>PO 26.1</p> <p>Ground level dwellings and co-living residences have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <p>(a) provide a habitable room at ground or first level with a window facing toward the street and</p> <p>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.</p>
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings and co-living residences within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings or co-living residences in multi-storey developments is raised by up to 1.2m.</p>
Private Open Space	
<p>PO 27.1</p> <p>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.</p>	<p>DTS/DPF 27.1</p> <p>Private open space or communal open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.</p>
Residential amenity in multi-level buildings	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another</p>

positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p> <p>Dwellings and co-living residences are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>Dwellings or co-living residences (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> (a) co-living residence: 4.3m³ per bedroom (b) studio: not less than 6m³ (c) 1 bedroom dwelling / apartment: not less than 8m³ (d) 2 bedroom dwelling / apartment: not less than 10m³ (e) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>PO 28.5</p> <p>Dwellings and co-living residences that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>DTS/DPF 28.5</p> <p>Light wells satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
<p>PO 28.6</p> <p>Attached or abutting dwellings and co-living residences are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Dwellings and co-living are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
Dwelling Configuration	
PO 29.1	DTS/DPF 29.1

Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	Buildings containing in excess of 10 dwellings provide at least one of each of the following: <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling (c) 2 bedroom dwelling (d) 3+ bedroom dwelling.
PO 29.2 Dwellings and co-living located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas satisfy all of the following: <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
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: <ul style="list-style-type: none"> (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	DTS/DPF 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.	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 <301m ² : 24m ² located behind the building line. (b) Site area ≥ 301m ² : 60m ² located behind the building line.

		Minimum directly accessible from a living room: 16m ² / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
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	
<p>PO 12.1</p> <p>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:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1</p> <p>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:</p> <ul style="list-style-type: none"> (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.
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

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	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. 	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p>

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

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
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <p>(a) does not involve a change in the use of land</p> <p>(b) involves a change in the use of land that does not constitute a change to a more sensitive use</p> <p>(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)</p> <p>(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:</p> <p>(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-</p> <p>A. site contamination does not exist (or no longer exists) at the land</p> <p>or</p>

	<p>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</p> <p>or</p> <p>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)</p> <p>and</p> <p>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</p>
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Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place (e) proximity to high frequency public transport <p>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</p>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 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.

reference to similar development in comparable locations.

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	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>

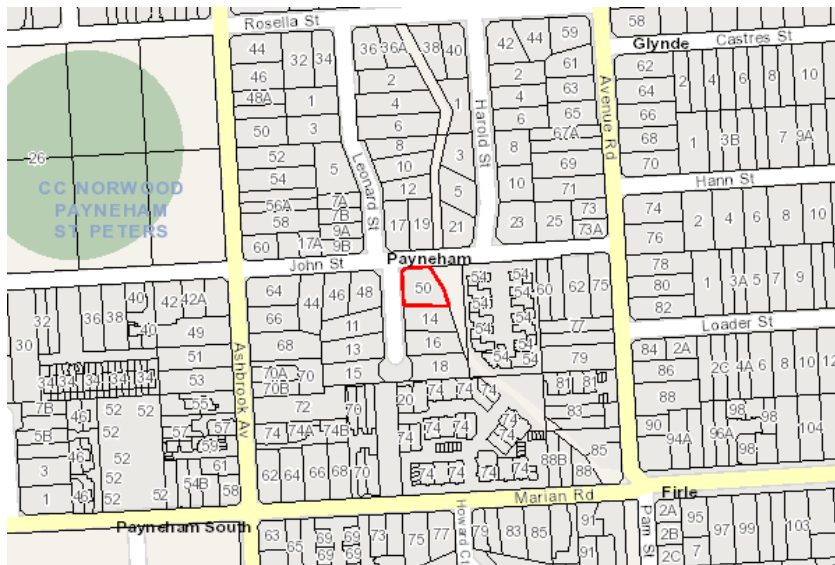
Table 2 - Off-Street Car Parking Requirements in Designated Areas

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

		storey building: 1 visitor space for each 6 dwellings.	
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Address: 50 JOHN ST PAYNEHAM SA 5070

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



Property Zoning Details

Zone

General Neighbourhood

Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)
 Affordable Housing
 Hazards (Flooding)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Signif Retirement Facility Supported Accom Sites
 Urban Tree Canopy
 Water Resources

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

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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.

<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).

<p>5. Any development involving any of the following (or of any combination of any of the following) where not located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>7. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola 	<p>None specified.</p>

<ul style="list-style-type: none"> (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
<p>8. Alteration of or addition to any development involving the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) child care facility (b) community facility (c) educational facility. 	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
<p>9. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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.
10. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
11. 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	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.

	administration of the <i>Airports Act 1996</i> of the Commonwealth.		
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Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 3.6 Fences do not unreasonably impede floodwaters.	DTS/DPF 3.6 A post and wire fence (other than a chain mesh fence).

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.

DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 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
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	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
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)

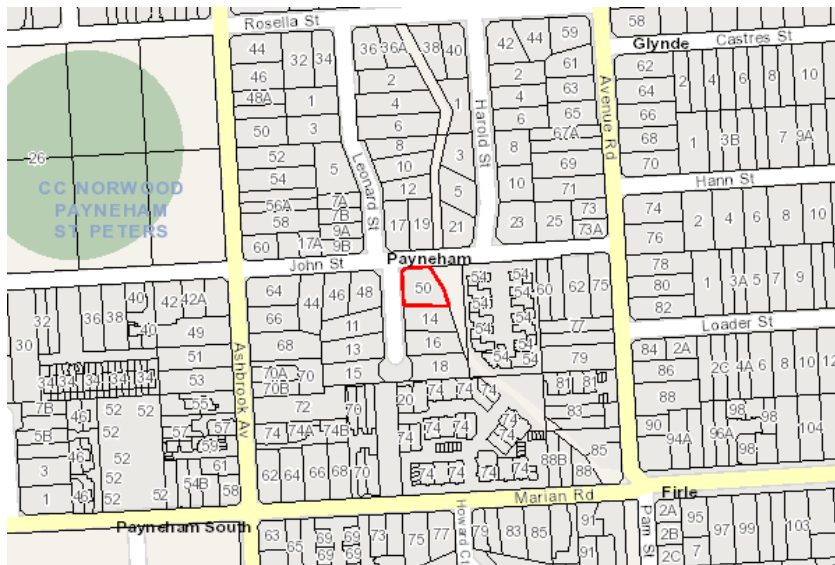
Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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: <div data-bbox="841 1270 1307 1451" data-label="Diagram"> <p>The diagram shows a corner of a road junction. A dashed line represents the 'Allotment Boundary'. A solid line represents the 'Road Reserve'. A shaded triangular area at the corner is labeled 'Corner Cut-Off Area'. Dimensions of 4.5M are indicated for the width of the road reserve and the depth of the cut-off area.</p> </div>

Address: 50 JOHN ST PAYNEHAM SA 5070

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



Property Zoning Details

Zone

General Neighbourhood

Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)
 Affordable Housing
 Hazards (Flooding)
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Signif Retirement Facility Supported Accom Sites
 Urban Tree Canopy
 Water Resources

Selected Development(s)

Retaining wall

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

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

Retaining wall - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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.

<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) retirement facility (b) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).

<p>5. Any development involving any of the following (or of any combination of any of the following) where not located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy any of the following: <ul style="list-style-type: none"> (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (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 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>7. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola 	<p>None specified.</p>

<ul style="list-style-type: none"> (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
<p>8. Alteration of or addition to any development involving the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) child care facility (b) community facility (c) educational facility. 	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
<p>9. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:</p> <ul style="list-style-type: none"> (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.
10. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
11. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Site Earthworks	
PO 5.1 The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.	DTS/DPF 5.1 None are applicable.
PO 5.2 Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	DTS/DPF 5.2 Filling for ancillary purposes: (a) does not exceed 300mm above existing ground level and (b) is no more than 5m wide.

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 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
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			Reference
None	None	None	None

Part 4 - General Development Policies

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
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.
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.



City of
Norwood
Payneham
& St Peters

NAME OF POLICY: Council Assessment Panel Review of Decisions of the Assessment Manager

POLICY MANUAL: Governance

BACKGROUND

The *Planning Development and Infrastructure Act 2016* (the Act) provides that where an application for development is made to an Assessment Manager, a person who has applied for the development authorisation may apply to the Council Assessment Panel for a review of a prescribed matter.

DISCUSSION

The Council Assessment Panel (CAP) has endorsed the following Policy.

KEY PRINCIPLES

The Policy has been prepared to provide clear guidance on the procedures involved in the CAP's review of an Assessment Manager's decision.

POLICY

1. Introduction

- 1.1 Section 202 (Rights of Review & Appeal) of the *Planning, Development & Infrastructure Act 2016* (PDI Act) allows an applicant who has received a determination from a relevant authority, including the Council Assessment Panel or Assessment Manager, regarding a Development Application, the right to seek a review of the decision.
- 1.2 Where such a decision has been made by the Assessment Manager (or his or her delegate), Section 202 (1)(b)(i)(A) permits the applicant to apply to the Council Assessment Panel (CAP) to review the decision regarding a Prescribed Matter.
- 1.3 Section 203(2)(a) of the PDI Act states that CAP may adopt a procedure for the consideration of such review requests as it thinks fit. This Policy has been formulated to accord with Section 203 of the PDI Act.
- 1.4 This Policy outlines the process to be followed by an applicant when lodging such a request for review and how the matter will be considered by CAP.
- 1.5 This Policy applies in addition to the statutory requirements for the review by the Council Assessment Panel (CAP) of a decision of an Assessment Manager as set out in Part 16, Division 1 of the PDI Act.

2. Definitions & interpretation

- 2.1 “**applicant**” in this instance refers to the person or entity named as such on the Development Application form who sought the development authorisation in question and who may or may not be the owner of the land on which the development is to occur.
- 2.2 “**Assessment Manager**” in this instance includes his or her delegate
- 2.3 “**business day**” means any day except— (a) Saturday, Sunday or a public holiday; or (b) any other day which falls between 25 December in any year and 1 January in the following year;
- 2.4 “**next available meeting**” is not necessarily the next in-time CAP meeting (which could be a matter of days away) as the agenda for the next meeting may have closed or is full, or there may be insufficient time for the CAP members to consider the information provided to them. In this case, it is intended that the review would be assigned to and be heard at, the meeting after the next in time CAP meeting.
- 2.5 A “**Prescribed Matter**” means:
 - 2.5.1 any assessment, request, decision, direction or act of the Assessment Manager under the Act that is relevant to any aspect of the determination of the development application, or
 - 2.5.2 a decision to refuse to grant development authorisation to the application, or
 - 2.5.3 the imposition of conditions in relation to a grant of development authorisation, or
 - 2.5.4 subject to any exclusion prescribed by the *Planning, Development and Infrastructure (General) Regulations 2017*, any other assessment, request, decision, direction or act of the Assessment Manager under the PDI Act in relation to the granting of a development authorisation.

3. Commencing a review

- 3.1 An application for review in relation to a development application or development authorisation may only be commenced by the applicant for the development authorisation.
- 3.2 An application for review must relate to a Prescribed Matter in relation to which the Assessment Manager was the relevant authority.
- 3.3 An application for review must be:
 - 3.3.1 made using the Application to Assessment Panel for Assessment Manager’s Decision Review form (the Form - for ease of reference, a copy of the current Application to CAP Form is attached to this Policy).
 - 3.3.2 lodged in a manner identified on the Form, and
 - 3.3.3 lodged within one (1) month of the applicant receiving notice of the Prescribed Matter, unless the Presiding Member, in his or her discretion, grants an extension of time.
- 3.4 The Presiding Member may, in their discretion, determine that an application for review shall not be considered by the CAP on the basis that it is frivolous or vexatious, or is otherwise an abuse of process.
- 3.5 In determining whether to grant an extension of time, the Presiding Member may consider:
 - 3.5.1 the reason for the delay;
 - 3.5.2 the length of the delay;
 - 3.5.3 whether any rights or interests of other parties would be affected by allowing the review to be commenced out of time;
 - 3.5.4 the interests of justice;
 - 3.5.5 whether the applicant has, or is within time to, appeal the Prescribed Matter to the ERD Court, and

3.5.6 any other matters the Presiding Member considers relevant.

- 3.5 An application for review should, upon receipt by the CAP, be notified to the Assessment Manager within five (5) business days.

4. Applicant's Documents

- 4.1 An applicant must be given an opportunity to provide written submissions (which, for the avoidance of doubt, may include additional information and materials) in support of his or her application for review.
- 4.2 The Assessment Manager must inform the applicant of their right to provide written submissions to the CAP within 10 business days of receipt of the application for review.
- 4.3 Such written submissions must be received by the Presiding Member within 10 business days of receipt of the notice from the Assessment Manager, or such longer period as is requested by the applicant and granted by the Presiding Member, in his or her discretion.
- 4.4 A written submission should be marked to the attention of the Presiding Member and lodged in a manner specified in Clause 8.
- 4.5 The Presiding Member should provide a copy of any written submission to the Assessment Manager within 5 business days of its receipt.
- 4.6 Within 5 business days of the receipt of the applicant's written submissions, the Presiding Member should determine, in his or her discretion, whether to provide a referral agency which provided a response on the application with the opportunity to review and respond to any additional information and/or materials, in such manner and within such time as is determined by the Presiding Member.
- 4.7 Where a response is received from a referral agency, the Presiding Member should provide a copy to the applicant and Assessment Manager within 2 business days.
- 4.8 If the Presiding Member considers that an applicant's written submissions are substantial, the Presiding Member may defer the date for a hearing for such reasonable period as the Presiding Member considers appropriate, in order to:
- 4.8.1 provide the Assessment Manager with an opportunity to review and respond to the written submissions; and
 - 4.8.2 provide any relevant referral bodies with an opportunity to review and respond to the written submissions in accordance with Clause 4.6.

and must provide written notice to the applicant as soon as reasonably practicable after determining to defer the hearing, and in any event, no less than 24 hours before the hearing was due to take place.

5. Materials for review hearing

- 5.1 The Assessment Manager shall collate for the CAP:
- 5.1.1 all materials which were before the Assessment Manager at the time of the decision on the Prescribed Matter, including but not limited to:
 - 5.1.1.1 application documents, reports, submissions, plans, specifications or other documents submitted by the applicant;
 - 5.1.1.2 internal and/or external referral responses; and
 - 5.1.1.3 any report from Council staff or an external planning consultant written for the Assessment Manager;
 - 5.1.2 any assessment checklist used by the Assessment Manager when making the decision on the Prescribed Matter;
 - 5.1.3 any written submission, including additional information or materials, prepared by the applicant pursuant to Clause 4.1;

- 5.1.4 a report prepared by the Assessment Manager (or delegate) setting out the details of the relevant development application; the Prescribed Matter; an assessment of any additional information and/or materials provided by the applicant pursuant to Clause 4.1 (including, where appropriate, whether the additional information changes the Assessment Manager's original decision on the Prescribed Matter); and the reasons for the Assessment Manager decision on the Prescribed Matter; and
- 5.1.5 any further information requested by the Presiding Member or CAP.
- 5.2 After the completion of the requirements in Clause 5.1, the Assessment Manager should assign the review application to the next available CAP ~~Panel~~ meeting.
- 5.3 The documents identified in Clause 5.1 will be included as Attachments to the agenda item.
- 5.4 The Assessment Manager must, by written notice to the applicant:
 - 5.4.1 advise the applicant of the time and date of the CAP meeting at which the review application will be heard; and
 - 5.4.2 inform the applicant of their right to appear and make submissions in person to the Panel at the hearing; and
 - 5.4.3 invite the applicant to confirm in writing at least 2 business days prior to the hearing whether he or she wishes to be heard,
 not less than 5 business days before the meeting.
- 6. Review hearing**
 - 6.1 On review, the CAP will consider the Prescribed Matter afresh.
 - 6.2 The CAP will not hear from any party other than the applicant (and / or their representative) and the Assessment Manager.
 - 6.3 An applicant will be allowed five minutes to address the CAP. The Presiding Member may allow additional time at his or her discretion.
 - 6.4 Where an applicant is heard by the CAP, the Assessment Manager will be allowed five minutes to respond to any issues raised by the applicant. The Presiding Member may allow additional time at his or her discretion.
 - 6.5 CAP members may ask questions and seek clarification from the applicant and / or Assessment Manager at the conclusion of their addresses.
 - 6.6 Whether or not the applicant chooses to be heard by the CAP, the Assessment Manager should be present at the CAP meeting to respond to any questions or requests for clarification from the CAP.
 - 6.7 Following any addresses from the applicant and / or Assessment Manager, the Presiding Member will invite all CAP Members to speak on any matter relevant to the review.
 - 6.8 The CAP may resolve to defer its decision if it considers it requires additional time, or additional information from the applicant or the Assessment Manager (including legal or other professional advice), to make its decision.
 - 6.9 The deferral will be to the next ordinary meeting of the CAP, or such longer period of time as is determined by the CAP and/or the Presiding Member in consultation with the Assessment Manager to enable the information sought to be obtained and considered.
 - 6.10 Where an applicant is to provide further information to a CAP pursuant to Clause 6.8, the information must be provided within the time specified by the CAP and in a manner specified in Clause 8.
 - 6.11 Where an Assessment Manager is to provide further information to the CAP pursuant to Clause 6.8, a copy of the information must also be provided to the applicant not less than five (5) business days before the meeting at which it will be considered by the CAP.

7. Outcome on review hearing

- 7.1 The CAP may, on a review:
- 7.1.1 affirm the Assessment Manager's decision on the Prescribed Matter;
 - 7.1.2 vary the Assessment Manager's decision on the Prescribed Matter; or
 - 7.1.3 set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.
- 7.2 An applicant should be advised in writing of the CAP's decision by the Assessment Manager (or delegate) within a reasonable time.

8. Lodging written materials & documents with the CAP

- 8.1 All documents and written communications with the CAP must be lodged via:
- 8.1.1 the SA Planning Portal (to the extent the Portal is able to receive such a submission);
 - 8.1.2 email to: developmentassessment@npsa.gov.au; or
 - 8.1.3 hand-delivery or post to 175 The Parade Norwood 5067

9. Draft resolutions

The draft resolutions below are intended to provide guidance to the CAP as to how it might word resolutions to give effect to the decisions it makes on review. CAP may adopt this wording, or amend it as appropriate.

9.1 Resolution to affirm a decision of the Assessment Manager:

The Council Assessment Panel resolves to affirm the decision of the Assessment Manager [insert description of decision, for example:]

- *that the application is not seriously at variance with the Planning and Design Code (disregarding minor variations) and that planning consent be granted to DA No [insert] for [insert nature of development] subject to the [insert number] of conditions imposed by the Assessment Manager*
- *that DA No [insert] is classified as code assessed (performance assessed) development*
- *that the application is not seriously at variance with the Planning and Design Code (disregarding minor variations), but that DA No. [insert] does not warrant planning consent for the following reasons:*

9.2 Resolution to vary a decision of the Assessment Manager:

The Council Assessment Panel resolves to vary the decision of the Assessment Manager in relation to DA No [insert] by deleting condition [insert number] of planning consent and replacing it with the following condition:

[insert varied condition]

9.3 Resolution to set aside a decision of the Assessment Manager:

The Council Assessment Panel resolves to set aside the decision of the Assessment Manager to [insert description of decision being reversed, for example, refuse planning consent to DA No [insert]] and substitute the following decision:

- *DA No [insert] is not seriously at variance with the Planning and Design Code (disregarding minor variations) and that planning consent is granted to the application subject to the following conditions:*

9.4 Resolution to defer review hearing:

The Council Assessment Panel resolves to defer its decision in relation to its review of the decision of the Assessment Manager to [insert description of the decision] in relation to DA No [insert] until:

- *the next ordinary meeting of the Panel;*
- *the next ordinary meeting of the Panel after [insert additional information which has been requested by the Panel] is provided*
- *until the next ordinary meeting of the Panel after [insert date (i.e. giving an applicant 2 months to provide information)] (etc).*

REVIEW PROCESS

The Council Assessment Panel will review this Policy within five (5) years of the adoption date of the Policy.

INFORMATION

The contact officer for further information at the City of Norwood Payneham & St Peters is the Council's General Manager, Urban Planning & Environment, telephone 8366 4555.

ADOPTION OF THE POLICY

This Policy was adopted by the Council Assessment Panel on 21 October 2024.

TO BE REVIEWED

This Policy will be reviewed in October 2029.

APPLICATION TO ASSESSMENT PANEL¹

Decision Review Request

Prescribed form pursuant to section 203(1) for review of a decision of an Assessment Manager under section 202(1)(b)(i)A of the *Planning, Development and Infrastructure Act 2016* (Act)

Applicant details:	Name: North Adelaide Constructions (on behalf of Raoul and Alicia Stevenson) Phone: c/- Tom Game, McDonald Game Lawyers – 0419 809 361 Email: tom@mcdonaldgame.com.au Postal address: 1 King William Road, Unley SA 5061
Development Application Number:	26008311
Subject Land:	50 John Street, Payneham, as comprised in Certificate of Title Volume 5307 Folio 39
Date of decision of the Assessment Manager:	23 Jul 2026
Decision (prescribed matter²) for review by Assessment Panel:	The decision to refuse to grant planning consent to DA No. 26008311
Reason for review:	The proposed development warrants planning consent having regard to the circumstances and the correct application of the Planning and Design Code. Review to be supported by further written submissions from McDonald Game Lawyers.
Do you wish to be heard by the Assessment Panel?	☒ Yes ☐ No
Date:	24 August 2026
Signature:	 Tom Game, for and on behalf of the Applicant ☒ If being lodged electronically please tick to indicate agreement to this declaration.

¹ This application must be made through the relevant facility on the SA planning portal. To the extent that the SA planning portal does not have the necessary facilities to lodge this form, the application may be lodged—

- (i) by email, using the main email address of the relevant assessment panel; or
- (ii) by delivering the application to the principal office or address of the relevant assessment panel.

² **Prescribed matter**, in relation to an application for a development authorisation, means—

- (a) any assessment, request, decision, direction or act of the Assessment Manager under the Act that is relevant to any aspect of the determination of the application; or
- (b) a decision to refuse to grant the authorisation; or
- (c) the imposition of conditions in relation to the authorisation; or
- (d) subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of the assessment manager under the Act in relation to the authorisation.

This form constitutes the form of an application to an assessment panel under section 202(1)(b)(i)A of the *Planning, Development and Infrastructure Act 2016*, determined by the Minister for Planning and Local Government, pursuant to regulation 116 of the Planning, Development and Infrastructure (General) Regulations 2017. Last amended: 31 July 2020



McDonald Game Lawyers

M|G

31 August 2026

Mr Stephen Smith
Presiding Member
City of Norwood, Payneham & St Peters Council Assessment Panel
175 The Parade
NORWOOD SA 5067

By email: kfairbrother@npsp.sa.gov.au

Dear Presiding Member

Review of Assessment Manager Decision - DA 26008311 - 50 John Street, Payneham

This firm acts for Raoul and Alicia Stevenson, the proponents of DA 26008311, lodged on their behalf by North Adelaide Constructions (**Application**).

The Application was refused by the Assessment Manager on 23 July 2026. Our clients have applied for a review of the refusal by the Council Assessment Panel pursuant to section 202(1)(b)(i)(A) of the *Planning, Development and Infrastructure Act 2016*.

The Application seeks planning consent for development described as “*single storey detached dwelling with associated fencing and retaining walls*” (**proposed development**) at 50 John St, Payneham (**Land**). The substantive reasons for refusal relate solely to the Hazards (Flooding) Overlay.

This letter sets out the applicant’s further submissions on why the refusal should be set aside and substituted with a decision to grant planning consent.

For the reasons that follow, the Hazards (Flooding) Overlay did not form a proper basis for refusal of the Application, which otherwise warranted consent.

Background

The Land is located on the corner of John Street and Leonard Street, Payneham. It currently contains a single storey detached dwelling and associated outbuildings. It has colorbond sheet metal fencing to all boundaries.

We understand the existing dwelling was constructed in around 1960. Our clients have owned the Land since 2014 and have not experienced any flooding in that time.

Under the Planning and Design Code (**Code**), the Land is within the General Neighbourhood Zone and is subject to the Hazards (Flooding) Overlay and the Hazards (Flooding – General) Overlay.

The extent of the spatial application of the flooding Overlays to the Land can be seen in the following images.

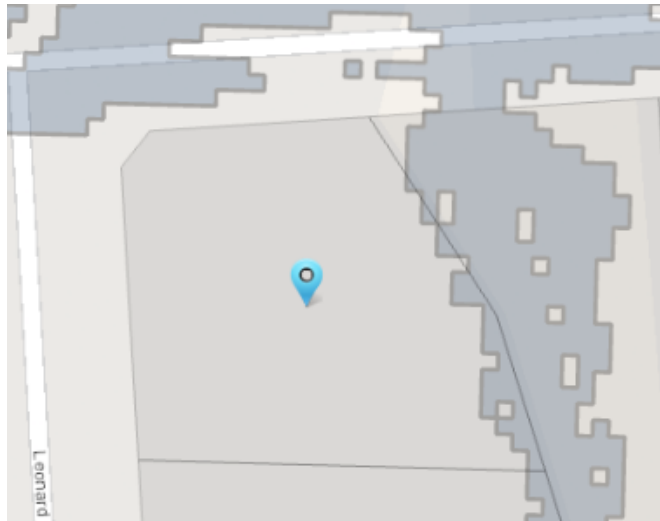


Image 1: Spatial application of the Hazards (Flooding) Overlay on SAPPA

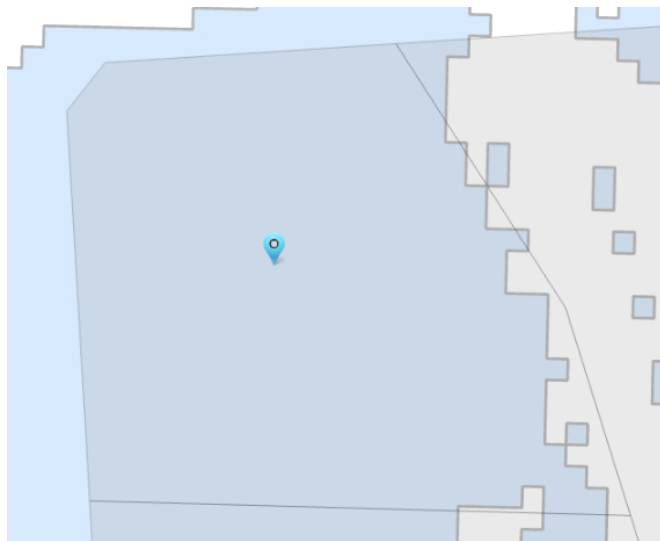


Image 2: Spatial application of the Hazards (Flooding – General) Overlay on SAPPA

The entirety of the existing dwelling is within the Hazards (Flooding – General) Overlay.

The Application, lodged on 1 April 2026 seeks consent for a single storey detached dwelling and fencing. The retaining walls originally proposed have been removed from the proposal. The dwelling will be located wholly outside of the Hazards (Flooding) Overlay.

