Council Assessment Panel
Agenda & Reports

16 November 2026

Our Vision

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

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

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

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City of Norwood Payneham & St Peters

11 November 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 16 November 2026, commencing at 6.30pm.

Please advise Daniella Hadgis on 8366 4508 or email dhadgis@npsp.sa.gove.au if you are unable to attend this meeting or will be late.

Yours faithfully



Kieran Fairbrother
ACTING MANAGER, DEVELOPMENT & REGULATORY SERVICES

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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, Manager, Development & Regulatory Services
Ned Feary, Senior Urban Planner
Mark Thomson, Consultant Planner
Kari Pedder, Planning Officer
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 19 OCTOBER 2026.

4. DECLARATION OF INTERESTS

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER - ID26005118 – LOUISE BARFORD - 19 MOULDEN STREET NORWOOD SA 5067

DEVELOPMENT NO.:	26005118
APPLICANT:	Louise Barford
ADDRESS:	19 MOULDEN ST NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Two Storey alterations and additions to an existing dwelling, including partial demolition at the rear of the existing dwelling, fencing and the removal of a significant tree
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • 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):** • Minimum Site Area (Minimum site area is 300 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	9 May 2026
RELEVANT AUTHORITY:	Assessment panel at City of Norwood, Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.8 30/04/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Mark Thomson - Consultant Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Heritage Advisor - David Brown

CONTENTS:

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

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for additions and alterations to a detached dwelling, fencing and the removal of a significant tree.

An existing lean-to addition at the rear of the dwelling is proposed to be demolished and replaced with a new two-level addition. The new addition comprises an open-plan living/dining/kitchen, bathroom and alfresco at ground level and master bedroom suite at first floor level. A portion of an existing carport to the side of the dwelling is also proposed to be enclosed to create a shed.

The proposed addition has a modern rectilinear design with concealed roof. External walls are proposed to be finished in a mix of vertically grooved fibre cement cladding, painted red at ground level and white at upper level, and monument colour texture coating. Window shrouds are proposed to be finished in copper cladding. North and east facing windows are circular while south and west facing windows are rectangular.

Fencing is proposed to comprise vertical steel blades to a height of 1.2m along the primary street frontage and part-way along the secondary street frontage, increasing in height to 1.8m for a length of 12m up to the point where the proposed addition is situated on the boundary. To the rear of the addition, a short section of 1.8m high masonry wall with a steel blade gate is proposed.

The significant tree which is proposed to be removed is a *Citharexylum spinosum* (Fiddle-Wood), located approximately 5m from the western (rear) boundary and 1m from the southern side boundary.

BACKGROUND:

At the time that the application underwent public notification, the upper-level component of the addition was proposed on the northern side boundary, and the external walls of the addition were proposed to be clad in spotted gum timber cladding.

In response to concerns raised by representors and the Council's Heritage Advisor, the upper level has been repositioned so that it is set back 1.3m from the northern boundary and the cladding has been amended to painted fibre cement cladding.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 19 MOULDEN ST NORWOOD SA 5067

Title ref.: CT	**Plan Parcel:**	**Council:** THE CITY OF NORWOOD PAYNEHAM AND
5881/732	F139440 AL60	ST PETERS

Shape:	mostly rectangular with a slight 'dogleg' to northern boundary
Right of Way:	free and unrestricted right of way over the access driveway of the adjoining property at 17A Moulden Street
Frontage Width:	10.21m
Area:	364.55m^2
Topography:	mostly flat
Existing Structures:	single storey detached dwelling
Existing Vegetation:	one Significant Tree and three non-regulated trees

Locality

The locality of the subject land is considered to include land:

- along both sides of Moulden Street between Rose Street to the north and Clara Street to the south;
- along both sides of the entirety of Bonney Street; and
- adjoining the subject land at the rear, at 20A Edward Street and 17A Moulden Street.

The extent of the locality is shown in **Attachment 2**.

Moulden Street and Clara Street are characterised by late 19th Century small-scale maisonettes and single-fronted cottages and some later period bungalows.

Two-level rear additions are located at the rear of the dwellings at 24 Moulden Street (adjacent the subject land) and 11A George Street (corner of George Street and Bonney Street). The two dwellings on land adjoining the subject land to the rear at 20A Edward Street and 17A Moulden Street also contain two levels.

The locality generally displays a high degree of historic character and a high level of amenity.

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

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**

Per Tables 1 and 2 of the Established Neighbourhood Zone, there is no possible alternative assessment pathway for any of the elements, as a result of the various Overlays that apply to the subject land.

PUBLIC NOTIFICATION

- **REASON**

The dwelling addition does not achieve the preconditions of Table 5 of the Established Neighbourhood Zone, as it involves a wall on a boundary with a length exceeding 8m and a height exceeding 3.2m.

- **LIST OF REPRESENTATIONS**

Surname	First Name	Address	Position	Wishes to be heard?
Ronald	Evans		Support	No
Jane	Sleath		Support with concerns	Yes
Lyn	Leverington		Opposed	No
Andrew	Cawthorne		Opposed	No
Fran	E		Opposed	No
Margaret	Dingle		Support with concerns	Yes
Anne	Stow-Smith		Opposed	Yes

- **SUMMARY**

The representor from the adjoining land at 17A Moulden Street is concerned that:

- access to their property may be impeded by construction activities on the subject land;
- their property may be damaged by construction activities on the subject land;
- the proposed development may encroach onto their land;

- the applicant may seek a monetary contribution to fence replacement;
- the proposed development will cause overshadowing of their property
- the proposed development will detract from the character of the dwelling on the subject land; and
- the proposed development will detract from the character of the streetscape;

The concerns of the other representors can be summarised as follows:

- the two-storey height and modern style of the addition is incompatible with the historic character of Moulden Street and Bonney Street; and
- the proposed removal of the Significant Tree is not justified having regard to its health and environmental benefits.

In response to the representations, as well as concerns expressed by the Council's Heritage Advisor, the dwelling addition has been amended by repositioning the upper level to be set back 1.3m from the northern boundary and changing the wall finish to painted fibre cement cladding.

INTERNAL REFERRALS

- Heritage Advisor – David Brown

The application was referred to David Brown due to the subject land being located within the Historic Area Overlay.

With respect to the original application which underwent public notification, Mr Brown advised that he was supportive of the two-storey volume of the addition and accepting of the rectilinear form and round windows. However, Mr Brown was concerned with the timber cladding to the external walls which are visible from the street.

In response to the concerns with the cladding, the application was amended by replacing the timber cladding with painted fibre cement cladding. Mr Brown has advised that the painted cladding is more in keeping with the historic streetscape, with the lighter colour at the upper level reducing its visual impact on the streetscape. With respect to the increased setback of the upper level from the northern boundary, Mr Brown has advised that this change improves the compatibility of the building with the historic streetscape.

PLANNING ASSESSMENT

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

Land Use and Question of Seriously at Variance

The proposed development maintains the existing residential use of the land that is anticipated in the Established Neighbourhood Zone. The Planning and Design Code (the Code) allows for additions to existing dwellings within the Established Neighbourhood Zone and Historic Area Overlay, subject to a range of character and amenity considerations.

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

Both the Established Neighbourhood Zone and the Historic Area Overlay contain policies related to building height.

Performance Outcome 4.1 of the Established Neighbourhood Zone states:

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

The associated Designated Performance Feature (DPF 4.1) provides a 'standard outcome' for the zone of no more than 2 levels.

Performance Outcome 2.2 of the Historic Area Overlay states:

> *"Development is consistent with the prevailing building and wall heights in the historic area."*

The abovementioned policies for the Established Neighbourhood Zone and Historic Area Overlay seek somewhat different outcomes. Where the former seeks buildings of a height that 'contributes' to prevailing character, the latter seeks buildings of a height that is 'consistent' with prevailing heights. Pursuant to the Rules of Interpretation of the Code, the height policy of the Historic Area Overlay prevails to the extent of any inconsistency.

When considered in isolation, PO 2.2 of the Historic Area Overlay suggests that the proposed two-level addition is inappropriate, as it is not consistent with the prevailing single storey height of buildings in the area.

That said, when PO 2.2 is considered in the context of other relevant provisions of the Overlay, it is apparent that some two storey elements may be acceptable in some instances.

Norwood 4 Historic Area Statement (NPSP14) notes that a building height of up to two storeys is one of the important built form characteristics of the area. This appears to recognise that despite most buildings being single storey, occasional two storey buildings do exist and are not necessarily a negative aspect of the built form character of the area.

A number of provisions of the Historic Area Overlay emphasise the importance of maintaining consistent building scale and character at the front of buildings, where the contribution to the streetscape is greatest. This includes Performance Outcomes 2.1, 2.3 and 3.1, which are set out below respectively with the relevant phrases underlined.

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

It can therefore be deduced that some degree of divergence from the predominant single storey character is acceptable, provided that streetscape character is not unreasonably compromised.

The proposed two storey addition commences approximately 18m behind the primary façade of the dwelling. As a result of this distance, despite being higher than the ridgeline of the existing dwelling, it would likely have limited impact on the streetscape of Moulden Street directly in front of the subject land and to the south.

To the north of the subject land, where Moulden Street has a short east-west alignment and becomes the secondary street frontage, the streetscape presence of the addition would be more pronounced. In this location, the upper level is approximately 4m from the street at the closest point. Given that PO 3.1 seeks to ensure that the primary façade is not dominated, the increase in visibility of the upper level is considered acceptable in this location.

Having regard to all relevant provisions and the context of the locality, which contains other examples of two-level dwellings, the height of the proposed addition is considered acceptable.

Site Coverage

Performance Outcome 3.1 of the Established Neighbourhood Zone states:

> *"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*."

The associated Designated Performance Feature (DPF 3.1) provides a 'standard outcome' for the Zone of no more than 50%.

The 50% standard given in DPF 3.1 is not representative of the pattern of site coverage in the neighbourhood and therefore has limited usefulness in the interpretation of PO 3.1 in this instance. In particular, many of the maisonettes and single-fronted cottages in the locality are on small allotments and have had their footprint extended over time, resulting in relatively high levels of site coverage. In addition, some allotments have been sub-divided, with new dwellings on small allotments also having relatively high site coverage, such as the dwelling on the site adjoining the subject land to the rear at 20A Edward Street.

Accordingly, the proposed building footprint is considered to be reasonably consistent with the character and pattern of the neighbourhood. The extent to which the space around the building is sufficient to provide an attractive outlook and access to light and ventilation is considered in the proceeding section.

Side and Rear Setbacks and Boundary Walls

Performance Outcome 8.1 of the Established Neighbourhood Zone states:

> *"Buildings are set back from side boundaries to provide:*
> (a) *separation between buildings in a way that complements the established character of the locality.*
> (b) *access to natural light and ventilation for neighbours."*

Other than in relation to boundary walls, the associated Designated Performance Feature (DPF 8.1) provides a 'standard outcome' for side boundary setbacks of at least 900mm for walls up to 3m high and 900mm plus one-third of the extent to which the height of a wall exceeds 3m. An additional 1m applies to south-facing walls.

The proposed addition includes 4.1m high ground level walls and 6.7m high upper-level walls. All heights are measured above natural ground level. Applying the formula in DPF 8.1, this equates to minimum setbacks of:

- 2.3m for the ground level south facing wall;
- 3.1m for the upper level south facing wall; and
- 2.1m for the upper level north facing wall.

In relation to boundary walls, PO 7.1 states:

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

DPF 7.1 provides a 'standard outcome' of no greater than 8m length and 3.2m height for boundary walls.

Having regard to the southern side boundary, the proposed addition achieves the upper-level setback standard, with a setback of 3.5m, however does not achieve the ground level setback standard, with a setback of 1m instead of 2.3m.

The formula in DPF 8.1 is flawed for ground level walls greater than 3m in height on the southern side. To illustrate this point, wall 3m high located 900mm from the boundary is consistent with DPF 8.1, while a wall 3.1m high would need to be 1.93m from the boundary to be consistent. The impact of an additional 100mm in height clearly does not justify an increase in setback of over 1m.

Accordingly, DPF 8.1 is considered to have limited usefulness in the interpretation of PO 8.1 in relation to the impact of the southern boundary setbacks on the adjoining property. Planning Consent has recently been granted for additions to the adjoining property at 21 Moulden Street. Those additions have not been illustrated in the overshadowing plans prepared for the current application; however, they extend to within 5.3m of the rear boundary. Taking into account these additions, it appears likely that approximately 50% of the remaining private open space will receive approximately 2 hours of direct sunlight between 9.00am and 3.00pm during the winter solstice, as per DPF 3.2 of the Interface between Land Uses module.

Having regard to the northern side boundary, as the adjacent part of the adjoining property is an access driveway, the proposed additions do not result in unreasonable visual impacts. Similarly, any minor reduction in light (noting that direct sunlight is not impeded due to the orientation) is also not unreasonable.

With respect to the proposed rear setback, PO 9.1 states:

"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."

The associated Designated Performance Feature (DPF 9.1) provides a 'standard outcome' for the Zone of at least 4m for the first building level and 6m for any second building level.

The proposed addition is set back 6.1m from the rear boundary at the upper level and 2.1m at ground level. That said, the last 4m of the addition (i.e. the portion within 6.1m of the rear boundary) is the alfresco. If the alfresco was assessed as a stand-alone development, rather than forming part of the dwelling addition, there would be no specific rear setback standard applicable.

Having regard to the considerations listed in PO 9.1:

- as discussed under the heading of site coverage, the impact of the space around the building on the character of the locality is considered acceptable;
- as discussed in relation to side setbacks, the impact of the proposal on access to light and ventilation to the adjoining property to the south is considered acceptable. Similarly, the shadow diagrams show that the impact on light to the adjoining property to the rear is negligible;
- the proposal maintains approximately 56m^2 of private open space which, although slightly less than the 60m^2 standard contained in Table 1 – Private Open Space, for site areas greater than 300m^2, is considered sufficient to meet the needs of occupants; and
- taking into account soft landscaping at the front of the property, the proposal maintains approximately 52m^2 of soft landscaping, equating to 14% of the subject land. Although less than the 20% standard contained in DPF 22.1 for site areas of between 200m^2 and 450m^2, there is no change to the amount of soft landscaping forward of the building line and the amount of side and rear landscaping is considered sufficient in the context of the relatively high levels of site coverage in the locality (as previously discussed).

Overall, the proposed side and rear setbacks are considered acceptable, as is the boundary wall on the northern side boundary.

Overlooking

The proposed rear (west) facing upper-level window has a sill height of 1.5m above floor level, consistent with the standard contained in DPF 10.1 of the Design in Urban Areas module.

The proposed north side facing upper-level round window corresponds with the location of the staircase and has a sill height of 1.5m above the height of the stairs directly below it.

The proposed south side facing upper-level window corresponds with the shower of the ensuite and has a sill height of 1m above floor level. To the extent that it is unclear from the elevations whether the glass in

this window is intended to be obscured, a condition is recommended requiring obscure treatment to a height of at least 1.5m above floor level.

Heritage

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 Council's Heritage Advisor is supportive of the proposal, stating that the visual separation between the original dwelling and the addition is a positive outcome, as is the scale and height of the lower level walls, which reference those of the existing dwelling. In relation to the upper level, the Heritage Advisor considers that the light colour and setbacks from boundaries results in acceptable impacts on the streetscape.

Tree Removal

Performance Outcome 1.2 of the Regulated and Significant Tree Overlay states:

> *"Significant trees are retained where they:*
> (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 National Parks and Wildlife Act 1972 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*."

The subject tree is an introduced exotic species and therefore does not satisfy parts (b), (c), (d) or (e) of PO 1.2.

The tree has a height of approximately 10-15 metres, a spread of 5-10 metres and is located at the rear of the dwelling, near the southern side boundary. According to advice from the applicant's Arborist, the tree is in good health and has fair structure, with a large amount of epicormic growth resulting from previous pruning.

