REPORT NUMBER: 231/22

DEVELOPMENT NO.:	21039035	
APPLICANT:	Alan Cooper	
ADDRESS:	43A MARLBOROUGH STREET, BRIGHTON SA 5048	
NATURE OF DEVELOPMENT:	Three storey detached dwelling	
ZONING INFORMATION:	Zones: • General Neighbourhood	
	Overlays:	
	Airport Building Heights (Regulated)	
	Affordable Housing	
	Prescribed Wells Area	
	Regulated and Significant Tree	
	Stormwater Management	
	Urban Tree Canopy	
LODGEMENT DATE:	20 Dec 2021	
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay	
PLANNING & DESIGN CODE VERSION:	4 November 2021 2021.16	
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed	
NOTIFICATION:	Yes	
RECOMMENDING OFFICER:	Dean Spasic	
	Development Officer - Planning	

CONTENTS:

APPENDIX 1: Relevant P&D Code Policies ATTACHMENT 2: Statements of Representation

ATTACHMENT 1: Application Documents ATTACHMENT 3: Response to Representations

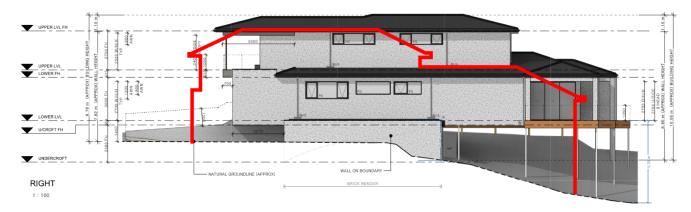
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DETAILED DESCRIPTION OF PROPOSAL:

The proposal comprises the construction of a three storey detached dwelling whereby the garage is located predominately under the existing ground level, resulting in walls between 1.5 and 1.7 metres above the natural ground level. The site has a heavy slope downward toward the rear of the site of some 4.5 metres between the rear section of the dwelling and the rear boundary. The building will appear as three storey from the footpath, and two storey at the rear, although the ground level at the rear is elevated on piers which are up to 5.7 metres above the natural ground level.

BACKGROUND:

The site was subject to a previous application for a two storey detached dwelling, which was granted Development Plan Consent by the Environment, Resources and Development Court on the 18/12/2019. In terms of overall scale, the previous dwelling, although only two storeys, was similar to that of the proposed dwelling, as demonstrated on the western side elevation, below:



Red outline depicts building outline of previous dwelling granted planning consent by the ERD Court in 2019

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 43A MARLBOROUGH ST BRIGHTON SA 5048

Title ref.: Plan Parcel: D127865 AL830 Council: CITY OF HOLDFAST BAY

The subject site is a vacant 70 square metres rectangular shaped allotment with a frontage of 10.2 metres was created in 2019 as a result of a Torrens title land division over what was previously 41 Marlborough Street.

Most of the other sites currently have dwellings under construction.

The site has a substantial downward slope to the rear of the site. The ground level at the rear of the site is some 4 metres slower than the ground level at the footpath, hence a difficult site to manage in terms of achieving a dwelling that satisfies the Design Code.

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Locality

The locality comprises a predominance of single and two storey detached dwellings, of mostly older housing stock but a growing increase in infill housing. The site is 75 metres east of the beach and 200 metres west of the railway line.



CONSENT TYPE REQUIRED:

Planning Consent

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CATEGORY OF DEVELOPMENT:

• PER ELEMENT:

New housing

Detached dwelling: Code Assessed - Performance Assessed

• OVERALL APPLICATION CATEGORY:

Code Assessed - Performance Assessed

REASON

P&D Code

PUBLIC NOTIFICATION

REASON

Three storey dwelling exceeds maximum 2 level building height.

LIST OF REPRESENTATIONS

Summary of Representors				
Address of Representor	Position	Wish to be heard	Concerns	
45 Marlborough Street, Brighton	Oppose	Yes	More than 2 levels Does not match character of locality Overshadowing	
165 Esplanade, Brighton 165A Esplanade, Brighton	Oppose Support with concerns	No No	No specific reason given Privacy	
42 Marlborough Street, Brighton	Oppose	No	Exceeds height limit Too many hard surfaces Out of character with locality	
46 Marlborough Street, Brighton	Oppose	No	Height above guidelines Privacy overshadowing	
37A Marlborough Street, Brighton	Oppose	No	Height above guidelines Does not conform with amenity of the street	
PO Box 241 Brighton	Oppose	No	3 storey out of character Overcrowded	

SUMMARY

The applicant provided a reply to representations (See Attachment 3), which provides the following justification:

- Although the building exceeds the numerical height limits, the top of the buildings sit level with the two
 neighbouring two storey dwellings to the east (41 and 43 Marlborough Street) hence visually, the height is
 consistent;
- The proposed building presents a built form to the street that is consistent with the streetscape character in terms of height, scale, form and proportions; and

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 With respect to privacy, views from the rear of the dwelling and alfresco area are significantly mitigated by distance, vegetation and line-of-sight. It is noted that there are no habitable room windows facing toward the subject site.



PLANNING ASSESSMENT

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

	Proposed	DPF Requirement	Achieved
Site Area	369 square metres	300 square metres	existing
Frontage	10.2 metres	9 metres	Existing
Building Height	3 levels and 8.9 metres	2 levels and 9 metres	No
Front Setback	6.7 metres	4 metres	Yes
Rear Setback	4.55 from ground level and 9.45 from upper level	4 metres at ground level and 6 metres at upper level	Yes
Side Setbacks Boundary wall 2.7 metres over 11 metres		Boundary wall 3 metres over 11.5 metres	Yes
	Ground level wall 1 metre	Ground level wall 1.1 metres Upper level walls 1.9 metres	No
	Upper level wall 1.8 metres		No
Site Coverage	60 percent	60%	Yes

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	Proposed	DPF Requirement	Achieved
Private Open 60 square metres		60 square metres	Yes
Space			
Soft Landscaping 24 percent of the site area		20 percent of the site area	Yes
Front Yard 31 percent		30 percent	Yes
Landscaping			
Tree Planting	7 medium trees	1 small tree	Yes

Visual Appearance of Built Form

The proposed building reads as a substantial sized building from the front, western side and southern rear. At the front, the built form reflects a modern dwelling, with rendered walls and colorbond hipped roof, however at the footpath level, it presents as a three storey building, as demonstrated in the 3D views below:





The applicant has submitted a detailed landscape design which is considered to effectively contribute to visually softening the building scale, as viewed from the streetscape, as demonstrated below:

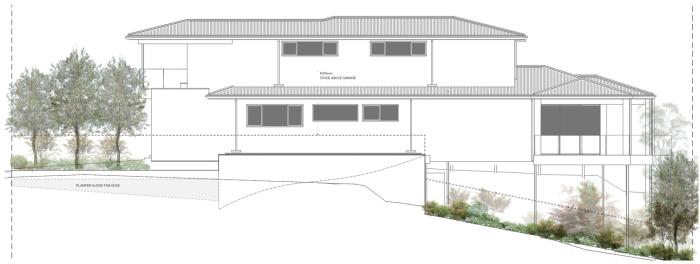


The building façade comprises three storeys, which exceeds the maximum of 2 levels anticipated by the Zone. As demonstrated in the 3D views above, the three storey building has a total height that matches the approved and under construction two storey buildings immediately to the east. The levels therefore do not compromise the general built form scale, rather the third level is contained practically under the ground level of a site that is lower than the eastern neighbouring sites. The proposal is therefore considered to be not satisfy General Neighbourhood Zone, Part 2, Performance Outcome, 4.1 buildings contribute to a low-rise suburban character ('low-rise' is defined in the Design Code as buildings up to 2 levels), albeit by way of building below ground, matching neighbouring buildings heights and provision of quality landscaping, the proposal is considered to not be significantly at odds with this policy.

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From the perspective of the western adjacent property, the building reads as a two and a half storey, however this is more so a product of the unique topography of the land, which falls downwards to the west as well as a heavy downward fall to the south. The western adjacent dwelling itself, is a two storey building whereby the rear portion is also on stilts, as opposed to stepping down with the topography of the land, which in this case, comprises a heavy fall that is not typically found within the wider locality.

Western side elevation



The photo below demonstrates the built form to the west, which is a two storey dwelling with the rear portion on stilts:

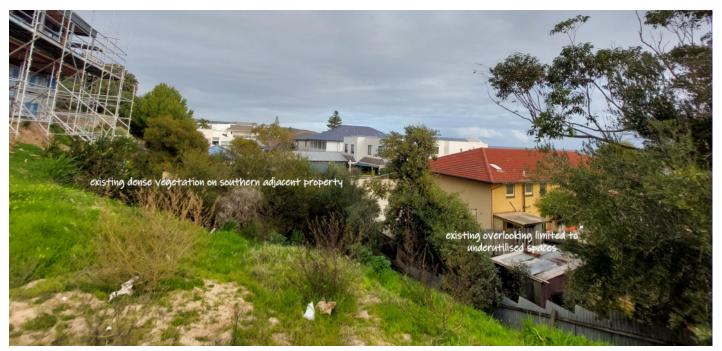


When considering General Neighbourhood Zone, Part 4, Performance Outcome 8.1 which seeks to minimise the need for earthworks to limit disturbance to the natural topography of the land, it is noted that the topography comprises a heavy fall, which would result in significant costs, engineering constraints to be reasonably feasible. The use of stilts as opposed to stepping the building is evident on the western adjacent property, and is generally considered to be a reasonable alternative on difficult sites.