The new dwelling will have a slightly higher finished floor level than the existing dwelling (by 430mm). It will also marginally increase the total floor area of buildings on the land (by around 50m²).

On 24 April 2026 the Council issued a Request for Information which:

1. noted that the dwelling will be sited in the 1-in-20 year storm flowpath;
2. advised that this was acceptable given the existing dwelling on the land is already within the flowpath; and
3. sought a report from a suitably qualified engineer considering how stormwater might be diverted into neighbouring land.

The comments in the RFI are understood to be based on flood modelling undertaken by the Council, which does not align with or has not been incorporated into the Code. It is understood that the Council is concerned about displacement of flood waters, not inundation of the dwelling.

It is also understood that any floodwaters affecting the Land will be relatively shallow (in the order of 200mm). The Applicant's engineers have prescribed a finished floor level of 100.90 (RL) to allow a freeboard of over 300mm above the 1 in 100 year flood height, satisfying the requirements of the Hazards (Flooding – General) Overlay.

The applicant declined to provide the flood engineering report, viewing it as an unnecessary exercise and expense having regard to the limited extent of the Hazards (Flooding) Overlay affecting the land. The Application was subsequently refused.

Interpretation and application of the Code

Part 1 – Rules of Interpretation of the Code deals with the application of spatially based policies and rules as follows:

*Where a zone, subzone, overlay or technical and numeric variation (TNV) does not spatially apply to the whole of a site that is the subject of the development application, **the spatially based rules of the zone (including assessment pathway exclusions), subzone, overlay or TNV are only applicable to the portion of the site to which the zone, subzone, overlay or TNV spatially covers.** Reference to the South Australian Property and Planning Atlas of the SA planning database will be made to determine whether a zone, subzone, overlay or TNV is relevant to the site of the proposed development application.*¹

(our emphasis)

Put simply, a policy will only apply to a piece of land to the extent that it spatially applies to that land as depicted on the South Australian Property and Planning Atlas (**SAPPA**). A development, or portion of a development, cannot be assessed against the Flooding Overlay provisions if it falls outside of the Overlay.

¹ See under the heading "Interpretation" – "Application of Spatially Based Policies and Rules"

Further, Part 1 – Rules of Interpretation of the Code under the heading “Application of Policies to Performance Assessed Classes of Development” relevantly provides as follows:

*... Table 3 specifies the policies and rules that apply to classes of development within the zone, including by the application of policies within subzones and overlays (**applies only in the area affected by the subzone/overlay**), together with the relevant general development policies...*

*The policies specified in Table 3 constitute the policies applicable to the particular class of development within the zone **to the exclusion of all other policies within the Code, and no other policies are applicable.***

...

(our emphasis)

Having regard to the above:

1. the Code spatially applies policies which informs the relevant authority of the policies or rules that apply to a proposed development, confirming that they operate solely by reference to their mapped spatial extent;
2. the Hazards (Flooding) Overlay can only be relevant in the assessment of “development” proposed on that portion of the site that is spatially covered by that overlay; and
3. the only provisions of the Overlay that may be applied in assessing the dwelling are those specified in Table 3 of the General Neighbourhood Zone for purposes of assessing a “detached dwelling”.

Assess based on current Code policies

A development application must be assessed against the provisions of the Code in force at the time of lodgement, and only those provisions relevant to the land and the development.

It is not permissible for a relevant authority to make its own decision about what policies should be applied, and the ERD Court has cautioned against that in the past.

The ERD Court case of *Down v Town of Gawler*² involved a similar situation, with a dwelling in a residential zone. The Full Bench declined to apply flooding policies that did not spatially apply to the land:

Ms Savva argued that we should assess the proposed development against the Gawler Rivers Flood Plain Policy Area provisions of the Development Plan, notwithstanding that the Development Plan itself does not apply those provisions to the site. We disagree.

² [2007] SAERDC 63

There is no warrant for reading the Development Plan in that manner. This is not a case where it is appropriate to have regard to the provisions of an adjacent zone because the development site affects and would be affected by that zone. It is not a case in which the site is in a "grey zone" on the border of two different zones (see District Council of Tanunda v Davis (1985) 39 SASR 578). Ms Savva is asking us to impose the provisions of a different Policy Area because there is now a school of thought that the development site should have the same designation (i.e. Flood Plain) as the land in that Policy Area.³

The spatial extent of the Hazards (Flooding) Overlay is an expression of policy no doubt based on a range of datum, risk and policy considerations. The applicants are entitled to rely on those policies as they currently stand. It matters not that the Council may have formed the view that the policies should be amended.

The concluding comments of the ERD Court in *Down v Town of Gawler* are apposite in that regard:

The scheme of the Act is clear. Planning policy is arrived at by a complex process involving all of the parties listed above. It is important. It can have significant financial, social and environmental consequences. It is expressed in the Development Plan and may only be changed by means of a Plan Amendment Report formulated in accordance with the Act. It can, however, be changed quickly should the need arise. In relation to the flood plain of the Gawler River, the need has not yet arisen. A new method of calculation has been put forward by Mr Kemp, and Mr Spurling has done his best to extrapolate water levels from those calculations, using the information which is to hand, which, he acknowledges, has some deficiencies. The calculations are at a rudimentary stage. A much larger project to map the flood plain is in train. What the outcome of that project will be is unknown. A blanket refusal of all development applications by the Council in these circumstances amounts to de facto interim development control. It is a usurpation of the role of the Minister under s 28 of the Act. It is an attempt to do by development assessment that which the Development Act provides must be done by administrative process.

This Court's role in this appeal is to make the decision in relation to the development application afresh. In doing so, we decline to adopt the approach taken by the Council at first instance. The proposed development is very substantially in compliance with the relevant provisions of the Development Plan. The information that the risk of the flooding of the site from the Gawler River may be greater than previously thought is not yet sufficiently reliable, as far as the Council is concerned, to form the basis of a draft PAR. It cannot, therefore, be the grounds for refusing a single storey detached dwelling in a Residential Zone and Policy Area.⁴

No risk to Council by approving development that meets the Code

It is highly relevant that the land already contains a dwelling and that the proposed dwelling will be at less risk of flooding than the existing dwelling. The existing dwelling could be retained, renovated or altered as of right.

³ Ibid at [42]

⁴ Ibid at [43-44]

The Council is excluded from liability for any decision it makes in good faith⁵. Plainly, a decision to approve a dwelling which satisfies the applicable planning policies in force at the time of the application is a decision in good faith. Indeed, it is a decision that the Council is bound to make.

It cannot be said that the Council is being negligent in its assessment simply because there is a theoretical risk of flooding impacts which has not been incorporated into the Planning and Design Code.

Conclusion

In determining the relevant Code policies that apply to the proposed development, the rules of interpretation of the Code are clear. Only those policies which spatially apply to the portion of the Land on which the “development” is proposed may be relied upon in the assessment.

In this case, no development is proposed on that portion of the Land in which the Hazards (Flooding) Overlay spatially covers. Accordingly, we submit that the refusal was without proper basis and should be reversed.

For the reasons set out above, we submit that the proposed development warrants the grant of planning consent and we invite the Panel to set aside the Assessment Manager’s refusal and grant planning consent to the proposed development.

We seek to be heard by the Panel in support of the application for review and would be grateful if you would please advise us of the date and time of the relevant meeting.

Lastly, in respect of the right to a fair hearing, we request that we be provided with a copy of any report prepared for the Panel by staff, and that we be given an opportunity to respond to that report.

Please contact me if you have any queries or require any further information.

Yours faithfully



Tom Game

McDonald Game Lawyers

M: 0419 809 361

E: tom@mcdonaldgame.com.au

⁵ PDI Act s233, see also *Mortimer v DC Streaky Bay* [2014] SADC 75

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: NORTH ADELAIDE CONSTRUCTIONS trading as HPG Homes
Postal address: 234 MAIN NORTH ROAD PROSPECT SA 5082
Email: sarah@hpghomes.com.au

IN REGARD TO:

Development application no.: 26008311	Lodged on: 1 Apr 2026
Nature of proposed development: Single storey detached dwelling with associated fencing and retaining walls	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 50 JOHN ST PAYNEHAM SA 5070		
Title ref.: CT 5307/39	Plan Parcel: D7014 AL27	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Refused	23 Jul 2026			Assessment Manager at City of Norwood, Payneham and St. Peters
Building Consent					Neil Kirkham
Development Approval - Planning Consent; Building Consent					City of Norwood, Payneham and St. Peters

FROM THE RELEVANT AUTHORITY: Assessment Manager at City of Norwood, Payneham and St. Peters
Date: 23 Jul 2026

REFUSAL REASONS

Planning Consent

- Pursuant to section 119(6)(b) of the *Planning, Development and Infrastructure Act 2016*, information that was reasonably required for the assessment of the application was not provided within the specified timeframe, as requested.
- The proposal fails to satisfy Performance Outcome 3.2 of the Hazards (Flooding) Overlay as it has not demonstrated that the proposed development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.

3. The proposal fails to satisfy Performance Outcome 3.3 of the Hazards (Flooding) Overlay as it has not demonstrated that the proposed development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.
4. The proposal fails to satisfy Performance Outcome 3.4 of the Hazards (Flooding) Overlay as the proposed development does not avoid frequently flooded or high velocity areas.

ADVISORY NOTES

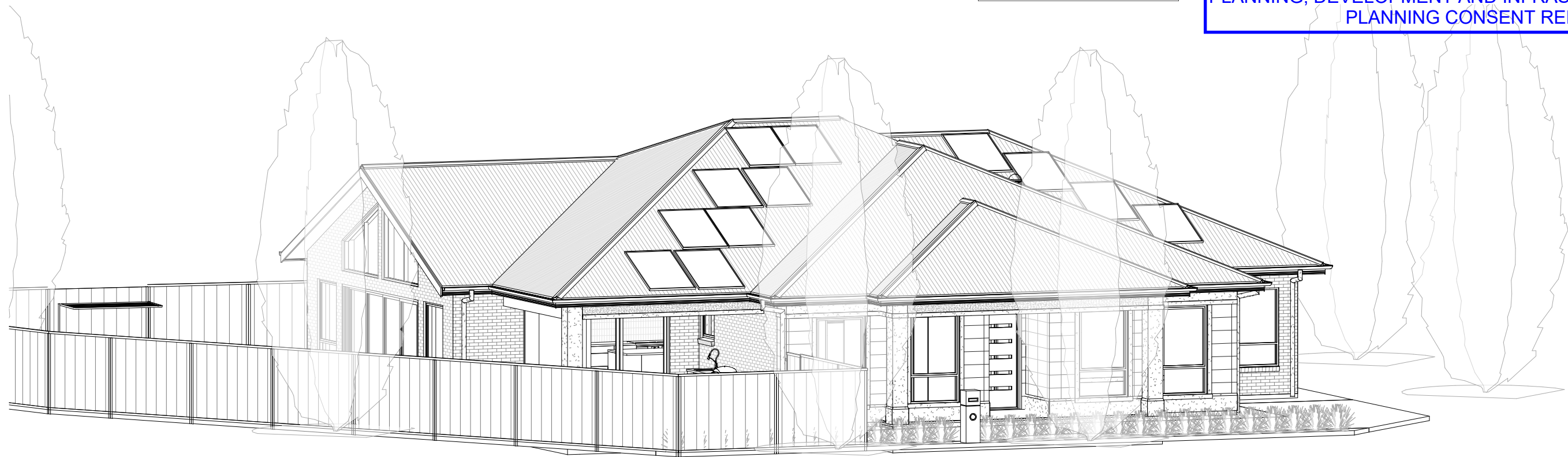
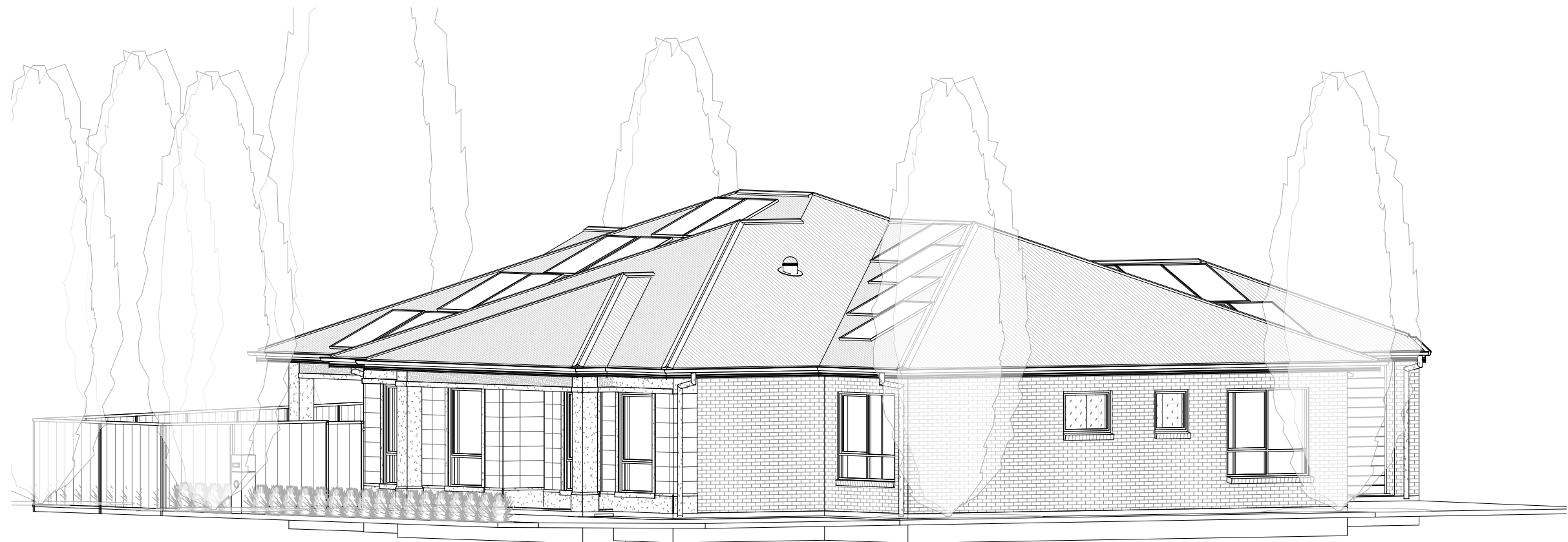
Planning Consent

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.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: Neil Kirkham - KBS Consultants Pty Ltd	Type of consent: Building
Telephone: 0882741500	Email: fiona@kbsconsultants.com.au
Postal address: 59 Hughes Street, Unley SA 5061	

Name: Assessment Manager at City of Norwood, Payneham and St. Peters	Type of consent: Planning
Telephone: 0883664530	Email: developmentassessment@npsa.gov.au
Postal address: PO Box 204, Kent Town SA 5071	



50 John St Payneham custom

FINISHES SCHEDULE PREFIXES

B BALUSTRADE
BEN BENCHTOP
CAB CABINETRY
CF CEILING FINISH
EL ELECTRICAL
FF FLOOR FINISH
FR FRAMING
GF GENERAL FINISH
GN GENERAL NOTE
H HEATING
J JOINERY
P POOL
PL PLUMBING
RF ROOFING
SF SOFT FURNISHINGS
SITE SITEWORKS
SL SOFFIT LINING
SS STRUCTURE
SV SERVICES
WDF WINDOW FRAMING
WF WALL FINISH
WP WALL PLINTH/BANDING

REVISION SCHEDULE

NUMBER	DATE	DESCRIPTION
A	21/10/25	FOR INITIAL COMMENT
B	29/10/25	AS PER EMAIL 22/10/25 -2340 INTERNAL DOORS WITH HIGHER GARAGE PANEL DOOR OPENINGS ADD CSD BETWEEN RETREAT AND KIDS WING OF THE HOUSE RELOCATE THE POOL AS PER SKETCH REMOVE THE FIREPLACE AND STONWORK, BUT KEEP THE GABLE ROOF. STACKER DOORS THE FULL LENGTH, WITH SMALLER HIGHLIGHT WINDOWS ABOVE, SIMILAR TO THE REFERENCE PHOTO. ALFRESCO, LARGE CONCRETE OR PAVED PATHWAY, WITH A POOL FENCE EXTENDING ACROSS FROM THE STACKER DOORS. POOL AREA, R CHAIRS AND POSSIBLY A LOUVRE PERGOLA ON A CONCRETE OR PAVED SURFACE. ALFRESCO LARGER INBUILT BARBECUE IN THE ALFRESCO KITCHEN BARN DOOR TO ENTRANCE INTO THE RETREAT FENCE TO SEPARATE THE FRONT AREA FROM THE ALFRESCO CHANGE THE SLIDING DOOR IN THE RETREAT TO A WINDOW. UPDATE CONSTRUCTION TO TIMBER FRAME
C	05/11/25	AS PER EMAIL 02/11/25 AND 03/11/25 - CHANGED BOUNDARY FENCE LINE AS PER MARKUP. CHANGE STUDY ROOM LENGTH, REMOVED BARN DOOR AND STORAGE TO RETREAT AND CHANGED POWDER ROOM AS PER MARKUP
D	30/11/25	PER E-MAIL 29-11 INCREASE GARAGE DOORS TO 2700 NOMINAL HEIGHT, CHANGE SWING TO DOORS, WIP, PWDR, BATH, ADD DOOR TO BED 1 WIR, CHANGE SHOWER HEAD POSITION BATH, BALLANCE FRONT WINDOWS, CLARIFY TIMBER FRAME NOTES.
E	01/12/25	PER EMAIL 01-12-25 TO INCREASE SPACE IN LAUNDRY, PLEASE DECREASE DEPTH OF LINEN JOINERY ON SOUTHERN SIDE TO 400MM DEEP AND REMOVE NIB WALL AT THE END. NOTE FOR 3 PHASE POWER ON PLAN.
F	10/12/25	PER EMAIL 10-12-25 -DOUBLE BASIN IN THE ENSUITE AND OVERHEADS ABOVE THE BENCH IN THE BUTLERS PANTRY AND LAUNDRY
G	6/1/26	PER EMAIL 6/1/26 - 6WKPV BY OWNER AFTER HAND OVER, 90MM DOWNPIPES TO 100MM COMMON STORM WATER
H	19/01/26	PER EMAIL 13/01/26 -1. CHANGE NOTES FOR 90MM DOWNPIPES AND 100MM STORMWATERPIPES 2. CHANGE DOOR TO LAUNDRY TO FLUSH JAM CAVITY SLIDING DOOR 3. CHANGE THE OTHER CSDs TO FLUSH JAM ALSO 4. ADD AN EXTRA BASIN IN THE MAIN BATHROOM (2 INSTEAD OF 1). 5. PLEASE MOVE AND INCREASE THE SIZE OF POOL TO 7x3 FIBREGLASS POOL WITH GLASS BALUSTRADE AND WORKING DRAWINGS
I	22/1/26	PER EMAIL 22/1/26 ADD PV SYSTEM AND BATTERY (BY OWNER) AS NOTED ON LAYOUT SUPPLIED, REMOVE FLUSH JAMB FROM ENS AND WIR
J	29/1/26	MOVE LIGHT SWITCHES OUT OF BATHROOM
K	5/2/26	ADD I200 SELF WALL TO BOTH SHOWERS REMOVE NICHES, ADD FLOOR TRAP TO LAUNDRY
L	12/2/26	ADD INTERNAL ELEVATIONS OF RAKED AREA AND BASIC AC
M	16/3/26	PER E-MAIL 16/3/26 SWING DOOR TO ENSUITE, I200 HIGH NIB WITH GLASS SCREEN OVER TO ENSUITE, SQUARE OFF MAIN BATHROOM, I200 CUSTOM FRONT DOOR
N	24/06/26	PER EMAIL 23/06/26 - REMOVE THE POOL OFF THE PLANS ON THIS ONE AND NOTE TO KEEP THE APRICOT TREE IN THE BACK NOW
O		
P		

Window Schedule								
Level	Mark	Type	Height	Width	Sill Height	Head Height	Comments	Room
GROUND FLOOR	01	1800.2050 ASW	1800	2050	600	2400		BED 3
GROUND FLOOR	02	2057.1210 AAW	2057	1210	343	2400		BED 2
GROUND FLOOR	03	2057.1210 AAW	2057	1210	343	2400		BED 2
GROUND FLOOR	04	2057.1210 AAW	2057	1210	343	2400		BED 1
GROUND FLOOR	05	2057.1210 AAW	2057	1210	343	2400		BED 1
GROUND FLOOR	06	857.850 AAW	857	850	1543	2400	OBSCURE GLASS	ENS
GROUND FLOOR	07	2057.1210 AAW	2057	1210	343	2400		DINING
GROUND FLOOR	08	2 PANEL 700.2290	1710	2290	3400	5110		
GROUND FLOOR	09	2 PANEL 700.2290	1710	2290	3400	5110		
GROUND FLOOR	10	2057.1210 AAW	2057	1210	343	2400		LIVING
GROUND FLOOR	11	1800.2050 ASW	1800	2050	600	2400		RETREAT
GROUND FLOOR	12	1800.2050 ASW	1800	2050	600	2400		BED 4
GROUND FLOOR	13	857.850 AAW	857	850	1543	2400	OBSCURE GLASS	WC
GROUND FLOOR	14	857.1210 AAW	857	1210	1543	2400	OBSCURE GLASS	BATH

Door Schedule								
Level	Mark	Type	Width	Height	Sill Height	Head Height	Comments	Room
GROUND FLOOR	01	1200.2340	1200	2340	0	2340	I200 CUSTOM DOOR	ENTRY
GROUND FLOOR	02	24.36 XXF ASD	3600	2430	-30	2400		ALFRESCO
GROUND FLOOR	03	2430.4810 XXXF ASD	4810	2430	-30	2400		DINING
GROUND FLOOR	04	870.2340	870	2340	0	2340		LAUNDRY
GROUND FLOOR	05	2750.2410 RD	2410	2750	-30	2720		GARAGE
GROUND FLOOR	06	2780.5410 PANEL DOOR	5410	2780	-30	2750		GARAGE
GROUND FLOOR	07	870.2340	870	2340	0	2340		BED 2
GROUND FLOOR	08	870.2340	870	2340	0	2340		STUDY
GROUND FLOOR	09	870.2340	870	2340	0	2340		BED 1
GROUND FLOOR	10	870.2340 CS	870	2320	0	2320	CAV SL	BED 1
GROUND FLOOR	11	870.2340	870	2340	0	2340	CAV SL	WIR
GROUND FLOOR	12	870.2340	870	2340	0	2340		PASSAGE
GROUND FLOOR	13	870.2340 CS	870	2320	0	2320	CAV SL	RETREAT
GROUND FLOOR	14	870.2340	870	2340	0	2340		BED 4
GROUND FLOOR	15	870.2340	870	2340	0	2340	ESCAPE HINGES	WC
GROUND FLOOR	16	870.2340	870	2340	0	2340		BATH
GROUND FLOOR	17	870.2340	870	2340	0	2340		BED 3
GROUND FLOOR	18	870.2340 CS	870	2320	0	2320	CAV SL	W.I.P
GROUND FLOOR	19	870.2340 CS	870	2320	0	2320		LAUNDRY
GROUND FLOOR	20	870.2340	870	2340	0	2340		GARAGE
GROUND FLOOR	22	870.2340 CS	870	2320	0	2320	CAV SL	RETREAT

SHEET LIST

SHEET NUMBER SHEET NAME

00	COVER
000	TITLE
01	SITE PLAN
02	GROUND FLOOR PLAN
03	ELEVATIONS
03 A	INTERNAL ELEVATIONS
04	SECTIONS
04 A	SECTIONS
05	DETAILS
06	ELECTRICAL
07	WET AREAS
08	AREAS
09	ROOF DRAINAGE
10	WALL REINFORCING & THRESHOLDS
11	LIVABLE HOUSING CIRCULATION
12	STRUCTURE

SITE COVER		
Name	Area	COVER
GARAGE	45.9	6%
LIVING	248.9	35%
PORCH	7.4	1%
	302.3	43%
ALFRESCO	19.5	3%
	19.5	3%
driveway	45.1	6%
paving	28.6	4%
paving	19.9	3%
soft landscape	291.7	41%
	385.3	54%
	707.0	100%

BUILDING AREAS

LEVEL NAME AREA

GROUND FLOOR	GARAGE	45.9
GROUND FLOOR	PORCH	7.4
GROUND FLOOR	LIVING	248.9
		302.3
GROUND FLOOR	ALFRESCO	19.5
		19.5
		321.8
		321.8



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CUSTOM

HOT PROPERTY GROUP
HOMES

50 John St Payneham
custom

SCALE
(A3)
DRAWING
TITLE

ISSUE:
WORKING DRAWINGS

PROJECT NUMBER
25096

DATE
1/10/25

NO
000

DO NOT SCALE
DRAWINGS

BUILDER TO VERIFY ALL WORK
INCLUDING DIMENSIONS AND
LEVELS
BEFORE BUILDING COMMENCES

KEYNOTES

CODE DESCRIPTION

SOFT LANDSCAPING DTS

LESS THAN 150M2	=10%
150-200M2	=15%
201 - 450M2	=20%
OVER 450M2	=25%

SITE NOTES:

- * REFER TO C.T. FOR PRECISE MEASUREMENTS.
- * PLAN TO BE READ IN CONJUNCTION WITH ENGINEERS/SURVEYORS LAYOUTS FOR SITE LEVELS & CONTOURS.
- * STORMWATER, SEWER DRAINAGE & SITE WORKS LAYOUT BY ENGINEER. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- * GROUND LEVELS AND FINISHED FLOOR LEVELS ARE TO BE CONFIRMED ON SITE OR BY ENGINEER AND TO BE READ IN CONJUNCTION WITH ANY CURRENT CONTOUR DOCUMENTATION AND ENGINEERING.
- *CONFIRM BOUNDARIES AND VERIFY ALL DIMENSIONS PRIOR TO POURING OF SLAB OR COMMENCEMENT OF WORK(S).
- *RAIN WATER CAPTURE AND RAIN WATER TANK CAPACITY AS PER COUNCIL AND ENGINEERS GUIDLINES. RAINWATER TANK TO BE PLUMBED TO EITHER A WATER CLOSET OR ALL LAUNDRY COLD WATER TAPS.
- *THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (WHERE APPLICABLE).
- *DOWNPIPES ARE Ø90mm U.N.O. FROM GUTTER TO GROUND LEVEL THEN SLEAVED INTO Ø 100mm PIPE. DOWNPIPE SPACING IS NOT TO EXCEED 12M AVERAGE. DOWNPIPES ARE TO BE INSTALLED WITHIN 1.2M OF A VALLEY GUTTER. WHERE IT IS NOT POSSIBLE TO LOCATE A DOWNPIPE WITHIN 1.2M OF THE VALLEY GUTTER AN OVERFLOW MUST BE PROVIDED IN THE GUTTER.
- * BOX GUTTERS TO BE GENERALLY 300W 100 DEEP, SUMP MIN WIDTH OF GUTTER, 130 DEEP DOWNPIPES FROM BOX GUTTER TO BE MIN 90MM INTO 100 SWV WITH FLEX JOINTS AS NECESSARY - SEE ENGINEERING
- *REFER TO ENGINEERING, SITE AND DRAINAGE PLANS.