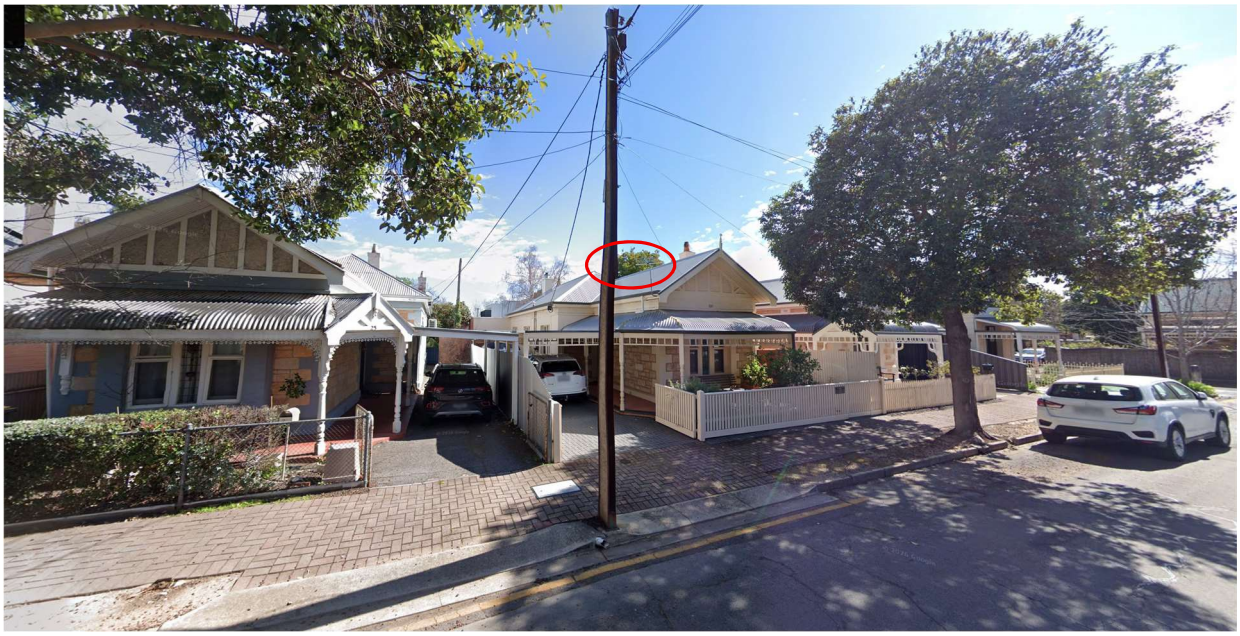
The tree is of average height in comparison to other trees within the locality. Street trees are generally lower in height, but have a similar spread and greater visual prominence from the public realm.

The tree is readily visible from several vantage points along Moulden Street and Bonney Street within the locality. It is not readily identifiable from George Street, Edward Street, Clara Street or Magill Road. Figures 1 and 2 below show images of the tree from Bonney Street and Moulden Street.

Figure 1. Image of tree from Bonney Street adjacent the subject land



Figure 2. Image of tree from Moulden Street, just south of the subject land



The tree is considered to make a positive contribution to the character and amenity of the local area, as do most other trees in the local area. That said, the level of contribution of the subject tree is not considered to reach the status of 'important' for the purposes of PO 1.2(a). That status applies to 'stand out' trees in the local area, such as the very large eucalypt trees within Richards Park and on the corner of Clara Street and Edward Street.

Similarly, the tree is not considered to form a notable visual element to the landscape of the local area. Whilst visible from parts of the defined locality, the 'local area' covers a broader area and the subject tree is not a visual element of the landscape of the local area, unlike taller trees such as the aforementioned eucalypt tress within Richards Park and on the corner of Clara Street and Edward Street.

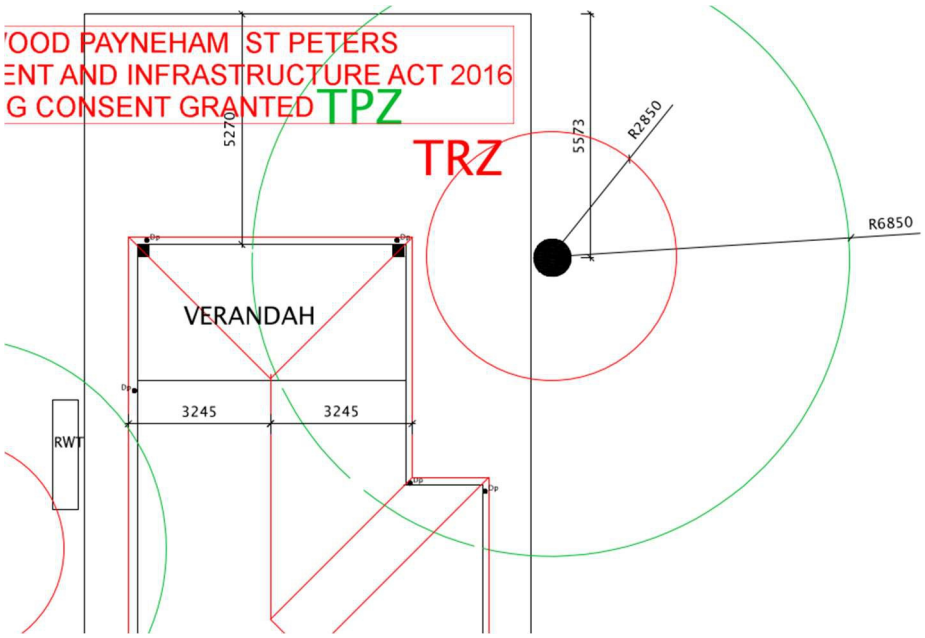
Accordingly, the subject tree is not considered to possess the attributes of significant trees that the Code seeks to retain.

If an alternative conclusion was reached on the assessment against PO 1.2, it would be necessary to consider PO 1.4, which states:

> *"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."*

When considering PO 1.4, it is necessary to consider that the recently approved addition to the dwelling on the adjoining property to the south already results in some encroachment into the Notional Root Zone of the tree, as shown in Figure 3 below.

Figure 3. Subject tree relative to approved addition at 21 Moulden Street



Therefore, even if the footprint of the proposed dwelling addition was reduced substantially in size, it would still result in an increase in encroachment within the Notional Root Zone of the tree beyond that which is typically acceptable. It would also require an increase in floor area at the upper level in order to achieve the same overall floor area, resulting in an increase in its visual prominence and reduction in compatibility with streetscape character.

Fences

Performance Outcome 4.4 of the Historic Area Overlay states:

> *"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."*

The proposed fencing forward of the building line of the dwelling is low (1.2m high) and comprises simple vertical steel blades. While the general height and open nature of the fencing is appropriate, given that specific details have not been provided and the Council's Heritage Advisor has not provided a specific comment on the fencing, it is recommended that this be the subject of a reserved matter.

Flooding

The site is located within the Hazards (Flooding – General) Overlay. However, this is limited to a very small section of the front yard and not where the development is proposed to occur. The rear addition is proposed to have the same finished floor level as the existing dwelling. Accordingly, a referral to Council's external flooding engineer was not deemed necessary as the addition is not considered to be at risk of inundation in a 1% AEP event.

CONCLUSION

The proposed two storey dwelling addition is considered consistent with the various relevant performance outcomes of the Established Neighbourhood Zone and Historic Area Overlay. Despite being inconsistent with the prevailing single storey height of buildings in the locality, the Norwood 4 Historic Area Statement recognises the contribution of two storey buildings, and the proposed upper level is sufficiently set back from boundaries so as not to detract from streetscape character.

Some quantitative standards of the Code relating to site coverage, side and rear setbacks, private open space and soft landscaping are not achieved, however in each case the proposal is considered to achieve the corresponding performance outcome, having regard to the specific details of the proposal and the locality.

The Significant Tree which is proposed to be removed is an exotic species which, although making some positive contribution to the area, is not considered to possess the qualities of Significant Trees that the Code seeks to retain and in any event, cannot be retained with the proposed reasonable development of the land.

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 26005118, by Louise Barford is granted Planning Consent subject to the following conditions and reserved matters:

RESERVED MATTERS

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

1. Details of all fencing, noting that drawing numbers PD06 and PD07 contain conflicting information on front fencing. Specific details are required, including colours, finishes, height and spacing.

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 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
Three (3) replacement trees 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 4
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 5
All upper floor windows 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.

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.

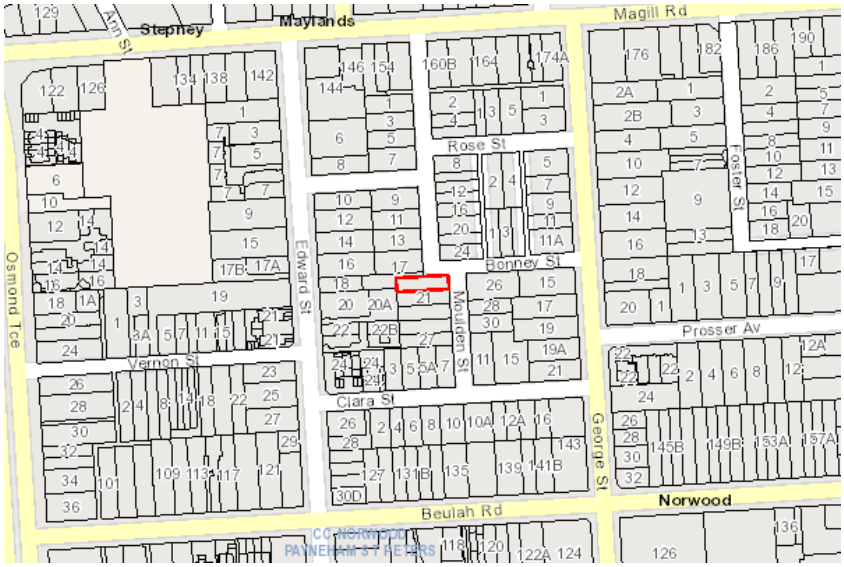
If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

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: 19 MOULDEN ST NORWOOD SA 5067

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Historic Area *(NPSP14)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

Local Variation (TNV)

Minimum Site Area *(Minimum site area is 300 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	
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 2 levels (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical*

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

	(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary: (a) no less than: (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1	DTS/DPF 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.	Other than in relation to an access lane way, buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way) satisfy all of the following: (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.

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

(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.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay.*	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* 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.		

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 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	
NPSP14	**Norwood 4 Historic Area Statement (NPSP14)** 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	Late 19th Century, early 20th Century and some later period dwellings (pre 1940). Range of dwelling types.
Allotments, subdivision and built form patterns	Original historic pattern. Front setbacks of varying depths in various streetscapes.
Architectural styles, detailing and built form features	Late 19th Century small-scale maisonettes and single and double-fronted cottages (mainly in Moulden, Clara, Bonney, Vernon and Foster Streets), early 20th Century villas (mainly in George and Queen Streets, the western side of Moulden Street and the western end of Prosser Avenue) and some later period bungalows, including Tudor-style bungalows mainly in the eastern part of Prosser Avenue but also in George Street).
Building height	Up to two storeys.

Statement#	Statement	
	Materials	Bluestone or sandstone and brick.
	Fencing	*[Not stated]*
	Setting, landscaping, streetscape and public realm features	Dwellings generally have landscaped frontages.
	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 *Electricity Act 1996*

	(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.

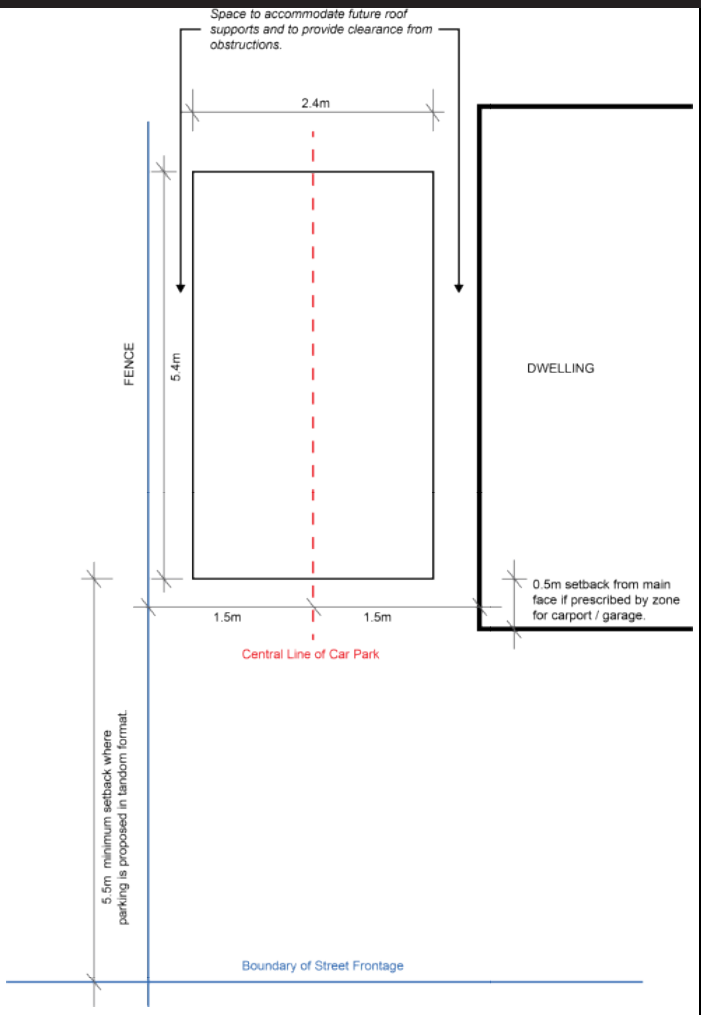
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

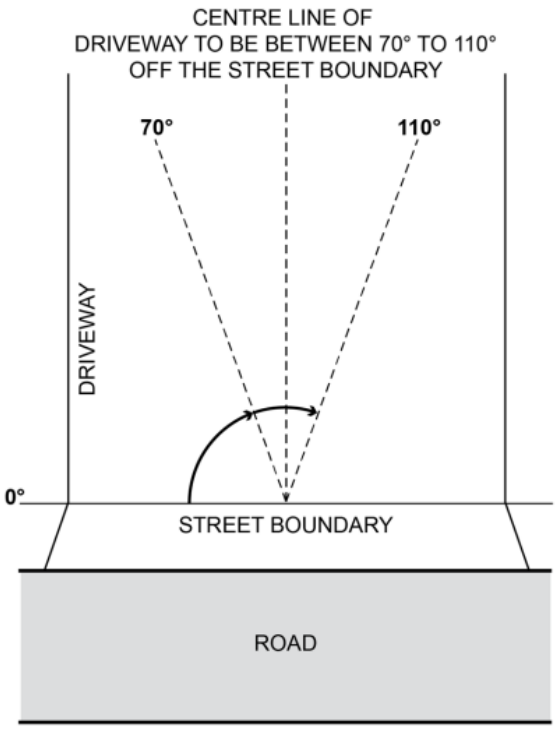
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development 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	DTS/DPF 8.3 None are applicable.

(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 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone satisfy at least one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development	
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.

Residential Development - Low Rise	
External appearance	
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space or communal open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space

	(ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 23.2 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and (ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 23.2(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 23.2(e)(i) is setback at least 5.5m from the boundary of the street frontage. Example diagram:

	
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 pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited to satisfy all of the following: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or 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 $2m^2$ 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: (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 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: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

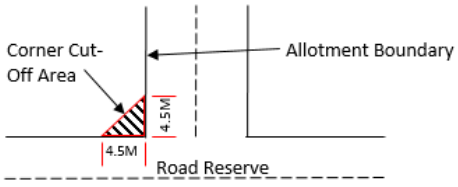
may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may 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	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. 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. 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.
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.

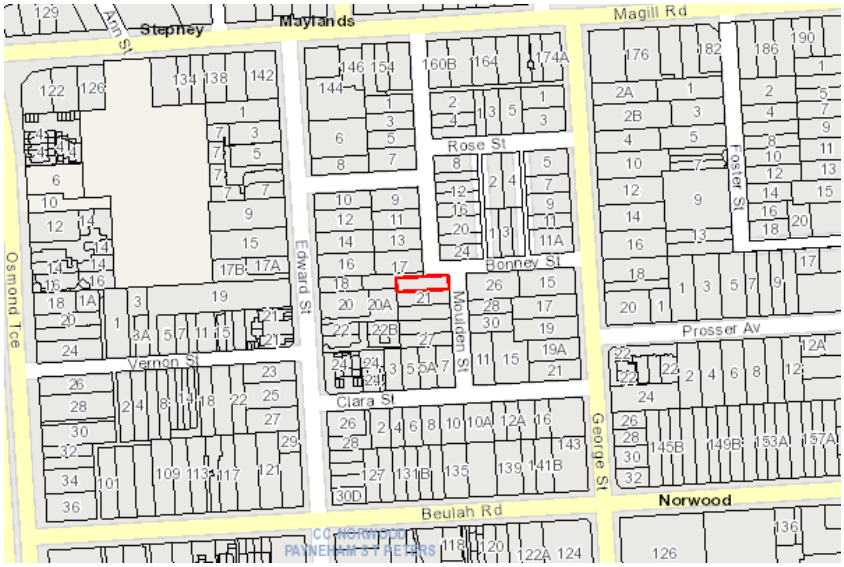
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development 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 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.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone

Address: **19 MOULDEN ST NORWOOD SA 5067**

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Historic Area *(NPSP14)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

Local Variation (TNV)

Minimum Site Area *(Minimum site area is 300 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 2 levels)*

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.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area	None specified.