From the rear, the building reflects a two and a half storey built form (as shown below), however there is a substantial amount of existing mature vegetation in the rear yard of the southern adjacent property, which heavily screens the lower half of the building (see photos further below), this in addition with the proposed landscaping will contribute significantly to screening the proposed building.

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Building Height

The Design Code allows for a maximum of two building levels and maximum building height of 9 metres. The wall height should not exceed 7 metres.

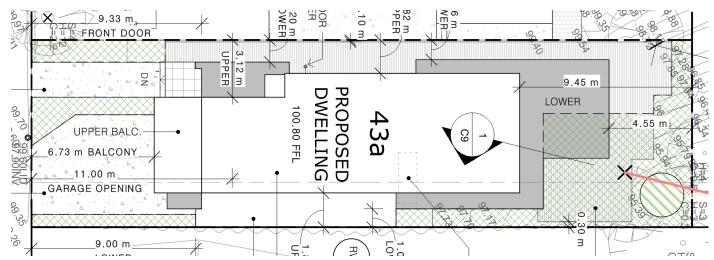
The proposal comprises a building of three levels and a maximum building height of 8.9 metres at the highest point. The wall height is 6.5 metres from the footing, and up to 7.7 metres at the highest point relative to natural ground level. When considering the resulting built form and scale against the Performance Outcomes, it is considered that the proposal reasonably satisfies the fundamental objectives of achieving low-rise built form. This is further highlighted by the fact the top of the building matches the top of the eastern adjacent two storey buildings.

The applicant indicated that they had considered the potential for stepping the building levels, however when determining engineering requirements and costing of achieving this against the actual impacts, which have been reasonably mitigated, stepping the building on a heavily sloping downward site was not considered a feasible option.

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Boundary Setbacks

The building is setback 6.7 metres from the front balcony, and up to 11 metres at the furthest point, which is consistent with the setbacks of neighbouring buildings. The front setback is actually behind the setbacks of the neighbouring buildings (6 metres to the east and 4 metres to the west).



The garage wall is located on the western side boundary with a height ranging from 1.5 to 2.7 metres above the natural ground level, over a length of 11 metres, and therefore within the Design Code parameters of 3 metres in height and 11.5 metres in length.

On the western side, the ground level wall is 3 metres above the top of the footing and setback 1 metre from the side boundary, as required by the Design Code.

The upper level wall has a height of 6.5 metres above the top of the footing, and is setback 1.8 metres from the side boundary. According to the Design Code, the wall should be setback 2 metres. The 200mm setback variance is considered negligible, particularly when having regard to the nature of the western adjacent property which contains a carport on the common boundary, mature vegetation, large rainwater tanks and small, high-set living room windows setback some 2.5 metres from the common boundary.

On the eastern side, the ground level wall ranges in height between 3 and 3.8 metres. The ground level wall is setback 1 metre from the side boundary. The 3.8 metre high portion of walling should be setback 1.1 metres, however a 100mm shortfall is considered negligible.

The upper level wall has a height of 6.1 metres and is setback 1.8 metres from the eastern side boundary. The Design Code requires a minimum setback of 1.9 metres, which has per the ground level wall, the 100mm setback shortfall is negligible.

The ground level wall is setback 4.55 and the upper level wall is setback 9.45 metres from the rear boundary. The Design Code requires a minimum ground level wall setback of 4 metres and minimum upper level wall setback of 6 metres. Much of the rear elevation will be visually obstructed by the dense mature vegetation found at the rear of 41 Marlborough Street, which has a heavy downward slope and has limited usability, as well as the high level of landscaping proposed along the rear boundary.

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General Neighbourhood Zone, Part 2, Performance Outcome 8.1 in that the proposal achieves adequate separation between dwellings that is consistent with the suburban character, as well as ensuring sufficient access to natural light.

Site Coverage

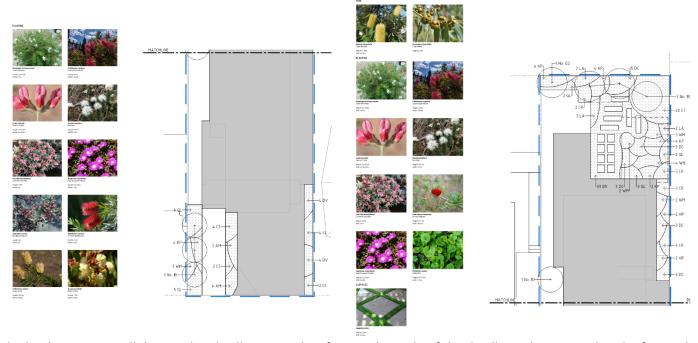
Site coverage amounts to 52 percent of the site area, therefore within the maximum of 60 percent allowed by the Design Code. The proposal satisfies General Neighbourhood Zone, Performance Outcome 3.1 in that the building footprint allows for sufficient space around buildings to limit visual impacts, provide an attractive outlook and access to light and ventilation.

Private Open Space

The proposal has a total of 60 square metres of private open space at the ground level, as well as at the rear balcony. Private open space provision satisfies General Neighbourhood Zone, Design in Urban Areas, Performance Outcome 21.1 and 21.2 in that it comprises suitable sized areas to meet the needs of occupants and is accessible via a living room. The proposed area also satisfies Table 1 which requires a minimum area of 60 square metres.

Landscaping

Soft landscaping amounts to 89 square metres, which is 24 percent of the site area. The Design Code requires a minimum of 20 percent, hence the proposal exceeds this. In addition, the site requires the planting of at least one small tree. The proposal will result in the planting of 8 trees, those being 7 Banksia Integrifolia, which grows up to 15 metres in height and 1 Eucalyptus Diversifolia, which grows to a height of up to 8 metres, thus far exceeding the minimum requirements.



The landscaping is well designed and will assist with softening the scale of the dwelling when viewed at the footpath, as well as positively contributes to the visual amenity of the site and streetscape. Landscaping is also demonstrated along side and rear boundaries, which will add to the visual amenity from neighbouring properties.

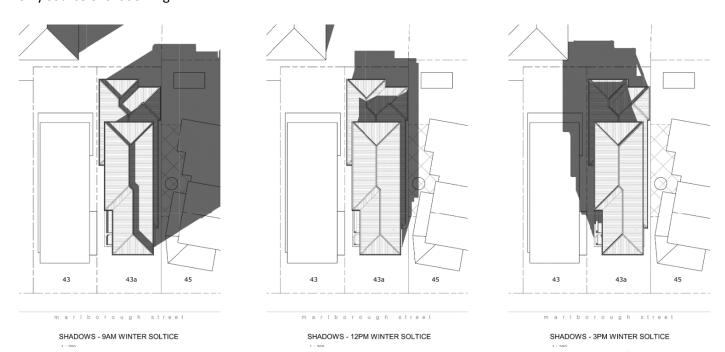
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Solar Access

As per the shadow plans presented by the applicant, the shadow cast over adjacent properties will predominately impact on the western adjacent property, whereby north facing windows will receive sunlight all day on the 21 June. The east facing windows are demonstrated to receive more than 3 hours of direct sunlight between 9am and 3pm during the winter solstice.

It is noted that the shadow cast over the western adjacent dwelling between 9am and up until approximately 1pm is also the result of existing vegetation found on the western adjacent property, hence the proposed building is not the only source of shadowing.



The shadowing impacts are considered to reasonably satisfy General Neighbourhood Zone, Part 4, Performance Outcome 3.1, in that the proposal fails to accommodate a reasonable level of natural light to the western adjacent property.

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The photos below demonstrate the setbacks of the neighbouring windows relative to the common boundary and their setting behind dense vegetation, which contributes to existing shadowing:





Visual Privacy

The side elevations have high-set windows to a minimum height of 1.5 metres, which meet the standard to prevent overlooking, however the rear elevation comprises a balcony, with obscure glass balustrades up to 1.5 metre in height.

Overlooking is considered not to be a significant concern in the context of this proposal, predominately as a result of the general characteristics of the site and surrounding locality, whereby the natural topography results in existing overlooking amongst the neighbouring properties, and from the existing, vacant site.

Existing mature vegetation on neighbouring properties contributes to a good amount of screening. In addition to this, the applicant has referenced the planting of vegetation along the western side and southern rear boundaries, which will further add to screening. The installation of 1.5 metre high obscure glass balustrade will further contribute to preventing overlooking.

The proposal is considered to sufficiently satisfy General Neighbourhood Zone, Design in Urban Areas, Performance Outcome 10.2:

Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.

In that the 1.5 metre obscure glass balustrade is demonstrated on the side and rear elevations of the rear balcony and mostly more than 15 metres from the nearest habitable room window on a dwelling on an adjacent site. The western adjacent dwelling is located closer than 15 metres, however on balance, the prevailing objective of PO 10.2 is satisfied.