LEGEND

	MULCH AND NATIVE PLANTS
	LAWN - DRAUGHT TOLERANT KIKUYU OR SIMILAR
	PAVING
	CONCRETE
	WORKS BY OWNER
	POOL

6KW SOLAR PANEL ON ROOF BY OWNER AFTER HANDOVER
ALL TRUSSES TO BE DESIGNED TO ACCOMMODATE PV LOADS
LOCATION OF PANELS TO BE DETERMINED BY INSTALLER
SEE ENERGY REPORT FOR ADDITIONAL REQUIREMENTS

NOTE:
90MM DOWNPIPES TO 100MM
STORM WATER DRAIN

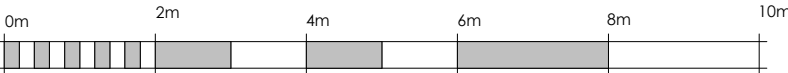
1.8m. h. BOUNDARY
FENCE AND GATE AS PER
BUILDER'S SPECS.

BUILDING AREAS

LEVEL	NAME	AREA
GROUND FLOOR	GARAGE	45.9
GROUND FLOOR	PORCH	7.4
GROUND FLOOR	LIVING	248.9
		302.3
GROUND FLOOR	ALFRESCO	19.5
		19.5
		321.8
		321.8

SITE COVER

Name	Area	COVER
GARAGE	45.9	6%
LIVING	248.9	35%
PORCH	7.4	1%
	302.3	43%
ALFRESCO	19.5	3%
	19.5	3%
driveway	45.1	6%
paving	28.6	4%
paving	19.9	3%
soft landscape	291.7	41%
	385.3	54%
	707.0	100%



VISUAL SCALE 1:100 @ A3

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HOT PROPERTY GROUP
HOMES
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SCALE
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SITE PLAN
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BEFORE BUILDING COMMENCES

AK

GENERAL BUILDING NOTES

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO BE USED BY CONTRACTORS FOR POSITIONING LAYOUTS OR TO SET OUT OR FOR MEASURING FOR USES IN THE FAB. PRODUCERS SUCH AS STRUCTURAL STEEL. DIMENSIONS ON HARD COPIES OR PDF INFORMATION REQUIRED IS TO BE NOT MEASURED DIRECTLY FROM ANY SUPPLIED CAD FILE.

Attachment 4

INSULATION TO EXTERNAL WALLS EXCLUDING GARAGE.
INSULATION TO INTERNAL GARAGE WALLS.
REFER TO ENERGY ASSESSOR REPORT FOR INSULATION AND GLAZING SPECIFICATIONS.

COLORBOND SHEET ROOF: PITCH AS PER ELEVATIONS
EAVES OVERHANG: AS PER ELEVATIONS.

ALL BRICK PIERS SHALL BE REINFORCED AS PER ENGINEERS REPORT (IF APPLICABLE).

CEILING HEIGHT: AS PER ELEVATIONS
WINDOWS HEAD HEIGHT: AS PER ELEVATIONS

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE. CONTRACTORS / TRADES SHALL CHECK THAT ALL INFORMATION / DOCUMENTATION IS CORRECT PRIOR TO COMMENCING WORK AND ORDERING OF MATERIALS. WHILST ACCURACY IS ENDEAVORED BURGESS DESIGN DO NOT TAKE ON THE RESPONSIBILITY OF THE BUILDER. IT IS THE BUILDER RESPONSIBILITY TO ENSURE INFORMATION IS CORRECT PRIOR TO ORDERING MATERIAL AND PRIOR TO CONSTRUCTION & ENGAGEMENT OF SUPPLIERS/CONTRACTORS.

NOTE:
90MM DOWNPIPES TO
100MM STORM WATER
DRAIN

**CONSTRUCTION TO
BE TIMBER FRAMED**
3 PHASE POWER

LEGEND:

- SMOKE ALARM INTERCONNECTED HARD WIRED SMOKE DETECTORS CONNECTED TO POWER & FITTED WITH BATTERY BACK UP
- DUCTED EXHAUST FAN
- TOILET ROLL HOLDER
- TOWEL RAIL
- GARDEN TAP
- CONTROL JOINT - SEE ENGINEERING
- EAVE OR ROOF VENT FROM DUCTED EXHAUST FAN
- EAVE VENT TO PROVIDE ROOF AIR FLOW
- ROOF VENT - WHIRLY BIRD OR EQUIVALENT

NOTE FOR FRAMERS - DO NOT PUT STRUCTURAL MEMBERS IN THE CENTRE OF PASSAGES - CONSIDER THE CLEARANCE REQUIRED FOR DOWNLIGHTS ETC

- STEP FREE ENTRY
- STEP FREE ENTRY TO SHOWER THAT HAS FULL LHD APPLIED
- FLOOR TRAP TO BATHROOM AND ENSUITE
- 70MM FULL SET DOWN TO BATHROOM AND ENSUITE
- LAUNDRY, TOILETS, AND VANITIES OUTSIDE OF BATHROOMS, NO FALL, NO FLOOR WASTE, OVERFLOW MUST BE INSTALLED TO VESSELS (BASIN/TROUGH)

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE BUILDER AND/OR DESIGNER.

*DOWNPIPES ARE Ø90mm U.N.O. FROM GUTTER TO GROUND LEVEL THEN SLEAVED INTO Ø 100mm PIPE. DOWNPIPE SPACING IS NOT TO EXCEED 12M AVERAGE. DOWNPIPES ARE TO BE INSTALLED WITHIN 1.2M OF A VALLEY GUTTER. WHERE IT IS NOT POSSIBLE TO LOCATE A DOWNPIPE WITHIN 1.2M OF THE VALLEY GUTTER AN OVERFLOW MUST BE PROVIDED IN THE GUTTER.

* BOX GUTTERS TO BE GENERALLY 300W 100 DEEP, SUMP MIN WIDTH OF GUTTER, 130 DEEP DOWNPIPES FROM BOX GUTTER TO BE MIN 90MM INTO 100 SWV WITH FLEX JOINTS AS NECESSARY - SEE ENGINEERING

THE INSTALLATION OF REMOVABLE HINGES TO SANITARY COMPARTMENT DOORS IS REQUIRED WHERE CLEARANCE FROM DOORWAY TO PAN IS LESS THAN 1200MM USE LANES 100MM LIFT OFF HINGES OR EQUAL.

WINDOW SIZES MAY CHANGE TO SUIT MANUFACTURERS SIZES. REFER TO BUILDERS PURCHASE SCHEDULE.

GLASS DOORS, SIDELIGHTS, GLAZING SCREENS, WINDOWS IN WET AREAS WILL BE OF SAFETY GLASS WHERE REQUIRED BY AS 1288 AND NCC. DRAFT PROTECTION DEVICE TO EXTERNAL SWING DOORS.

STAIRS/BALUSTADING/HANDRAILS AS PER MANUFACTURERS SPECIFICATIONS WHERE APPLICABLE.

WATERPROOFING TO WET AREAS TO BE IN ACCORDANCE WITH NCC TABLE 3.8.1.1. AND AS3740.

PROVIDE A MICROWAVE PROVISION IN THE KITCHEN OR WIP IF AVAILABLE. MW INDICATION ON PLANS ARE FOR MICROWAVE PROVISION ONLY, NOT APPLIANCE.

BUILDER TO INCLUDE BULKHEADS ABOVE OVERHEAD CABINETS IN KITCHEN. WHERE A LINEN CUPBOARD IS CABINETRY, INCLUDE BULKHEAD ABOVE.

CAVITY CONSTRUCTION DOES NOT REQUIRE WALL WRAP IN ZONE 5 WALL WRAP MUST BE INSTALLED IN ZONE 6

WHERE WALL WRAP IS IN STALLED IT MUST BE CLASS 3 VAPOUR PERMEABLE IN ZONE 5 AND CLASS 4 VAPOUR PERMEABLE IN ZONE 6

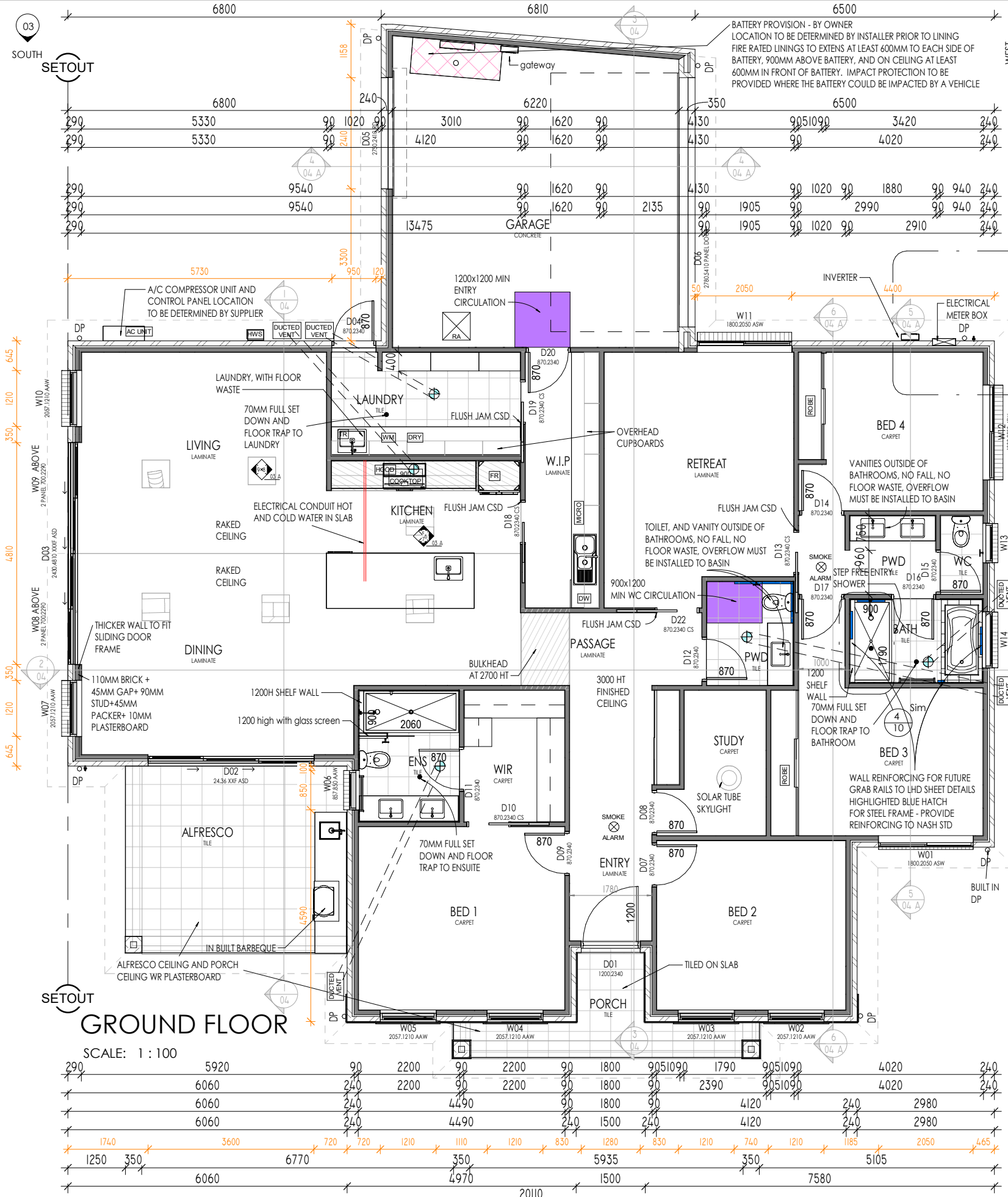
BUILDING AREAS

LEVEL	NAME	AREA
GROUND FLOOR	GARAGE	45.9
GROUND FLOOR	PORCH	7.4
GROUND FLOOR	LIVING	248.9
GROUND FLOOR	ALFRESCO	302.3
GROUND FLOOR		19.5
GROUND FLOOR		19.5
GROUND FLOOR		321.8
GROUND FLOOR		321.8 10m



VISUAL SCALE 1:100 @ A3

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GROUND FLOOR

SCALE: 1 : 100



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24/06/26

CUSTOM

HOT PROPERTY GROUP
HOMES
50 John St Payneham
custom

Page 20 of 63

SCALE
1 : 100 (A3)
DRAWING
GROUND FLOOR PLAN
ISSUE:
WORKING DRAWINGS

PROJECT NUMBER
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DATE
1/10/25
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02

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GF CEILING 3050

GROUND FLOOR

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BEFORE BUILDING
COMMENCES

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HOT PROPERTY
GROUP HOMES
CUSTOM

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PROJECT NUMBER
25096

DATE
1/10/25

SCALE
1 : 100 (A3)

DRAWING ELEVATIONS

ISSUE:
WORKING DRAWINGS

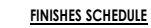
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03



SCALE: 1 : 100

SOUTH ELEVATION

SCALE: 1 : 100



NOTE: NO ROOF COLOURS DARKER THAN BASALT (SOLAR ABSORPTANCE 0.73)

NOTE: PROVIDE COLORBOND CAPPING TO ALL PARAPETS

NORTH ELEVATION

SCALE: 1 : 100



CODE	DESCRIPTION
------	-------------

RF1	COLORBOND CUSTOM ORB
RF12	DOWNPIPE
SITE1	RAIN WATER TANK
SV1	METER BOXES
SV3	AIR CONDITIONING COMPRI

KEYNOTES

CODE	DESCRIPTION
------	-------------

WF1	RENDERED BRICK
WF2	FACE BRICK
WF5	STONE CLADDING
WF8	TEXTURED FIBRE CEMENT SHEET



WEST ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

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HOT PROPERTY
GROUP HOMES
CUSTOM

GROUND FLOOR 0

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Payneham custom

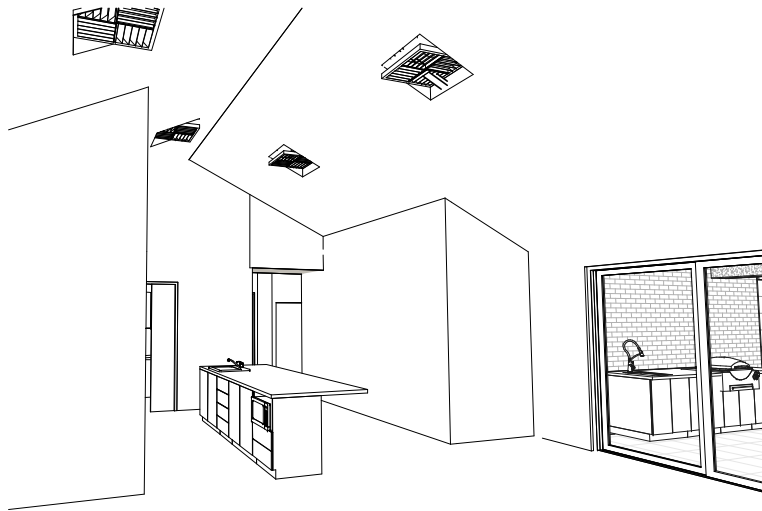
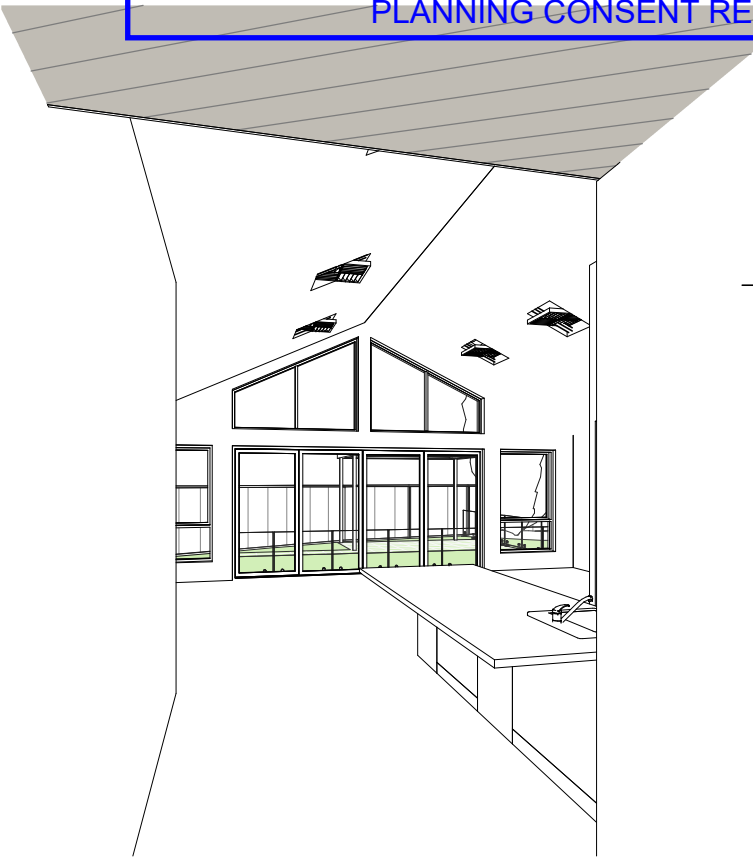
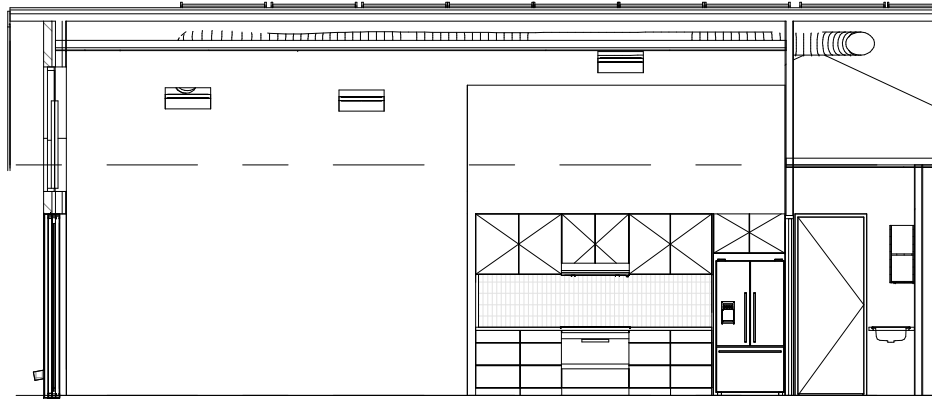
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DATE
1/10/25

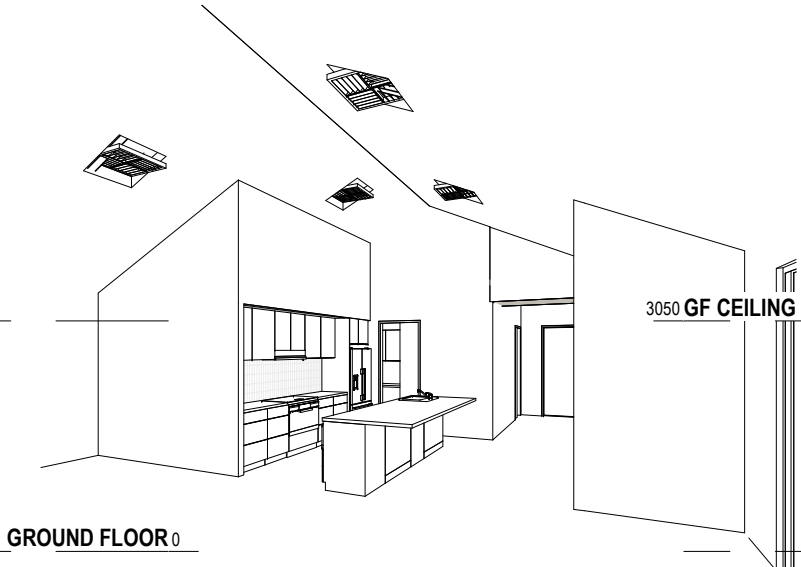
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DRAWING
INTERNAL ELEVATIONS

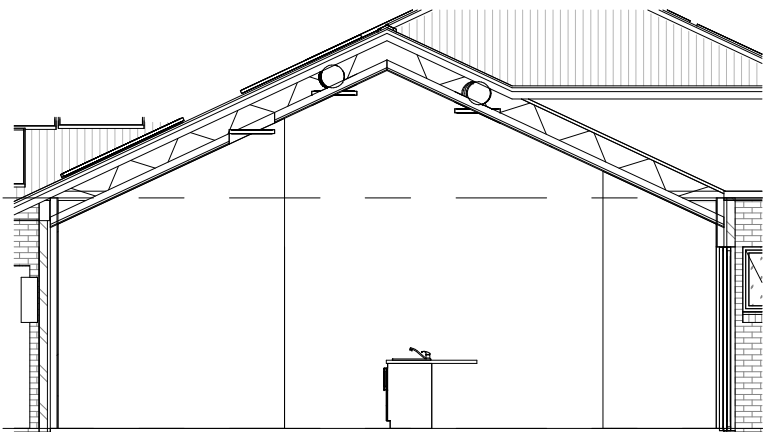
ISSUE:
WORKING DRAWINGS
GROUND FLOOR 0
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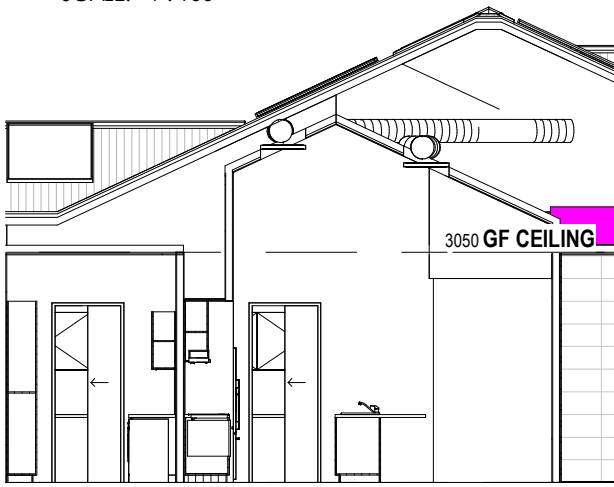
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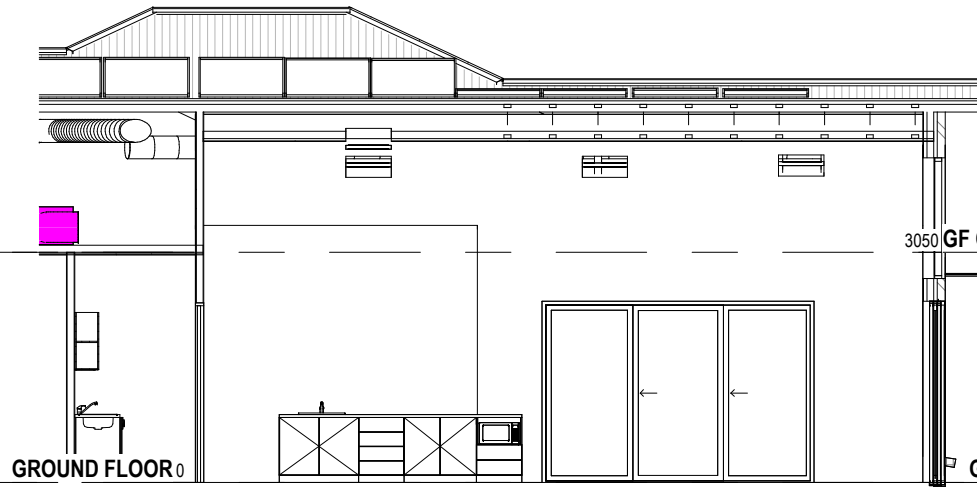
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8
02
LIVING 1
SCALE: 1 : 100

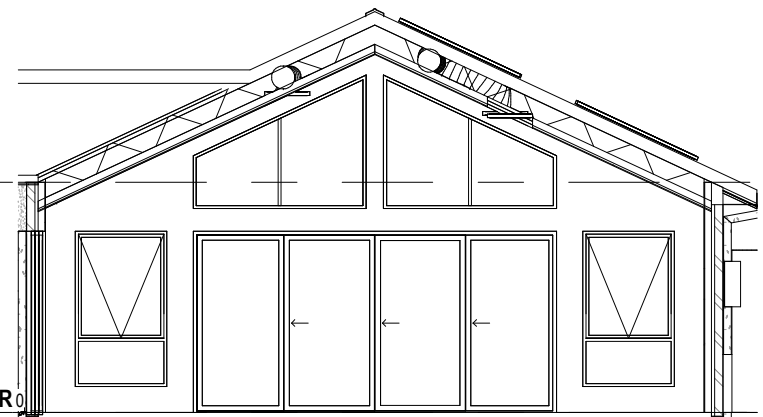


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KITCHEN 2
SCALE: 1 : 100



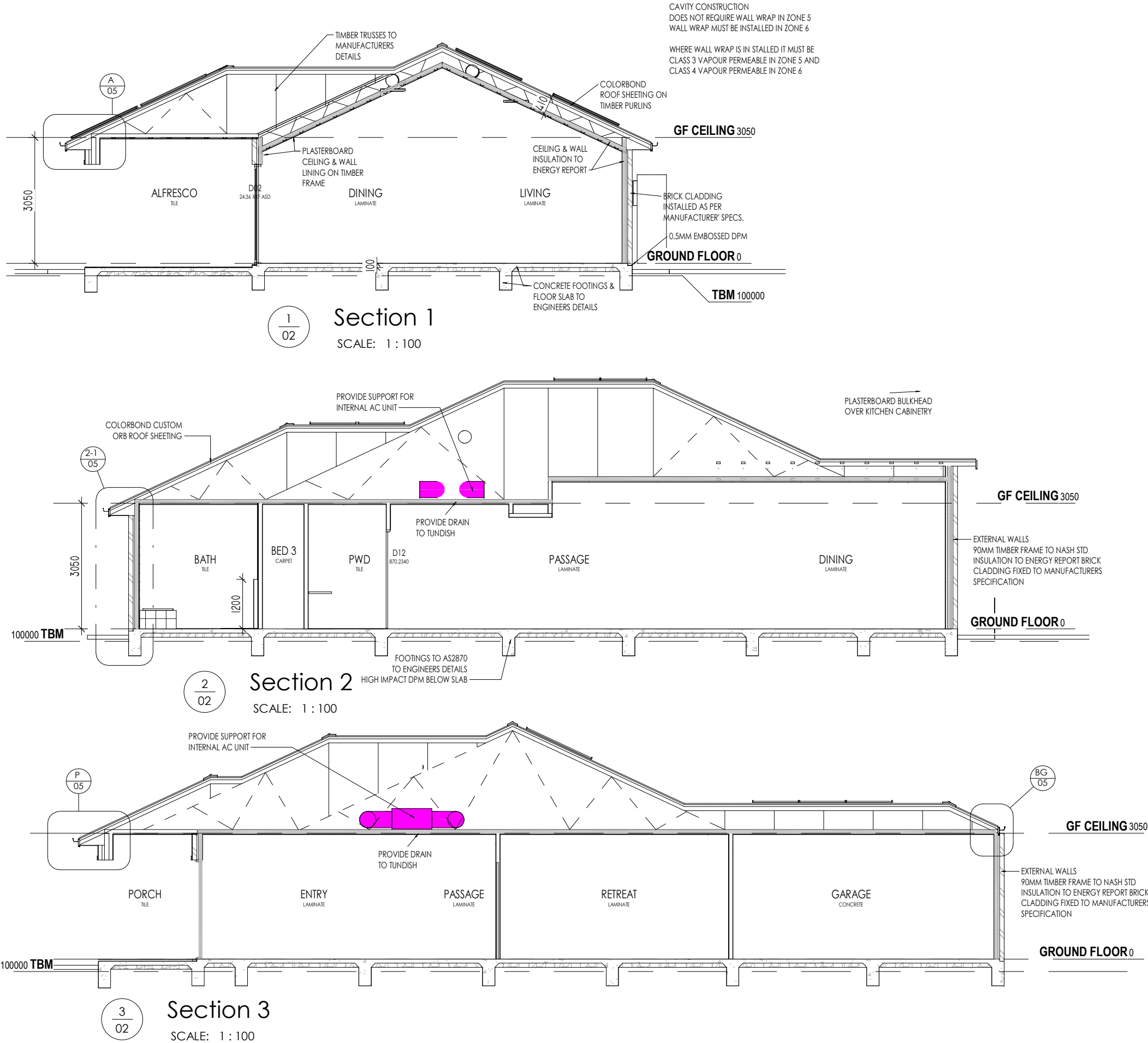
GROUND FLOOR 0

7
02
KITCHEN 3
SCALE: 1 : 100



9
02
LIVING 2
SCALE: 1 : 100

Attachment 4



SECTION NOTES

1. ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.
2. REFER TO ENGINEERS DOCUMENTATION FOR DETAILS ON FOOTINGS, STRUCTURE, SITEWORKS AND STORMWATER DETAILS.