(k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

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: (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.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (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 *National Parks and Wildlife Act 1972* 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): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (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: 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	DTS/DPF 1.3 None are applicable.

(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 (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.	
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.	DTS/DPF 1.4 None are applicable.
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.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 3.1 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.	DTS/DPF 3.1 Land division where: (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

Attachment 1



36013
L + L HOUSE
19 MOULDEN STREET
NORWOOD
FOR APPROVAL

tectvs

NEIGHBOURING PROPERTY
17 + 15 MOULDEN STREET

MOULDEN STREET

BONNEY STREET

ROW

EXISTING HOUSE AND CARPORT

19.32

0.33

17.01

BOUNDARY SHOWN
DASHED RED

NEIGHBOURING PROPERTY
17A MOULDEN STREET

9.88

10.21

SITE

36.35

NEIGHBOURING PROPERTY
21 MOULDEN STREET

MOULDEN STREET

SITE PLAN
1:100@A1 1:200@A3

tectvs

REV	DATE	DESCRIPTION
0.7	29/10/25	ISSUED FOR INFORMATION
0.6	28/10/25	ISSUED FOR INFORMATION
0.5	18/07/25	ISSUED FOR INFORMATION
0.4	14/04/25	ISSUED FOR INFORMATION
0.3	21/02/25	ISSUED FOR INFORMATION
0.2	07/02/25	ISSUED FOR INFORMATION
0.1	02/12/24	ISSUED FOR INFORMATION
1.0	12/02/26	ISSUED FOR APPROVAL
0.9	28/01/26	ISSUED FOR INFORMATION
0.8	17/11/25	ISSUED FOR INFORMATION

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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD

CLIENT
L + L

DRAWING
SITE PLAN

SCALE
AS SHOWN

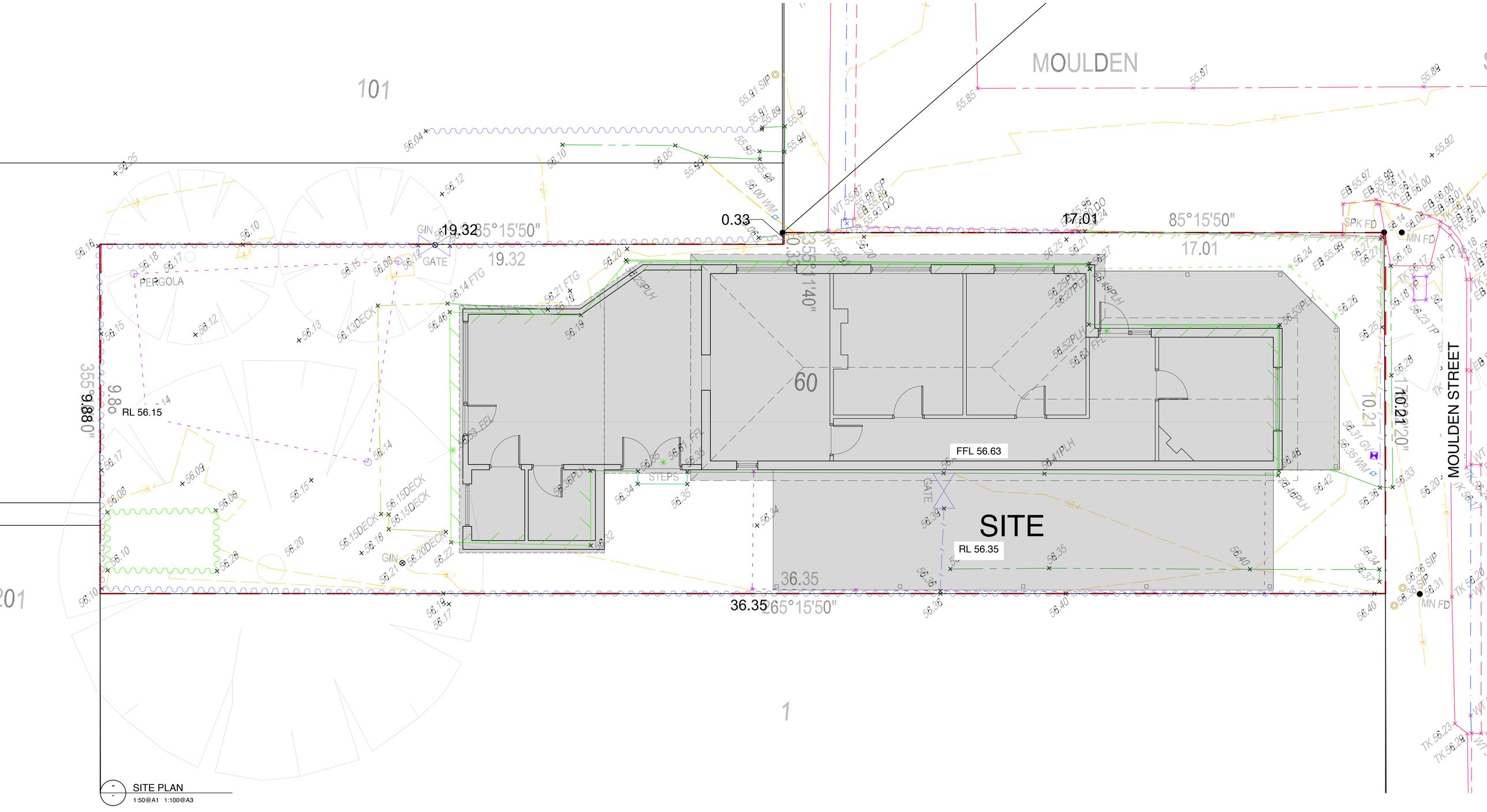
DATE
12 . 2024

NORTH

PROJECT NO
36013

DWG NO
P01

REVISION	CHECKED	DRAWN
1.0	AG	DP



SITE PLAN
1:50@A1 1:100@A3

tectvs

REV	DATE	DESCRIPTION
0.7	28/10/23	ISSUED FOR INFORMATION
0.6	28/10/23	ISSUED FOR INFORMATION
0.5	15/01/25	ISSUED FOR INFORMATION
0.4	17/01/25	ISSUED FOR INFORMATION
0.3	21/02/25	ISSUED FOR INFORMATION
0.2	07/03/25	ISSUED FOR INFORMATION
0.1	02/12/24	ISSUED FOR INFORMATION
1.1	03/03/26	PLANNING RFD
1.0	12/02/26	ISSUED FOR APPROVAL
0.9	28/01/26	ISSUED FOR INFORMATION
0.8	17/11/25	ISSUED FOR INFORMATION

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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD
CLIENT
L + L

DRAWING
SITE PLAN
SURVEY OVERLAY

SCALE
AS SHOWN

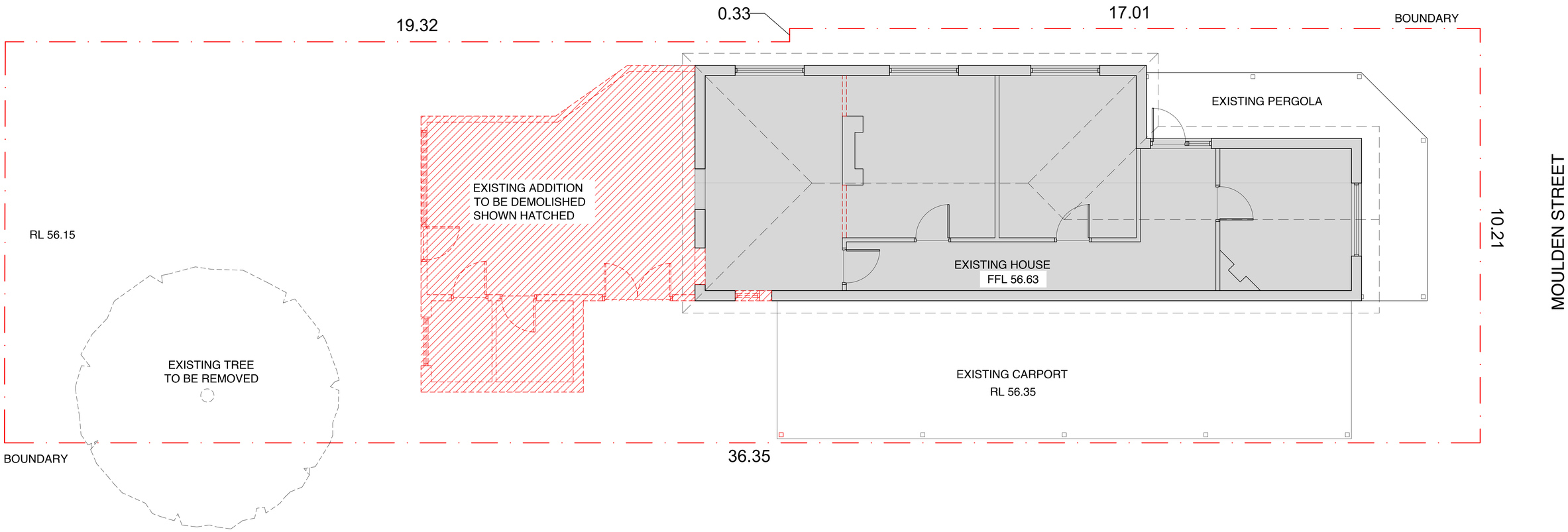
DATE
12 . 2024

NORTH

PROJECT NO
36013

DWG NO
P01B

REVISION	CHECKED	DRAWN
1.1	AG	DP



DEMOLITION PLAN
1:50@A1 1:100@A3

tectvs

REV	DATE	DESCRIPTION
0.7	29/10/25	ISSUED FOR INFORMATION
0.6	28/10/25	ISSUED FOR INFORMATION
0.5	18/07/25	ISSUED FOR INFORMATION
0.4	14/04/25	ISSUED FOR INFORMATION
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0.1	02/12/24	ISSUED FOR INFORMATION

REV	DATE	DESCRIPTION
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1.0	12/02/26	ISSUED FOR APPROVAL
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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD

CLIENT
L + L

DRAWING
DEMOLITION PLAN

NORTH

SCALE
AS SHOWN

DATE
12 . 2024

PROJECT NO
36013

DWG NO
P02

REVISION	CHECKED	DRAWN
1.1	AG	DP

LANDSCAPE LEGEND

TREE
ORNAMENTAL PEAR
PYRUS CALLERYANA

SELECTED PLANTS +
GROUND COVER

STEPPING STONES

AREAS

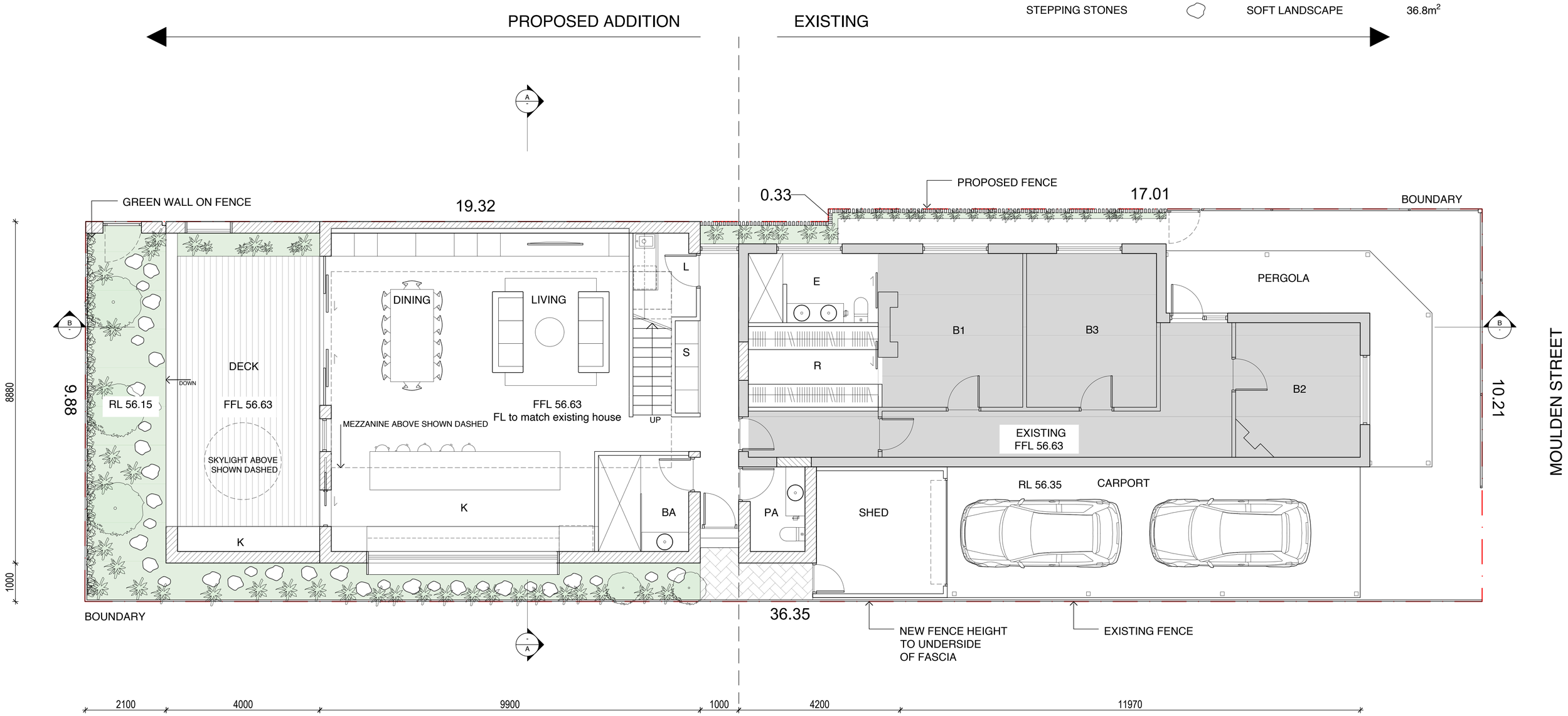
Attachment 1

GROUND

PROPOSED LIVING	100.0m²
PROPOSED DECK	30.7m²
EXISTING DWELLING	85.5m²
EXISTING CARPORT	48.0m²
SOFT LANDSCAPE	36.8m²

NOTES

EXISTING
PROPOSED



GROUND FLOOR PLAN
1:50@A1 1:100@A3

tectvs

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0.2	07/02/25	ISSUED FOR INFORMATION
0.1	02/12/24	ISSUED FOR INFORMATION
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1.1	03/03/26	PLANNING RFD
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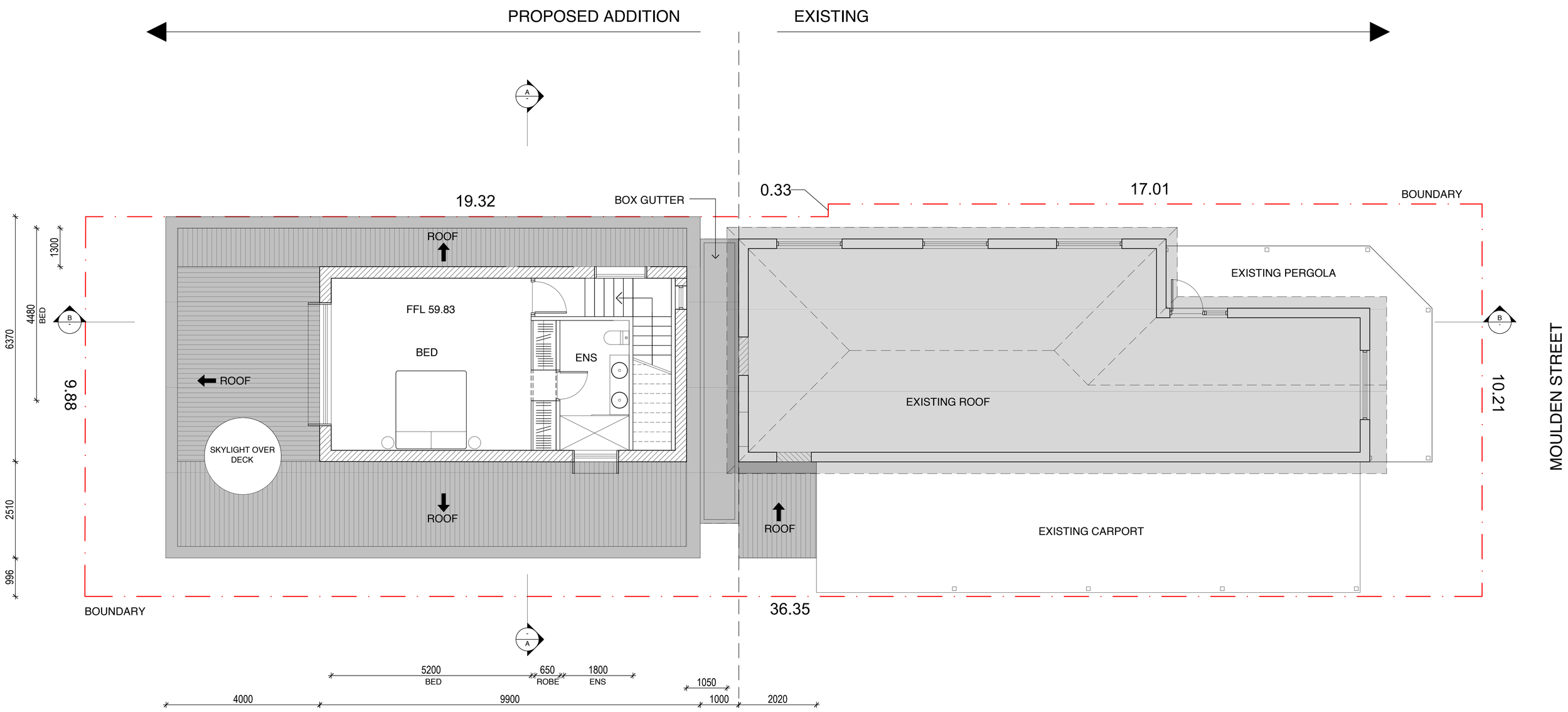
PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD
CLIENT
L + L