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Current views to the South and South-West





CONCLUSION

The primary aspect of the proposal that fails the Design Code is the number of building levels exceeding 2, however as outlined in the report, the overall design, existing site characteristics and constraints and implementation of quality landscaping are such that are considered to sufficiently mitigate the numerical reference to building levels. The overall building height does not exceed 9 metres (8.9 metres), the building height matches the eastern adjacent two storey buildings, the additional level is mostly below natural ground level and front landscaping assists with visually softening that element from the streetscape.

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RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

- 1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2. Development Application Number 21039035, by Alan Cooper is GRANTED Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

- 1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any);
- That landscaping as detailed in the approved plans shall be planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
- 3. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
- 4. That all upstairs windows, other than facing the street, shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be obscure and fixed shut and be installed prior to occupation of the dwelling.
- 5. The rear balcony shall comprise obscure glass balustrade up to a minimum height of 1.5 metres above the finished floor level on the side and rear elevations.
- 6. Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

ADVISORY NOTES

General Notes

- 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.
- 2. 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.
- 3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- 4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the

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development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

- 5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

OFFICER MAKING RECOMMENDATION

Name: Dean Spasic

Title: Development Officer - Planning

Date: 29/06/2022

43A MARLBOROUGH ST BRIGHTON SA 5048

Address:

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Overlay

Airport Building Heights (Regulated) (All structures over 110 metres)

Affordable Housing
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

Zone

General Neighbourhood

Selected Development(s)

Detached dwelling

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

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

Property Policy Information for above selection

Detached dwelling - Code Assessed - Deemed to Satisfy

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

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

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Deemed to Satisfy

Site Dimensions and Land Division

DTS/DPF 2.1

Development will not result in more than 1 dwelling on an existing allotment

or

Allotments/sites for residential purposes accord with the following:

Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage
Detached dwelling (not in a terrace arrangement)	300m ² (exclusive of any battle-axe allotment	9m where not on a battle-axe
	'handle')	site
	,	5m where on a battle-axe site
Semi-detached dwelling	300m ²	9m
Row dwelling (or detached dwelling in a terrace arrangement)	250m ²	7m (averaged)
Group dwelling	300m² (average, including common areas)	15m (total)
Dwelling within a residential flat building	300m² (average, including common areas)	15m (total)

DTS/DPF 2.2

Where the site of a dwelling does not comprise an entire allotment:

- (a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1
- (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene:
 - (i) Private open space requirements specified in Design in Urban Areas Table 1 Private Open Space
 - (ii) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 General Off-Street Car Parking Requirements or Table 2 Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

Site Coverage

DTS/DPF 3.1

The development does not result in site coverage exceeding 60%.

Building Height

DTS/DPF 4.1

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

- (a) 2 building levels and 9m
- (b) wall height that is no greater than 7m except in the case of a gable end.

Primary Street Setback

DTS/DPF 5.1

The building line of a building set back from the primary street boundary:

- (a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)
- (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), no more than 1m in front of the setback to the building line of that building

or

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(c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.

Secondary Street Setback

DTS/DPF 6.1

Building walls are set back from the boundary of the allotment with a secondary street frontage:

(a) at least 900mm

or

(b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.

Boundary Walls

DTS/DPF 7.1

Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:

- (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height
- (b) side boundary walls do not:
 - (i) exceed 3m in height from the top of footings
 - (ii) exceed 11.5m in length
 - (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary
 - (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.

DTS/DPF 7.2

Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.

Side boundary setback

DTS/DPF 8.1

Other than walls located on a side boundary, building walls are set back from side boundaries:

- (a) at least 900mm where the wall height is up to 3m
- (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m

and

(c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.

Rear boundary setback

DTS/DPF 9.1

Dwelling walls are set back from the rear boundary at least:

- (a) if the size of the site is less than 301m²—
 - (i) 3m in relation to the ground floor of the dwelling
 - (ii) 5m in relation to any other building level of the dwelling
- (b) if the size of the site is 301m² or more—
 - (i) 4m in relation to the ground floor of the dwelling
 - (ii) 6m in relation to any other building level of the dwelling.

Part 3 - Overlays

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Affordable Housing Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy

Land Division

DTS/DPF 1.1

Development results in 0-19 additional allotments / dwellings.

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy

Built Form

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.

Stormwater Management Overlay

Assessment Provisions (AP)

Deemed to Satisfy

DTS/DPF 1.1

Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:

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

Table 1: Rainwater Tank

Site size	Minimum	Minimum detention
(m ²)	retention	volume (Litres)
	volume	

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	(Litres)	
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Deemed to Satisfy

DTS/DPF 1.1

Tree planting is provided in accordance with the following:

Site size per dwelling (m ²)	Tree size* and number required per dwelling	
<450	1 small tree	
450-800	1 medium tree or 2 small trees	
>800	1 large tree or 2 medium trees or 4 small trees	

*refer Table 1 Tree Size

Table 1 Tree Size	Table 1 Tree Size			
Tree size Mature height (minimum) Mature spread (minimum) Soil area around tree with (minimum)			Soil area around tree within development site (minimum)	
Small	4 m	2m	10m ² and min. dimension of 1.5m	
Medium	6 m	4 m	30m ² and min. dimension of 2m	
Large	12 m	8m	60m ² and min. dimension of 4m	

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are

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retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4) (b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts	Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)	
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)	
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)	
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)	

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Deemed to Satisfy

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)

Deemed to Satisfy

All Development

On-site Waste Treatment Systems

DTS/DPF 6.1

Effluent disposal drainage areas do not:

(a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space

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- (b) use an area also used as a driveway
- (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Earthworks and sloping land

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.

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.

Overlooking / Visual Privacy (low rise buildings)

DTS/DPF 10.1

Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:

- (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm
- (b) have sill heights greater than or equal to 1.5m above finished floor level
- (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

DTS/DPF 10.2

One of the following is satisfied:

- (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace
 - or
- (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:
 - 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land
 - or
 - (ii) 1.7m above finished floor level in all other cases

All residential development

Front elevations and passive surveillance

DTS/DPF 17.1

Each dwelling with a frontage to a public street:

- (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m
- (b) has an aggregate window area of at least 2m² facing the primary street.

DTS/DPF 17.2

Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.

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Outlook and Amenity

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

DTS/DPF 20.1

Garages and carports facing a street:

- (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling
- (b) are set back at least 5.5m from the boundary of the primary street
- (c) have a garage door / opening width not exceeding 7m
- (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

DTS/DPF 20.2

Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:

- (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line
- (b) a porch or portico projects at least 1m from the building wall
- (c) a balcony projects from the building wall
- (d) a verandah projects at least 1m from the building wall
- (e) eaves of a minimum 400mm width extend along the width of the front elevation
- (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm
- (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.

Private Open Space

DTS/DPF 21.1

Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.

DTS/DPF 21.2

Private open space is directly accessible from a habitable room.

Landscaping

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 as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)

Minimum percentage of site

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<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

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.

DTS/DPF 23.2

Uncovered car parking spaces have:

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

DTS/DPF 23.3

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

- (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site
- (b) sites with a frontage to a public road greater than 10m:
 - (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;
 - (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.

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:
 - 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

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(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.

DTS/DPF 23.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average
- (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary.
- (c) if located so as to provide access from an alley, lane or right of way the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site

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

DTS/DPF 24.1

Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:

- (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and
- (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Buildings

DTS/DPF 25.1

Buildings satisfy (a) or (b):

- (a) are not transportable
- (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

Group Dwellings, Residential Flat Buildings and Battle axe Development

Amenity

DTS/DPF 31.4

Dwelling sites/allotments are not in the form of a battle-axe arrangement.

Laneway Development

Infrastructure and Access

DTS/DPF 44.1

Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site	Minimum Rate
	Configuration	

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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

Deemed to Satisfy

Water Supply

DTS/DPF 11.2

A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

- (a) exclusively for domestic use
- (b) connected to the roof drainage system of the dwelling.

Wastewater Services

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:

- (a) the system is wholly located and contained within the allotment of development it will service; and
- (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

DTS/DPF 12.2

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Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Site Contamination

Assessment Provisions (AP)

Deemed to Satisfy

DTS/DPF 1.1

Development satisfies (a), (b), (c) or (d):

- (a) does not involve a change in the use of land
- (b) involves a change in the use of land that does not constitute a change to a more sensitive use
- (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)
- (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:
 - a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that-
 - A. site contamination does not exist (or no longer exists) at the land
 - B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)
 - C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)

and

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

Transport, Access and Parking

Assessment Provisions (AP)

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

Deemed to Satisfy

Vehicle Parking Rates

DTS/DPF 5.1

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

- (a) Transport, Access and Parking Table 1 General Off-Street Car Parking Requirements
- (b) Transport, Access and Parking Table 2 Off-Street Vehicle Parking Requirements in Designated Areas
- (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

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:

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Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

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

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	hadreans) O amaza mandurallian A afrubiah ia ta ha assurad
Aged / Supported Accommodation	bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Retirement village	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. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	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. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.