- GALINTELS (WHERE APPLICABLE)**
1. LINTEL SIZES TO BE:
100X100X6 GALINTEL TO OPENINGS UP TO 2100MM
150X100X6 GALINTEL TO OPENINGS UP TO 3300MM
ALL SIZES TO BE CONFIRMED WITH ENGINEERS DETAILS AND DESIGN. THESE ARE AN INDICATION ONLY AND MAY VARY WITH DIFFERING LOADS

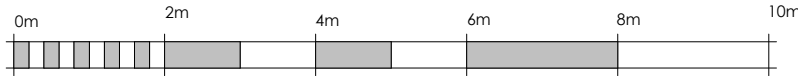
- CONCRETE**
1. ALL STRUCTURAL CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH F_C TO ENGINEERS SPECIFICATION
2. NEW CONCRETE WORK IS TO COMPLY WITH THE REQUIREMENTS OF AUSTRALIAN STANDARDS AND NCC.
3. ALL REINFORCEMENT FABRIC IS TO BE LAPPED A MINIMUM OF 225MM IN BOTH DIRECTIONS AND A 500MM LAP FOR TRENCH MESH. U.N.O.
4. REINFORCEMENT TO HAVE A MINIMUM COVER OF 70MM (TBC) IN BOTTOM OF TRENCHES. 25MM COVER TOP & BOTTOM THROUGHOUT. U.N.O.
5. STRIP TOP SOIL FROM UNDER STRUCTURAL SLABS, GRADE AS REQ'D AND COVER WITH 50MM SAND BED AND 200UM VAPOUR BARRIER.

- BRICKWORK (WHERE APPLICABLE)**
1. PROVIDE WALL TIES TO BRICKWORK AT MAX. 600MM CTRS IN EACH DIRECTION AND WITHIN 300MM OF ARTICULATION JOINTS.
2. SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED.
3. IN AREAS LESS THAN 1KM FROM THE SEA OR IN HEAVY INDUSTRIAL AREAS WALL TIES SHALL BE EITHER:
GRADE 316 STAINLESS STEEL, OR ENGINEERED POLYMER TIES.
4. ARTICULATION OF EXTERNAL BRICKWORK TO COMPLY WITH TN61 NOTES AND IN ACCORDANCE WITH SOIL CLASSIFICATION/SOIL REPORT NOMINATED.

- GALINTELS (WHERE APPLICABLE)**
1. ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED.
2. SIZES TO BE:
100X100X6 GALINTEL TO OPENINGS UP TO 2100MM
150X100X6 GALINTEL TO OPENINGS UP TO 3300MM
ALL SIZES TO BE CONFIRMED WITH ENGINEERS DETAILS AND DESIGN. THESE ARE AN INDICATION ONLY AND MAY VARY WITH DIFFERING LOADS.

- WET AREAS**
1. ALL WET AREAS TO COMPLY WITH AS3740 - 2021 AND BCA TABLE 3.8.1.1.
2. WALL FINISHES SHALL BE IMPERVIOUS TO 1800MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS.

- GENERAL NOTES**
1. SHEET ROOF AS PER AS1397, AS1562.1 & AS/NZS1562.2.
2. HOT WATER SERVICE PER AS1529.
3. TERMITE PROTECTION PER AS3660.1-2000. (IF REQUIRED)
4. TIMBER FRAMING/BRACING/TIE DOWNS AS PER RELEVANT NCC AND AS AND ALL RELEVANT ENGINEERING DETAILS.
5. SEWER TO BE CONNECTED TO EXISTING SEWER DISPOSAL SYSTEM - DETAILS BY OTHERS.
6. ALL WORKS SHALL COMPLY WITH NCC RELEVANT AUSTRALIAN STANDARDS (OF CURRENT ISSUE) AND ALL STATUTORY AUTHORITY REQUIREMENTS.
7. CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS ON SITE BEFORE COMMENCING ANY WORK.
8. ANY DISCREPANCIES OF SIGNIFICANCE TO BE REPORTED TO THE DESIGNER OR SUPERVISOR IMMEDIATELY BEFORE PROCEEDING FURTHER.



VISUAL SCALE 1:100 @ A3
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HOMES
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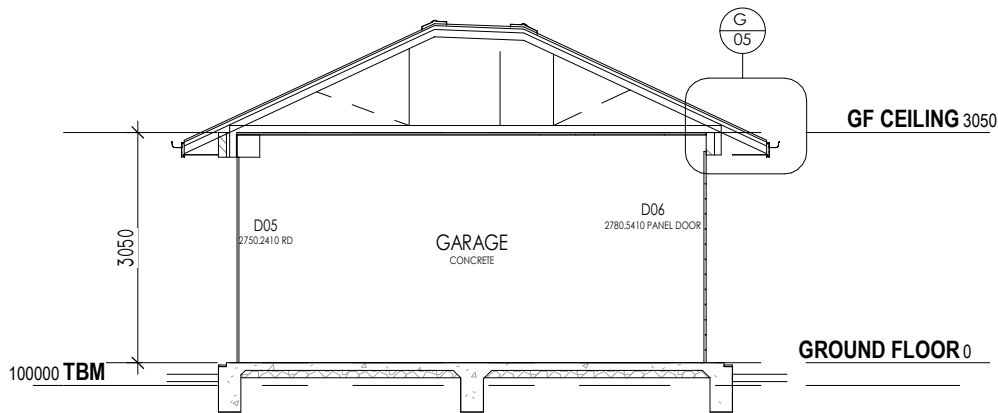
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SECTIONS
ISSUE:
WORKING DRAWINGS

PROJECT NUMBER
25096
DATE
1/10/25
NO
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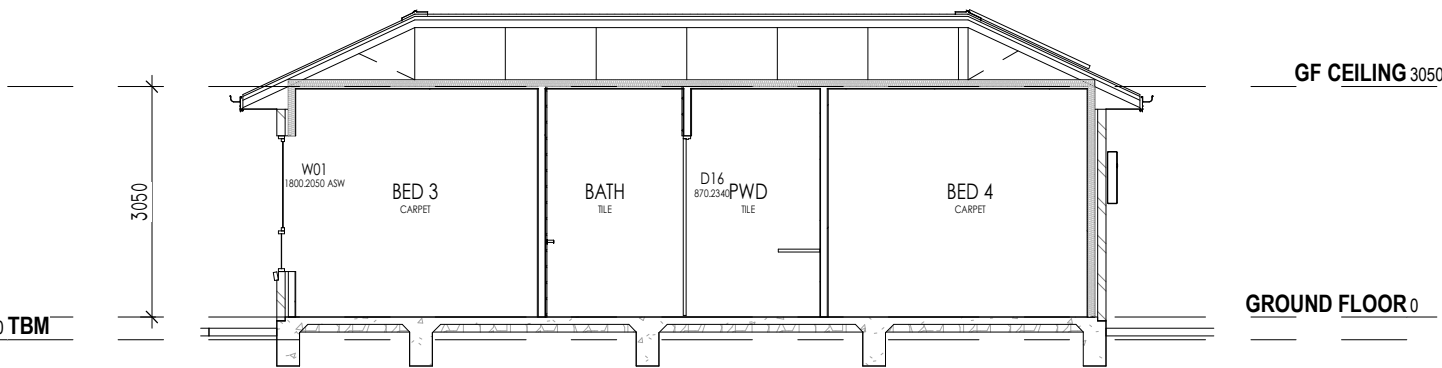
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DRAWINGS

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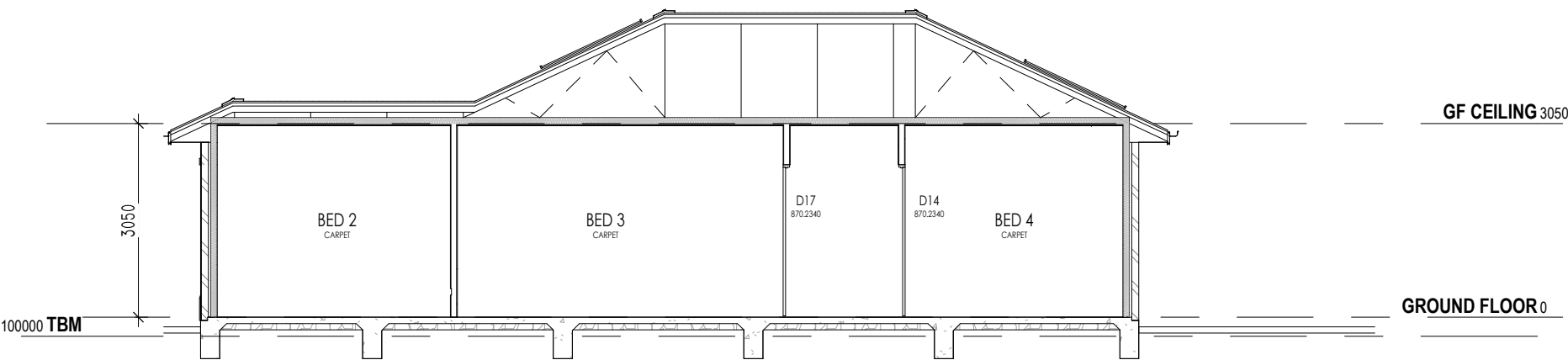
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Section 4
SCALE: 1 : 100



Section 5
SCALE: 1 : 100



Section 6
SCALE: 1 : 100



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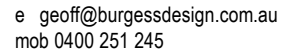
HOT PROPERTY GROUP
HOMES
50 John St Payneham
custom

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DRAWING
SECTIONS
ISSUE:
WORKING DRAWINGS

PROJECT NUMBER
25096
DATE
1/10/25
NO
04 A

DO NOT SCALE
DRAWINGS
BUILDER TO VERIFY ALL WORK
INCLUDING DIMENSIONS AND
LEVELS
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CITY OF NORWOOD PAYNEHAM & ST PETERS
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016
PLANNING CONSENT REFUSED



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HOT PROPERTY
GROUP HOMES
CUSTOM

50 John St
Payneham custom

PROJECT NUMBER
25096

DATE
1/10/25

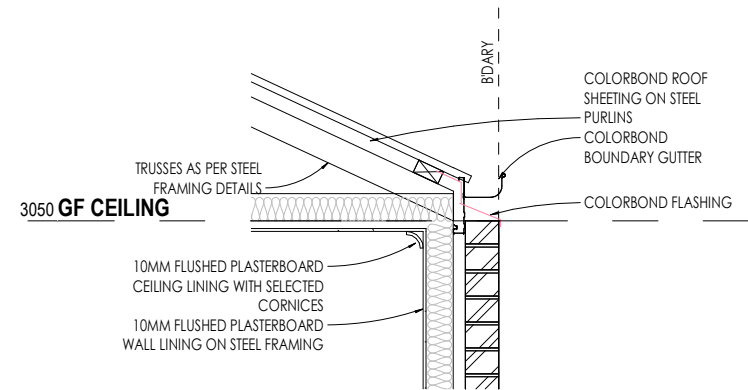
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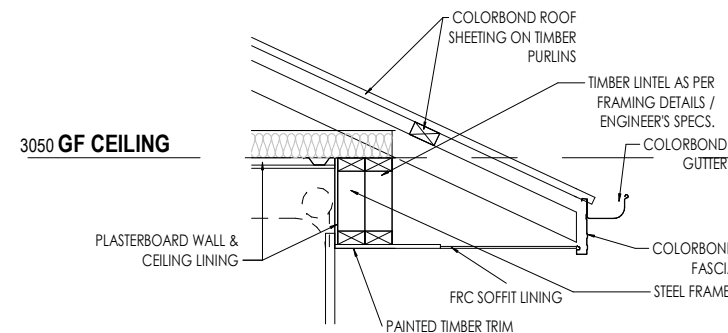
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NO
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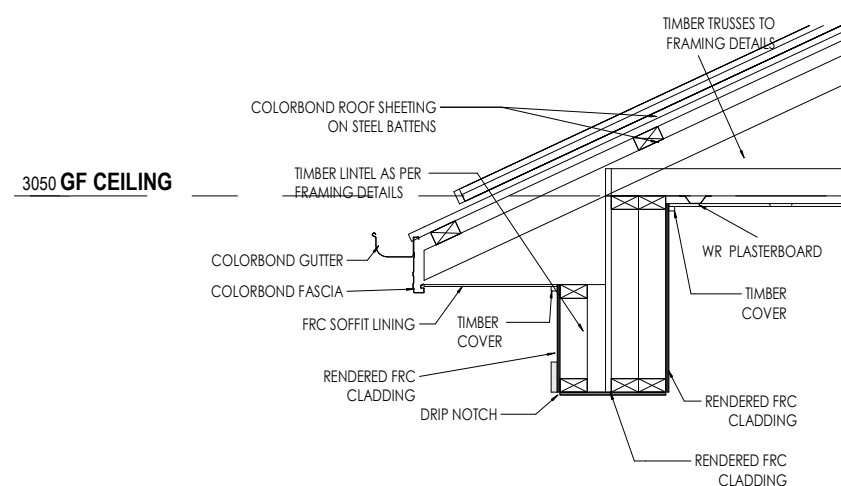
VIC REG NO
DP-AD 59100
QLD REG 15547623



SCALE: 1 : 25



SCALE: 1 : 25



SCALE: 1 : 25

SCALE: 1 : 25

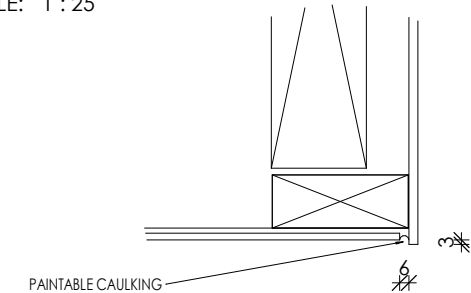
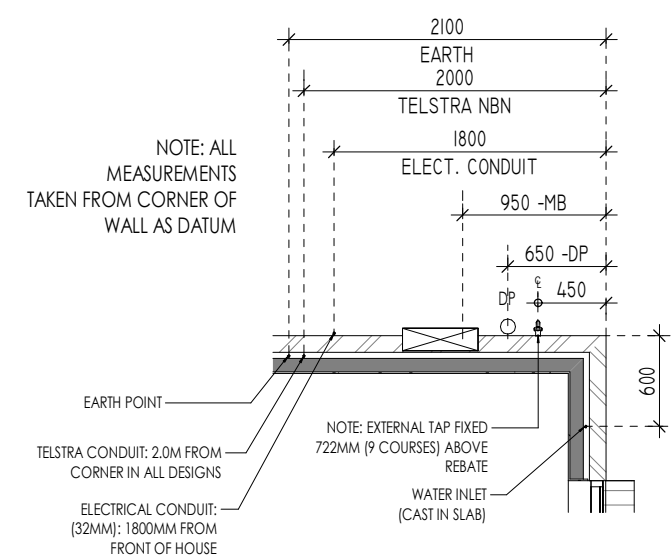


Diagram illustrating a fire safety measure (likely a fire protection zone or exclusion zone) around a building facade. The diagram shows a dashed arc representing the protection zone, with a radius dimension of 500. Key features and dimensions include:

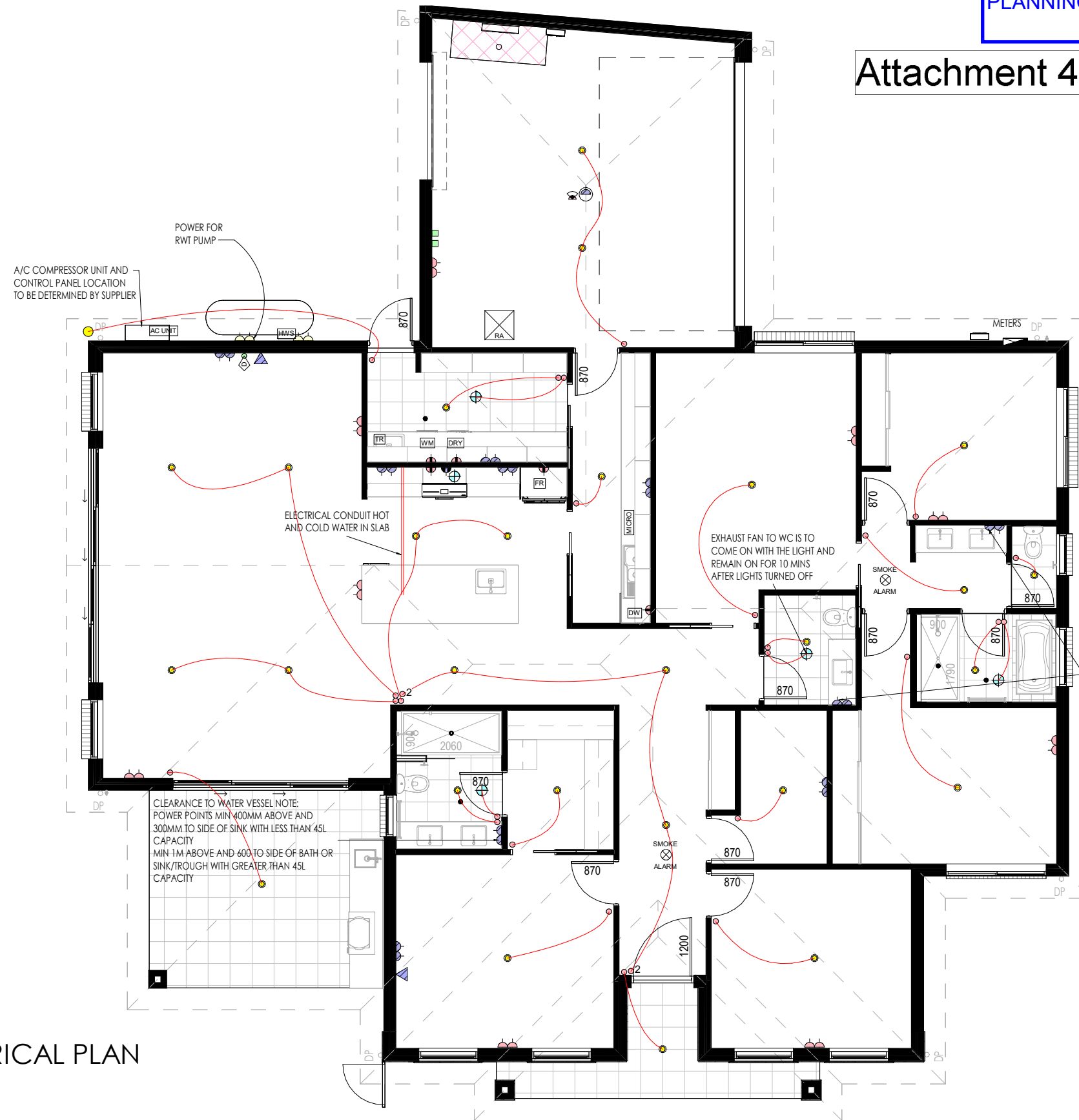
- Building Features:**
 - GATEWAY:** Located at the top right.
 - ELEC. METER:** Located in a box on the upper left.
 - GAS METER:** Located in a box on the lower left.
 - NO WINDOW:** A large rectangular area on the lower right.
 - NO IGNITION:** A label indicating a no-ignition zone.
- Dimensions (in meters):**
 - Vertical distance from the top of the building to the center of the Gas Meter: 722.
 - Horizontal distance from the left edge to the center of the Gas Meter: 500.
 - Horizontal distance from the center of the Gas Meter to the center of the Electric Meter: 503.
 - Horizontal distance from the center of the Gas Meter to the right edge of the 'NO WINDOW' area: 1000.
 - Horizontal distance from the center of the Gas Meter to the right edge of the 'NO WINDOW' area: 1303.
 - Horizontal distance from the center of the Gas Meter to the right edge of the 'NO WINDOW' area: 100MIN.
 - Horizontal distance from the center of the Gas Meter to the right edge of the 'NO WINDOW' area: 490.
 - Horizontal distance from the center of the Gas Meter to the right edge of the 'NO WINDOW' area: 300.

SCALE: 1 : 50



SCALE: 1 : 50

Attachment 4



ELECTRICAL LAYOUT TO BE CONFIRMED AT SELECTIONS

LOCATIONS OF THE ELECTRICAL PRODUCTS ARE DIAGRAMATIC ONLY AND ARE NOT MEANT TO BE DIMENSIONALLY PRECISE. ELECTRICIANS ARE EXPECTED TO MEASURE, LINE UP, CENTRE AND PLACE PRODUCTS ACCORDINGLY. FINAL LOCATIONS WILL BE DETERMINED ON SITE IN ASSOCIATION WITH FINAL JOINERY AND OTHER LAYOUTS

NOTE FOR FRAMERS - DO NOT PUT STRUCTURAL MEMBERS IN THE CENTRE OF PASSAGES - CONSIDER THE CLEARANCE REQUIRED FOR DOWNLIGHTS ETC

NOTE FOR FRAMERS - DO NOT PUT STRUCTURAL MEMBERS IN THE CENTRE OF PASSAGES - CONSIDER THE CLEARANCE REQUIRED FOR DOWNLIGHTS ETC

- ELECTRICAL LEGEND**
- DOUBLE GPO - 300mm ABOVE F.F.L.
- EXTERNAL WEATHER PROOF SINGLE GPO
- EXTERNAL WEATHER PROOF DOUBLE GPO
- SINGLE GPO - 1100mm ABOVE F.F.L.
- DOUBLE GPO - 1100mm ABOVE F.F.L.
- G.P.O. 600mm ABOVE F.F.L. FOR D/WASHER, OVEN, UB WASHING MACHINE, UB FRIDGE
- G.P.O. 1600mm ABOVE F.F.L. FOR R/H & FR
- CEILING MOUNTED G.P.O.
- GARAGE REMOTE PANEL DOOR- LOCATE ON CEILING 3300mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE
- HEIGHTS OF LIGHT SWITCHES**
- LIGHT SWITCH - 1100mm ABOVE F.F.L.
- LIGHT SWITCH
- 2/3 WAY LIGHT SWITCH
- LIGHT SWITCH WITH DIMMER
- SINGLE FLURO
- DOUBLE FLURO
- SEALED EXHAUST FAN - VENTED TO ATMOSPHERE FITTED WITH 2mm BRONZE MESH EMER GUARD WHERE APPLICABLE
- HEAT / FAN / LIGHT
- LED DOWNLIGHT
- CEILING MOUNTED LIGHT
- FEATURE PENDANT LIGHT
- WALL UP/DOWN LIGHT - 1800mm A.F.F.L.
- LED DOWNLIGHT ARRAY FITTING
- LED SLOT SUSPENDED FEATURE FITTING
- UNDER CUPBOARD LED LIGHTING
- SPOT LIGHT - 2100mm A.F.F.L.
- IN-FLOOR LED LIGHT
- LED WALL LIGHT - 300mm A.F.F.L.
- NBN HOME DISTRIBUTOR
- MEDIA POINT - 200mm A.F.F.L.
- DATA POINT - 200mm A.F.F.L.
- TELEPHONE POINT - 1100mm A.F.F.L.
- TELEPHONE POINT - 200mm A.F.F.L.
- TELEVISION POINT - 200mm ABOVE F.F.L.
- TELEVISION POINT - 1100mm ABOVE F.F.L.
- HWS INTERNAL CONTROLLER
- GAS POINT
- STEREO/MEDIA CONTROLLER
- SPEAKER - 2700mm ABOVE F.F.L.
- RADIANT HEATER
- INTERCOM
- SECURITY SYSTEM
- METER BOX
- INTERCONNECTED HARD WIRED SMOKE DETECTORS CONNECTED TO POWER & FITTED WITH BATTERY BACK UP
- CEILING FAN
- MAN HOLE
- EMERGENCY LIGHT INTERCONNECTED TO HARD WIRED SMOKE DETECTORS CLASS 1B AND SDA BUILDINGS
- VISALERT
- EMERGENCY LIGHT
- CEILING FAN WITH LIGHT
- SENSOR LIGHT

GROUND FLOOR ELECTRICAL PLAN

SCALE: 1 : 100



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HOT PROPERTY GROUP
HOMES
50 John St Payneham
custom