DRAWING
GROUND
FLOOR PLAN
SCALE
AS SHOWN
DATE
12 . 2024
NORTH

PROJECT NO
36013
DWG NO
P03
REVISION
1.2
CHECKED
AG
DRAWN
DP/FD

AREAS Attachment 1
LEVEL 01
PROPOSED LIVING 38.5m²

NOTES
EXISTING
PROPOSED



MEZZANINE FLOOR PLAN
1:50@A1 1:100@A3

tectvs

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1.2	07/10/26	ISSUED FOR APPROVAL V2
1.1	03/03/26	PLANNING RFD
1.0	12/02/26	ISSUED FOR APPROVAL
0.9	28/01/25	ISSUED FOR INFORMATION
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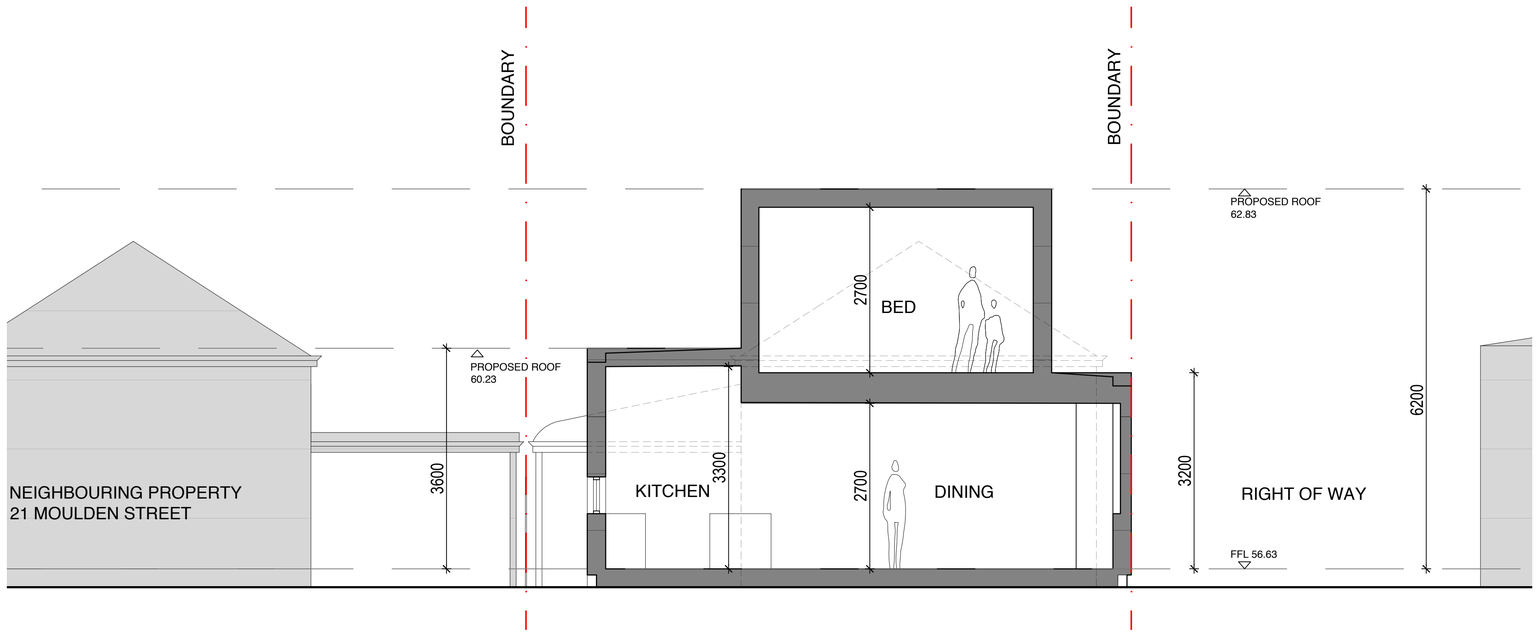
PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD
CLIENT
L + L

DRAWING
MEZZANINE
FLOOR PLAN
SCALE
AS SHOWN
DATE
12 . 2024
NORTH

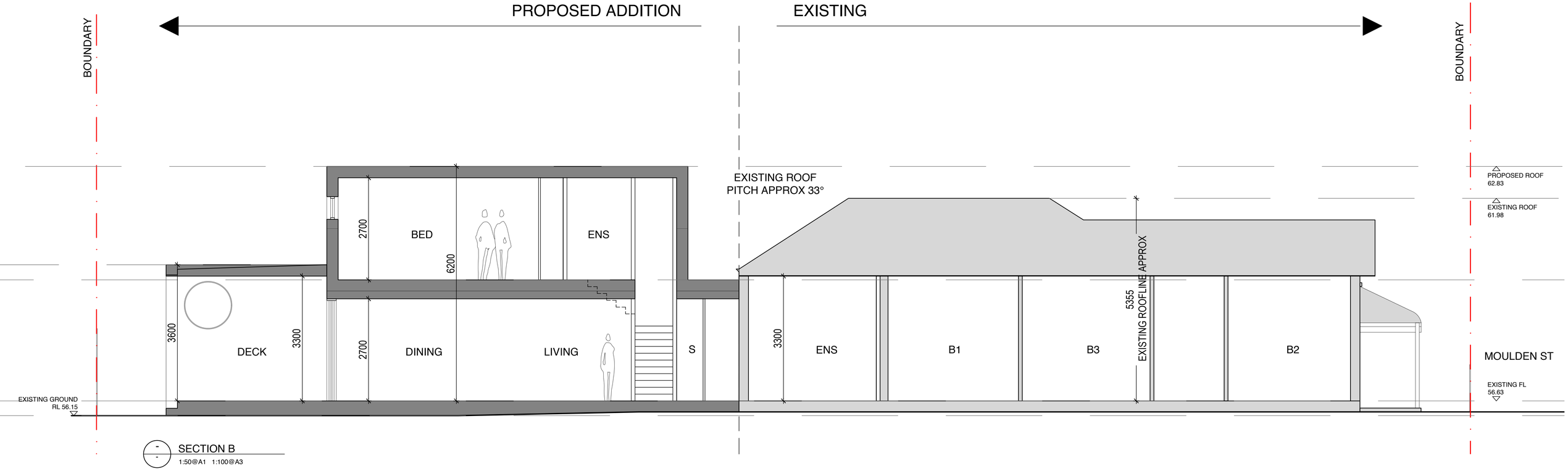
PROJECT NO 36013
DWG NO P04
REVISION 1.2
CHECKED AG
DRAWN DP/FD

NOTES

EXISTING
PROPOSED



SECTION A
1:50@A1 1:100@A3



SECTION B
1:50@A1 1:100@A3

tectvs

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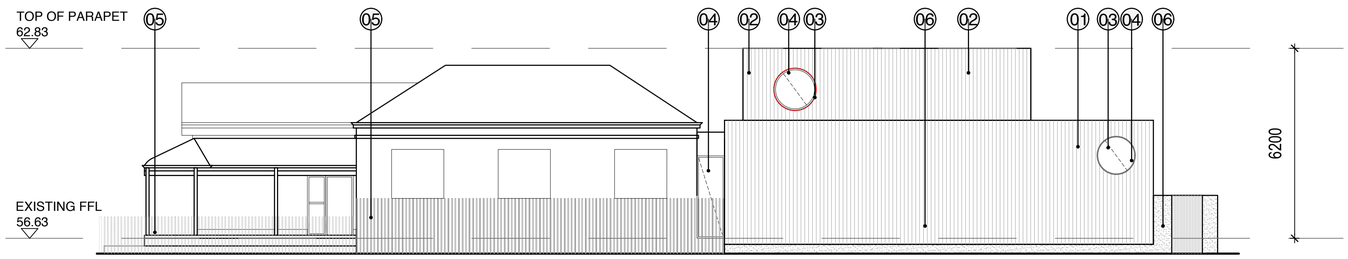
PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD
CLIENT
L + L

DRAWING
SECTIONS
SCALE
AS SHOWN
DATE
12 . 2024
NORTH

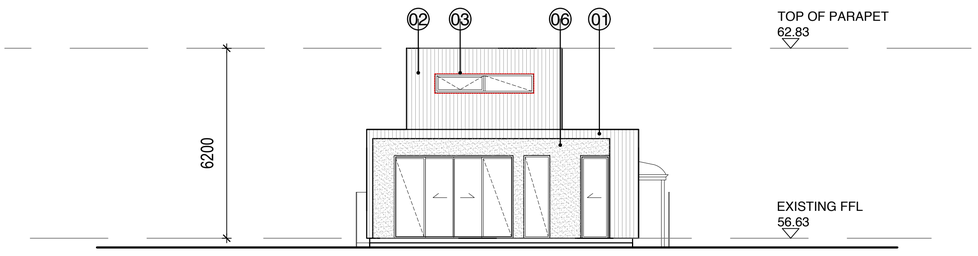
PROJECT NO
36013
DWG NO
P05
REVISION
1.2
CHECKED
AG
DRAWN
DP/FD

MATERIALS

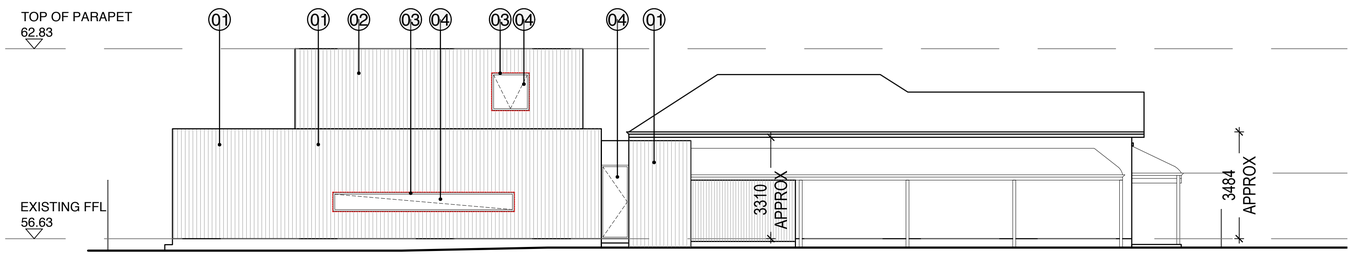
01	'RED' PAINTED FIBRE CEMENT CLADDING
02	'WHITE' PAINTED FIBRE CEMENT CLADDING
03	COPPER CLADDING
04	GREY TINTED GLASS
05	VERTICAL STEEL BLADE FENCE 1200mm HIGH / 1800 HIGH
06	TEXTURED COATING MONUMENT
-----	WINDOW HOOD EXTENTS



NORTH ELEVATION
1:100@A1 1:200@A3



EAST ELEVATION
1:100@A1 1:200@A3



SOUTH ELEVATION
1:100@A1 1:200@A3



WEST ELEVATION
1:100@A1 1:200@A3

0 2 4 8m

tectvs

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0.5	15/07/25	ISSUED FOR INFORMATION
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0.2	07/02/25	ISSUED FOR INFORMATION
0.1	02/12/24	ISSUED FOR INFORMATION
1.2	07/10/26	ISSUED FOR APPROVAL V2
1.1	03/03/26	PLANNING RFI
1.0	12/02/26	ISSUED FOR APPROVAL
0.9	29/01/26	ISSUED FOR INFORMATION
0.8	17/11/25	ISSUED FOR INFORMATION

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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD
CLIENT
L + L

DRAWING
ELEVATIONS
NORTH
SCALE
AS SHOWN
DATE
12 . 2024

PROJECT NO
36013
DWG NO
P06

REVISION	CHECKED	DRAWN
1.2	AG	DP/FD



STREET VIEW FACING SOUTH - WEST FROM BONNEY STREET



STREET VIEW FACING NORTH - WEST FROM MOULDEN STREET

tectvs

REV	DATE	DESCRIPTION
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0.6	28/10/25	ISSUED FOR INFORMATION
0.5	15/07/25	ISSUED FOR INFORMATION
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0.1	02/12/24	ISSUED FOR INFORMATION
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1.0	12/02/26	ISSUED FOR APPROVAL
0.9	29/01/26	ISSUED FOR INFORMATION
0.8	17/11/25	ISSUED FOR INFORMATION

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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD

CLIENT
L + L

DRAWING
VISUALISATIONS

NORTH

SCALE
AS SHOWN

DATE
12 . 2024

PROJECT NO
36013

DWG NO
P07

REVISION	CHECKED	DRAWN
1.2	AG	FD



FACING NORTH - EAST



FACING SOUTH - EAST



FACING NORTH - WEST

tectvs

REV	DATE	DESCRIPTION
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0.6	28/10/25	ISSUED FOR INFORMATION
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0.2	07/02/25	ISSUED FOR INFORMATION
0.1	02/12/24	ISSUED FOR INFORMATION

REV	DATE	DESCRIPTION
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0.9	28/01/26	ISSUED FOR INFORMATION
0.8	17/11/25	ISSUED FOR INFORMATION

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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD

CLIENT
L + L

DRAWING
VISUALISATIONS

NORTH

SCALE
AS SHOWN

DATE
12 . 2024

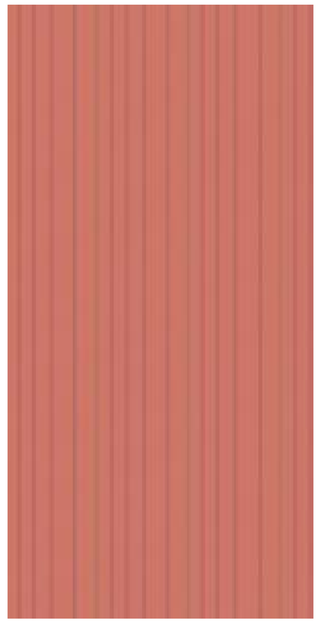
PROJECT NO
36013

DWG NO
P08

REVISION	CHECKED	DRAWN
1.2	AG	FD



"WHITE' - TO MATCH EXISTING
PAINTED BRICKWORK'
PAINTED FIBRE CEMENT CLADDING



"RED' - TO MATCH EXISTING
RED BRICKWORK'
PAINTED FIBRE CEMENT CLADDING



COPPER CLADDING



GREY TINTED GLASS

VERTICAL STEEL BLADE FENCE



TEXTURED COATING
MONUMENT

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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD

CLIENT
L + L

DRAWING
MATERIALITY

NORTH

SCALE
AS SHOWN

DATE
12 . 2024

PROJECT NO
36013

DWG NO
P09

REVISION	CHECKED	DRAWN
1.2	AG	DP/FD

DESIGN STATEMENT

Taking cues from the tones of the existing residence and its surrounding context, the addition reflects its surrounds through materiality.

The ground floor of the addition is wrapped in a warm red, reflective of the red brickwork of the existing residence and prevalent in surrounding built forms. The mezzanine level of the addition's white finish matches the existing painted brickwork on the northern facade of the residence. Views out are framed in warm copper window hoods.

The addition is designed to allow modern living, through the open plan living space of the ground floor that seamlessly links to the outdoors through the covered deck, with a feature circular skylight and soft landscaping surrounding the addition.

The addition's form is set back behind the existing residence and through a colour palate that takes its cues from the existing residence and its surrounding context the addition seeks to be a harmonious link between old and new.