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Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area
	1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
	5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.
	Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.
	Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.
	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

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For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.			
4.5 spaces per bed for a public hospital.			
1.5 spaces per bed for a private hospital.			
4 spaces per consulting room excluding ancillary facilities.			
0.2 spaces per seat.			
0.2 spaces per seat.			
1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.			
6.5 spaces per 100m ² of total floor area for a Fitness Centre			
4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.			
1.5 spaces per 100m ² total floor area			
1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.			
1.5 spaces per 100m ² of total floor area.			
0.5 spaces per 100m ² of total floor area.			
1.5 spaces per 100m ² of total floor area			
1 space per 100m ² of outdoor area used for display purposes.			
0.5 spaces per 100m ² total floor area.			
Other Uses			
1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.			
5 spaces per 100m ² of total building floor area.			

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

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 Criteria (other than where a location is exempted from the application of those criteria)
- (b) the development satisfies Table 2 Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

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. Minimum number of spaces Maximum number of spaces		Designated Areas
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
Non-residential develop	ment		
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone

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Olicy24 - Eriquily		I	Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development	<u> </u>		
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

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Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

	Criteria		Exceptions
Metro	esignated area is wholly located within colitan Adelaide and any part of the epment site satisfies one or more of the eng: is within 200 metres of any section of	(a) (b)	All zones in the City of Adelaide Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcham
(b)	road reserve along which a bus service operates as a high frequency public transit service ⁽²⁾ is within 400 metres of a bus	(c) (d) (e) (f)	Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone
(c)	interchange ⁽¹⁾ is within 400 metres of an O-Bahn interchange ⁽¹⁾	(g)	Urban Neighbourhood Zone
(d) (e)	is within 400 metres of a passenger rail station ⁽¹⁾ is within 400 metres of a passenger tram		
(f)	station ⁽¹⁾ is within 400 metres of the Adelaide Parklands.		

[NOTE(S): (1)Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome			
DO 1	Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.		

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

Performance Outcome Deemed-to-Satisfy Criteria /
Designated Performance

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Feature

Land Use and Intensity

PO 1.1

Predominantly residential development with complementary nonresidential uses that support an active, convenient, and walkable neighbourhood.

DTS/DPF 1.1

Development comprises one or more of the following:

- (a) Ancillary accommodation
- (b) Community facility
- (c) Consulting room
- (d) Dwelling
- (e) Educational establishment
- (f) Office
- (g) Place of Worship
- (h) Pre-school
- (i) Recreation area
- (j) Residential flat building
- (k) Retirement facility
- (I) Shop
- (m) Student accommodation
- (n) Supported accommodation

Site Dimensions and Land Division

PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.

DTS/DPF 2.1

Development will not result in more than 1 dwelling on an existing

10

Allotments/sites for residential purposes accord with the following:

Dwelling Type	Minimum	Minimum
	site/allotment area	site/allotment
	per dwelling	frontage
Detached dwelling (not in	300m ² (exclusive of	9m where not
a terrace arrangement)	any battle-axe	on a battle-
	allotment 'handle')	axe site
	,	5m where on
		a battle-axe
		site
Semi-detached dwelling	300m ²	9m
Row dwelling (or	250m ²	7m
detached dwelling in a		(averaged)
terrace arrangement)		
Group dwelling	300m² (average,	15m (total)
	including common	
	areas)	
Dwelling within a	300m ² (average,	15m (total)
residential flat building	including common	
	areas)	

PO 2.2

Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.

DTS/DPF 2.2

Where the site of a dwelling does not comprise an entire allotment:

- (a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1
- (b) if there is an existing dwelling on the allotment that will

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Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. PO 2.3 DTS/DPF 2.3 Land division results in sites that are accessible and suitable for Division of land satisfies (a), (b) or (c): their intended purpose. reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments (c) satisfies all of the following: No more than 5 additional allotments are created Each proposed allotment has a minimum site area of 300m² and frontage of 9m Each proposed allotment has a slope less than 12.5% (1-in-8) (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land (v) The division does not involve creation of a public road (vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than 1m from the side boundary alignment (vii) No allotments are in a battle-axe configuration (viii) Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth. Site Coverage PO 3 1 DTS/DPF 3 1 Building footprints allow sufficient space around buildings to limit The development does not result in site coverage exceeding 60%. visual impact, provide an attractive outlook and access to light and ventilation. **Building Height** PO 4.1 DTS/DPF 4.1 Buildings contribute to a low-rise suburban character. Building height (excluding garages, carports and outbuildings) no greater than: Printed on 4/07/2022 Page 21 of 50

remain on the allotment after completion of the

development, it will not contravene:

(a) 2 building levels and 9m

(b) wall height that is no greater than 7m except in the case of a gable end.

Primary Street Setback

PO 5.1

Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.

DTS/DPF 5.1

The building line of a building set back from the primary street boundary:

- (a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)
- (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), no more than 1m in front of the setback to the building line of that building

(c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.

Secondary Street Setback

PO 6.1

Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.

DTS/DPF 6.1

Building walls are set back from the boundary of the allotment with a secondary street frontage:

(a) at least 900mm

or

(b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.

Boundary Walls

PO 7.1

Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

DTS/DPF 7.1

Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:

- side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height
- (b) side boundary walls do not:
 - (i) exceed 3m in height from the top of footings
 - (ii) exceed 11.5m in length
 - (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary
 - (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.

PO 7.2

Dwellings in a semi-detached, row or terrace arrangement maintain

DTS/DPF 7.2

Dwelling walls in a semi-detached, row or terrace arrangement are

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space between buildings consistent with a suburban streetscape character.	setback at least 900mm from side boundaries shared with allotments outside the development site.	
Side bound	ary setback	
PO 8.1 Building walls are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a	DTS/DPF 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries:	
suburban character and (b) access to natural light and ventilation for neighbours.	 (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m and (c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary. 	
Rear bound	ary setback	
Dwelling walls are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Dwelling walls are set back from the rear boundary at least: (a) if the size of the site is less than 301m²— (i) 3m in relation to the ground floor of the dwelling (ii) 5m in relation to any other building level of the dwelling (b) if the size of the site is 301m² or more— (i) 4m in relation to the ground floor of the dwelling (ii) 6m in relation to any other building level of the dwelling.	

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.

Class of Development	Exceptions
(Column A)	(Column B)
 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.

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- 2. All development undertaken by:
 - 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 of a State or Local Heritage Place
- 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
- 3. Any development involving any of the following (or of any combination of any of the following):
 - (a) air handling unit, air conditioning system or exhaust fan
 - (b) ancillary accommodation
 - (c) building work on railway land
 - (d) carport
 - (e) deck
 - (f) dwelling
 - (g) dwelling addition
 - (h) fence
 - (i) outbuilding
 - (j) pergola
 - (k) private bushfire shelter
 - (I) residential flat building
 - (m) retaining wall
 - (n) retirement facility
 - (o) shade sail
 - (p) solar photovoltaic panels (roof mounted)
 - (q) student accommodation
 - (r) supported accommodation
 - (s) swimming pool or spa pool
 - (t) verandah
 - (u) water tank.

Except development that:

- does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or
- 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 11.5m (other than where the proposed
 wall abuts an existing wall or structure of greater
 length on the adjoining allotment)
 or
 - (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).

- 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 any of the following:
 - (a) General Neighbourhood Zone DTS/DPF 1.4
 - (b) General Neighbourhood Zone DTS/DPF 4.1

or

- 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 11.5m (other than where the proposed
 wall abuts an existing wall or structure of greater
 length on the adjoining allotment)
 or
 - (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or

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		post) 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) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity.	None specified.
6.	Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) community facility (b) educational establishment (c) pre-school.	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
7.	Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

	Desired Outcome
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria /
---------------------	------------------------------

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Designated Performance		
	Feature	
Land Division		
PO 1.1	DTS/DPF 1.1	
Development comprising 20 or more dwellings / allotments incorporates affordable housing.	Development results in 0-19 additional allotments / dwellings.	
PO 1.2 DTS/DPF 1.2		
Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where:	
	(a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or	
	(b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.	
PO 1.3	DTS/DPF 1.3	
ffordable housing is distributed throughout the development to void an overconcentration. None are applicable.		
Built Form a	and Character	
PO 2.1	DTS/DPF 2.1	
Affordable housing is designed to complement the design and character of residential development within the locality.	None are applicable.	
Affordable Ho	using Incentives	
PO 3.1	DTS/DPF 3.1	
To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.	
PO 3.2	DTS/DPF 3.2	
To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:	
	 (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone 	

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- (j) Master Planned Township Zone
- (k) Rural Neighbourhood Zone
- (I) Suburban Business Zone
- (m) Suburban Neighbourhood Zone
- (n) Township Neighbourhood Zone
- (o) Township Zone
- (p) Urban Renewal Neighbourhood Zone
- (q) Waterfront Neighbourhood Zone

and up to 30% in any other zone, except where:

- (a) the development is located within the Character Area Overlay or Historic Area Overlay or
- (b) other height incentives already apply to the development.

Movement and Car Parking

PO 4.1

Sufficient car parking is provided to meet the needs of occupants of affordable housing.