Page 26 of 63

SCALE
1 : 100 (A3)
DRAWING
ELECTRICAL
ISSUE:
WORKING DRAWINGS

PROJECT NUMBER
25096
DATE
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HOT PROPERTY
GROUP HOMES
CUSTOM

50 John St
Payneham custom

PROJECT NUMBER
25096

DATE
1/10/25

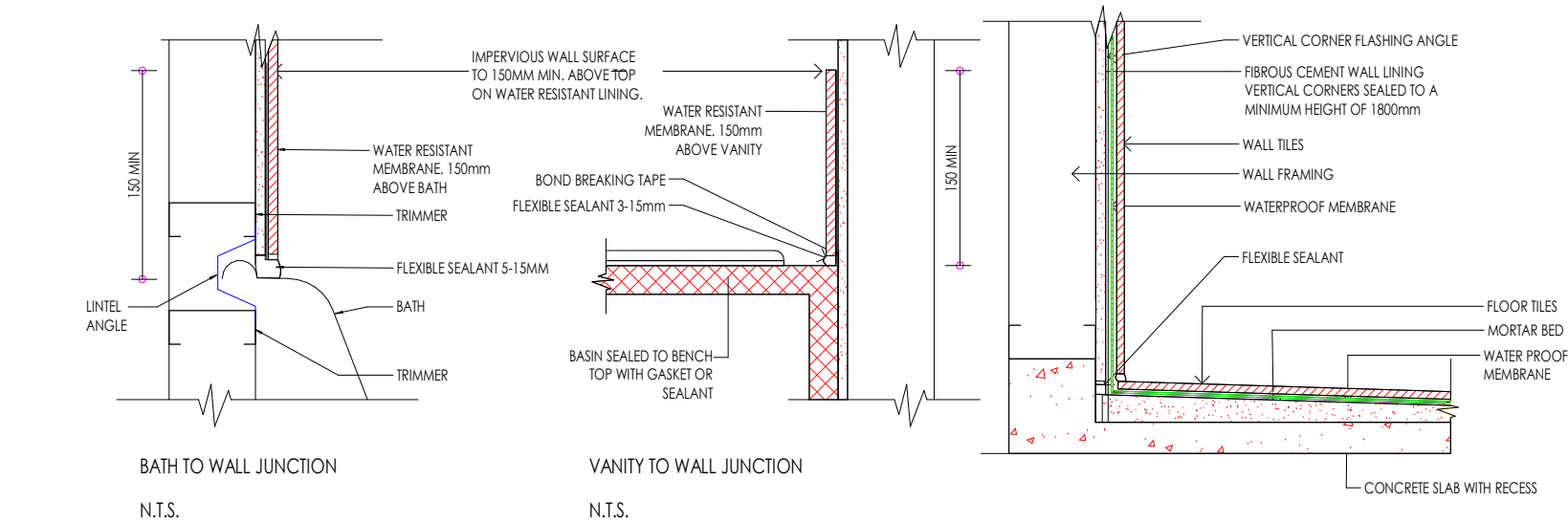
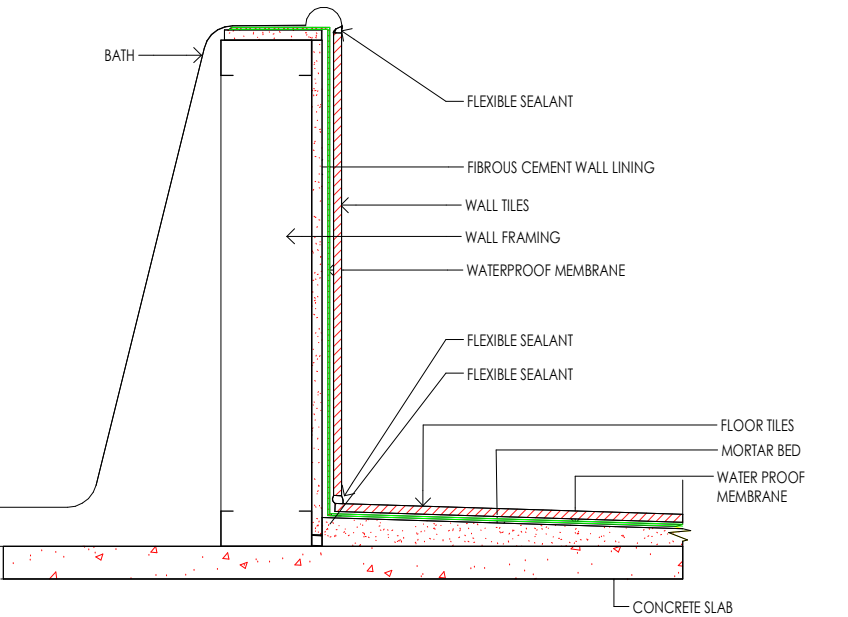
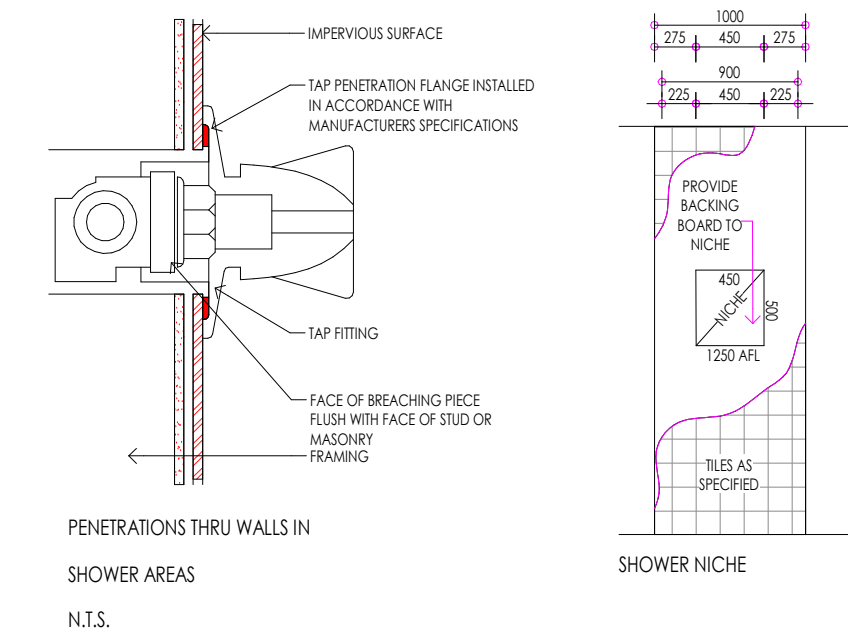
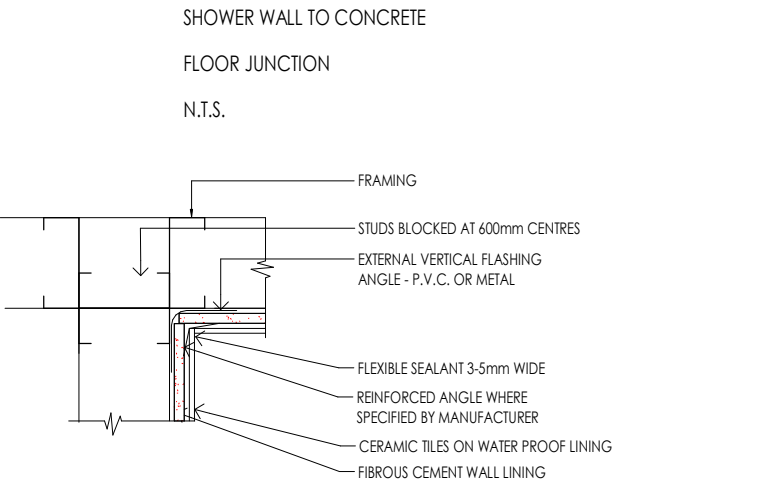
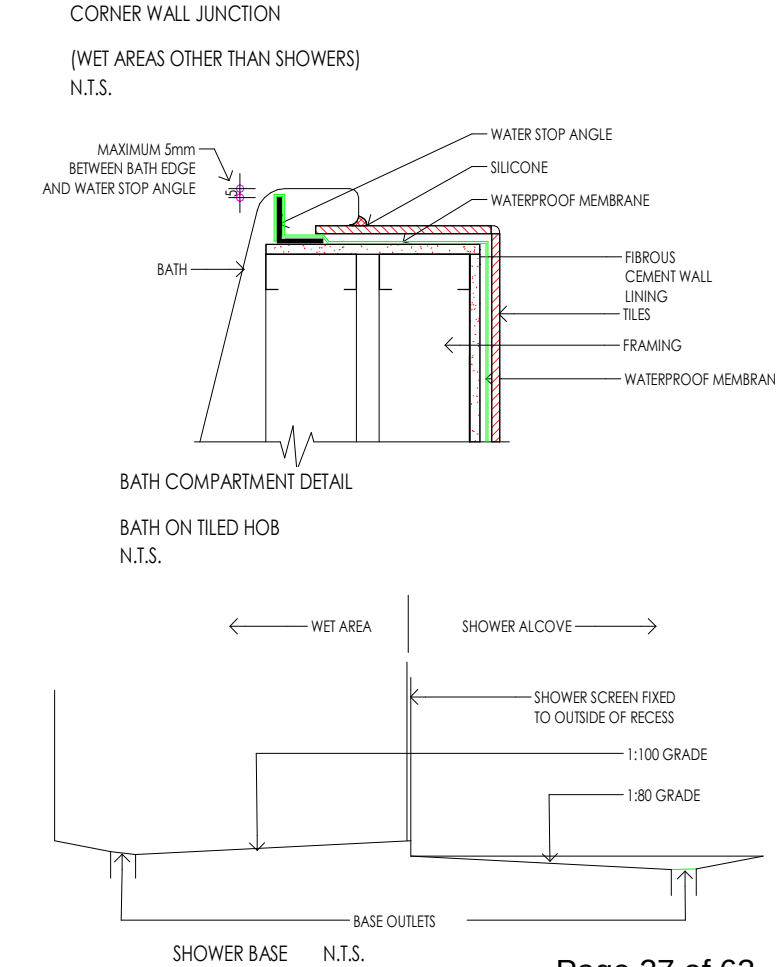
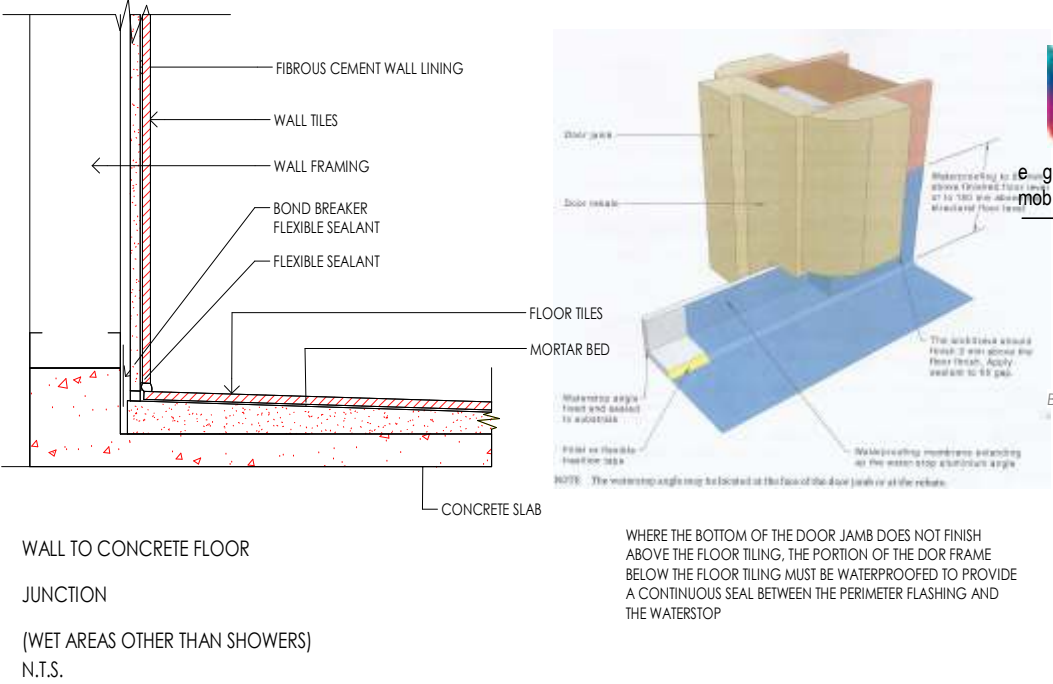
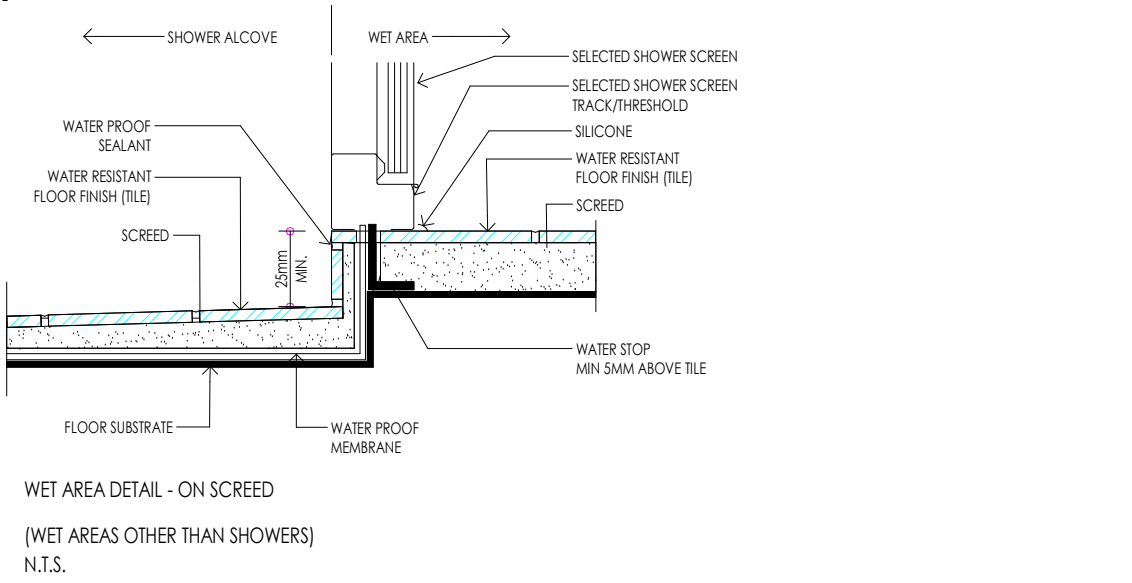
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DRAWING
WET AREAS

ISSUE:
WORKING DRAWINGS

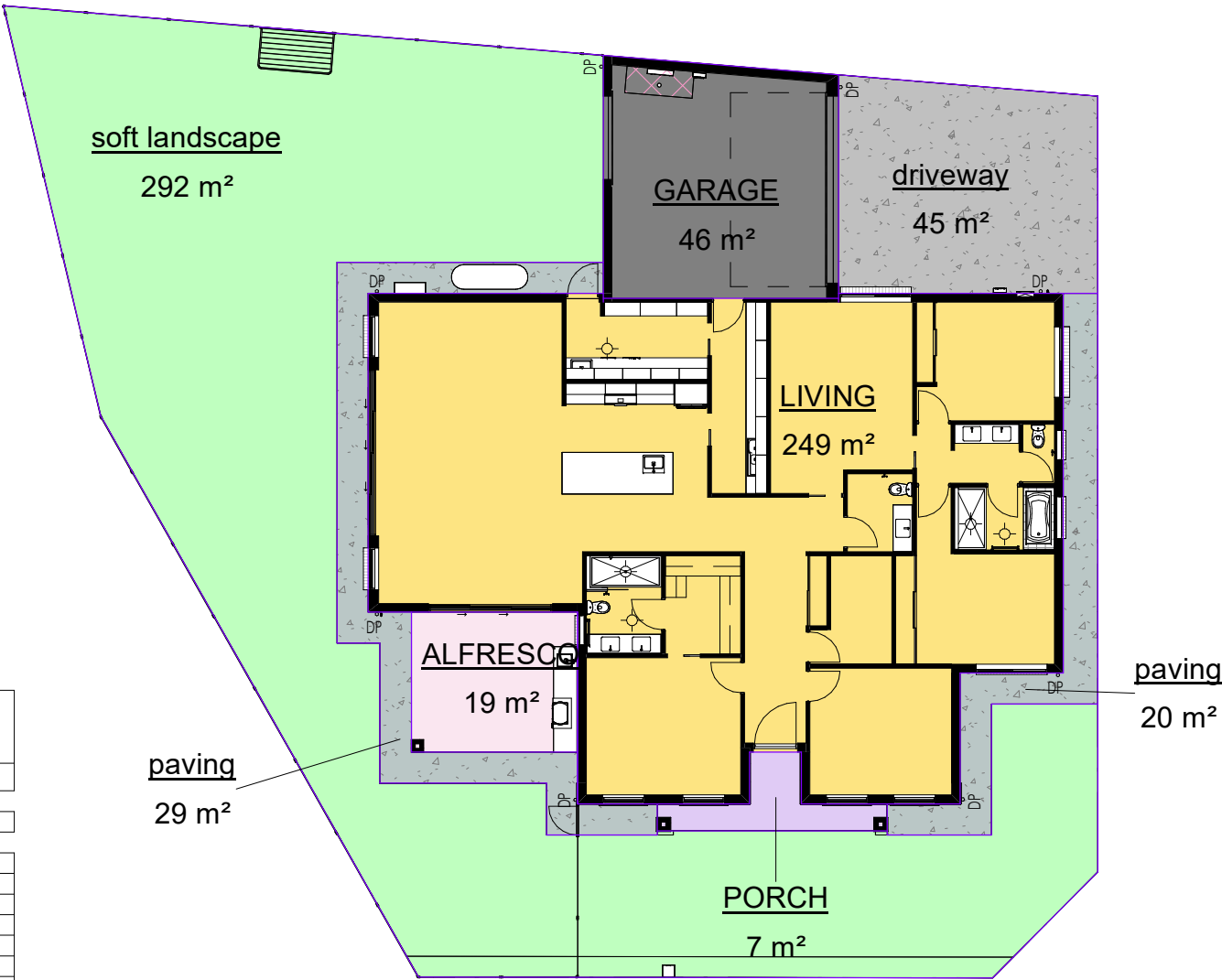
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QLD REG 15547623



DRAINAGE FLANGE MUST BE INSTALLED WITH THE WATERPROOFING MEMBRANE TERMINATED AT OR IN THE DRAINAGE FLANGE TO PROVIDE A WATERPROOF CONNECTION TO THE DRAIN

ROOM SCHEDULE								
Level	Name	Area	Perimeter	Floor Finish	Class	FLOOR HEATING	Ceiling Finish	Base Finish
GROUND FLOOR	PASSAGE	14 m²	22.4 m	LAMINATE				
		14 m²	22.4 m					
GROUND FLOOR	BATH	5 m²	9.1 m	TILE	1		PLASTERBOARD	CONCRETE
GROUND FLOOR	BED 3	15 m²	18.3 m	CARPET	1			
GROUND FLOOR	WC	2 m²	5.2 m	TILE	1			
GROUND FLOOR	BED 4	12 m²	14.9 m	CARPET	1			
GROUND FLOOR	STUDY	6 m²	11.0 m	CARPET	1			
GROUND FLOOR	PWD	4 m²	8.2 m	TILE	1			
GROUND FLOOR	BED 2	15 m²	15.5 m	CARPET	1			
GROUND FLOOR	BED 1	18 m²	16.9 m	CARPET	1			
GROUND FLOOR	WIR	6 m²	10.1 m	CARPET	1			
GROUND FLOOR	ENS	6 m²	12.1 m	TILE	1			
GROUND FLOOR	LAUNDRY	9 m²	13.5 m	TILE	1			
GROUND FLOOR	W.I.P	9 m²	14.3 m	LAMINATE	1			
GROUND FLOOR	PORCH	7 m²	17.1 m	TILE	1		WR PLASTERBOARD	
GROUND FLOOR	ALFRESCO	19 m²	17.7 m	TILE	1		WR PLASTERBOARD	
GROUND FLOOR	DINING	23 m²	19.3 m	LAMINATE	1			
GROUND FLOOR	LIVING	23 m²	19.3 m	LAMINATE	1			
GROUND FLOOR	ENTRY	10 m²	14.6 m	LAMINATE	1			
GROUND FLOOR	RETREAT	21 m²	19.3 m	LAMINATE	1			
GROUND FLOOR	PWD	3 m²	7.3 m	TILE	1			
GROUND FLOOR	KITCHEN	14 m²	15.0 m	LAMINATE	1			
		228 m²	279.0 m					
GROUND FLOOR	GARAGE	40 m²	25.4 m	CONCRETE	10			
		40 m²	25.4 m					
		282 m²	326.8 m					



GROUND FLOOR AREAS

SCALE: 1 : 200

BUILDING AREAS

LEVEL	NAME	AREA
GROUND FLOOR	GARAGE	45.9
GROUND FLOOR	PORCH	7.4
GROUND FLOOR	LIVING	248.9
GROUND FLOOR	ALFRESCO	302.3
		19.5
		19.5
		321.8
		321.8

SITE COVER

Name	Area	COVER
GARAGE	45.9	6%
LIVING	248.9	35%
PORCH	7.4	1%
ALFRESCO	302.3	43%
	19.5	3%
	19.5	3%
driveway	45.1	6%
paving	28.6	4%
paving	19.9	3%
soft landscape	291.7	41%
	385.3	54%
	707.0	100%



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HOT PROPERTY GROUP
HOMES
50 John St Payneham
custom

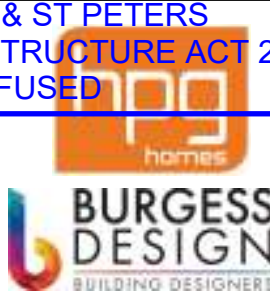
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AREAS
ISSUE:
WORKING DRAWINGS

PROJECT NUMBER
25096
DATE
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NO
08

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HOT PROPERTY
GROUP HOMES
CUSTOM

50 John St
Payneham custom

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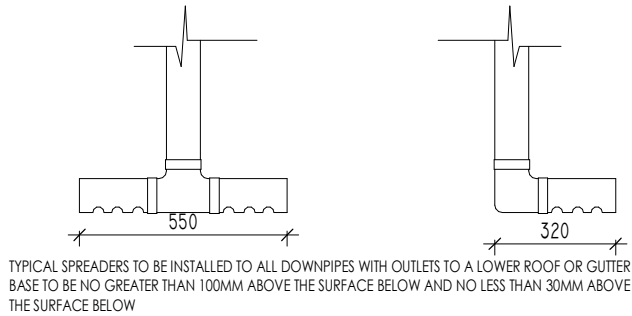
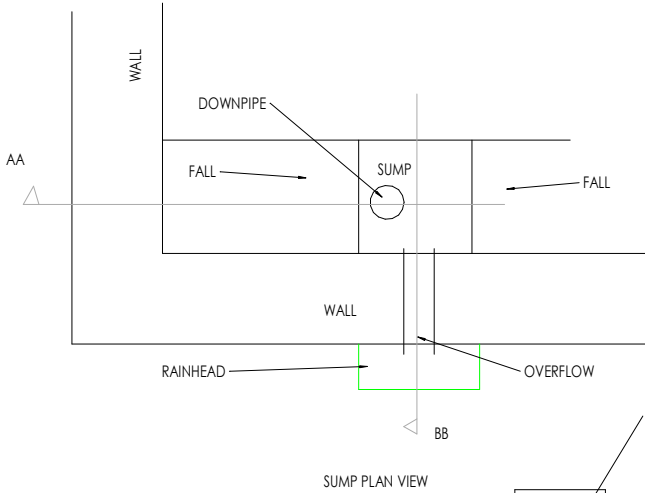
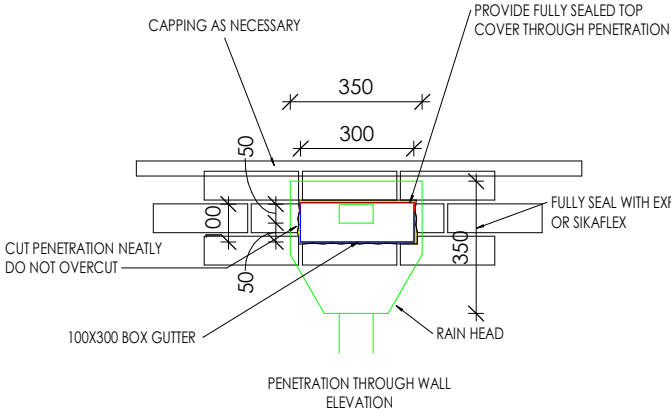
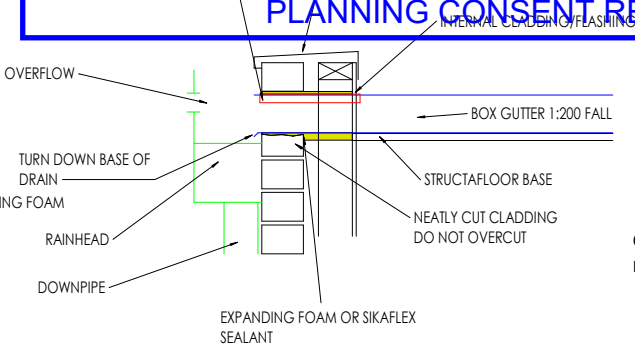
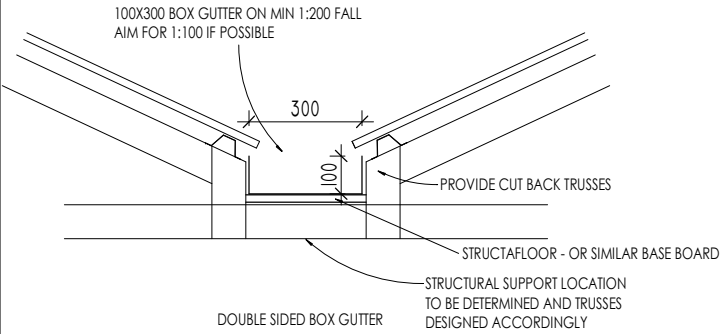
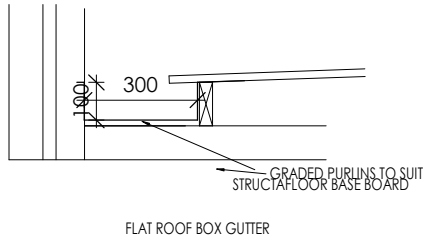
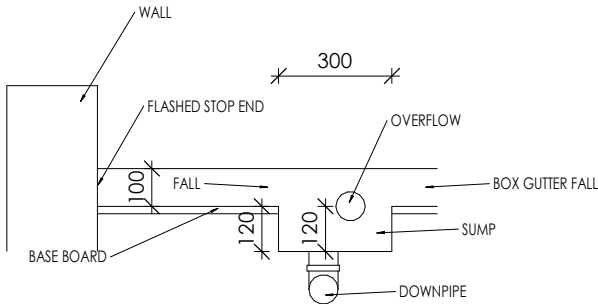
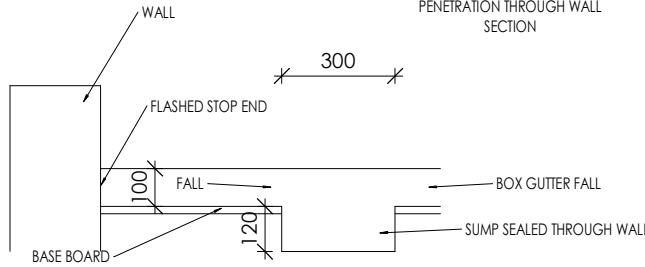
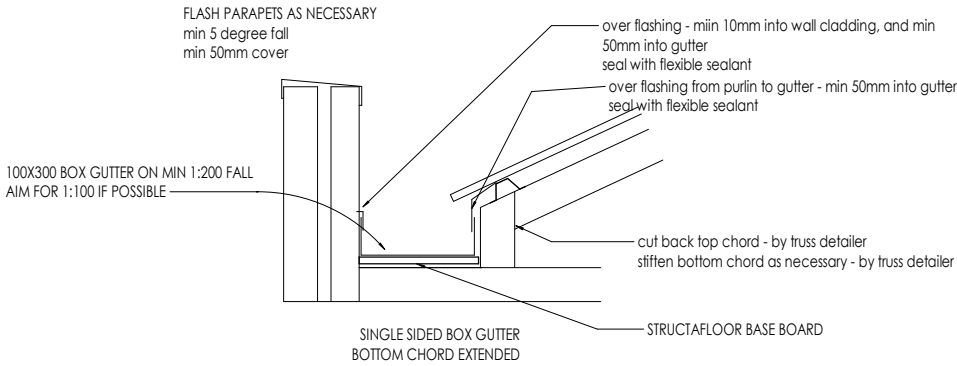
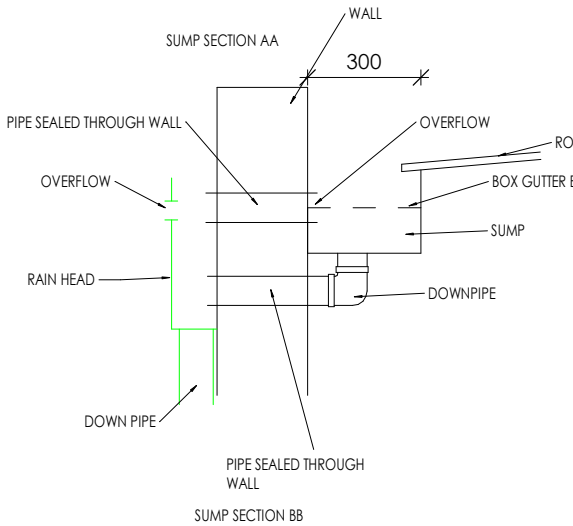
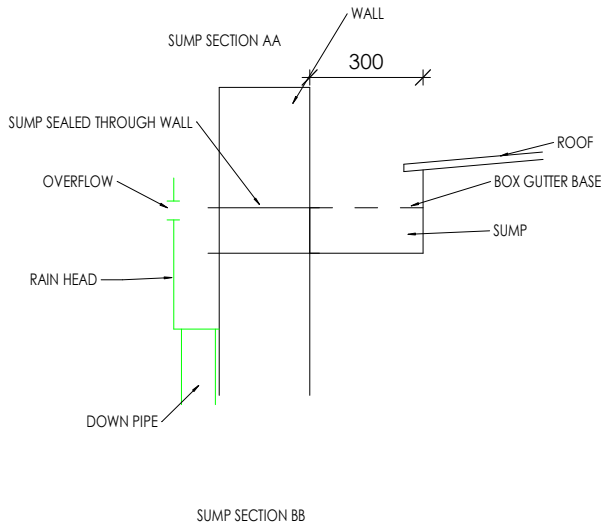
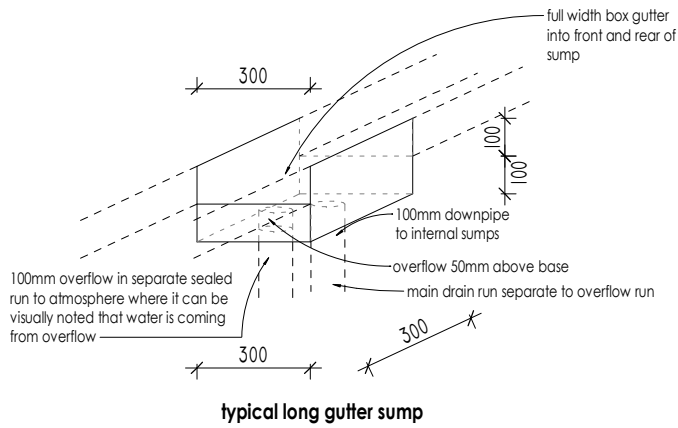
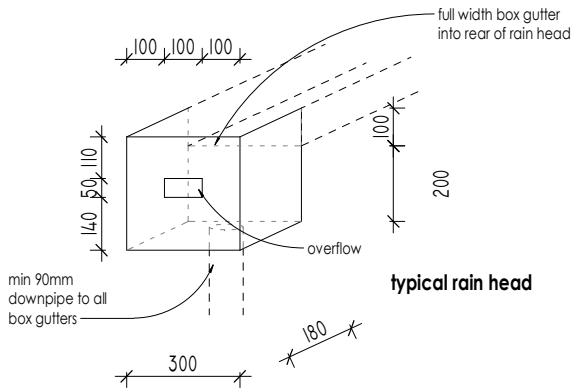
SCALE
As indicated (A3)