"WHITE' - TO MATCH EXISTING
PAINTED BRICKWORK'
PAINTED FIBRE CEMENT CLADDING



COPPER CLADDING





VERTICAL STEEL BLADE FENCE



"RED' - TO MATCH EXISTING
RED BRICKWORK'
PAINTED FIBRE CEMENT CLADDING



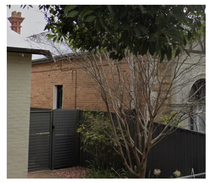
EXISTING RED BRICKWORK AT
19 MOULDEN STREET



7 MOULDEN STREET



10 MOULDEN STREET



11 MOULDEN STREET



14 MOULDEN STREET



17 MOULDEN STREET



18 MOULDEN STREET



23 MOULDEN STREET



24 MOULDEN STREET



25 MOULDEN STREET



26 MOULDEN STREET

tectvs

REV	DATE	DESCRIPTION
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0.2	07/02/25	ISSUED FOR INFORMATION
0.1	02/12/24	ISSUED FOR INFORMATION
1.2	07/10/26	ISSUED FOR APPROVAL V2
1.0	12/02/26	ISSUED FOR APPROVAL
0.9	28/01/26	ISSUED FOR INFORMATION
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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD
CLIENT
L + L

DRAWING
MATERIALITY

NORTH

SCALE
AS SHOWN

DATE
12 . 2024

PROJECT NO
36013

DWG NO
P09A

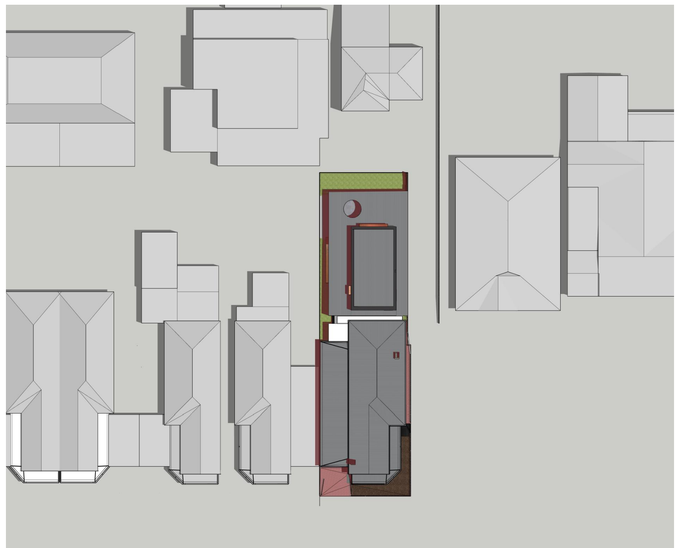
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1.2	AG	MD

NOTES

SUN SHADING



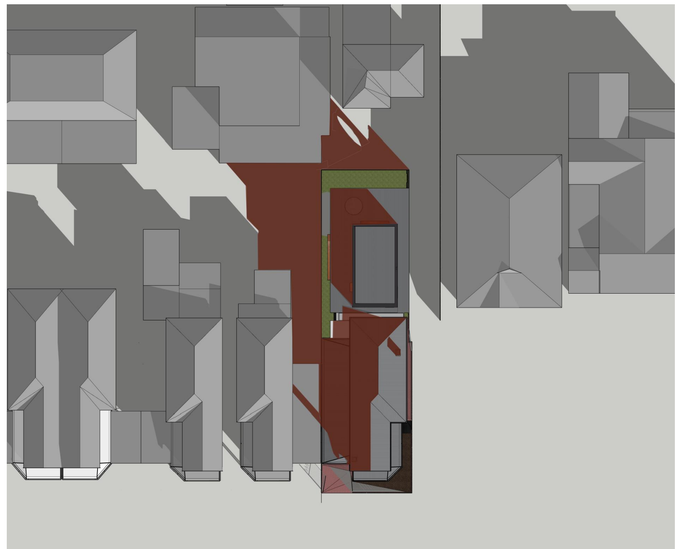
SUMMER SOLSTICE
9:00AM



SUMMER SOLSTICE
12:00PM



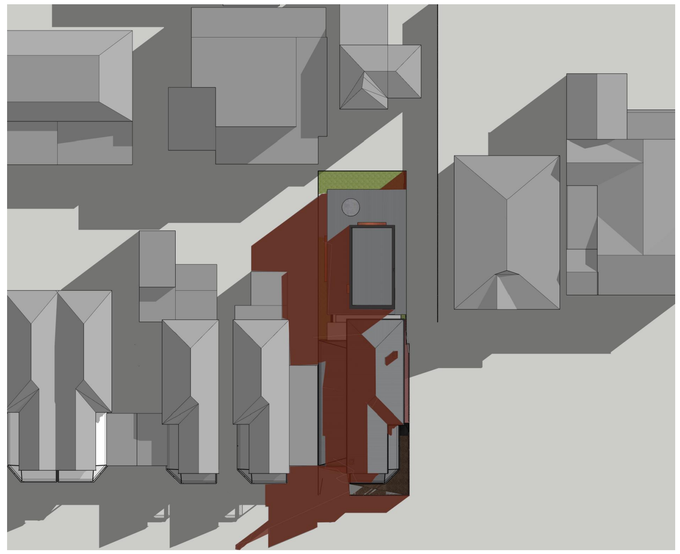
SUMMER SOLSTICE
3:00PM



WINTER SOLSTICE
9:00AM



WINTER SOLSTICE
12:00PM



WINTER SOLSTICE
3:00PM

tectvs

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0.2	07/10/24	ISSUED FOR INFORMATION
0.1	02/12/24	ISSUED FOR INFORMATION

REV	DATE	DESCRIPTION
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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD
CLIENT
L + L

DRAWING
SHADOW DIAGRAMS

NORTH

SCALE
AS SHOWN

DATE
12 . 2024

PROJECT NO
36013

DWG NO
P10

REVISION	CHECKED	DRAWN
1.2	AG	DP

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Arboricultural Impact Assessment and Development Impact Report

Site: 19 Moulden Street, Norwood

Date: Tuesday, 27 May 2025

ATS8076-019MolStDIR

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Executive Summary 1
Brief 2
Documents and Information Provided 2
Site Location 3
Methodology 4
Assessment 5
- Tree Assessment 5
- Legislative Assessment 5
- Retention Assessment 6
- Encroachment and Impact Assessment 6

Conclusion 7
Definitions 8
References 8

Appendix A - Tree Assessment Methodology
Appendix B - Tree Assessment Findings
Appendix C - Mapping
Appendix D - Tree Assessment Summary
Appendix E - Tree Protection Zone Guidelines

Report Reference Number: ATS8076-019MolStDIR

Report prepared for
Louise Barford

Author
Tom Richardson, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed the Significant tree in the rear garden of 19 Moulden Street, Norwood. The assessment has identified the potential impacts to the tree from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposal involves building an extension on to the rear of the existing dwelling. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

The assessment considered one tree which is identified as a mature *Citharexylum spinosum* (Fiddle-Wood), which is considered to be in Fair overall condition as evidenced by the presence of epicormic growth from old lop points and stable included bark in the primary trunk division. There is obvious deadwood within the crown, however this is within normal levels. This tree has been modified from previous pruning and has a limited growing environment. There is minor disturbance of the pavers, likely associated with structural woody roots.

The growing environment of the tree includes the adjacent landscape area of the neighbouring garden, paved area within the subject land and the existing dwellings.

The subject tree is a Significant tree as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Significant trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant, 'Performance Outcomes', this tree is not considered to provide 'important' aesthetic and/or environmental benefit, the following has been considered in this regard.

The Arboricultural Impact Assessment has identified the Significant tree in the area of the proposed development will be negatively impacted by the proposed works and requires removal in order to facilitate development. As this tree has a Moderate Rating and does not display attributes that indicate it should be protected, its removal to accommodate expected development is reasonable.

Brief

Arborman Tree Solutions was engaged by Louise Barford to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified tree at 19 Moulden Street, Norwood. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the tree and provide mitigation strategies to minimise the impact where appropriate.

The proposed development includes an addition to the existing dwelling within the existing garden area. This assessment will determine the potential impacts the proposal may have on the tree on site and recommend impact mitigation strategies in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009) for trees to be retained.

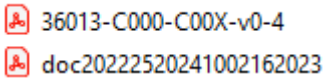
In accordance with section 2.2 of the AS4970-2009 the following information is provided: -

- Assessment of the general condition and structure of the subject tree.
- Identification of the legislative status of the tree on site as defined in the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016).*
- Identify and define the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for the tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2009.
- Provide information in relation to the management of trees.

Documents and Information Provided

The following information was provided for the preparation of this assessment: -

- Email instruction on Scope of Works.
- Design Drawings.
- Associated documents:



Site Location

The tree is located in the rear garden of 19 Moulden Street, Norwood.



Figure 1: Site Location - 19 Moulden Street, Norwood

Methodology

The proposed design was reviewed in association with the information supplied in the Design Drawings and CAD files as provided by Louise Barford.

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2009 *Protection of trees on development sites* (AS4970-2009). When determining potential impacts of an encroachment into a Tree Protection Zone (TPZ), the following should be considered as outlined in AS4970-2009 section 3.3.4 *TPZ encroachment considerations*: -

a) Location of roots and root development.

b) The potential loss of root mass from the encroachment.

c) Tree species and tolerance to root disturbance.

d) Age, vigour and size of the tree.

e) Lean and stability of the tree.

f) Soil characteristics and volume, topography, and drainage.

g) The presence of existing or past structures or obstacles affecting root growth.

h) Design factors.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area, however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree; however, it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the Structural Root Zone (SRZ) and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees will be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available, and the only option is alternative designs or tree removal.

Regulatory Status, Tree Protection Zones and Development Impacts are shown in Appendix B - Tree Assessment Findings.

Assessment

Arborman Tree Solutions has assessed the Significant tree in the rear garden of 19 Moulden Street, Norwood. The assessment has identified the potential impacts to the tree from the proposed development and supporting infrastructure and recommend mitigation strategies where appropriate. The proposal involves building an extension on to the rear of the existing dwelling. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

Tree Assessment

The assessment considered one tree which is identified as a mature *Citharexylum spinosum* (Fiddle-Wood), which is considered to be in Fair overall condition as evidenced by the presence of epicormic growth from old lop points and stable included bark in the primary trunk division. There is obvious deadwood within the crown, however this is within normal levels. This tree has been modified from previous pruning and has a limited growing environment. There is minor disturbance of the pavers, likely associated with structural woody roots.

The growing environment of the tree includes the adjacent landscape area of the neighbouring garden, paved area within the subject land and the existing dwellings.

Findings on individual tree health and condition are presented in Appendix B - Tree Assessment Findings.

Citharexylum spinosum (Fiddle-Wood) is a native of the Central America and the West Indies where it is a fast growing tree of 10-12 metres in height with a conical crown 5-6 metres wide with a single erect trunk and low branching habit. Whilst similar sizes are achieved in South Australia, the form tends to be multi-trunked often with included bark unions. It is considered to be an evergreen tree and this species will almost totally defoliate in October-November before regaining a full crown in mid to late December, almost totally negating its use as an early Summer shade tree. Trees with good form (i.e. a single trunk) rarely require more than minor maintenance pruning. Heavy pruning is often required for poorly structured specimens, leading to a proliferation of epicormic growth throughout the crown even on unpruned branches, making the tree less attractive and an ongoing maintenance problem.

Legislative Assessment

The subject tree is a Significant tree as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Significant trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant, 'Performance Outcomes', this tree is not considered to provide 'important' aesthetic and/or environmental benefit, the following has been considered in this regard.

Performance Outcome PO 1.2

a) makes an important contribution to the character or amenity of the local area; or

The reduced form rating, average size and fair condition of this introduced exotic tree is such that it cannot be considered to be making an important contribution to the character or amenity of the local area.

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

This tree species is not indigenous to the local area nor is it listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species.

c) represents an important habitat for native fauna; or
This tree is not important habitat for native fauna; as an introduced exotic tree with limited nesting and/or food opportunities, it is not considered to represent important habitat for native fauna.

d) are part of a wildlife corridor of a remnant area of native vegetation; or
The tree is not in an area of remnant vegetation nor is it considered to be part of a wildlife corridor.

e) are important to the maintenance of biodiversity in the local environment; or
The location, fair overall condition and minimal environmental contribution of this tree is such that it is not considered to be 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
The reduced form, typical size and fair overall condition of this tree is such that it cannot be considered to form a notable visual element to the landscape of the local area as an individual.

Retention Assessment

Trees that provide important environmental and/or aesthetic contribution to the area, are in good condition scored a High Retention Rating and conservation of these trees is encouraged. Trees that score a Moderate Retention Rating provide a level of environmental and/or aesthetic benefit, however not to an important level; these trees should be retained if they can be adequately protected. Trees identified as not suitable for retention or attained a Low Tree Retention Rating, displayed one or a number of the following attributes:-

a) provide limited environmental/aesthetic benefit,

b) short lived species,

c) represent a material risk to persons or property,

d) identified as causing or threatening to cause substantial damage to a structure of value,

e) limited Useful Life Expectancy, and

f) young and easily replaced.

The assessment has identified the subject tree as having a Moderate Retention Rating. It is my opinion this tree has environmental and/or aesthetic attributes that indicate its retention should be considered only if it can be adequately protected in an otherwise reasonable and expected development.

***Note**: There are no trees on site that are identified as 'Special Value' trees due to their cultural or environmental value that would override their retention rating.*

Encroachment and Impact Assessment

Within AS4970-2009, relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree that requires protection should be retained whilst remaining viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2009. When assessing potential impacts, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) are the principle means of protecting a tree and are provided in accordance with AS4970-2009 section 1.4.5 and 3.2. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

The encroachment for the subject tree impacts the SRZ and the trunk and as such, it will be destabilised by the required work and cannot be successfully retained under the current proposal it is therefore considered to be Conflicted by the proposed development.

Conclusion

The Arboricultural Impact Assessment has identified the Significant tree in the area of the proposed development will be negatively impacted by the proposed works and requires removal in order to facilitate development. As this tree has a Moderate Rating and does not display attributes that indicate it should be protected, its removal to accommodate expected development is reasonable.

Removal and Replacement

1. Pursuant to the *PDI Act 2016,* Significant trees require replacement with three new plantings when they are removed, as such following the removal of the subject tree, replacement species, should provide more environmental and aesthetic benefit if replanting within the subject land.
2. Replacement plantings should be positioned to avoid future conflicts with any adjacent infrastructure.
3. Replacement trees **should not** be any species identified on the *Ministers notice*.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,



TOM RICHARDSON
Consulting Arborist
Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist
ISA – Tree Risk Assessment Qualification

Definitions

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*.

Diameter at Breast Height: trunk diameter measured at 1.4 metres above ground level used to determine the Tree Protection Zone as described in Australian Standard AS4970-2009 *Protection of trees on development sites*.

Diameter at Root Buttress: trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2009 *Protection of trees on development sites* and is used to determine the Structural Root Zone.

Tree Damaging Activity: Tree damaging activity includes those activities described within the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016),* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. Can also include forms of pruning above and below the ground.

Tree Protection Zone (TPZ): area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone (SRZ): calculated area within the tree's root zone that is considered essential to maintain tree stability.

Project Arborist: a person with the responsibility for conducting a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.

Encroachment: the area of a Tree Protection Zone that is within the proposed development area.

Impact: the effect on tree health, structure and/or viability as a result of required works associated with the proposed development within the TPZ or the vicinity of the tree(s).

References

Australian Standard AS4970–2009 ***Protection of trees on development sites***: Standards Australia.

Matheny N. Clark J. 1998: ***Trees and Development a Technical Guide to Preservation of Trees During Land Development***: International Society of Arboriculture, Champaign, Illinois, USA.

Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species living for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. *Eucalyptus, Fraxinus* and *Melaleuca*. Species identifies the specific tree within the genus e.g. *Eucalyptus camaldulensis*, *Fraxinus griffithi* or *Melaleuca styphelioides*. Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. *Melia azedarach* is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the *Casuarina, Eucalyptus* and *Quercus* genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the *Development Act 1993*, the *Natural Resource Management Act 2004,* the *Native Vegetation Act 1991* and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 *Pruning amenity trees* where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as *Acacia sp*. may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	**Health**			
	Good	**Fair**	**Poor**	**Dead**
Good	Good	Fair	Poor	Very Poor
Fair	Fair	Fair	Poor	Very Poor
Poor	Poor	Poor	Poor	Very Poor
Failed	Very Poor	Very Poor	Very Poor	Very Poor

Size Matrix					
Spread	**Height**				
	>20	**15-20**	**10-15**	**5-10**	**<5**
>20	Very Large	Large	Medium	Medium	Medium
15-20	Large	Large	Medium	Medium	Medium
10-15	Medium	Medium	Medium	Medium	Medium
5-10	Medium	Medium	Medium	Small	Small
<5	Medium	Medium	Medium	Small	Very Small

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	**Condition**			
	Good	**Fair**	**Poor**	**Very Poor**
Very Large	High	Moderate	Low	Low
Large	High	Moderate	Low	Low
Medium	Moderate	Moderate	Low	Low
Small	Moderate	Low	Low	Low
Very Small	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.

Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	**Habitat**			
	High Habitat	**Medium**	**Low**	**No Habitat**
Indigenous	High	Moderate	Moderate	Low
Native	Moderate	Moderate	Low	Low
Exotic	Moderate	Low	Low	Low
Weed	Moderate	Low	Low	Low

Amenity Matrix				
Character	**Aesthetics**			
	High	**Moderate**	**Low**	**None**
High	High	High	Moderate	Moderate
Moderate	High	Moderate	Moderate	Low
Low	Moderate	Moderate	Low	Low
None	Moderate	Low	Low	Low

Tree Retention Rating Modifier			
Amenity	**Environment**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	High	Moderate	Moderate
Low	Moderate	Moderate	Low

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	**Preliminary Tree Retention Rating**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	Moderate	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

Trees can have 'Special Value' for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

Cultural Values
Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values
Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

Special Value These trees will in all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees will have either important cultural or environmental value, that warrant their protection regardless of other Arboricultural considerations.

High These trees will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees in this category will provide a high level of amenity and/or environmental benefit and are still good overall condition.

Moderate Trees with a moderate retention rating provide limited environmental benefit and amenity to the area. These trees may be semi mature or exotic species with limited environmental value. Moderate trees may also be large trees that display fair overall condition.

Low These trees may not be considered suitable for retention in a future development or redevelopment. These trees will either be young trees that are easily replaced or in poor overall condition. Trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard 4970-2009 *Protection of trees on development sites.* The identification of the impact of development considers a number of factors including the following:

a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.

b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.

c. Any required pruning that may be needed to accommodate the proposed development.

d. Tree species and tolerance to root disturbance.

e. Age, vigour and size of the tree.

f. Lean and stability of the tree.

g. Soil characteristics and volume, topography and drainage.

h. The presence of existing or past structures or obstacles potentially affecting root growth.

i. Design factors incorporated into the proposed development to minimise impact.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees should be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.

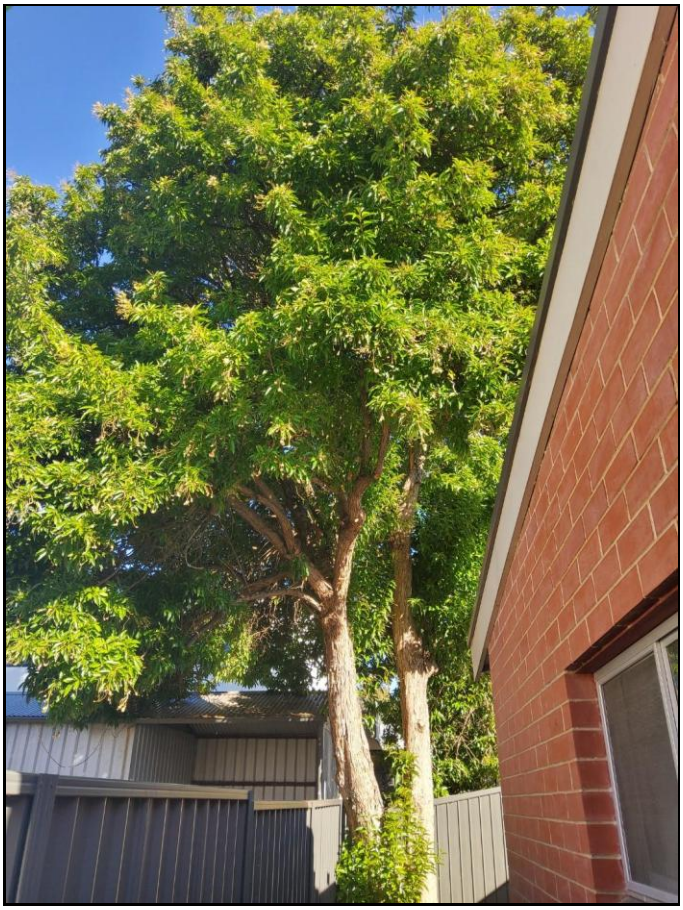
Appendix B - Tree Assessment Findings

Citharexylum spinosum

Tree No: 1

Fiddlewood

Inspected:	1 May 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	7.01 metres
Structural Root Zone:	2.93 metres



Observations

This tree is considered to be in fair condition as evidenced by the presence of epicormic growth from old lop points and stable included bark in the primary structure. There is obvious deadwood within the crown, however this is within normal levels. This tree has been modified from previous pruning and has a limited growing environment and there is minor disturbance of the pavers, likely associated with structural woody roots.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Significant tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. On that basis the proposed development will negatively impact tree viability to the point where its removal is required.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

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PROFESSIONALS IN ARBORICULTURE

Appendix C - Mapping

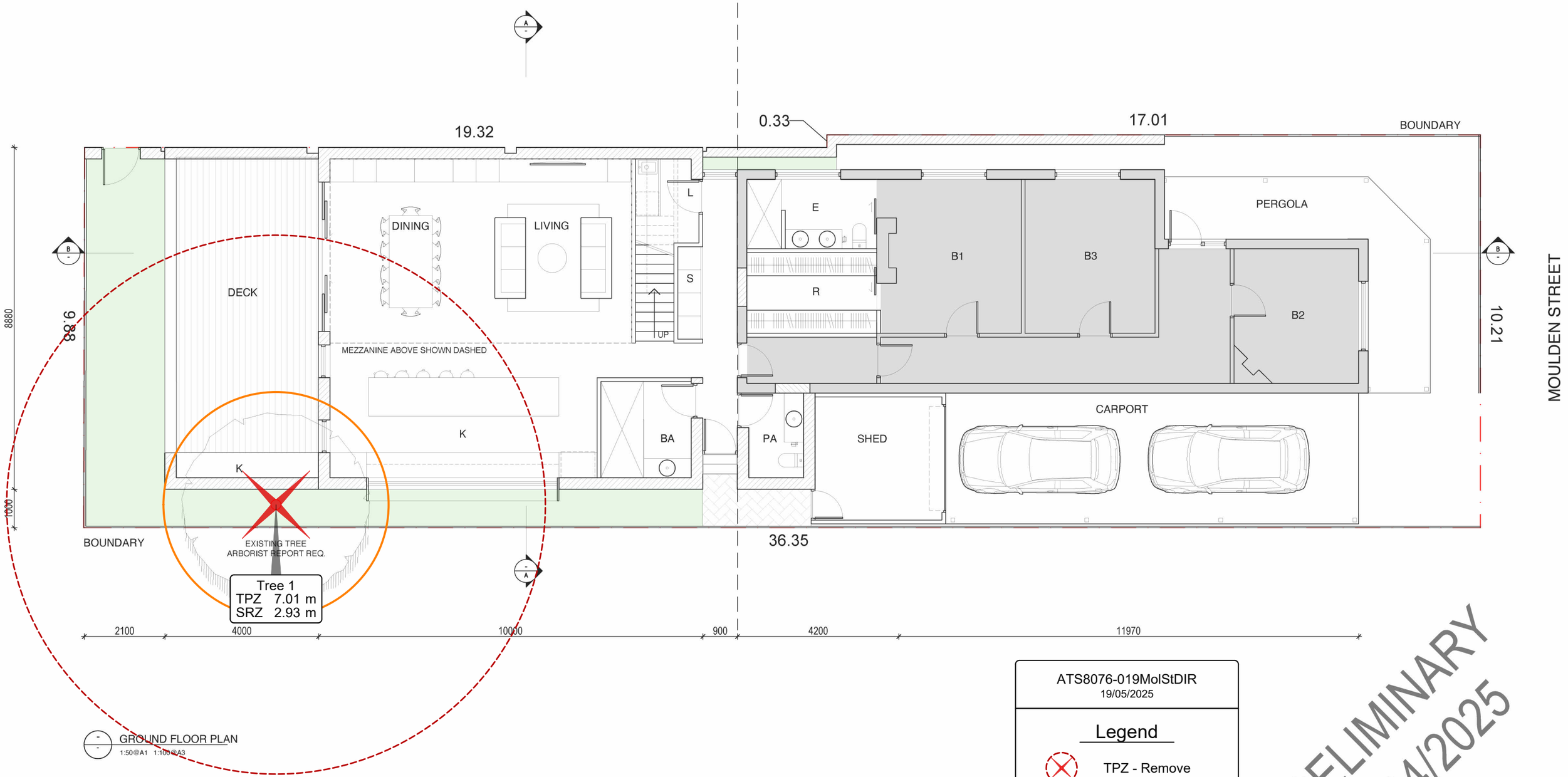
Attachment 1

NOTES

EXISTING
PROPOSED

PROPOSED ADDITION

EXISTING



GROUND FLOOR PLAN
1:50@A1 1:100@A3

ATS8076-019MolStDIR
19/05/2025

Legend

TPZ - Remove

SRZ

PRELIMINARY
14/04/2025

REV	DATE	DESCRIPTION
0.4	14/04/25	ISSUED FOR INFORMATION
0.3	21/02/25	ISSUED FOR INFORMATION
0.2	07/02/25	ISSUED FOR INFORMATION
0.1	02/12/24	ISSUED FOR INFORMATION

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

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PROJECT
L + L HOUSE
19 MOULDEN STREET
NORWOOD
CLIENT
L + L

DRAWING
GROUND
OPTION 01
SCALE
AS SHOWN
DATE
12 . 2024
NORTH

PROJECT NO 36013
DWG NO C03
REVISION 0.4
CHECKED AG
DRAWN DP

Appendix D – Tree Assessment Summary

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
1	*Citharexylum spinosum*	Significant	Moderate	Conflicted	7.01 metres	This tree is considered to be in fair condition as evidenced by the presence of epicormic growth from old lop points and stable included bark in the primary structure. There is obvious deadwood within the crown, however this is within normal levels. This tree has been modified from previous pruning and has a limited growing environment and there is minor disturbance of the pavers, likely associated with structural woody roots.	Removal Required

Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

The Tree Protection Zone(s) is identified on the site plan, the TPZ is an area where construction activities are regulated for the purposes of protecting tree viability. The TPZ should be established so that it clearly identifies and precludes development/construction activities including personnel.

If development activities are required within the TPZ then these activities must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the tree(s) will remain viable as a result of this activity.

Work Activities Excluded from the Tree Protection Zone:

a) Machine excavation including trenching;

b) Excavation for silt fencing;

c) Cultivation;

d) 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) Placement of fill;

k) Lighting of fires;

l) Soil level changes;

m) Temporary or permanent installation of utilities and signs, and

n) Physical damage to the tree.

o) Any other activity that could impact on the tree.

Protective Fencing

Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should by chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates and liquids entering the protected area.

Temporary fencing on 28kg bases are recommended for use as this eliminates any excavation requirements to install fencing. Excavation increase the likelihood of root damage therefore should be avoided where possible throughout the project.

Existing perimeter fencing and other structures may be utilised as part of the protective fencing.

Any permanent fencing should be post and rail with the set out determined in consultation with the Project Arborist.

Where the erection of the fence is not practical the Project Arborist is to approve alternative measures.

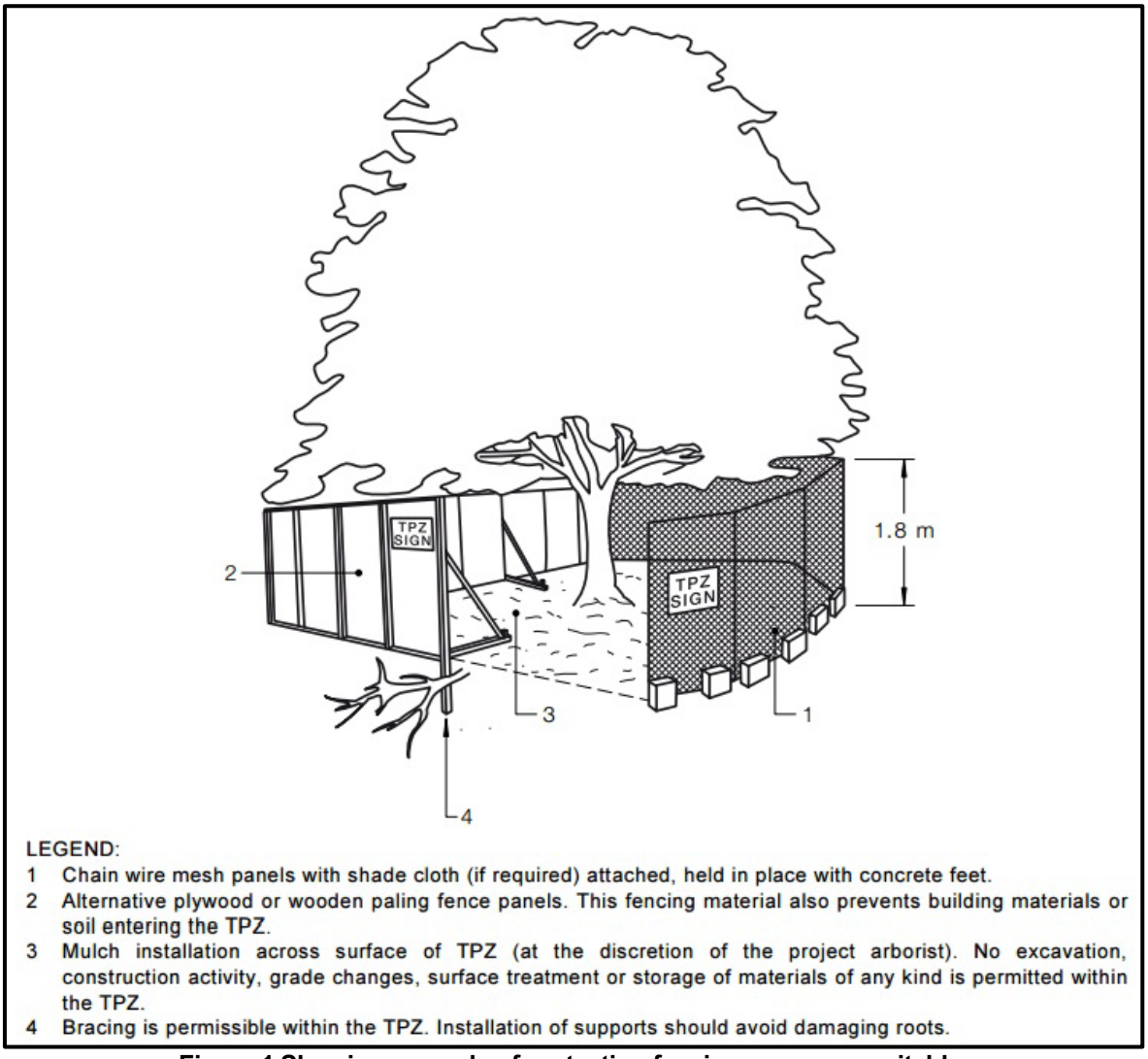


Figure 1 Showing example of protection fencing measures suitable.

Signage

The TPZ must be clearly identified with signs placed around the edge of the TPZ and be visible within the development site. Example of a Tree Protection Zone Sign at the end of this document..

Other Protection Measures

There are other protection methods that should be implemented within the development site and these include:

General

When a TPZ exclusion area cannot be established due to practical reasons or the area needs to be entered to undertake construction activities then additional tree protection measures may need to be adopted. Protection measures should be compliant with AS4970-2009 and approved by the Project Arborist

Installation of Scaffolding within Tree Protection Area.

Where scaffolding is required within the TPZ branch removal should be minimised. Any branch removal required should be approved by the Project Arborist and performed by a certified Arborist and performed in accordance with AS4373-2007. Approval to prune branches must be documented and maintained.

Ground below scaffold should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Figure below. The boarding should be left in place until scaffolding is removed.