DTS/DPF 4.1

Dwellings constituting affordable housing are provided with car parking in accordance with the following:

- (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either:
 - 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾
 - (ii) is within 400 metres of a bus interchange⁽¹⁾
 - (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾
 - (iv) is within 400 metres of a passenger rail station⁽¹⁾
 - (v) is within 400 metres of a passenger tram station⁽¹⁾
 - (vi) is within 400 metres of the Adelaide Parklands.

or

(b) 1 carpark per dwelling for any other dwelling.

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Procedural Matters (PM) - Referrals

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

Class of Development / Activity		Purpose of Referral	Statutory Reference
Development for the purposes of the provision of affordable housing (applying the criteria determined under	Minister responsible for administering the South Australian Housing Trust Act	To provide direction on the	Development of a class to

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1995.	conditions	which
	required to	Schedule 9
	secure the	clause 3 item
	provision of	20 of the
	dwellings or	Planning,
	allotments for	Developmen
	affordable	and
	housing.	Infrastructur
		(General)
		Regulations
		2017 applies
	1995.	required to secure the provision of dwellings or allotments for affordable

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

	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 Cri Designated Performa 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.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development:	The airport-operator company for the relevant	To provide expert assessment and direction	Development of a class to which Schedule 9 clause 3
(a) building located in an area identified as	airport within the meaning	to the relevant authority on	item 1 of the Planning,

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'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.

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 Commonwealth. potential impacts on the safety and operation of aviation activities.

Development and Infrastructure (General) Regulations 2017 applies.

Stormwater Management Overlay

Assessment Provisions (AP)

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

						. ,
	Performance Outcome				tisfy Criteri	
)esi	gnated P	erformanc	е
				Feat	ure	
PO 1.1		DTS/DPF	1.1			
stormwater to:		Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:				
(a) (b)	maximise conservation of water resources manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded manage stormwater runoff quality.	(a)	includes (i) (ii) (iii) (iv) (v)	a battle-a detached of the roomage o	ast: In to a detached dwelling exe arrangement), semi- I dwelling or row dwelling of area For cases, 80% of the roce of a toilet, laundry cold were service for sites less the state of the service for sites for sites of the service for sites of th	g, 60% of area vater han odry cold of of
			the site	s impervious area	Area comprising at least Minimum detention volume (Litres)	t 80% of

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(Litres)

	<200	1000	1000
	200-400	2000	Site perviousness <30%: 1000 Site perviousness
-			≥30%: N/A
	>401	4000	Site perviousness <35%: 1000
			Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

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

Designate	-Satisfy Criteria / ed Performance eature	
DTS/DPF 1.1		
Tree planting is provided in accordance with the following:		
Site size per dwelling (m ²)	Tree size* and number required per dwelling	
<450	1 small tree	
450-800	1 medium tree or 2 small trees	
	DTS/DPF 1.1 Tree planting is provided in a Site size per dwelling (m²) <450	

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

*refer Table 1 Tree Size

Table 1 Tre	Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	
Small	4 m	2m	10m ² and min. dimension of 1.5m	
Medium	6 m	4 m	30m ² and min. dimension of 2m	
Large	12 m	8m	60m ² and min. dimension of 4m	

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts				
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)	
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)	
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)	
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)	

Note: In order to satisfy DTS/DPF 1.1, payment may be made in

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accordance with a relevant off-set scheme established by the
Minister under section 197 of the Planning, Development and
Infrastructure Act 2016, provided the provisions and requirements
of that scheme are satisfied. For the purposes of section 102(4) of
the Planning, Development and Infrastructure Act 2016, an
applicant may elect for any of the matters in DTS/DPF 1.1 to be
reserved.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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.	One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome		
DO 1	Development is:	

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- (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 Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

All Development

On-site Waste Treatment Systems

PO 6.1

Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.

DTS/DPF 6.1

Effluent disposal drainage areas do not:

- encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space
- (b) use an area also used as a driveway
- (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Car parking appearance

PO 7.1

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

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

DTS/DPF 7.1

None are applicable.

Earthworks and sloping land

PO 8.1

Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.

DTS/DPF 8.1

Development does not involve any of the following:

- (a) excavation exceeding a vertical height of 1m
- (b) filling exceeding a vertical height of 1m
- 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):

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(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.
DTS/DPF 8.3
None are applicable.
DTS/DPF 8.4
None are applicable.
DTS/DPF 8.5
None are applicable.
ivacy (low rise buildings)
Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases

All residential development

Front elevations and passive surveillance

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PO 17.1 DTS/DPF 17.1 Dwellings incorporate windows facing primary street frontages to Each dwelling with a frontage to a public street: encourage passive surveillance and make a positive contribution to (a) includes at least one window facing the primary street from the streetscape. a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street. PO 17.2 **DTS/DPF 17.2** Dwellings incorporate entry doors within street frontages to address Dwellings with a frontage to a public street have an entry door the street and provide a legible entry point for visitors. visible from the primary street boundary. Outlook and Amenity DTS/DPF 18.1 PO 18.1 Living rooms have an external outlook to provide a high standard of A living room of a dwelling incorporates a window with an external amenity for occupants. outlook of the street frontage, private open space, public open space, or waterfront areas. Residential Development - Low Rise External appearance PO 20.1 DTS/DPF 20.1 Garaging is designed to not detract from the streetscape or Garages and carports facing a street: appearance of a dwelling. are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. PO 20.2 DTS/DPF 20.2 Dwelling elevations facing public streets and common driveways Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 make a positive contribution to the streetscape and the appearance of common driveway areas. of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm

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(g)

a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single

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	material or finish.	
PO 20.3	DTS/DPF 20.3	
The visual mass of larger buildings is reduced when viewed from	None are applicable	
adjoining allotments or public streets.		
Private (pen Space	
PO 21.1	DTS/DPF 21.1	
		Danieus in Llubers
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provided in accordance with Dareas Table 1 - Private Open Space.	Jesign in Urban
· · · · · · · · · · · · · · · · · · ·	' '	
PO 21.2	DTS/DPF 21.2	
Private open space is positioned to provide convenient access from	Private open space is directly accessible from a hab	oitable room.
internal living areas.		
Land	scaping	
PO 22.1	DTS/DPF 22.1	
Soft landscaping is incorporated into development to:	Residential development incorporates soft landscapii	ng with a
()	minimum dimension of 700mm provided in accordar	nce with (a) and
(a) minimise heat absorption and reflection(b) contribute shade and shelter	(b):	
(c) provide for stormwater infiltration and biodiversity	(a) a total area as determined by the following t	table:
(d) enhance the appearance of land and streetscapes.		
	Dwelling site area (or in the case Mir	nimum
		rcentage of
	dwelling(s), average site area) (m ²))
	<150 109	%
	150-200 159	%
	>200-450	%
	>450	%
	(b) at least 30% of any land between the prima	ry street
	boundary and the primary building line.	
Car narking acces	s and manoeuvrability	
PO 23.1	DTS/DPF 23.1	
		welle as attack
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, structures have the following internal dimensions (se	
	any waste storage area):	
	(a) single width car parking spaces:	
	(i) a minimum length of 5.4m per spaces.	ce
	3 1 1 2 2 2	

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(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): 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 DTS/DPF 23.2 Uncovered car parking space are of dimensions to be functional, Uncovered car parking spaces have: accessible and convenient. (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. PO 23.3 DTS/DPF 23.3 Driveways and access points are located and designed to facilitate Driveways and access points satisfy (a) or (b): safe access and egress while maximising land available for street (a) sites with a frontage to a public road of 10m or less, have tree planting, domestic waste collection, landscaped street a width between 3.0 and 3.2 metres measured at the frontages and on-street parking. property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. PO 23.4 DTS/DPF 23.4 Vehicle access is safe, convenient, minimises interruption to the Vehicle access to designated car parking spaces satisfy (a) or (b): operation of public roads and does not interfere with street is provided via a lawfully existing or authorised access infrastructure or street trees. 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: 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 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 **DTS/DPF 23.5** Driveways are designed to enable safe and convenient vehicle Driveways are designed and sited so that: movements from the public road to on-site parking spaces. the gradient from the place of access on the boundary of (a)

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the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site PO 23.6 DTS/DPF 23.6 Driveways and access points are designed and distributed to Where on-street parking is available abutting the site's street optimise the provision of on-street visitor parking. frontage, on-street parking is retained in accordance with the following requirements: 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 DTS/DPF 24.1 Provision is made for the convenient storage of waste bins in a Where dwellings abut both side boundaries a waste bin storage location screened from public view. area is provided behind the building line of each dwelling that: (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. Design of Transportable Buildings PO 25.1 DTS/DPF 25.1 The sub-floor space beneath transportable buildings is enclosed to Buildings satisfy (a) or (b): give the appearance of a permanent structure. (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. Group Dwellings, Residential Flat Buildings and Battle axe Development Amenity PO 31.2 **DTS/DPF 31.2** The orientation and siting of buildings minimises impacts on the None are applicable. amenity, outlook and privacy of occupants and neighbours. PO 31.3 **DTS/DPF 31.3** Development maximises the number of dwellings that face public None are applicable. open space and public streets and limits dwellings oriented towards adjoining properties.