DRAWING
ROOF DRAINAGE

ISSUE:
WORKING DRAWINGS

NO
09

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DP-AD 59100
QLD REG 15547623



GUTTERS AND OVERFLOWS

EAVES GUTTERS DESIGNED FOR 1 IN 20 YEAR RAINFALL EVENT MUST HAVE OVERFLOW DEVICES INSTALLED TO ENSURE 1 IN 100 YEAR EVENT DOES NOT BACKFLOW INTO THE BUILDING (NCC P2.2.1 (a))

WHERE EAVES GUTTERS ARE DESIGNED TO COPE WITH A 1 IN 100 YEAR EVENT NO ADDITIONAL OVERFLOW DEVICES ARE NECESSARY (NCC P2.2.1 (B),(C))

THE RAINFALL INTENSITY FOR ADELAIDE FOR 1:100 YEAR EVENT IS 184MM/5MIN FROM NCC TABLE 3.5.2.2 THE X-SECTIONAL AREA (ASSUMED AS CAPACITY FROM THE SUPPLIER TABLES RATHER THAN X-SECTIONAL AREA)

FOR 50M2 ROOF PER DOWNPIPE IS 6300MM2
FOR 60M2 ROOF PER DOWNPIPE IS 7900MM2

EXTERNAL WALL CLADDING MUST EXTEND MIN 50MM ABOVE EAVE LINE
EXTERNAL WALLS MUST HAVE SISILATION FROM TOP PLATE TO BOTTOM OF WALL DRAINING INTO DPC. TOP SHEETS MUST OVERLAP LOWER SHEETS SUCH THAT ANY MOISTURE FLOWS PAST THE JOIN

EAVES GUTTERS ARE TO BE DESIGNED AS FOLLOWS:

STRATCO GUTTERS

STANDARD '125 QUAD'
CAPACITY 6697MM2
PROVIDE DOWNPIPES TO SERVICE MAXIMUM 50M2 ROOF
75MM DOWNPIPES

'EDGE' GUTTER
CAPACITY 14856MM2
PROVIDE DOWNPIPES TO SERVICE MAXIMUM 60M2 ROOF
100X50 OR 90 DIA DOWNPIPES TO BE USED
AS CAPACITY IS SIGNIFICANTLY GREATER THIS GUTTER MAY BE USED TO DESIGN DIRECTLY FROM AS3500 FOR LARGER ROOF AREAS

'OG' GUTTER
CAPACITY 4432MM2
MUST BE DESIGNED WITH OVERFLOW DEVICES OR TO AS3500
PROVIDE DOWNPIPES TO SERVICE MAXIMUM 32M2 ROOF.
75MM DOWNPIPES

'HALF ROUND' GUTTER
CAPACITY 7703MM2
PROVIDE DOWNPIPES TO SERVICE MAXIMUM 50M2 GUTTER
75MM DOWNPIPES

'QUARTER ROUND' GUTTER
CAPACITY 6292MM2
PROVIDE DOWNPIPES TO SERVICE MAXIMUM 50M2 ROOF
75MM DOPNPIPES

'HIGH SQUARE' GUTTERS
CAPACITY 6759MM2
PROVIDE ONLY AS BOUNDARY GUTTER TO SERVICE
MAXIMUM 50M2 ROOF
75MM DOWNPIPES

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24/06/26

HOT PROPERTY
GROUP HOMES
CUSTOM

50 John St
Payneham custom

PROJECT NUMBER
25096

DATE
1/10/25

SCALE
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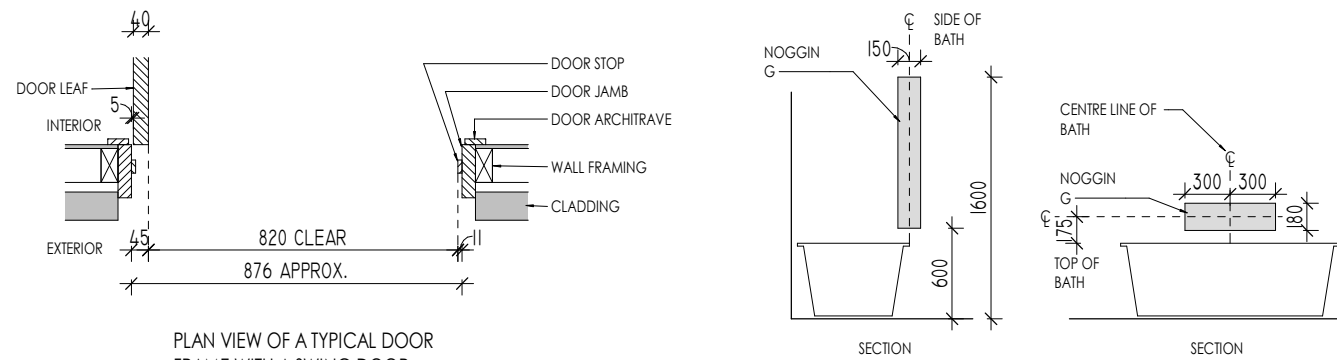
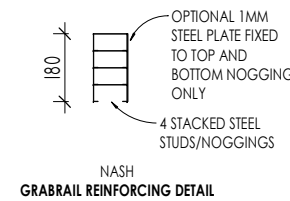
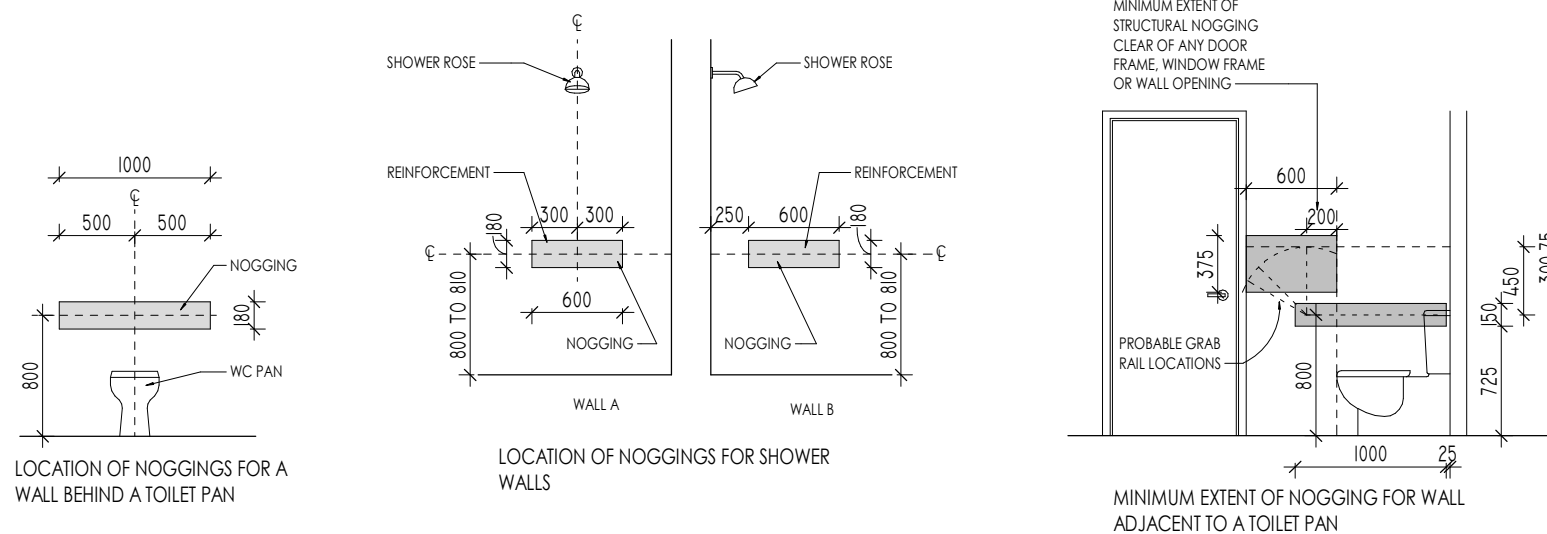
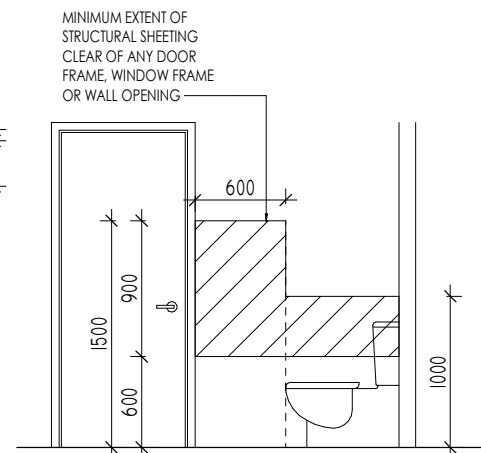
DRAWING
WALL REINFORCING &
THRESHOLDS
ISSUE:
WORKING DRAWINGS

NO
10

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QLD REG 15547623

LIVABLE HOUSING DESIGN NOTES

Attachment 4



LIVABLE HOUSING NOTES:

- STEP FREE ENTRY DOOR LEVEL THRESHOLD
- SILL WITH NO MORE THAN 5MM LIP (MUST BE ROUNDED).
- FOR WEATHERPROOFING A THRESHOLD RAMP MAY BE PROVIDED MAX 1:8 GRADE OVER WIDTH OF DOOR JAMB.
- COVERED 1200X1200 LANDING AT FRONT DOOR.
- EXTERNAL SURFACES TO BE NON SLIP.
- INTERNAL DOORS 870 LEAF.
- NO LIP GREATER THAN 5MM IF ROUNDED, 3MM IF SQUARE BETWEEN SURFACES.
- CORRIDORS MIN 1000 CLEAR WIDTH (1020 MIN STRUCTURE WIDTH).

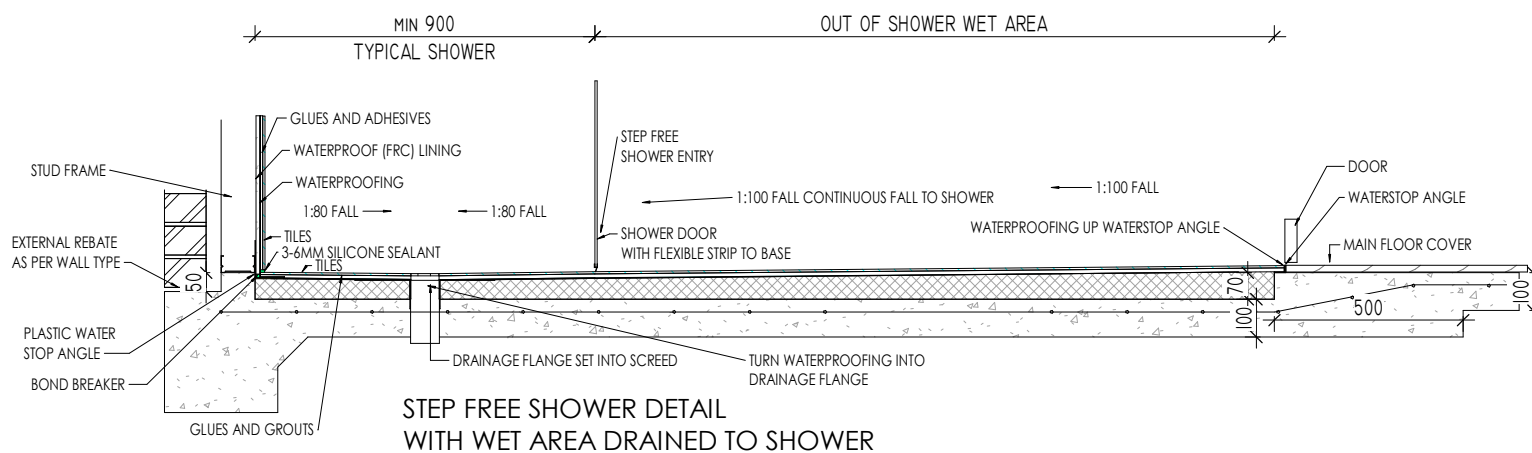
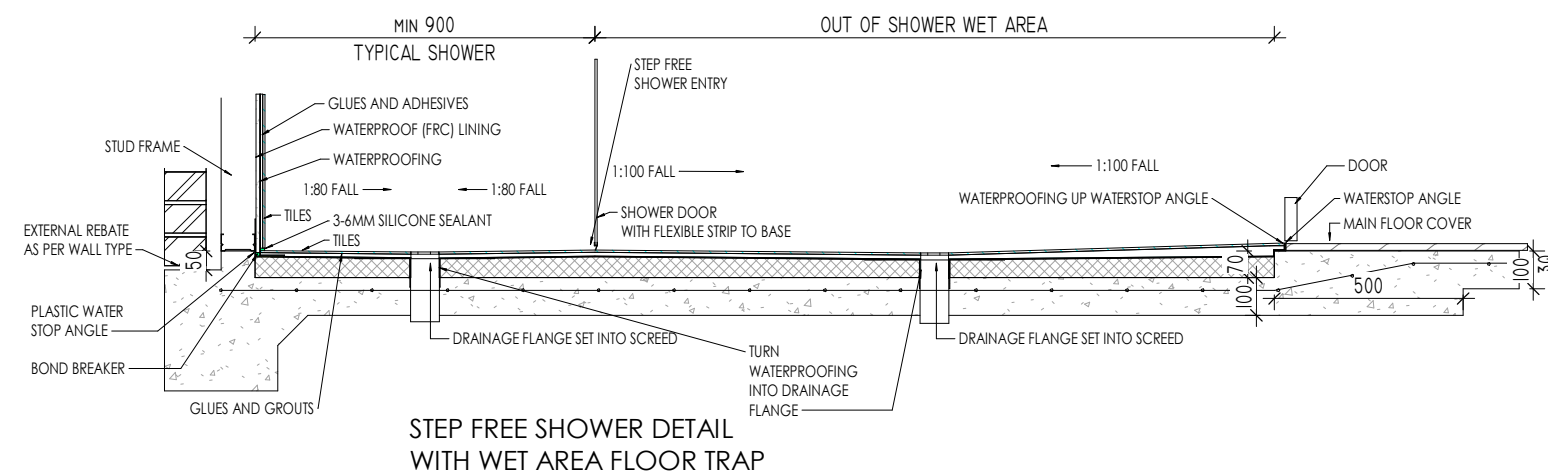
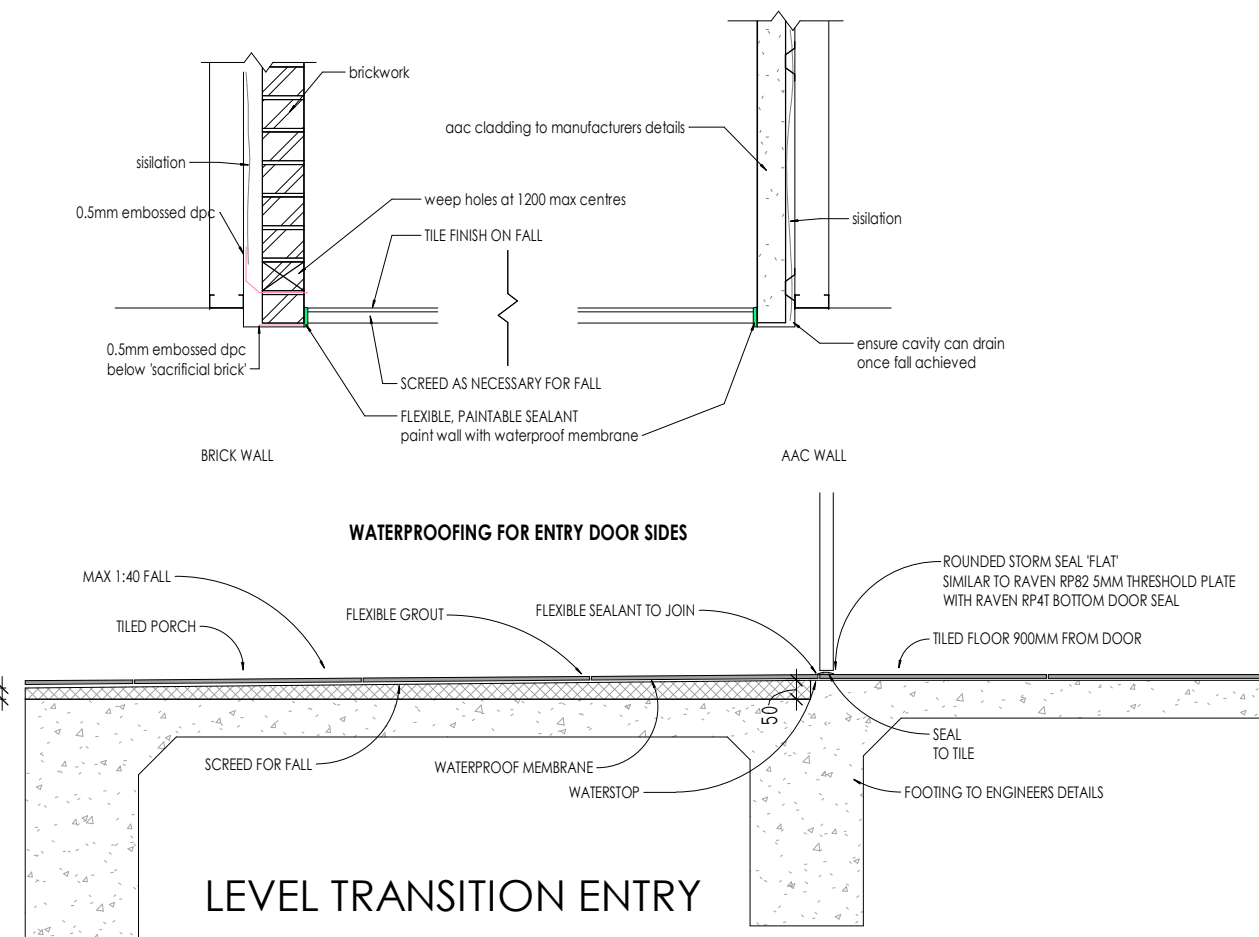
SANITARY COMPARTMENTS (ROOM CONTAINING WC)

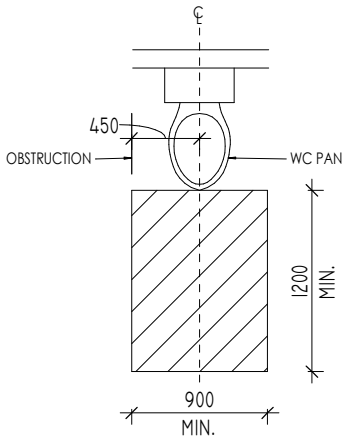
- 900MM WIDE X 1200MM LONG CLEAR SPACE IN FRONT OF WC PAN.
- MIN 900 FINISHED WIDTH FOR ENCLOSED WC. 450MM FROM CTR OF PAN TO WALL OR OBSTRUCTION (EG BATH OR VANITY).
- SHOWER TO BE STEP FREE ACCESS, MIN 900X900 CLEAR FOOTPRINT.

- WALL REINFORCEMENT:
FOR STEEL FRAME - PROVIDE REINFORCING TO NASH STD
FOR TIMBER: -
PROVIDE EITHER 12MM THICK PLY TO WALL FOR GRAB RAIL FIXING, OR
MIN 25MM THICK TIMBER NOGGING. SEE LIVABLE HOUSING SHEET FOR DETAILS.

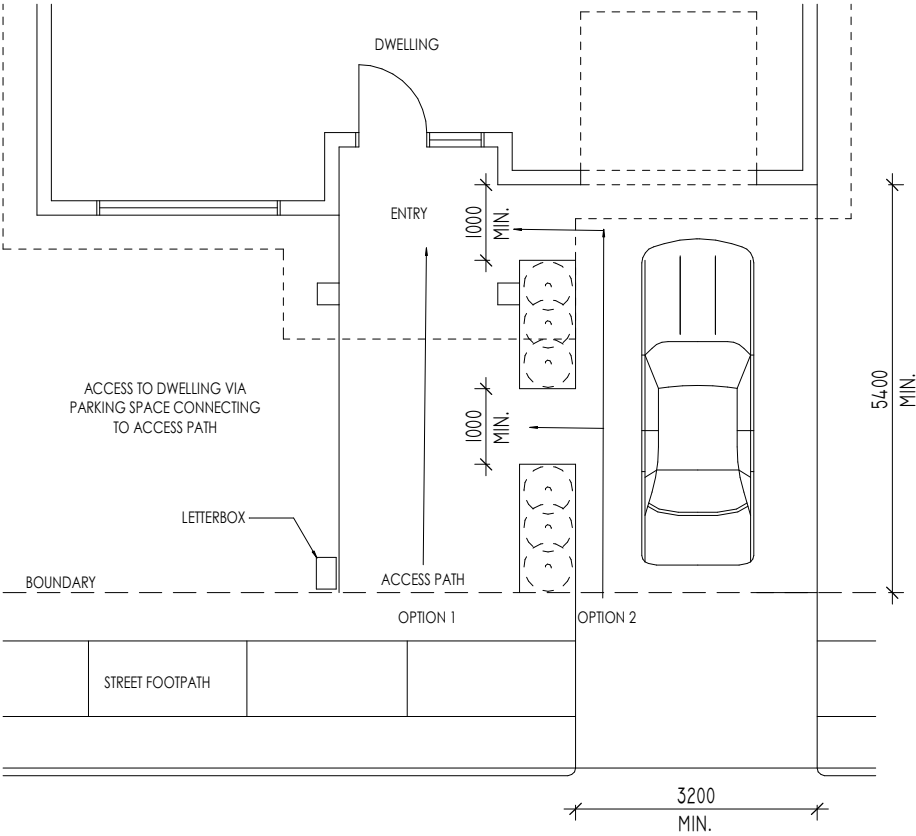
LIVABLE HOUSING DESIGN - SITE

- PROVIDE CONTINUOUS STEP FREE PATH OF TRAVEL FROM ALLOTMENT BOUNDARY TO FRONT DOOR.
- FRONT DOOR TO BE LEVEL TRANSITION (OR THRESHOLD RAMP AT MAX 1:80MM LONG 1:8 GRADE)
- INTERNAL DOORS TO FACILITATE UNIMPEDED MOVEMENT.
- 1 GROUND LEVEL WC AND SHOWER TO BE PROVIDED WITH CIRCULATION SPACES AND BLOCKING TO WALLS TO ENABLE GRAB RAIL FIXING.
- PATH TO FRONT DOOR - MIN 1.0M WIDE, MAX 1:20 GRADE, MAX 1:40 CROSSFALL.
- GATES AND DOORS MIN 820 CLEAR OPENING - 870 LEAF SIZE.
- MIN 1200X1200 FLAT LANDING AT DOOR AND CHANGE OF DIRECTION.