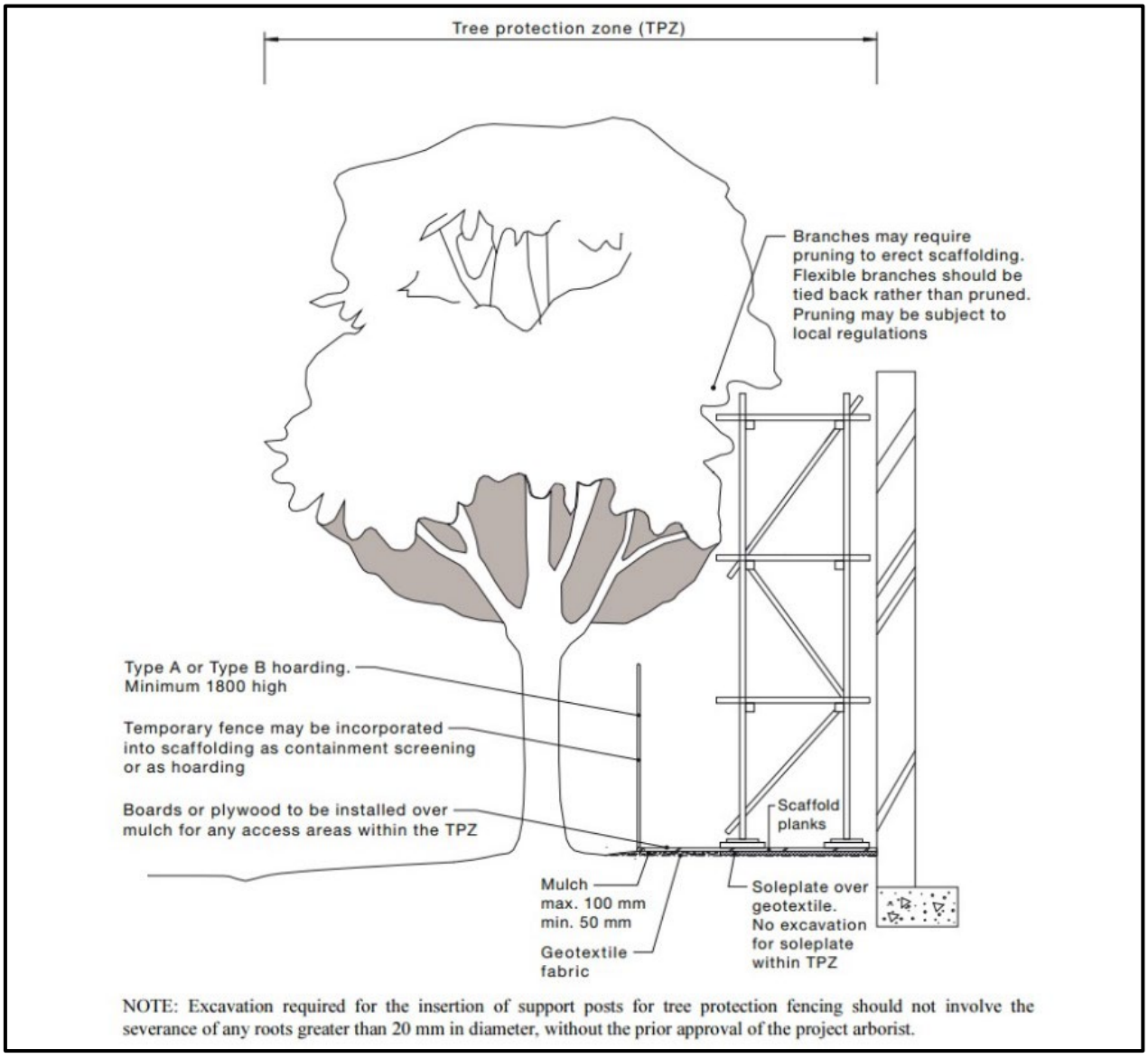
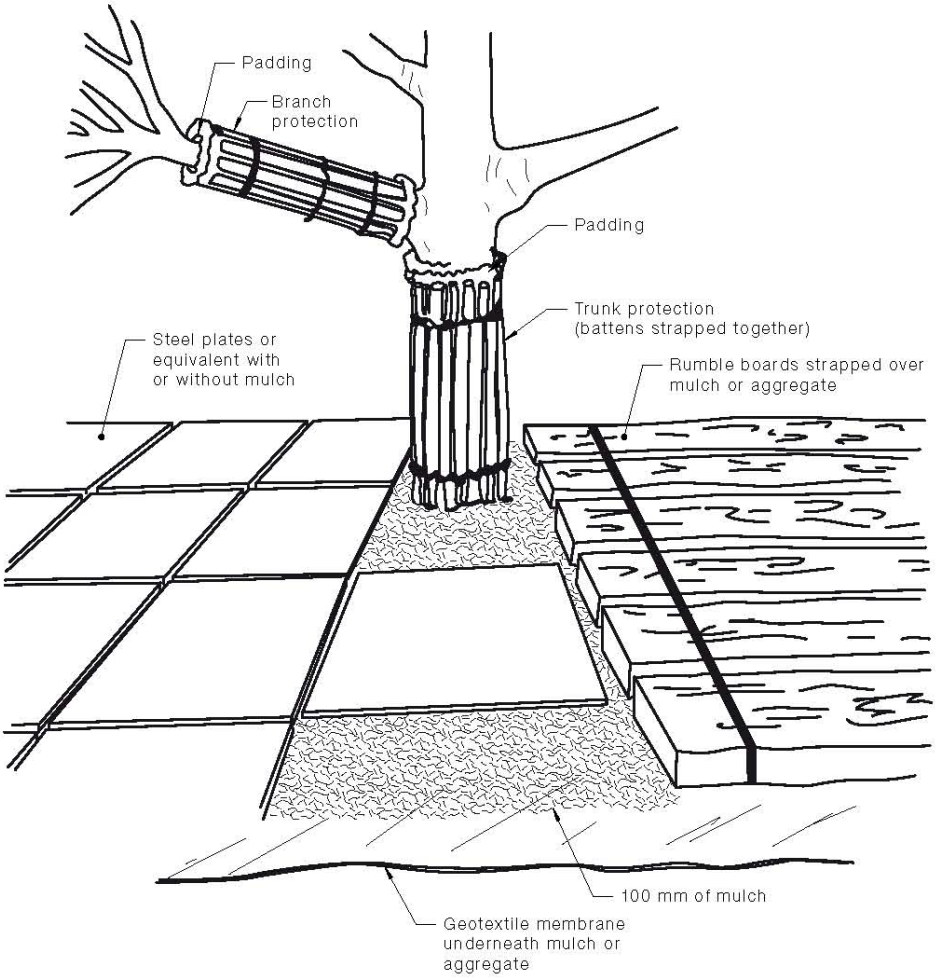


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection and TPZ Access

Temporary access within the TPZ can be achieved by the installation of suitable ground protection. The purpose of ground protection is to prevent damage to tree roots and avoid compaction of the soil.

Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.



NOTES:

1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.

2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 3 – Ground protection methods.

Document Source:

The previous three diagrams in this document are sourced from AS4970-2009 Protection of trees on development sites*. Further information and guidelines are available in within that document.*

Paving Construction within a Tree Protection Zone

Paving within any Tree Protection Zone (TPZ) must be carried out above natural ground level unless it can be shown with non-destructive excavation (AirSpade® or similar) that no or insignificant root growth occupies the proposed construction area.

Due to the adverse effect filling over a Tree Protection Zone (TPZ) can have on tree health; alternative mediums other than soil must be used. Available alternative mediums include structural soils or the use of a cellular confinement system such as *Ecocell*®.

Ecocell®

Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

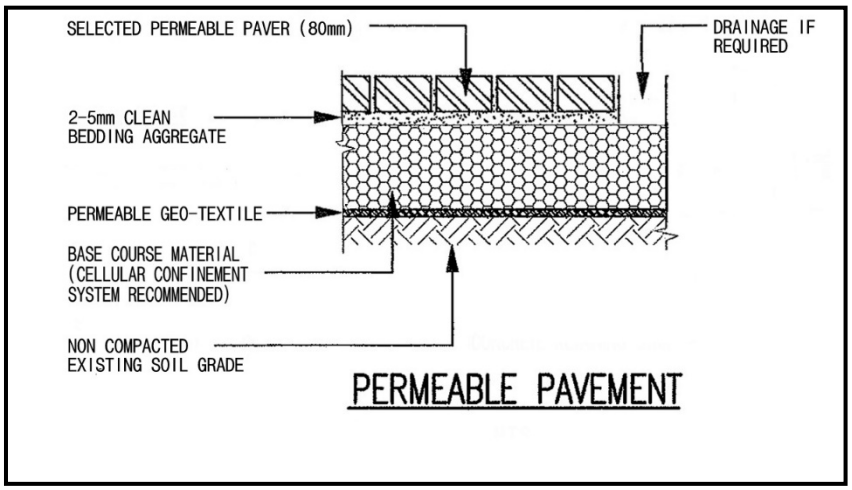
Site preparation

- Clearly outline to all contracting staff entering the site the purpose of the TPZ's and the contractors' responsibilities. No fence is to be moved and no person or machinery is to access the TPZ's without consent from the local council and/or the Project Arborist.

- Fence off the unaffected area of the TPZ with a temporary fence leaving a 1.5 metre gap between the work area and the fence; this will prevent machinery access to the remaining root zone.

Installation of Ecocell® and EcoTrihex Paving®

- Install a non-woven geotextile fabric for drainage and separation from sub base with a minimum of 600mm overlap on all fabric seams as required.
- Add Ecocell®, fill compartments with gravel and compact to desired compaction rate.
- If excessive groundwater is expected incorporate an appropriate drainage system within the bedding sand level.
- Add paving sand to required depth and compact to paving manufacturer's specifications.
- Lay EcoTrihex Paving® as per manufactures specifications and fill gaps between pavers with no fines gravel.
- Remove all debris, vegetation cover and unacceptable in-situ soils. No excavation or soil level change of the sub base is allowable for the installation of the paving.
- Where the finished soil level is uneven, gullies shall be filled with 20 millimetre coarse gravel to achieve the desired level.



This construction method if implemented correctly can significantly reduce and potentially eliminated the risk of tree decline and/or structural failure and effectively increase the size of the Tree Protection Zone to include the area of the paving.

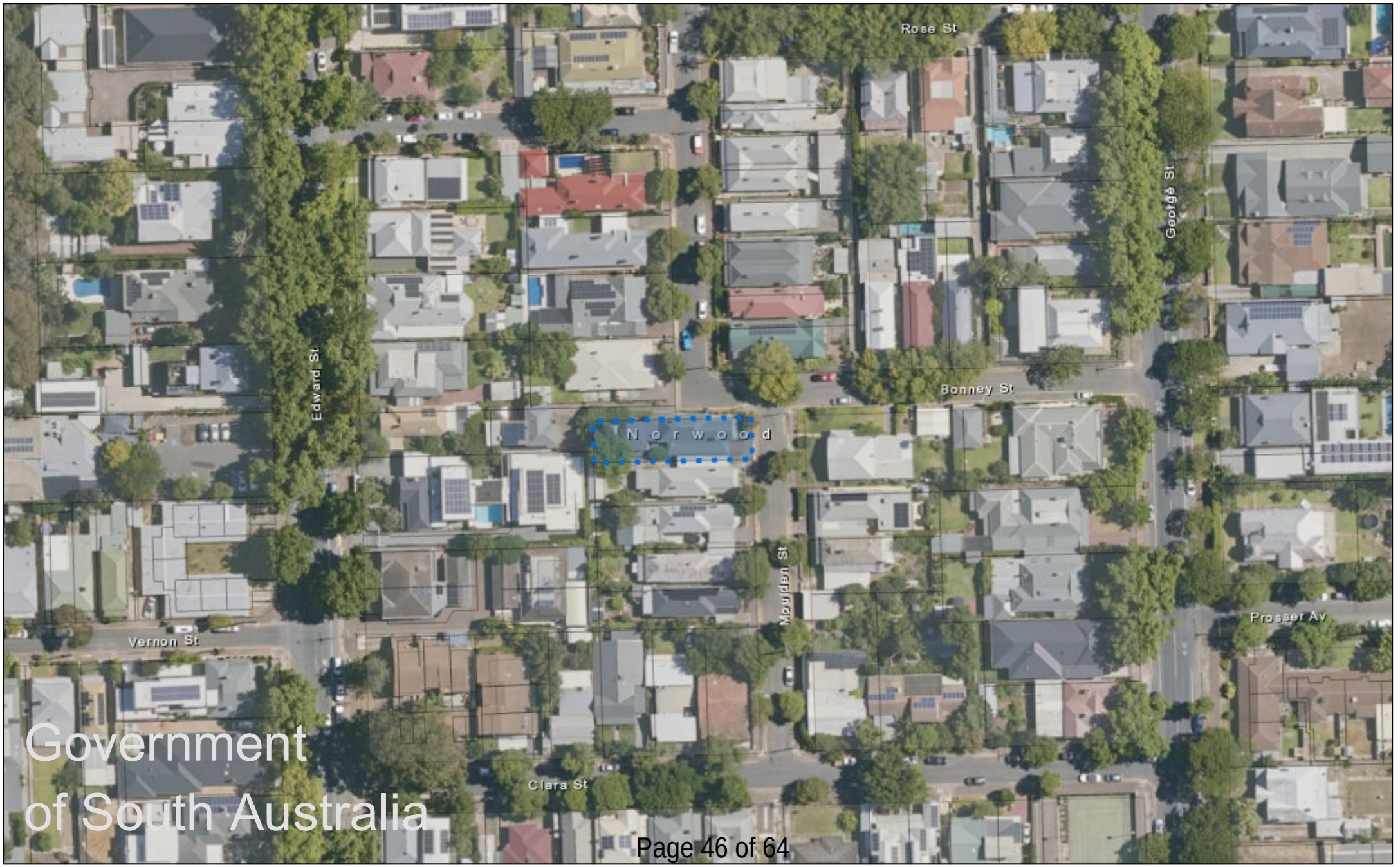
Certificates of Control

Stage in development	Tree management process	
	Matters for consideration	Actions and certification
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees
Pre-construction (Sections 4 and 5)		
Initial site preparation	State based OHS requirements for tree work Approved retention/removal Refer to AS 4373 for the 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
Construction (Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Deviation from approved plan	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
Post construction (Section 5)		
Defects liability/ maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

Document Source:

This table has been sourced from AS4970-2009 Protection of trees on development sites. *Further information and guidelines are available in within that document.*


Tree
Protection
Zone
NO ACCESS
Contact: Arborman Tree Solutions
0418 812 967
e: arborman@arborman.com.au
arborman tree solutions
PROFESSIONALS IN ARBORICULTURE



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



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Details of Representations

Attachment 5

Application Summary

Application ID	26005118
Proposal	Two Storey alterations and additions to an existing dwelling and the removal of a significant tree
Location	19 MOULDEN ST NORWOOD SA 5067

Representations

Representor 1 - Ronald Evans

Name	Ronald Evans
Address	NORWOOD SA, 5067 Australia
Submission Date	18/06/2026 04:17 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons I have no objection to this proposed development. Thank you for this opportunity to comment.	