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Policy24 - Enquiry PO 31.4 DTS/DPF 31 4 Battle-axe development is appropriately sited and designed to Dwelling sites/allotments are not in the form of a battle-axe respond to the existing neighbourhood context. arrangement. Car parking, access and manoeuvrability PO 33.1 DTS/DPF 33.1 Driveways and access points are designed and distributed to Where on-street parking is available directly adjacent the site, onoptimise the provision of on-street visitor parking. street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. DTS/DPF 33.4 PO 33.4 Driveways providing access to more than one dwelling, or a Residential driveways that service more than one dwelling or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter dwelling on a battle-axe site are designed to allow passenger and exit the garages or parking spaces in no more than a threevehicles to enter and exit and manoeuvre within the site in a safe point turn manoeuvre. and convenient manner PO 33.5 **DTS/DPF 33.5** Dwellings are adequately separated from common driveways and Dwelling walls with entry doors or ground level habitable room manoeuvring areas. windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. Soft landscaping PO 34.2 DTS/DPF 34.2

Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.

Battle-axe or common driveways satisfy (a) and (b):

- are constructed of a minimum of 50% permeable or porous material
- (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).

Laneway Development

Infrastructure and Access

PO 44.1

Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:

- (a) existing utility infrastructure and services are capable of accommodating the development
- (b) the primary street can support access by emergency and regular service vehicles (such as waste collection)
- it does not require the provision or upgrading of (c) infrastructure on public land (such as footpaths and stormwater management systems)
- (d) safety of pedestrians or vehicle movement is maintained

DTS/DPF 44 1

Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

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Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate	Dwellings at ground level:	15m ² / minimum dimension 3m
above ground level dwellings	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 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 /

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Designated Performance Feature

Water Supply

PO 11.2

Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.

DTS/DPF 11.2

A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

- (a) exclusively for domestic use
- (b) connected to the roof drainage system of the dwelling.

Wastewater Services

PO 12.1

Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development it will service
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources
- (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:

- (a) the system is wholly located and contained within the allotment of development it will service; and
- (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

PO 12.2

Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
DO 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

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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.	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.	
Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.	

Site Contamination

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Ensure land is suitable for use when land use changes to a more sensitive use.	Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive

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use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)

- (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:
 - (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that-
 - A. site contamination does not exist (or no longer exists) at the land

or

B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)

or

C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)

and

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

Transport, Access and Parking

Assessment Provisions (AP)

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 DTS/DPF 5.1 PO 5.1 Sufficient on-site vehicle parking and specifically marked Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support whichever is relevant: a reduced on-site rate such as: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements availability of on-street car parking

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(b) Transport, Access and Parking Table 2 - Off-Street Vehicle (b) shared use of other parking areas Parking Requirements in Designated Areas (c) in relation to a mixed-use development, where the hours of (c) if located in an area where a lawfully established operation of commercial activities complement the carparking fund operates, the number of spaces residential use of the site, the provision of vehicle parking calculated under (a) or (b) less the number of spaces may be shared offset by contribution to the fund. (d) the adaptive reuse of a State or Local Heritage Place. Corner Cut-Offs PO 10.1 **DTS/DPF 10.1** Development is located and designed to ensure drivers can safely Development does not involve building work, or building work is turn into and out of public road junctions. located wholly outside the land shown as Corner Cut-Off Area in the following diagram: Corner Cut-Allotment Boundary Off Area Road Reserve

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
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, 1 of which is to be covered.
	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, 1 of which is to be covered.
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

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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, 1 of which is to be covered.
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.
the primary street (i.e. real-loaded)	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
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, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	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.
	0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	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.
	0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.
	Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.
	A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	

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1 space per 100m ² of building floor area plus an additional 2 spaces.
3 spaces per service bay.
8 spaces per 100m ² of gross leasable floor area.
3 spaces per service bay.
4 spaces per 100m ² of gross leasable floor area.
3 spaces per 100m ² gross leasable floor area.
2.5 spaces per 100m ² of gross leasable floor area
1 space per 100m ² of outdoor area used for display purposes.
5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
2.5 spaces per 100m ² of gross leasable floor area.
Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.
Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.
Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
0.25 spaces per child
4 spaces per 100m ² of total floor area.
10 spaces per 100m ² of total floor area.
0.2 spaces per seat.

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Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.
	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.
	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital.
	1.5 spaces per bed for a private hospital.
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre
	4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	!
Fuel depot	1.5 spaces per 100m ² total floor area
	1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area

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	1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 Criteria (other than where a location is exempted from the application of those criteria)
- (b) the development satisfies Table 2 Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development		ses more than one development ing rate will be taken to be the or 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	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

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		space for each 6 dwellings.	
Non-residential developr	nent		
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate	None specified.	City Living Zone

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bedroom -0.25 spaces per dwelling	Urban Activity Centre Zone
1 bedroom dwelling - 0.75 spaces per dwelling	Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone
2 bedroom dwelling - 1 space per dwelling	Urban Corridor (Living) Zone
3 or more bedroom dwelling -	Urban Corridor (Main Street) Zone
1.25 spaces per dwelling	Urban Neighbourhood Zone
0.25 spaces per dwelling for visitor parking.	

Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:	 (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcham
 (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	 (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

[NOTE(S): (1)Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Page 50 of 50 Printed on 4/07/2022

SITE PLAN 1:200

STORMWATER DETENTION EVALUATION

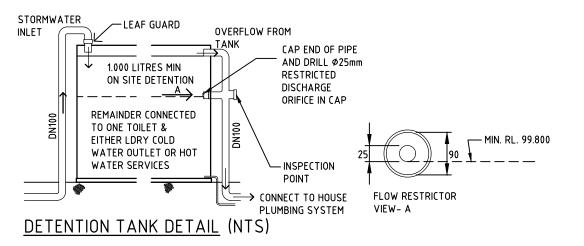
- * SITE AREA: = 370m²
- * % PERVIOUS AREA ≈ 20% 1000 L DETENTION REQUIRED
- * % ROOF AREA TO TANK APPROX. 65%

DOWNPIPES PAND TANK OVERFLOW ARE TO BE SEALED TO THE UNDERGROUND STORMWATER SYSTEM.

GRADE ALL SEALED SYSTEM STORMWATER TO FLUSH POINT

NOTE

NEW CROSSOVER AND ALTERATIONS TO EXISTING TO BE IN ACCORDANCE WITH COUNCIL SPECIFICATIONS



CLIENT



a: Suite 3, No.83 Fullarton Rd, Kent Town, SA 5067 t: 08 7123 4050

admin@gamaconsulting.com.auwww.gamaconsulting.com.au

PROJECT RAZZANO RESIDENCE

LOT 830, 43 MARLBOROUGH STREET, BRIGHTON, SA

FINESSE BUILT

GENERAL NOTES

- 1. THIS IS AN ENGINEERING SURVEY PLAN, AND SHOULD NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
- 2. SURVEYED BY OTHERS.
- 3. ALL SITE LEVELS AND DETAILS MUST BE CHECKED AND APPROVED BY THE OWNER/BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- 4. INSTALLATION OF STORMWATER SYSTEMS TO COMPLY WITH AS3500.5 'NATIONAL PLUMBING AND DRAINAGE CODE'.
- 5. REFER TO ARCHITECTURAL SITE PLAN FOR SET OUT DIMENSIONS.
- THE FINISHED GROUND LEVEL ADJACENT TO EXTERNAL FOOTING SHALL BE SET DOWN TO SUIT REQUIRED PAVING LEVELS AND FALLS. REFER TO ENGINEERING REPORT FOR PAVING DETAILS.
- COVER TO PIPES SHALL COMPLY WITH AS 3500.5. PIPES LESS THAN 200mm BELOW THE FINISHED SURFACE UNDER THE DRIVEWAYS SHALL BE ENCASED IN 100mm OF CONCRETE.
- 8. PROVIDE SUITABLE PROPRIETARY FIRST FLUSH SYSTEM TO RAINWATER TANK INLETS, INCLUDING LEAF SCREENS ETC.
- THE STORMWATER DRAINAGE SYSTEM SHALL BE INSTALLED AS SHOWN. ALTERATIONS TO THE SYSTEM MUST BE APPROVED BY THIS OFFICE TO ENSURE THAT THE INTEGRITY OF THE DESIGN IS MAINTAINED.
- 10. SITE CLASSIFICATION TO AS2870-2011: CLASS A
- 11. TREE REMOVAL TO BE CONFIRMED WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK ON SITE ANY CHANGES TO THE EXTENT SHOWN ON THIS DRAWING MUST BE CONFIRMED WITH THIS OFFICE
- 12. THE RETAINING WALL/PLINTH INFORMATION SHOWN IS SPECIFIC TO THE EXTEND OF CUT AND FILL CARRIED OUT ON THIS SITE ONLY. THE DESIGN OF ALL BOUNDARY RETAINING/PLINTH SHALL BE CARRIED OUT TO REFLECT THE INFLUENCE OF ALL EXISTING EARTHWORKS, RETAINING WALL AND STRUCTURES.