6.3 CIRCULATION ZONE FOR A TOILET



OPTIONS FOR INCORPORATING, OR NOT INCORPORATING, A CAR PARKING SPACE IN THE ACCESS PATH



e geoff@burgessdesign.com.au
mob 0400 251 245

DO NOT SCALE
DRAWINGS

BUILDER TO VERIFY ALL WORK
INCLUDING DIMENSIONS AND
LEVELS
BEFORE BUILDING COMMENCES

AK

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REVISIONS

REV N
24/06/26

HOT PROPERTY
GROUP HOMES
CUSTOM

50 John St
Payneham custom

PROJECT NUMBER
25096

DATE
1/10/25

SCALE
As indicated (A3)

DRAWING
LIVABLE HOUSING
CIRCULATION
ISSUE:
WORKING DRAWINGS

NO
11

VIC REG NO
DP-AD 59100
QLD REG 15547623



e geoff@burgessdesign.com.au
mob 0400 251 245

DO NOT SCALE
DRAWINGS

BUILDER TO VERIFY ALL WORK
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AK

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REVISIONS

REV N
24/06/26

HOT PROPERTY
GROUP HOMES
CUSTOM

50 John St
Payneham custom

PROJECT NUMBER
25096

DATE
1/10/25

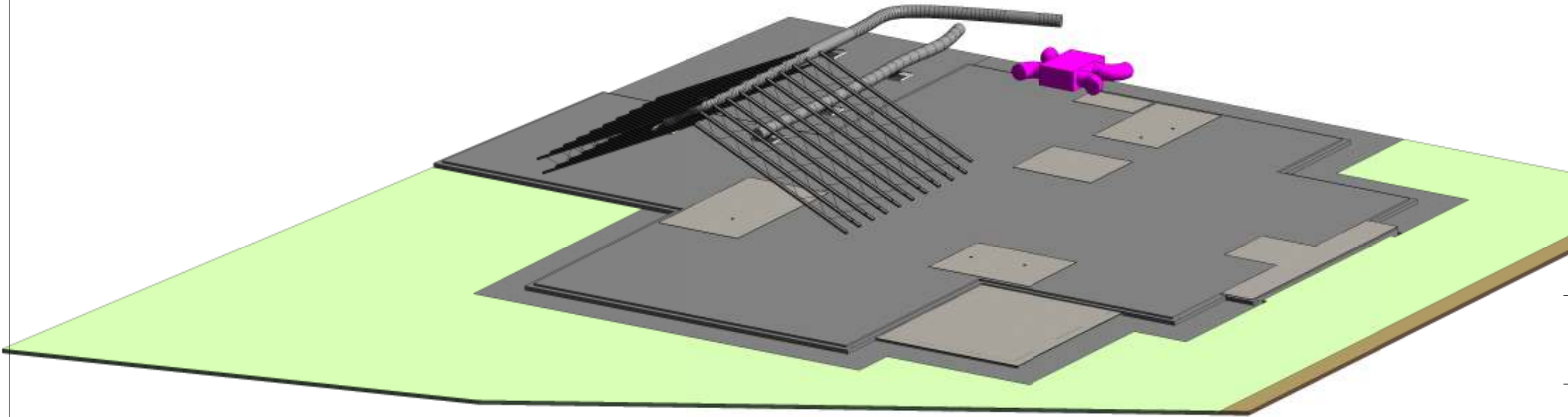
SCALE
(A3)

DRAWING
STRUCTURE

ISSUE:
WORKING DRAWINGS

NO
12

VIC REG NO
DP-AD 59100
QLD REG 15547623



STRUCTURE

■ DENOTES A 4,000L STORAGE RAINWATER TANK TO CAPTURE 60% OF ROOF STORMWATER PLUMBED TO A TOILET AND EITHER THE LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE.

NOTE: ROOF DOWNPIPES MARKED 'PDP' TO BE DISCHARGED TO 4,000L RAINWATER TANK VIA A SEALED SYSTEM (REFER TO 'SDS'). ALLOW TANK OVERFLOW TO STREET. DISCHARGE OUTLET TO BE A MINIMUM 500mm ABOVE STREET WATERTABLE. ALL REMAINING DOWNPIPES & SURFACE STORMWATER TO BE DISCHARGED DIRECTLY TO STREET WATERTABLE VIA A GRAVITY SYSTEM.

NOTE: RAINWATER TANK LOCATION SHOWN ON THIS DRAWING IS INDICATIVE ONLY. LOCATION MAY BE ALTERED BY BUILDER/OWNER TO SUIT PROVIDING THAT MINIMUM FALLS ARE ACHIEVED.

NOTE: 1% AEP FLOODING BASED ON ADVICE PROVIDED BY THE CITY OF NORWOOD PAYNEHAM & ST PETERS.

NOTE: WATER METER TO BE RE-LOCATED BY OWNER.

MAKE GOOD OF EXISTING CROSSOVER.

LEONARD STREET

NEW DWARF RETAINING WALL BY OWNER. MAX HEIGHT = 0.6m

TREES SHOWN IN DASHED LINE TO BE REMOVED.

JOHN STREET

TBM MASONRY NAIL TOP OF KERB EL 100.00 (LOCAL)

SEWER LINES ARE INDICATIVE ONLY. REFER TO NOTE 8.

NATURAL GROUND = 100.37
FLOOD HEIGHT = 0.20
FREEBOARD = 0.30
FLOOR LEVEL TO BE A MINIMUM OF 100.87

EXISTING APRICOT TREE AND REAR FENCE TO REMAIN

GENERAL NOTES

- BOUNDARIES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND HAVE NOT BEEN SURVEYED. WHERE BOUNDARY PEGS DO NOT EXIST ON THE SUBJECT LAND, A BOUNDARY IDENTIFICATION SURVEY IS REQUIRED
- CERTIFICATE OF TITLE SHOULD BE REFERENCED FOR EASEMENT DETAILS
- ALL FEATURES, INCLUDING TREES AND ASSOCIATED DIMENSIONS SHALL BE CONFIRMED PRIOR TO ANY SITE WORKS COMMENCING
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN. ALL UNDERGROUND SERVICES MUST BE IDENTIFIED BEFORE ANY EXCAVATION OR SITE WORK COMMENCES

NOTE: This is an engineering survey only and should not be used as a boundary identification survey.

SURVEYED BY: 3D SURVEYS

DATE: FEB'26

REVISION				
ISSUE	DATE	DESCRIPTION	CHECK	INITIAL
A	MAR'26	DIMENSION ADDED TO STREET TREE		AD
B	JUL'26	POOL & RTW REMOVED	AD	KN

ISSUED FOR PRELIMINARY

mlei

RESIDENTIAL ENGINEERING

29 Young Street, Adelaide SA 5000
P (08) 8231 2832
W www.mlei.com.au

PROJECT
NO 50 JOHN STREET
PAYNEHAM

CLIENT
HOT PROPERTY GROUP

OWNER
HOT PROPERTY GROUP

DRAWING TITLE

PRELIMINARY
SITE AND DRAINAGE PLAN

DO NOT SCALE FROM THIS DRAWING

DRAFTER

KN

DESIGN ENGINEER

KN

REVIEWER

AD

DATE

FEB'26

PROJECT NUMBER

74785

DRAWING SCALE

1:200

DRAWING NUMBER

PSR2-1

SHEET SIZE

A3

REV

B

ASSESSMENT REPORT

DEVELOPMENT NO.:	26008311
APPLICANT:	NORTH ADELAIDE CONSTRUCTIONS trading as HPG Homes
NATURE OF DEVELOPMENT:	Single storey detached dwelling with associated fencing and retaining walls
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • General Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Hazards (Flooding) • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Signif Retirement Facility Supported Accom Sites • Urban Tree Canopy • Water Resources
LODGEMENT DATE:	1 Apr 2026
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.6 26/03/2026

DETAILED DESCRIPTION OF PROPOSAL:

Single storey detached dwelling with associated fencing and retaining walls

LOCATION OF DEVELOPMENT:

Location reference: 50 JOHN ST PAYNEHAM SA 5070

Title ref.: CT 5307/39

Plan Parcel: D7014 AL27

Council: THE CITY OF
NORWOOD PAYNEHAM AND
ST PETERS

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 New housing
 Fences and walls
 Detached dwelling: Code Assessed - Performance Assessed
 Fence: Code Assessed - Performance Assessed
 Retaining wall: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
 Code Assessed - Performance Assessed
- **REASON**
 P&D Code

PUBLIC NOTIFICATION

No

- **REASON**
 Dwelling does not exceed the maximum building height in the Zone and does not involve a boundary wall more than 3m in height or 11.5m in length.

AGENCY REFERRALS**INTERNAL REFERRALS**

Tonkin

Question of Seriously at Variance

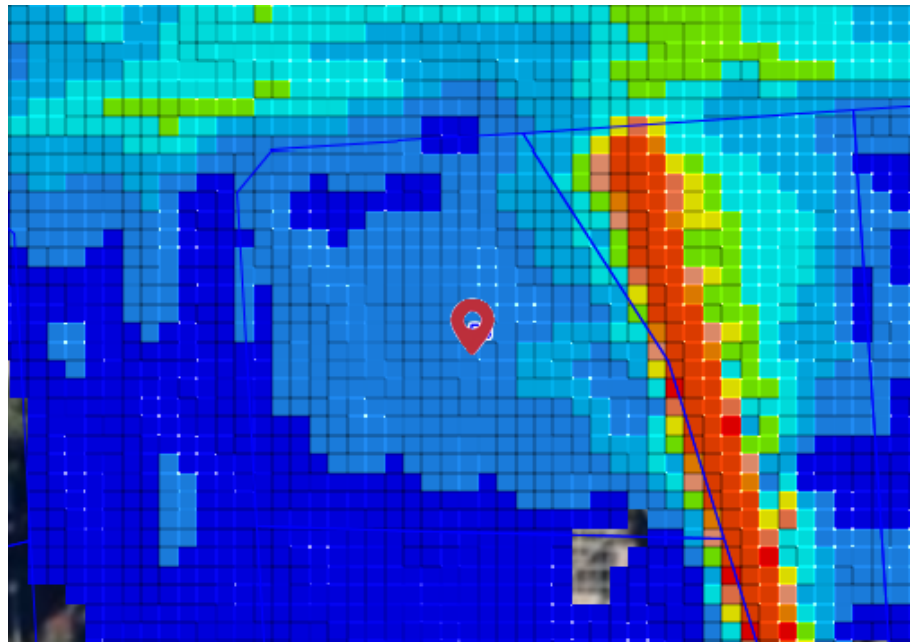
No – proposal is for a detached dwelling that is envisioned within the Zone and would not unreasonably increase the intensity of the existing residential use.

PLANNING ASSESSMENT *with reference to P&D Code policies where appropriate*

Land Use (including any interface and contamination issues)	Proposal is for a detached dwelling that is envisioned within the Zone.
Height	The dwelling would be single storey, below the 2-storey limit set by Zone DPF 4.1.
Density	Not increased – 1 dwelling on an existing allotment

Site Coverage	Total site coverage is 321.8sqm/48%, well below the 60% maximum set by DPF 3.1.
Access and car parking	<p>The dwelling would use the existing access point to Leonard St. A double garage is proposed with space for 2 uncovered parking spaces on the driveway. All parking spaces meet the minimum dimensions in the Code.</p> <p>The driveway has a reasonable gradient and would allow for safe and convenient access to the site.</p>
Front Setback	<p>There are no abutting dwellings with the same primary street frontage as the proposed dwelling. Therefore, Zone DPF 5.1 seeks a minimum setback of 5m.</p> <p>The proposed dwelling would be setback 5.025m from the street, satisfying the DPF and maintaining the suburban character of the area.</p>
Streetscape Appearance	<p>The front elevation would consist of a mix rendered brick, face brick and stone cladding. The applicant has not provided a schedule of colours.</p> <p>The front elevation has a porch that helps define the entrance and provides articulation.</p> <p>Overall, the elevation would provide a positive contribution to the streetscape to satisfy the relevant provisions of Design in Urban Areas.</p>
Neighbour outlook and overshadowing	<p>The proposal includes a wall on the southern boundary with 14 Leonard St. The wall would be 3m high and 6.8m long, within the maximum dimensions prescribed by Zone DPF 7.1.</p> <p>The dwelling at 14 Leonard St has a longer wall on the same boundary and would not be impacted by the proposed dwelling.</p> <p>Apart from the boundary wall, the dwelling would be significantly setback from side boundaries with no impact on adjacent residents.</p>
Neighbour Privacy	N/A
Heritage	N/A
Private Open Space	268sqm of POS would be provided at the side and rear of the dwelling, significantly more than the minimum amount sought by the Code. The POS would meet the likely needs of residents, and includes a covered outdoor area attached to the dwelling.
Regulated Trees	None impacted

Soft Landscaping and Urban Tree Canopy	The site would be covered by 291.7sqm/41% soft landscaping, more than the 25% sought by the Code. A medium tree is proposed in the backyard to satisfy DPF 1.1 of the Urban Tree Canopy Overlay and PD 12.
Stormwater	The dwelling would be provided with a rainwater tank that satisfies DPF 1.1 of the Stormwater Management Overlay.
Flood Hazard	<p>The Hazards (Flooding) and Hazards (Flooding General) Overlays apply to the site. It is worth noting that the Hazards (Flooding) Overlay only spatially applies to the eastern part of the site outside the proposed dwelling footprint (see below screenshot from SAPPA), however, as per the verbal advice from Norman Waterhouse we must still assess the application against the relevant provisions of the Overlay.</p>  <p>The site sits within the 1% AEP and 5% AEP principal flow paths, the proposed development would increase the footprint of the dwelling within the flow path.</p> <p><i>1% AEP Flow Path – SSA:</i></p>



Based on this, Council's consulting engineer has advised that there is a risk that the development will divert floodwaters into neighbouring land. Modelling was subsequently requested but the applicant has declined to provide this and requested that Council proceed to a decision. It is noted that there is an existing solid boundary fence in the flow path, which could make arguably support the increased dwelling footprint if it does not result in a new obstruction. The consulting engineer has confirmed that the flow path goes around the fence before "doubling back" to the location of the dwelling. Therefore, the proposed dwelling could introduce new impacts beyond the existing fence. See the below screenshot showing the flow paths.



They have however amended the proposal to remove proposed fencing and retaining walls within the spatial extent of the Hazards (Flooding) Overlay. The applicant contends that since there is no

	<p>work within the spatial extent of Hazards (Flooding), Council should limit its assessment to Hazards (Flooding – General), which our consulting engineer has confirmed is met.</p> <p>Given the proposed increase in footprint within the principal flow path, and since the applicant has refused to provide modelling, the following performance outcomes have not been demonstrated to be satisfied:</p> <ul style="list-style-type: none"> • Hazards (Flooding) PO 3.2 • Hazards (Flooding) PO 3.3 • Hazards (Flooding) PO 3.4 <p>The consultant engineer only raised concerns regarding fencing on the creek boundary. Therefore, the amended proposal satisfies Hazards (Flooding) PO 3.6.</p> <p>The three performance outcomes listed above are fundamental to the application and therefore, Planning Consent should be refused unless it is clearly demonstrated that they are met. The refusal reasons include failure to provide information per section 119(6) of the Act.</p>
Levels and Fencing	<p>A 600mm high retaining wall is proposed on the Leonard St boundary. A 1.8m high fence is proposed on the northern and southern boundaries, with the existing fence to be maintained along the creek.</p> <p>The proposed fence height would provide privacy and security without compromising the amenity of adjacent residents.</p>
Verge Infrastructure- Street trees, side entry pits, stobie poles	None impacted.
Waste	Space is available at the side or rear of the dwelling to store waste bins. Bins could be easily transport to the street via the garage or side gate.

RECOMMENDATION

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*.

Planning Consent is refused for the following reasons:

REFUSAL REASONS

Planning Consent

1. Per section 119(6)(b) of the *Planning, Development and Infrastructure Act 2016* - requested information was not provided within the specified timeframe.
2. The proposal fails to satisfy Performance Outcome 3.2 of the Hazards (Flooding) Overlay as it has not demonstrated that development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.
3. The proposal fails to satisfy Performance Outcome 3.3 of the Hazards (Flooding) Overlay as it has not demonstrated that development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.
4. The proposal fails to satisfy Performance Outcome 3.4 of the Hazards (Flooding) Overlay as development does not avoid frequently flooded or high velocity areas.

CONDITIONS

Planning Consent

To be determined

ADVISORY NOTES

Planning Consent

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.

OFFICER MAKING RECOMMENDATION

Name: Callum Hastie

Title: Urban Planner

Date: 22/07/2026

DECISION AUTHORITY

Relevant Authority: Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters

Consent: Planning Consent

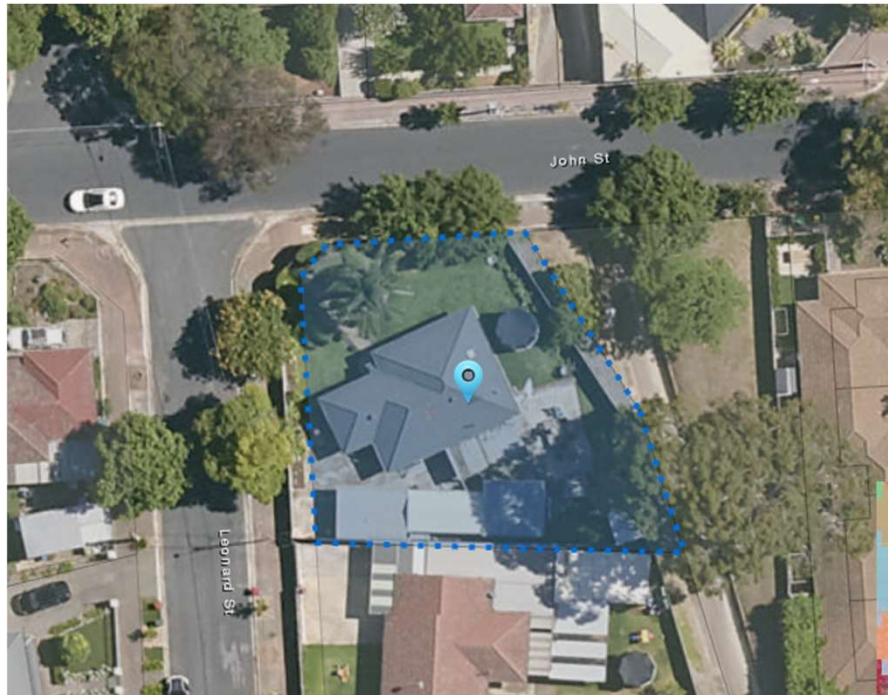
Date: 22/07/2026

Delegation Policy: NPSP Delegations

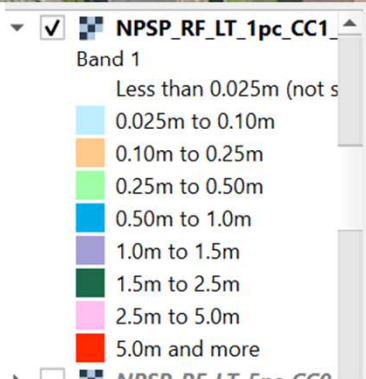
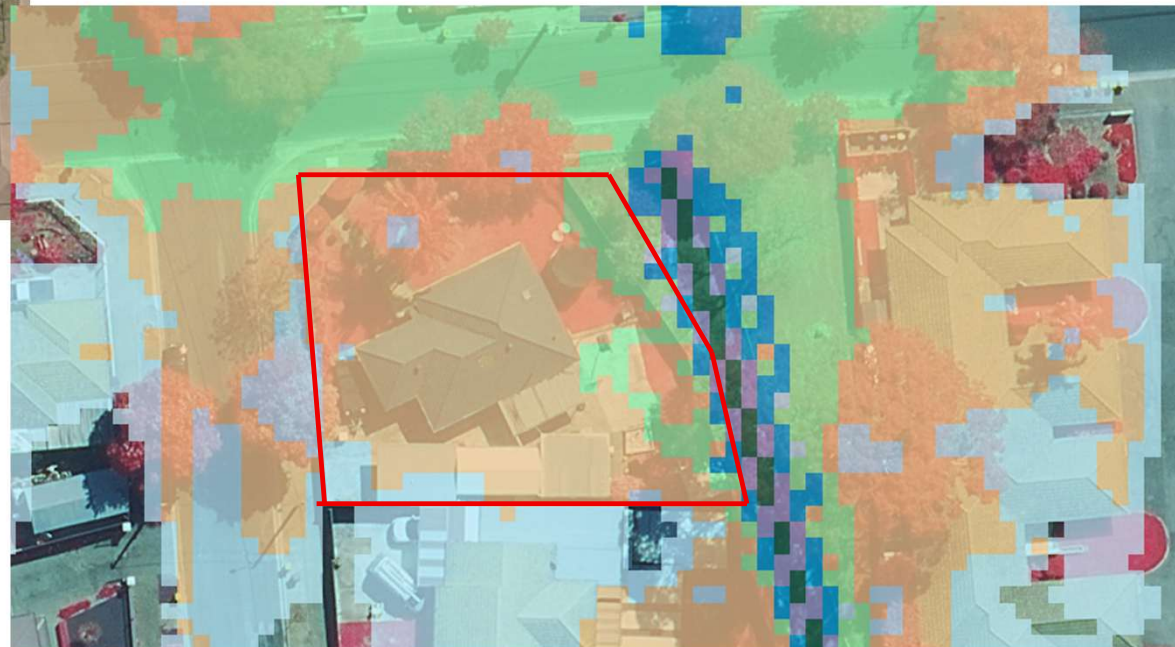
Delegate Name: Kieran Fairbrother

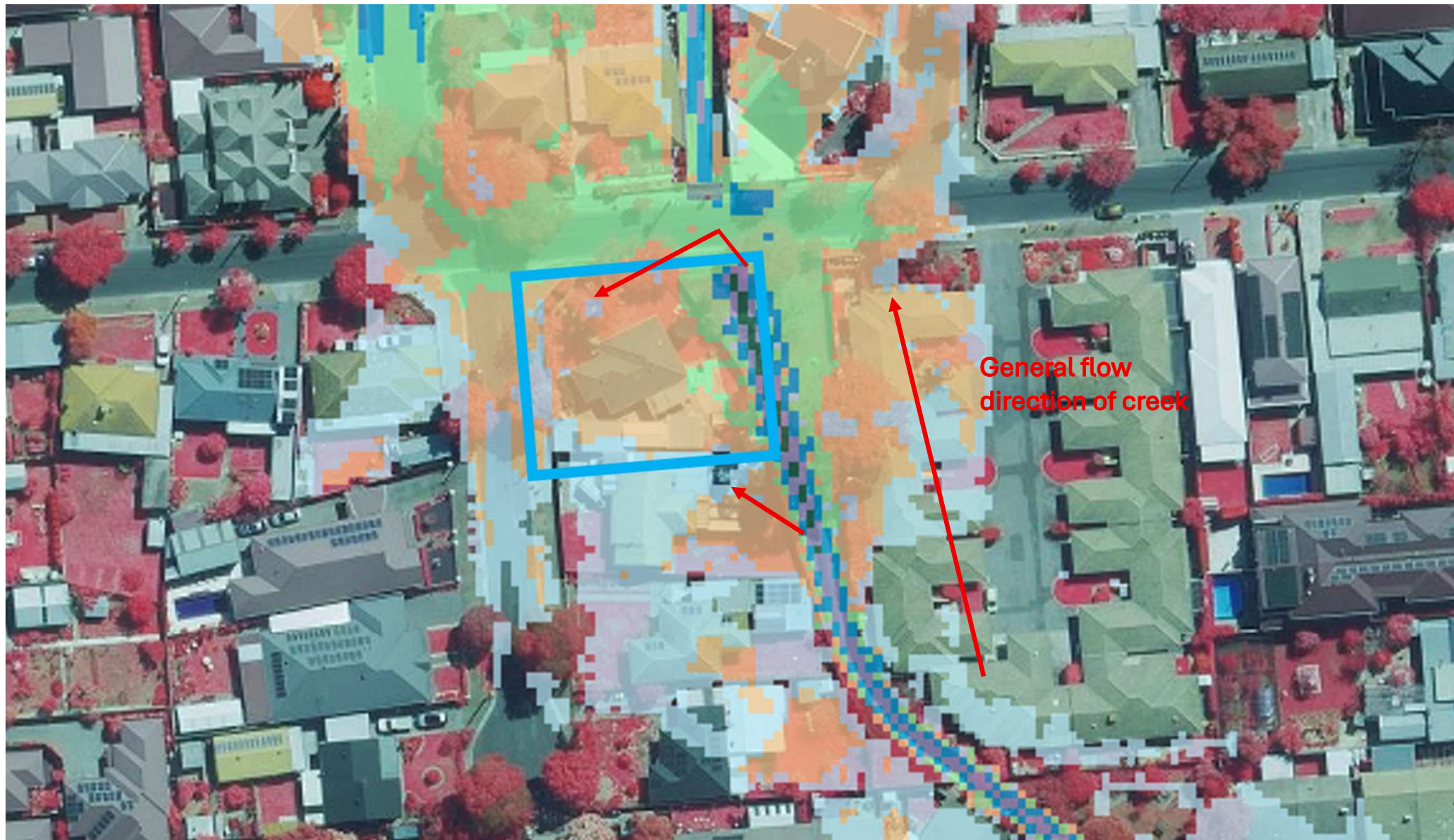
Delegate Title: Acting Manager, Development





50 John Street





From: Melinda Lutton
Sent: Thursday, 23 July 2026 2:35 PM
To: Callum Hastie
Subject: RE: 50 John St, Payneham, 26008311
Attachments: [50 John Street markup PDF wider flow path.pdf](#)

Hi Callum

More screenshots!

It's coming from the creek, but I think from two locations either side of the plot – possibly from the creek itself, but the main spill is from the culvert beneath John Street.

Best regards, Mel

Melinda Lutton

Civil Team Lead

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

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From: Callum Hastie
Sent: Thursday, 23 July 2026 2:00 PM
To: Melinda Lutton
Subject: RE: 50 John St, Payneham, 26008311

Hi Mel,

Thanks for the additional comments.

When you say that this is at the end of a flood path, can you please confirm which way water is moving?

I would've thought that flood waters were moving from southeast to the northwest (i.e. from out of the creek). Given the solid fencing already on the creek this could bring into question if the development changes existing conditions at all.

If instead the water is moving into the creek, I think we have a much stronger case to require modelling.

Kind regards,

Callum Hastie
URBAN PLANNER

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

From: Melinda Lutton
Sent: Thursday, 23 July 2026 1:42 PM
To: Callum Hastie
Subject: RE: 50 John St, Payneham, 26008311

Hi Callum

Tricky.

They are of course correct there is already a fence there, and if that is staying as it is or similar (and not increasing the height of the concrete upstand or not making it more watertight) then some flood water will flow into the property from John Street, and it won't be a fast-moving stream. If they're not using a louvered fence, then it would be good to at least replace like for like (i.e. not a concrete retaining wall above the predicted flood depth, but a low concrete wall and small gap). See photos below. I think a completely solid fence would be harder to accept. Equally, it's also not on a continuing flood path – it's at the end of one.