Attached Documents

Representations

Attachment 5

Representor 2 - Jane Sleath

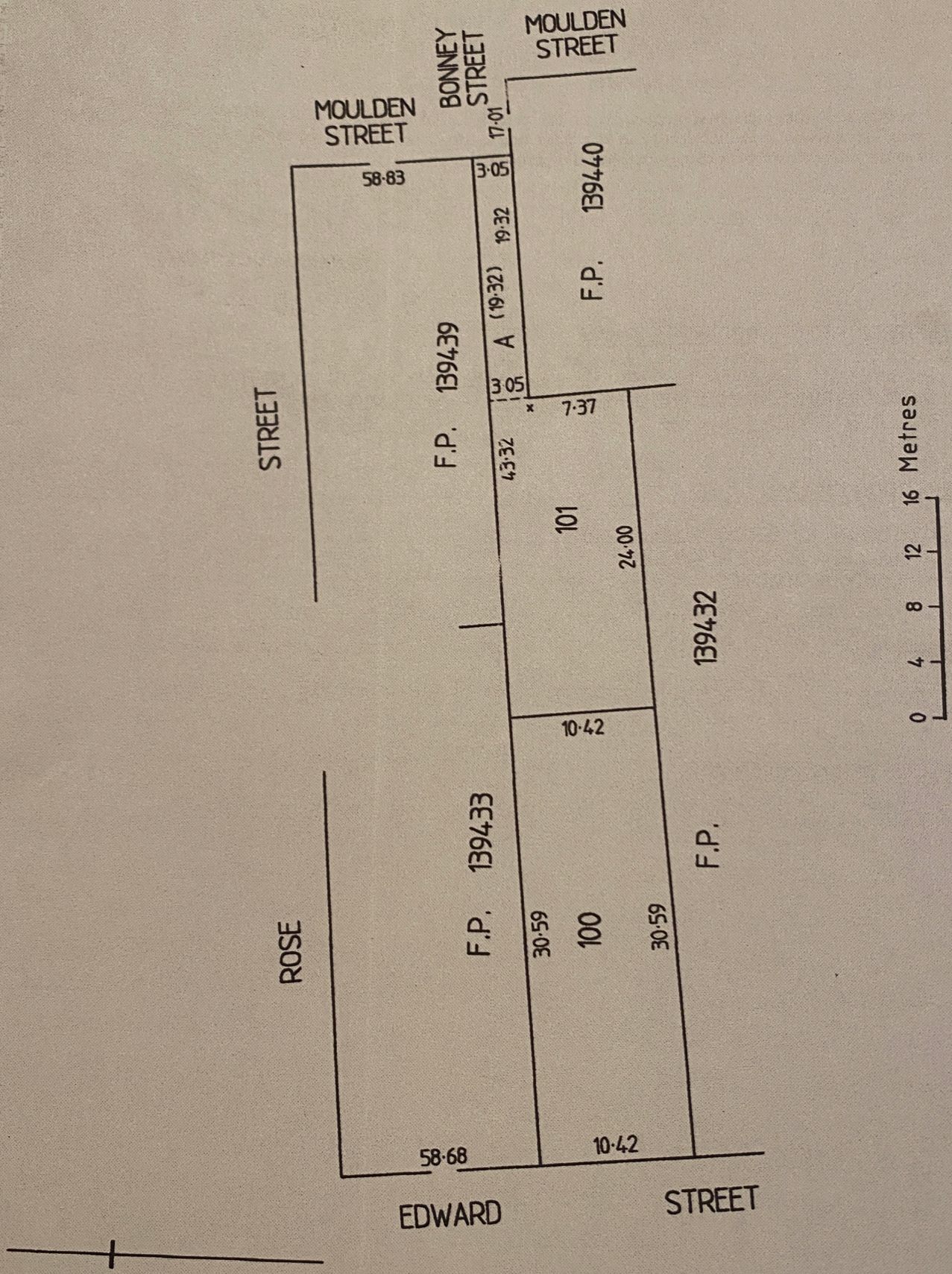
Name	Jane Sleath
Address	NORWOOD SA, 5067 Australia
Submission Date	23/06/2026 04:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns

Reasons

RIGHT OF WAY DP45075 Right of Way (ROW) does not grant ownership or exclusive possession to the person (19 Moulden Street) benefiting from it. The burdened landowner) still owns and can reasonably use the land provided it does not obstruct access. Neither party can block or restrict access. The person benefiting from the access (19 Moulden Street) has implies legal rights to reasonably maintain and repair the ROW area. Based on the aforementioned regarding ROW, we anticipate as the burdened land owner (, the benefiting party (19 Moulden Street) and any associated Builders or Contractors will neither block or restrict access 24 hours per day 7 days per week. Furthermore, any damage to the ROW will be repaired at the cost of the benefiting party. We anticipate that no construction, building, tree removal or associated works will be conducted within the entirety of the ROW. BOUNDARY We kindly request a copy of the Boundary Identification Survey, we assume you have undertaken, to ensure the proposed development is constructed within the correct boundaries. We anticipate that any overhangs from the proposed development will sit flush with the surveyed boundary and not encroach on the ROW land or airspace as per the Encroachment Act. SECOND STORY We are strongly opposed to the proposed second story addition due to the North/West orientation of . Meaningful Sunlight Hours will be blocked through excessive overshadowing causing a significant reduction in natural lighting and passive heating. The proposed second story addition detracts from the character of the building and street scape. FENCING The existing fencing on the ROW boundary and all boundaries of are sufficient and sound and as such we anticipate that the applicant has no expectation that we will share costs if they wish to replace the existing fence. As per the Fences Act, we anticipate the applicant will serve a formal Notice of Intention if they wish to replace fencing at their own expense. TREE REMOVAL, DEMOLITION AND BUILDING WORKS We anticipate that all proposed tree removal, demolition and building works will be accessed and conducted within the surveyed boundaries of 19 Moulden Street.

Attached Documents

Certificate-of-Title- 1623502.pdf
Certificate-of-Title-Letter-1 -1623503.pdf


MOULDEN STREET
BONNEY STREET
MOULDEN STREET
17·01
58·83
3·05
19·32
(19·32)
A
F.P. 139440
F.P. 139439
STREET
3·05
7·37
43·32
101
24·00
F.P. 139432
10·42
F.P. 139433
30·59
100
30·59
F.P.
ROSE
58·68
10·42
EDWARD
STREET
0 4 8 12 16 Metres

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886

South Australia

VOLUME 5348 FOLIO 85

Edition 7
Date Of Issue 24/06/1996
Authority RTU 8069845

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

REGISTRAR-GENERAL

REGISTRAR-GENERAL SOUTH AUSTRALIA

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE

REGISTERED PROPRIETORS IN FEE SIMPLE

RICHARD DAVID ROBSON WALLMAN OF 1 UNDIVIDED 2ND PART OF 34 KENT DRIVE VICTOR HARBOR SA 5211 AND JANE ADELE SLEATH OF 1 UNDIVIDED 2ND PART OF 17A MOULDEN STREET NORWOOD SA 5067

DESCRIPTION OF LAND

ALLOTMENT 101 DEPOSITED PLAN 45075
IN THE AREA NAMED NORWOOD
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A

SCHEDULE OF ENDORSEMENTS

8099981 ENCUMBRANCE TO SUSAN MARGARET WILLIAMS (SINGLE COPY ONLY)

End of Text.

Representations

Attachment 5

Representor 3 - Lyn Leverington

Name	Lyn Leverington
Address	NORWOOD SA, 5067 Australia
Submission Date	24/06/2026 09:35 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Please see attachedment	

Attached Documents

PlannngRepresentation-14708471.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Louise Barford
Development Number:	26005118
Nature of Development:	Dwelling addition & Tree-damaging activity
Zone/Sub-zone/Overlay:	Zoning: PDI Act / Zone ID: Z1506 / *Established Neighbourhood*
Subject Land:	19 MOULDEN ST NORWOOD SA 5067 *plan parcel number: F139440AL60* *title ref number: CT5881/732*
Contact Officer:	Assessment Panel/Assessment Manager at City of Norwood, Payneham and St. Peters
Phone Number:	08 8366 4530
Closes:	Monday 6 July 2026 at 11:59 pm Australia/Adelaide

My name*: Lyn Leverington	Mob:
My postal address*: 5067	

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some conc
- ☒ I oppose the development

Government of South Australia
Department for Housing and Urban Development

*I wish to object to the proposed development at **19 Moulden Street, Norwood**.*

***1. Streetscape and Character** Moulden Street is one of the last intact streets in Norwood consisting solely of **single-storey heritage villas**. There are **no two-storey buildings visible to the street**, and the proposed "shipping-container-style" structure would be highly visible from Magill Road. Its scale and appearance are **out of character** and would significantly disrupt the established heritage streetscape.*

***2. Removal of a Regulated / Significant Tree** The tree proposed for removal is **healthy, structurally sound, and not a risk**, and therefore does not meet the criteria for removal under the Planning, Development and Infrastructure Act 2016. Retaining this tree supports the State Government's goal to **increase urban green cover by 20% by 2045**. Mature trees provide essential environmental, aesthetic, and wellbeing benefits and should be preserved.*

*For these reasons, I respectfully request that the application be **refused in its current form**.*

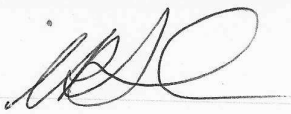
[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why 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: 23/06/2026

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

Email: developmentassessment@npsp.sa.gov.au *[relevant authority email address]* or

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

Representations

Attachment 5

Representor 4 - Andrew Cawthorne

Name	Andrew Cawthorne
Address	NORWOOD SA, 5067 Australia
Submission Date	26/06/2026 07:46 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Planning consent for this proposal in its current form should be refused because the it fails to comply with planning policies of the Historic Area Overlay which are in place to protect the existing historic character of Moulden Street and Bonney Streets. The exterior of the proposed addition being located in an exposed, highly visible position will detract from the character of the precinct where the prevailing materials are sandstone and brick. In its present form the proposed addition clearly does not meet the following Performance Outcomes. - 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 2.3 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 2.5 Materials are either consistent with or complement those within the historic area. The dark spotted gum weathered timber cladding of the two storey extension is completely at odds with the predominant building material of housing facades in Moulden and Bonney Streets which is sandstone. The northern elevation of the extension presents as a facade to Moulden Street and as such should not compromise the historic nature of the precinct. I urge council to refuse this application as it stands and work with the applicant to develop a more sympathetic cladding material which addresses the Performance Outcomes of the Historic Overlay and in so doing protects the historic integrity of Moulden Street.

Attached Documents

Representations

Attachment 5

Representor 5 - Fran E

Name	Fran E
Address	ADELAIDE SA, 5000 Australia
Submission Date	29/06/2026 09:28 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Do not support removal of any trees on the site, but especially the significant tree. Arborists report states "this tree has a Moderate Retention Rating and could be considered for retention if it can be protected.". Removal of tree will reduce a significant amount of the canopy cover in the area. Decks and larger homes should not be prioritised over trees.

Attached Documents

Representations

Attachment 5

Representor 6 - Margaret Dingle

Name	Margaret Dingle
Address	NORWOOD SA, 5067 Australia
Submission Date	03/07/2026 03:59 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons refer to attachment	

Attached Documents

Scan_dhadgis_2026-07-03-15-44-53-14813813.pdf

South Australia
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Applicant: _____

Development Number: 26005118

Nature of Development: Two storey alterations & addition & removal of tree

Zone / Sub-zone / Overlay: _____

Subject Land: 19 Moulden Street NORWOOD

Contact Officer: _____ **Phone Number:** _____

Close Date: _____

My name*:	MARGARET DINGLE	My phone number:	
My postal address*:		My email:	

** indicates mandatory information*

5067

My position is: *(please tick one)*

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

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

I have no objections to a 2-storey extension if tree retained with no more than minor pruning
An extension could be built above back of existing house
However, I totally oppose removal of tree

[attached additional pages as needed]

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

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

I: *(please tick one)*

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

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

By: *(please tick one)*

- ☒ appearing personally
- ☐ being represented by the following person: _____

Signature: M. Dingle **Date:** 3/7/26

Return Address: PO Box 204 Kent Town 5071 or in person at 175 The Parade Norwood
Email: developmentassessment@npsp.sa.gov.au **or**
Complete online submission: SA Planning Portal www.sa.gov.au/saplanningportal

Representations

Attachment 5

Representor 7 - Anne Stow-Smith

Name	Anne Stow-Smith
Address	NORWOOD SA, 5067 Australia
Submission Date	05/07/2026 02:37 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
This development has no character or flow on effect with the front of the building. It will not blend with the historic houses on Moulden Street. Other such developments in Norwood have a blend effect with the front of the homes. Supporting document attached.

Attached Documents

19-Moulden-Street3-1626698.pdf

Representation concerning the proposed development of two story alterations and additions to dwelling at 19 Moulden Street, Norwood.
Reasons why the planning consent should be refused are -

1. Removal of significant tree - even though this tree is not a native it is the habitat of many local species including Adelaide parrots, piping shrikes, magpies, honey eaters, blackbirds and wood pigeons to name a few. It is huge and proves shade and shelter and could easily be pruned back enough for a reasonable addition. I have been here for over 45 years and it has been here at least that long.

2. The dwelling addition - This is being added to a cottage which is one of a row of 5 on Moulden Street all built by the same builder in a street that are all single story. It is in a Heritage overlay area (Norwood 4 Historic Area Statement - NPSP14) which is synonymous with the character Norwood is known for. The next door neighbour at number 21 are planning to build on a single story addition, much more in keeping with the streetscape. Number 19 Moulden Street is a significantly opposite design to the style of the existing cottage which was built around 1910.

3. The design brief states 'none are applicable' to theP&D Code Page 15 numbers PO2.1, PO2.2, PO2.3, PO2.4, PO2.5, PO3.1, PO3.2 and they all are applicable. A sandstone heritage cottage with very large warehouse looking structure tacked on the back? Circular windows visible from the street when all the rest are rectangular? Spotted gum and lime washed cladding could not be more different than any in the surrounding area. And being on a corner block it is very exposed, making it unable to blend at all with the current houses. There are some two story buildings around the area but even though contrasting and shipping container style are structures with a less visible street view.

4. It also seems to leave very little open garden space, particularly at the rear of the property. On the drawing of the house it appears that the addition is right on the driveway which leads to the property at the rear and is owned by 17A, is there not supposed to be a pathway at least next to the neighbours property?

5. The gate which is now about half way down the side fence is moved to the rear up against the back boundary. The new addition is right on the boundary not 900mm from the adjoining driveway as stated in the building code. If there is already rear access via a gate at the end of the driveway (which is what my property has) why do they need a gate there at all? Unless there has been agreement between neighbours about the terms of an easement being changed (access via side gate to property with owner's permission?) can it be changed?

From: **Tony Giannone** tony.giannone@icloud.com
Subject: RESPONSES TO REPRESENTATIONS
Date: 7 October 2026 at 1:26 pm
To: tony Giannone tony@tectvs.au

RESPONSE TO REPRESENTATIONS

REP 1	RONALD EVANS		SUPPORTS THE DEVELOPMENT
	No response required		
REP 2	JANE SLEATH		SUPPORTS THE DEVELOPMENT WITH SOME CONCERNS
	1	Neither party can block or restrict access	Accepted
	2	Damage to ROW repaired	Accepted
	3	Request Boundary Survey	Provided in Application Drawings
	4	Opposed to second storey and N/W orientation and reduction in light and overshadowing	Not relevant - Refer to shadow diagrams
		Detracts from character of the area	Contemporary addition respects the integrity of the existing building There are many similar contemporary 2 storey additions to buildings in the area We note that the Representer's property is 2 storeys
		Fencing	Applicant will pay for any new fencing
		Tree Removal	Will be undertaken within Applicants boundaries
REP 3	UNDECLARED NAME		OPPOSES
	1	Scale and appearance out of character and disrupts heritage streetscape	Address is zoned for 2 storeys Contemporary addition respect the integrity of the existing building There are many similar contemporary 2 storey additions to buildings in the area
		Objects to tree removal	Refer arborist report in support " As the tree has a Moderate Rating and does not display attributes that indicate that it should be protected, its removal to accommodate expected development is reasonable"
REP 4	ANDREW CAWTHORNE		OPPOSES
	1	Fails to comply with the Historic Area Overlay PO 2.1 Form and Scale PO 2.3 Design of street facing buildings PO 2.5 Inconsistent Materials	Design addresses these issues Addition is not highly visible within streetscape Contemporary addition respects the integrity of the existing building
REP 5	FRAN E		OPPOSES
	1	Opposes removal of the tree	Refer Arborist Report in support " As the tree has a Moderate Rating and does not display attributes that indicate that it should be

protected, its removal to accommodate expected development is reasonable”

REP 6	MARGARET DINGLE		SUPPORTS THE DEVELOPMENT WITH SOME CONCERNS
	1	Opposes removal of the tree	Refer Arborist Report in support “ As the tree has a Moderate Rating and does not display attributes that indicate that it should be protected, its removal to accommodate expected development is reasonable”
REP 7	ANN STOW-SMITH		OPPOSES
	1	General comments - Out of Character with area	Address is zoned for 2 storeys Contemporary addition respect the integrity of the existing building There are many similar contemporary 2 storey additions to buildings in the area
	2	Opposes removal of the tree	Refer Arborist Report in support “ As the tree has a Moderate Rating and does not display attributes that indicate that it should be protected, its removal to accommodate expected development is reasonable”
	3	Building on boundary	Building is on a ROW alignment and building on the boundary is permissible
	4	Open space	Compliant
	5	Gate Access	Applicant’s Property has Right of Way and access rights within its boundary - refer survey and Certificate of Title

HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS:	**19 Moulden St Norwood**
APPLICATION NUMBER:	**26005118**
DATE:	20 October 2026
PROPOSAL:	Two level rear addition
HERITAGE STATUS:	NORWOOD 4 HISTORIC AREA OVERLAY
HERITAGE ADVISOR:	David Brown, BB Architects
PLANNER:	Mark Thomson

City of Norwood Payneham & St Peters



ADVICE SOUGHT

I met with the architects last year to discuss the general approach to the proposal. Over email I have negotiated with the architects to soften the visual impact of the rear addition.

DESCRIPTION

The house a single fronted Edwardian return verandah cottage constructed as one of five the same designs side by side. It is in the Established Neighbourhood Zone within the Norwood 4 Historic Area Overlay.

PROPOSAL

The proposal is for a new two level rear addition to the existing dwelling. The revised design now has the upper level set in from the northern side so it is less visually dominant, and the materials have been modified from timber cladding to a painted cladding, more in keeping with the historic streetscape.

COMMENTS

The revised design is now an acceptable outcome in this context. The lower level of the addition is visually separated from the original dwelling, and picks up on the bulk and scale of the single height walls. The upper level is set in, and lightened in colour, reducing its visual impact on the streetscape and the existing dwelling.

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

8. ERD COURT APPEALS

9. OTHER BUSINESS
(Of an urgent nature only)

10. CONFIDENTIAL REPORTS

11. CLOSURE