LEGEND

 Φ90
 DN90 STORMWATER PIPE

 Φ100
 DN100 STORMWATER PIPE

 •DP
 DOWNPIPES

DOWNPIPE WITH SPREADER

• DP×

DOWNPIPES DRAINING INTO THE RAINWATER TANKS
(SHOWN DP×) SHALL BE SEALED TO THE UNDERGROUND
STORMWATER SYSTEM GRADE ALL SEALED SYSTEM
STORMWATER TO FLUSH POINT

FLUSH POINT IN SUMP
PROVIDE REMOVABLE SCREW CAP TO END OF PIPE IN SUMP
TO ALLOW FOR PERIODIC CLEANING OF SEALED SYSTEM

90 PVC RISER + GRATE

SUMP (CLASS A GRATED COVER, U.N.O)

IP INSPECTION POINT

RWT

3000 LITRE MIN. RAINWATER TANK WITH 1000 LITRE FOR ON-SITE DETENTION. REFER DETAIL

OVERFLOW AND 25mm ØRESTRICTED DISCHARGE ORIFICE

SURFACE FALL

100.000 FINISHED DESIGN LEVELS

RETAINING WALL/CONCRETE PLINTH
(1.2m MAX. HEIGHT) BY OWNER

RETAINING WALL (REFER DRAWING S01)

X REMOVE EXISTING TREE

TG 99.875
IL 99.675
DESIGN LEVEL:
TG-TOP OF GRATE
IL- INVERT LEVEL

300 WIDE GRATED DRAIN - CLASS B COVER. FALL IN DIRECTION OF ARROW.

В	FLOOR LEVELS LOWERED	04/05/22	GS
Α	ISSUED FOR BUILDING APPROVAL	22/04/22	GS
REV	DESCRIPTION	DATE	CHECKED

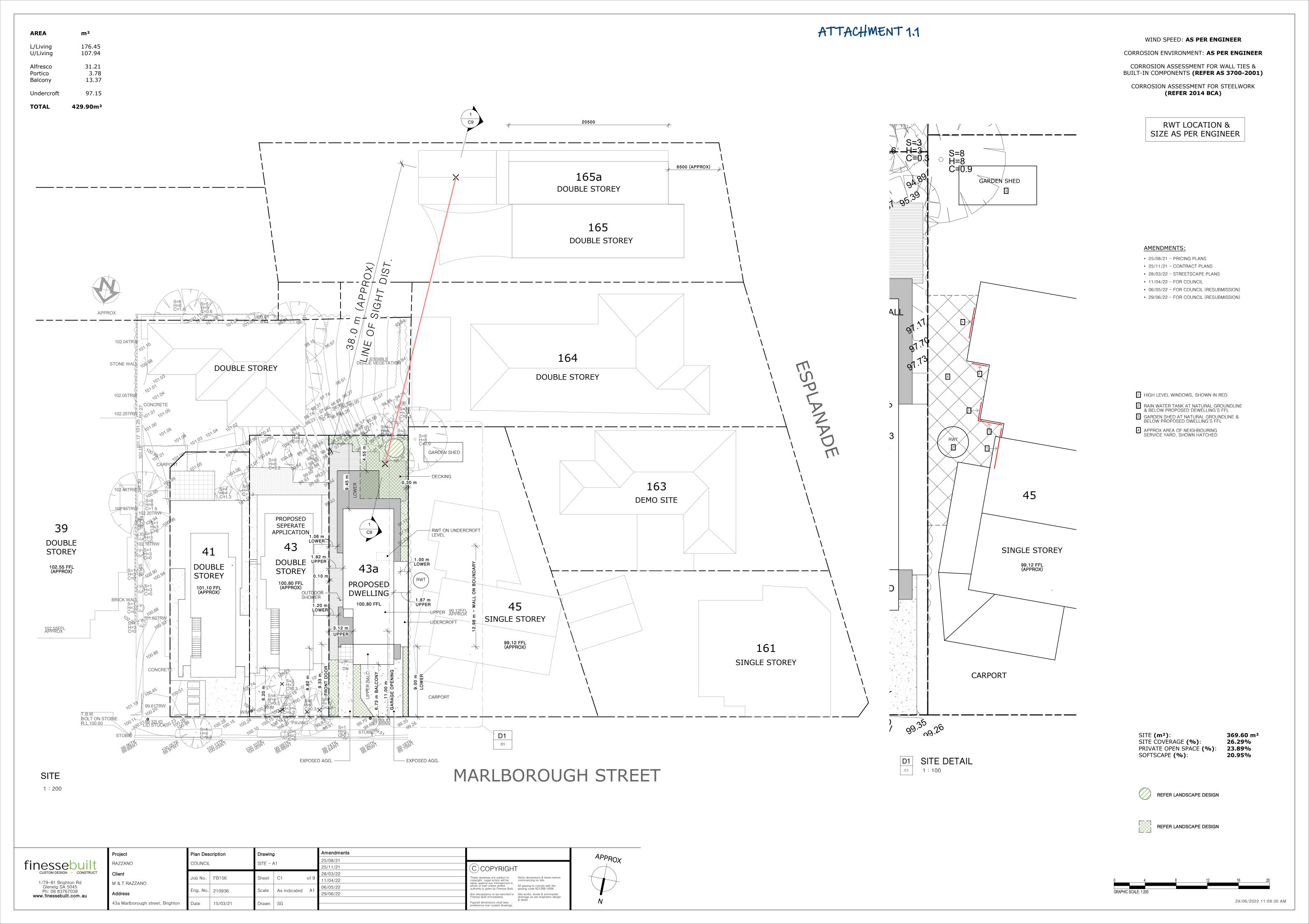
STATUS APPROVAL DRAWN HT//B

COUNCIL HOLDFAST BAY GS GS

DRAFT CHECK DESIGN CHECK GS GS

DESCRIPTION SITE PLAN

DRAWING NO. 210936-C01
SHEET SIZE A3 REVISION B



AREA m² L/Living 176.45 107.94 U/Living Alfresco 31.21 Portico 3.78 13.37 Balcony 97.15

429.90m²

Undercroft

TOTAL

WIND SPEED: **AS PER ENGINEER**

CORROSION ENVIRONMENT: AS PER ENGINEER

CORROSION ASSESSMENT FOR WALL TIES & BUILT-IN COMPONENTS (REFER AS 3700-2001)

CORROSION ASSESSMENT FOR STEELWORK (REFER 2014 BCA)

SLAB ON GROUND CONSTRUCTION (TYPICAL)