The old dwelling and sheds were approx. 23% of the plot, and the new dwelling is approx. 42% (these are extremely rough calcs). So it is a significant increase in footprint, but not blocking the entire plot, which a "watertight" boundary fence would do.

As always, there is a risk of taking a more (over) detailed approach than the modelling is "fit" for. But the approach is standard industry best practice in assessing these things..

It's protecting against flood risk to the development, but also protecting Council against future claims from others. For example if their opposite neighbour (over the road) on Leonard Street floods in the future, could they have a claim that the development has made things worse, and would this be defensible without a more detailed flood assessment (not necessarily modelling)?



I'm sorry there isn't a straightforward answer to this – hopefully I haven't too rambly to be helpful. It's something we came in to discuss with Josef, Kieran and Ned about a year ago generally, and I don't think we settled on how to decide at property level. Happy to contribute further to a discussion with you and your team if that would help?

Thanks, Mel



Melinda Lutton

Civil Team Lead

Kaurna Country
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From: Callum Hastie

Sent: Thursday, 23 July 2026 12:28 PM

To: Melinda Lutton

Subject: RE: 50 John St, Payneham, 26008311

Hi Mel,

Thank you for sending this through.

Can you please confirm if the existing fence along the creek has been considered? The concern is that if the applicant appeals, they could argue that the existing fence already blocks the flow path and therefore, any development behind it does not change the conditions.

Kind regards,

Callum Hastie
URBAN PLANNER

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

From: Melinda Lutton
Sent: Thursday, 23 July 2026 12:21 PM
To: Callum Hastie
Subject: 50 John St, Payneham, 26008311

Hi Callum

Please see attached my set of screenshots for this property. If you have further questions about the fence, I can provide more detail that would be helpful.

Best regards, Mel

Melinda Lutton

Civil Team Lead

Kaurna Country
Level 2, 170 Frome Street
Adelaide SA 5000
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From: Melinda Lutton
Sent: Tuesday, 16 June 2026 11:55 AM
To: Callum Hastie
Subject: RE: DA Referral - 26008311 - 50 John St, Payneham

Hi Callum

I have compiled a quick sketch to demonstrate this – see below.

Essentially, the floodwater is a lot shallower in the 1%AEP flood boundary for 14 Leonard Street, and it also not in the principal flow path, whereas 50 Leonard Street is deeper and raising it would affect a significant width of the flow path.

Please let me know if further discussion is needed, but a picture paints a thousand words.

Thanks, Mel

14 Leonard Street – red border
50 John Street – blue border

1:100AEP



1:20AEP



Flood depth

Less than 0.025m
0.025m to 0.10m
0.10m to 0.25m
0.25m to 0.50m
0.50m to 1.0m
1.0m to 1.5m
1.5m to 2.5m
2.5m to 5.0m
5.0m and more

Melinda Lutton

Principal Engineer | Civil Team Lead

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From: Callum Hastie
Sent: Monday, 1 June 2026 10:06 AM
To: Melinda Lutton
Subject: RE: DA Referral - 26008311 - 50 John St, Payneham

Hi Mel,

Hope you're doing well.

I've been discussing this with the applicant and am getting a bit of push back. They have spoken to their neighbours who are also in the Hazards (Flooding) Overlay. When the neighbour's property was developed, we didn't require a flooding report (previous advice is attached).

The applicant is willing to do the modelling but they want to understand why the applications are being assessed differently despite being in the same Overlay.

Before I respond to the applicant, can you please explain why these properties are different?

Thanks in advance for your help!

Callum Hastie
URBAN PLANNER

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

From: Melinda Lutton
Sent: Thursday, 23 April 2026 4:44 PM
To: Callum Hastie
Subject: RE: DA Referral - 26008311 - 50 John St, Payneham

Hi Callum

I would be minded to ask them to demonstrate impact to the surrounding neighbourhood, as the footprint takes up the whole width of the flow path. Recognising the DTS criterion was "none required", but it will displace more floodwater.

As a minimum, I would ask them to replace the solid fencing with mesh fencing.

It is also in the 5% flow path, but considering there is a dwelling there currently, it wouldn't seem fair to apply this to a new dwelling, although the footprint is bigger.

Best regards, Mel

Melinda Lutton

Principal Engineer | Civil Team Lead

Kaurna Country
 Level 2, 170 Frome Street
 Adelaide SA 5000
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From: Callum Hastie**Sent:** Thursday, 23 April 2026 9:05 AM**To:** Melinda Lutton**Subject:** RE: DA Referral - 26008311 - 50 John St, Payneham

Hi Mel,

Thank you for the advice.

Before I go back to the applicant, I just wanted to confirm if there are any design changes that will make the proposal acceptable, or will they need to do their own modelling to understand the impact to neighbouring land?

Kind regards,

Callum Hastie
URBAN PLANNER

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

From: Melinda Lutton**Sent:** Wednesday, 22 April 2026 9:44 PM**To:** Callum Hastie**Subject:** RE: DA Referral - 26008311 - 50 John St, Payneham

Hi Callum

Sorry again for the delay in getting this to you.

The site is in the Hazards (Flooding – General) and Hazards (Flooding) Overlays

For the Hazards (Flooding – General) Overlay:

- Finished floor level should be at least 300mm above the height of a 1% AEP flood event
- Flood depth across the site is generally 0.1-0.25m
- It appears the existing dwelling is to be replaced with the proposed new development
- Proposed FFL = 100.85m for the eastern half, but 100.90m for the western half

- Ground level = 100.26m
- Proposed FFL is 100.81m (=100.26 + 0.25 + 0.3)
- Proposed FFL is sufficient

Additionally, for the Hazards (Flooding) Overlay, the site is required to

- "Be outside the 5% AEP principal flow path", and it is not.
- "Fences do not unnecessarily impede floodwaters" and Colourbond (solid) fencing is proposed
- PO 3.2 – "Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level." Although the DTS criteria says "none required", the proposed development spans the entire width of the 5% AEP principal flow path, and most of the 1% AEP flow path

The proposed development, therefore satisfies the Hazards (Flooding – General) Overlay, but not the Hazards (Flooding) Overlay

Best regards, Mel

Melinda Lutton

Principal Engineer | Civil Team Lead

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

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From: Callum Hastie

Sent: Wednesday, 1 April 2026 3:25 PM

To: Melinda Lutton

Subject: DA Referral - 26008311 - 50 John St, Payneham

Hi Mel,

Hope you're doing well.

I am reviewing the above DA for a dwelling in the Hazards (Flooding) and Hazards (Flooding – General) Overlay.

Can you please review the attached plans and advise if the FFL is sufficient to protect the dwelling from a 1% AEP event and if there is potential for increased flood risk on neighbouring land?

Thank you in advance, please let me know if you require further information and I can request this from the applicant.

Kind regards,

Callum Hastie
URBAN PLANNER

24/04/2026

Miss Bruna Frasseto

Request for Information

Applicant: NORTH ADELAIDE CONSTRUCTIONS trading as HPG Homes

Application ID: 26008311

Subject Land:

50 JOHN ST PAYNEHAM SA 5070

Title ref.: CT
5307/39

Plan Parcel: D7014
AL27

Council: THE CITY OF NORWOOD PAYNEHAM AND ST
PETERS

Dear Miss Frasseto,

The following additional information is required by the due date 20/07/2026 to assist with the assessment of your Planning Consent for proposed development.

Proposed Development:

Single storey detached dwelling with associated fencing and retaining walls

Required Information

Our flooding consultant has reviewed the development and notes that the dwelling will occupy most of the 1-in-20 year storm flowpath. We can accept this given that the existing dwelling on the land is already within the flowpath.

However, since the footprint of the dwelling will be increased, please provide a report from a suitably qualified engineer considering how stormwater might be diverted onto neighbouring land.

The solid Colorbond fencing that is proposed will also block the flowpath and should be replaced with an alternative style (e.g. mesh fencing)

If you require additional time to provide the information, please contact the Authority on the details below as soon as possible to allow for consideration of your request.

Please note failure to provide the requested information may result in refusal of your application.

If you have any other questions regarding your application, please use the contact details below.

Yours sincerely,

Callum Hastie

Planning, Development and Infrastructure Act 2016 & Planning, Development and Infrastructure (General) Regulations 2017	Section 119(3) / Regulation 34
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From: Callum Hastie
Sent: Wednesday, 17 June 2026 9:04 AM
To: 'Alicia Stevenson'; Raoul Stevenson
Cc: Caleb Rose
Subject: RE: Application ID 26008311 | Address: 50 JOHN ST PAYNEHAM SA 5070

Hi Alicia,

Thank you for your email.

I have discussed this matter at length with our flooding consultant. They have advised that the extent of the Hazards (Flooding) Overlay shown on SAPPa does not accurately reflect the flood risk that your property is subject to.

As per my email to Caleb at HPG Homes yesterday, 50 John St is located directly within the principal flow path and therefore any development of the site may increase the risk of flooding on adjacent land. Therefore, we require modelling to understand what impact the development will have on the area before we can support the development.

14 Leonard St is outside of the principal flow path, and development of the site did not increase the risk of flooding on neighbouring land. We therefore only required that development to raise its floor level to protect itself from flooding.

I appreciate the significant cost involved with flood modelling but based on the advice from our consultant there is no other way to satisfy the relevant provisions of the Planning and Design Code.

Please let me know if you have any questions.

Kind regards,

Callum Hastie
URBAN PLANNER

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

From: Alicia Stevenson
Sent: Tuesday, 16 June 2026 7:39 PM
To: Callum Hastie Raoul Stevenson
Cc: Caleb Rose
Subject: Application ID 26008311 | Address: 50 JOHN ST PAYNEHAM SA 5070

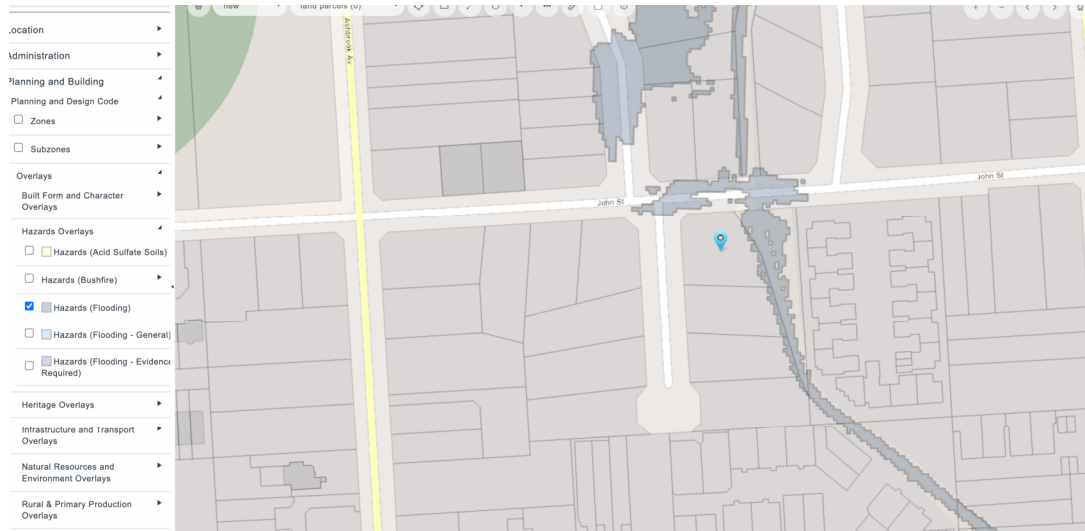
You don't often get email from .

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Hi Callum,

My name is Alicia Stevenson and I am the owner of 50 John St Payneham and I just wanted to clarify the request for a flood risk assessment for our proposed plans.

From our understanding the Hazard (Flooding) overlay applies only to the very edge of our property on the SAPPa website. You can see here this is the same area that is affected on our neighbours property (14 Leonard St Payneham).



From my understanding on reading information on these overlays is that we are restricted from building habitable areas in this region which we are not proposing as you would see on our plans. Is it the proposed retaining wall that is causing the most concern from your point of view? In your most recent email you advised that 14 Leonard St is not under the same overlay however this is not supported above and they have built a 600mm retaining wall with a 1800mm good neighbour fence on top which could impact on the principal flow from the creek therefore causing risk to our property.

Then reviewing the flood map plans you have provided for the 1:100 event it would appear that our building is under the 300mm flood level which has it falling in a Hazard (Flooding - general) overlay which is confirmed on the SAPPA website.

The MLEI site plan notes the 1 in 100 year is expected to be 200mm higher than natural ground level which was the information provided by council. The designed floor level is 300mm higher than the forecasted flood level of 200mm above natural ground.

The code provisions appear to provide guidance in relation to floor levels in PO 3.5. Seeking to ensure that floor levels are 300mm above the 1 in 100 year event.

Thank you for considering the above and we are available for a call or meeting if you would prefer.

Alicia and Raoul Stevenson

From: Callum Hastie
Sent: Friday, 10 July 2026 3:39 PM
To: 'Alicia Stevenson'; Raoul Stevenson
Cc: Caleb Rose
Subject: RE: Application ID 26008311 | Address: 50 JOHN ST PAYNEHAM SA 5070

Hi Alicia,

Thank you for your email.

While the amendments you have made will address some of our engineer's concerns, the proposal still extends the footprint of the building into the flood flow path.

Any increase to the building's footprint risks diverting flood waters into neighbouring land. While I appreciate the cost involved, a flood report is essential to understand what impact the development may have on the area.

Unless I can confidently say that the development satisfies the relevant provisions of the Hazards (Flooding) Overlay I cannot grant Planning Consent.

Please let me know if you have any questions.

Kind regards,

Callum Hastie
URBAN PLANNER

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

From: Alicia Stevenson
Sent: Wednesday, 8 July 2026 9:12 PM
To: Callum Hastie ; Raoul Stevenson
Cc: Caleb Rose
Subject: Application ID 26008311 | Address: 50 JOHN ST PAYNEHAM SA 5070

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Dear Callum

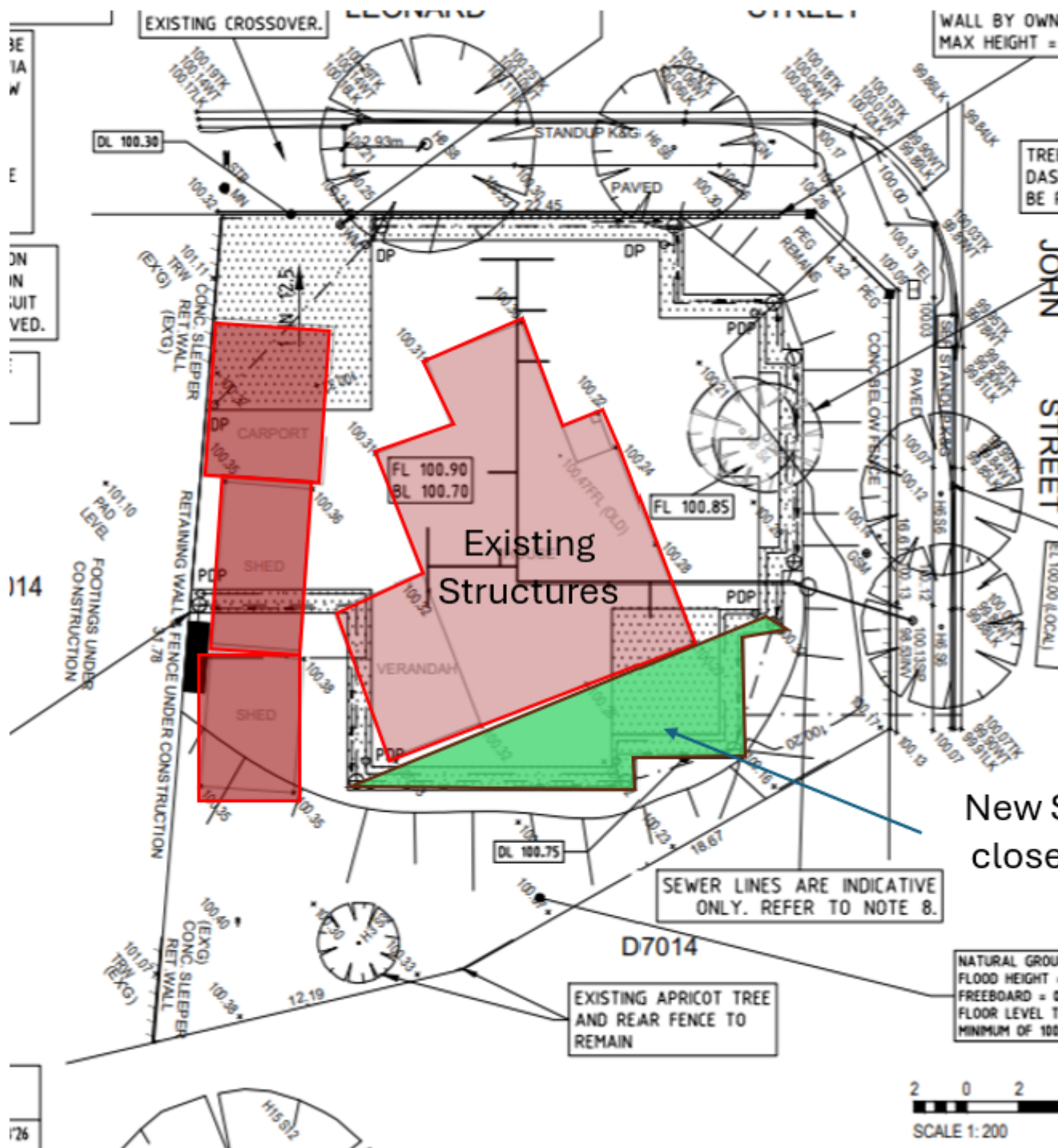
Please find the attached updated plans for our new home.

The key changes are:

- Removal of the pool in the rear yard.
- Retention of the current landscaping and current fencing on the eastern boundary (creek boundary).
- Amendment of earthworks design to retain existing levels in the rear yard.

The mark up below highlights the now very minor change in building area closer to the creek than the current house. This area is highlighted in orange. You can see that this is

a very minor change to current conditions especially when the current fence and rear garden levels are maintained.



I also wanted to bring to your attention the confirmation that the finished floor level of the home is designed to be 300mm above the flood depth determined by the Council flood reports.

As previously discussed, we are seeking to achieve the intent of the Planning and Design Code by setting our new floor level in accordance with requirements. At the

same time we are seeking to minimise the changes to fencing and levels in the rear yard therefore minimising any risk that our new home will have on downstream flood risk.

We seek that council assess the application in the amended form, with the information provided.

We look forward to hearing from you,

Alicia and Raoul Stevenson



20 July 2026

Callum Hastie
Urban Planner
City of Norwood Payneham & St Peters
175 The Parade
Norwood SA 5067

Re: Application ID 26008311 | 50 John Street, Payneham SA 5070 — Response to Hazards (Flooding) Overlay

Dear Mr Hastie,

I refer to your email of 10 July 2026 and to the amended plans and supporting information provided on 8 July 2026. Please find this email and supporting information as the response to Council's request for further information.

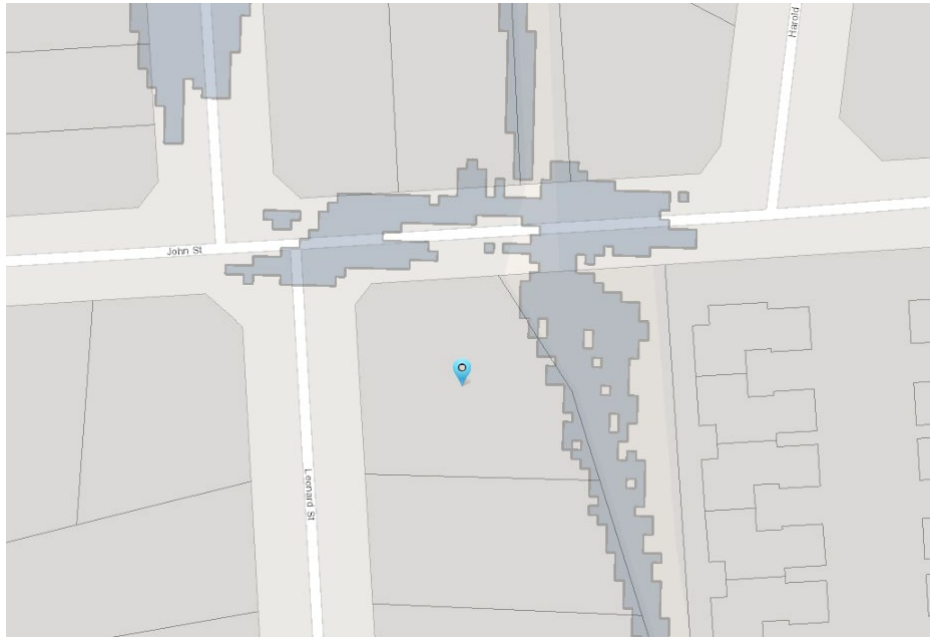
I set out below a formal response addressing each Performance Outcome of the Hazards (Flooding) Overlay applying to the site, having regard to the amended proposal now before Council. This response is provided on the basis of the amended design, the retaining the original site conditions including the removal of the previously proposed pool, retention of existing rear yard levels, and retention of existing fencing along the creek boundary. On this basis and the reasons outlined below, I consider the amended proposal satisfies the relevant provisions of the Code.

Hazards Overlay

The plan below shows the Hazards (Flooding) Overlay as it relates to 50 John Street, Payneham. The overlay mapping clearly shows that the flooding risk is contained to the eastern boundary of the site only. I also note that the proposed code amendment currently on consultation substantially maintains the current mapping in relation to this site.

I can confirm that the amended proposal does not seek to alter levels or fencing in this eastern portion of the site. I note that Council have relied on flood mapping by Tonkin. Until this mapping is formally adopted through a code amendment where the assumptions can be tested and relevant consultation undertaken it appears inappropriate to solely rely on this mapping. I also note that the mapping on the Council website is based on a long term development scenario with climate change parameters modelled and last updated in 2019.

It also appears that Council have undertaken works in accordance with their Council wide flood mitigation strategy which may also reduce the reliability of this mapping.



I have provided commentary on each of the Assessment Provisions in the Flooding (Hazards) Overlay.

PO	Performance Outcome	Response
1.1	Land division limited to areas where consequences to buildings and safety are low and readily managed.	Not applicable.
2.1	Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	Met. The amended proposal removes the previously proposed pool, retains existing rear yard levels and existing fencing along the creek boundary, and confines the increase in building footprint to a minor variation on the existing developed portion of the allotment. The floor level of the home has also been confirmed as 300mm above the 1% AEP.



PO	Performance Outcome	Response
2.2	Buildings housing vulnerable people, community services, key infrastructure or emergency services are sited away from flood prone areas.	Not applicable.
3.1	Development avoids the need for flood protection works.	Met. No levees, bunding or other flood protection works are proposed or required. Compliance is achieved through siting and finished floor level, addressed under PO 3.5 below.
3.2	Development does not cause unacceptable impacts on adjoining property through diversion of floodwaters or an increase in flood velocity or flood level.	Met. The amended footprint represents a minor variation relative to the existing developed condition of the allotment. Existing rear yard levels and creek-side fencing are retained and are unchanged, preserving the existing flow characteristics across the site. Given the very small change to the current situation no unacceptable impact on adjoining land arises from the amended proposal.
3.3	Development does not impede the flow of floodwaters through the allotment or surrounding land, or cause an unacceptable loss of flood storage.	Met. The incremental footprint change is minor and outside of the flood mapping outlined in the code/overlay. In the context of the allotment and surrounding flow path, the works do not represent a material loss of flood storage or impediment to conveyance, particularly given unchanged rear yard levels and fencing.
3.4	Development avoids frequently flooded or high velocity areas, other than as part of a flood mitigation scheme.	Met. The amended design minimises the building envelope, and retains existing levels and fencing rather than intensifying works within the vicinity of the flow path.
3.5	Buildings sited, designed and constructed to prevent entry of floodwaters in a 1% AEP event where damage or compromised use would result.	Met (consistent with DTS 3.5). The finished floor level has been set at 300mm above the 1% AEP flood level determined from Council's own flood data (natural ground RL 100.37, flood height 0.20m, freeboard 0.30m, giving a minimum finished floor level of RL 100.87), as previously confirmed to Council on 8 July 2026.



PO	Performance Outcome	Response
3.6	Fences do not unreasonably impede floodwaters.	Met (consistent with DTS 3.6). Existing fencing along the creek boundary is retained unaltered as part of the amended proposal.
4.1	Buildings storing hazardous materials designed to prevent spills or leaks during a 1% AEP flood event.	Met (DTS 4.1). The proposal is a residential dwelling and does not involve the storage or disposal of hazardous materials.
4.2	Development does not create or aggravate erosion or siltation, or lead to destruction of vegetation during a flood.	Met. The existing tree and rear fence are retained, and no vegetation removal is proposed in the vicinity of the creek boundary. Standard sediment and erosion control measures will apply during construction.
5.1	Filling to raise finished floor level does not cause unacceptable impact on adjoining property, or unacceptable loss of flood storage.	Met. <ul style="list-style-type: none"> - The PO speaks to impacts on adjoining property. The increase in floor level does not result in overlooking, over shadowing or loss of amenity, therefore not causing impacts. - The adjoining house (only adjoining home) at 14 Leonard Street has recently undertaken a new build much closer to the creek and increased the footprint of their building. - The adjoining property is also upstream of 50 John Street, therefore resulting in any additional flow more likely to flow downstream through the street network, than impact upstream.
5.2	Driveways, access tracks and parking designed to minimise excavation and filling.	Met .
6.1	Development does not occur on land from which evacuation is not possible, or which cannot be accessed by emergency vehicles, during a 1% AEP event.	Met. The site retains unchanged access to and from the John Street frontage, which is unaffected by the amended proposal.



PO	Performance Outcome	Response
6.2	Access driveways and tracks to significant development consist of a safe, all-weather trafficable surface accessible during a 1% AEP event.	Met. The existing driveway and access arrangement is retained and unaffected by the amended proposal.

I seek that Council undertake an assessment of the application in the amended form assessing the proposal as a whole. Importantly D01 of the overlay seeks to minimise impacts on people, property, infrastructure and the environment from high flood risk. The new home achieves this by ensuring the FFL of the home is 300mm above the 1% flood level provided by Council. The second test is then the impacts on other people, property or infrastructure. Given the retention of the rear yard levels and very minor increase in building footprint, it is my view that in context of the code and relevant mapping, recent new development adjoining the site and ability for flood water to continue along John Street to the north, that this proposal meets the relevant provisions of the code.

I request that Council now proceed to determine the application as amended, on the basis of the information above and previously provided.

We look forward to Council's determination.

Yours sincerely,

Stuart Headland

Stuart Headland
HLN Property

- 8. **ERD COURT APPEALS**
- 9. **OTHER BUSINESS**
(Of an urgent nature only)
- 10. **CONFIDENTIAL REPORTS**
- 11. **CLOSURE**