ATTACHMENT 1.2

<u>LEGEND</u>

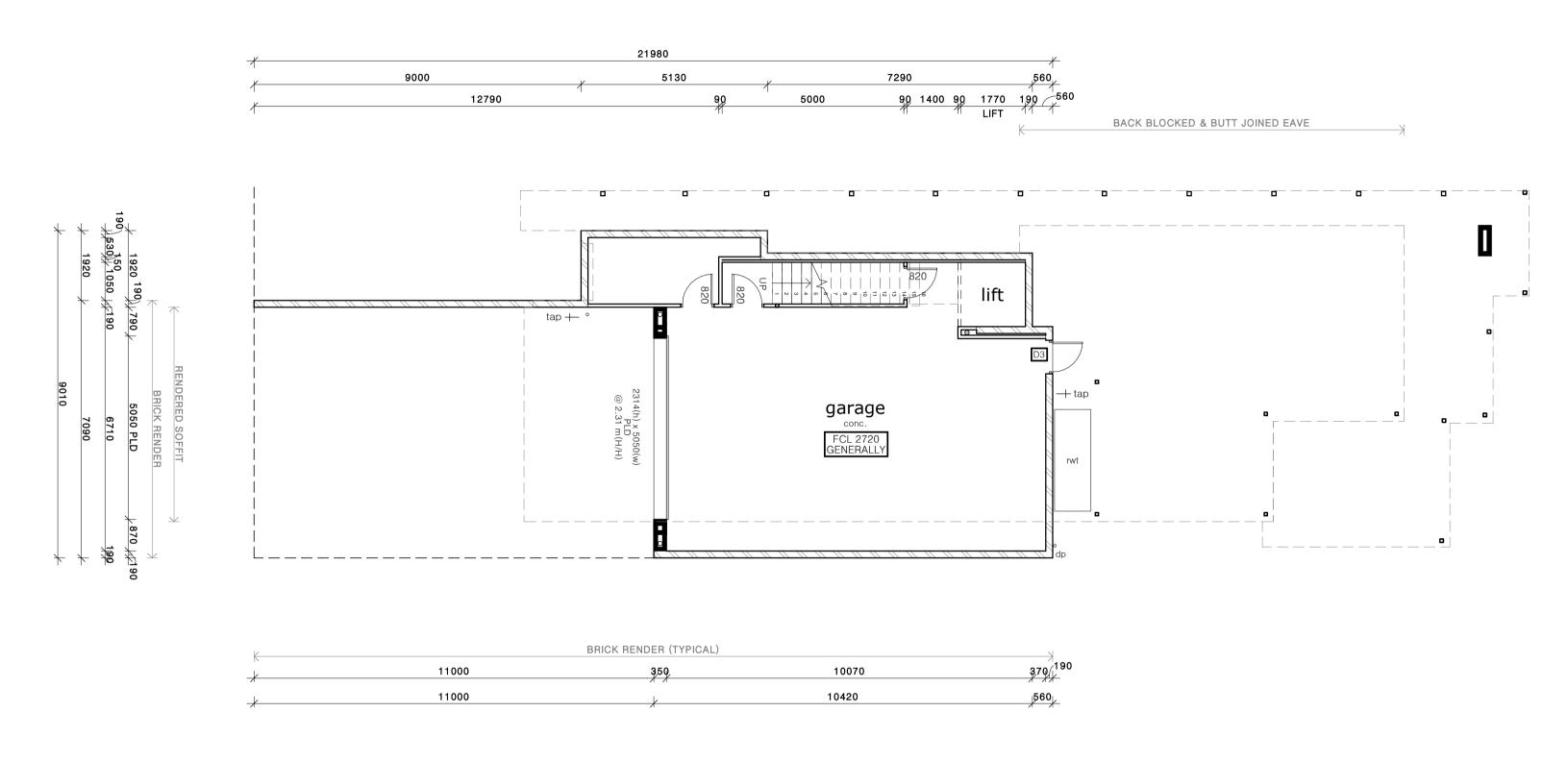
A/C - AIR CONDITION PROVISION

DOWNPIPE

DOWNPIPE WITH SPREADER

HOT WATER SERVICE

METER BOX RAIN WATER TANK



6180

UNDERCROFT

1:100

DOOR SCHEDULE (Undercroft)

* ALL INTERNAL DOORS 2400(h) UNLESS OTHERWISE NOMINATED

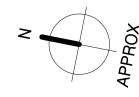
D3 Ext. 2400mm(h) x 900mm(w) OVERALL, ALUMINIUM FRAMED, TIMBER DOOR (AS SPECIFIED) (GARAGE REAR)

finessebuilt CUSTOM DESIGN + CONSTRUCT
1/79-81 Brighton Rd Glenelg SA 5045 Ph: 08 83767038 www.finessebuilt.com.au

ı	Project
ı	RAZZANO
ı	Client
ı	M & T RAZZANO
ı	Address
1	43a Marlborough street, Brigh

			_		
	Plan Des	·	Drawing UNDER		
	Job No.	FB156	Sheet	C2	of 9
	Eng. No.	210936	Scale	1:100	A2
et, Brighton	Date	15/03/21	Drawn	SG	

	Amendments (REFER SITE PLAN FOR AMENDMENT INFO)		
	25/08/21		
	25/11/21	(C) COPYRIGHT	Γ
	28/03/22	\smile	
)	11/04/22	These drawings are subject to copyright. Legal action will be taken against any infringement in	Verify dimensions & levels bet commencing on site.
,	06/05/22	whole or part unless written authority is given by Finesse Built.	All glazing to comply with the glazing code AS1288-2006.
-	29/06/22	Any discrepancy to be reported to Finesse Built immediately.	Site works, levels & stormwat drainage as per engineers de
		Figured dimensions shall take preference over scaled drawings.	& detail.





AREA m² L/Living 176.45 107.94 U/Living Alfresco 31.21 3.78 13.37 Portico Balcony Undercroft 97.15 **TOTAL** 429.90m²

WIND SPEED: AS PER ENGINEER

CORROSION ENVIRONMENT: AS PER ENGINEER

CORROSION ASSESSMENT FOR WALL TIES & BUILT-IN COMPONENTS (REFER AS 3700-2001)

CORROSION ASSESSMENT FOR STEELWORK (REFER 2014 BCA)

LOWER LEVEL RENDERED BRICK VENEER CONSTRUCTION (TYPICAL) **UNLESS OTHERWISE NOTED**

HEBEL FLOOR CONSTRUCTION (TYPICAL) * ALL INTERNAL DOORS 2400(h) UNLESS OTHERWISE NOMINATED

ATTACHMENT 1.3

A/C - AIR CONDITION PROVISION

DOWNPIPE

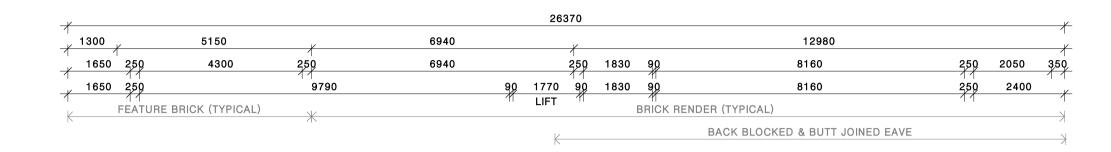
DOWNPIPE WITH SPREADER

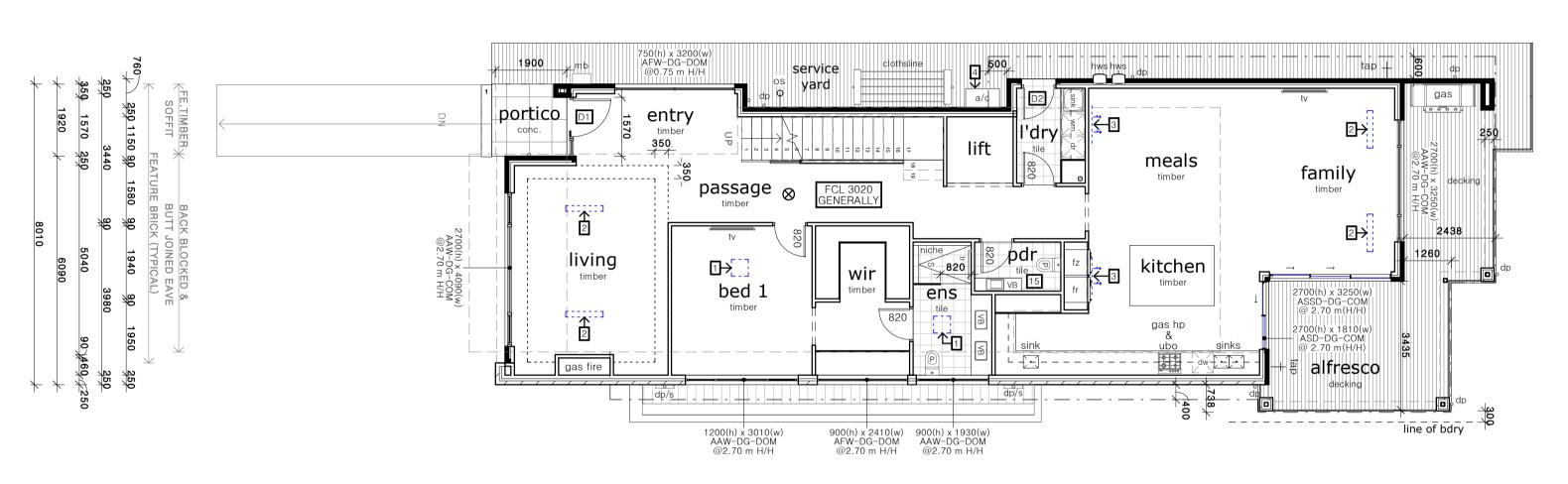
HOT WATER SERVICE

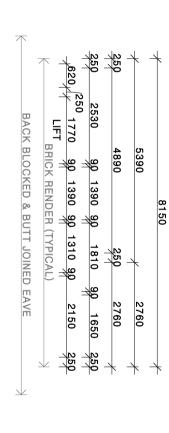
METER BOX

RAINHEAD WITH OVERFLOW

OUTDOOR SHOWER







LOWER

1:100

DOOR SCHEDULE (Lower) * ALL INTERNAL DOORS 2400(h) UNLESS OTHERWISE NOMINATED

D1 Ext. 2700mm(h) x 1570mm(w) OVERALL, ALUMINIUM FRAMED, 1100(w) OVERALL TIMBER DOOR WITH SIDE LIGHT (AS SPECIFIED) (ENTRY)

D2 Ext. 2400mm(h) x 900mm(w) OVERALL, ALUMINIUM FRAMED, ALUMINIUM/GLASS DOOR WITH ANEETA SASH (AS SPECIFIED) (L'DRY)

	———						BACI	K BLO	CKED 8	BUTT	JOINED EAVE				
K					FOAM RE	NDER						*	BRICK REN	DER (TYP	ICAL)
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250	4100	90	3750	90	2510	90	2100	90	1750	90	5210	250	3600		2400
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SQUARE SUPPLY AIR GRILLE (BED 1/ENS)

2 LINEAR SUPPLY AIR GRILLE (FAMILY/LIVING)

WALL MOUNTED LINEAR SUPPLY AIR GRILLE (MEALS/KITCH)

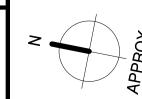
4 EXTERNAL AC UNIT (SERVICE YARD)

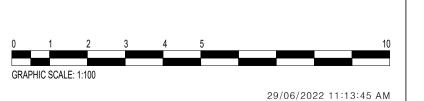
finessebuilt CUSTOM DESIGN + CONSTRUCT
1/79-81 Brighton Rd Glenelg SÅ 5045 Ph: 08 83767038 www.finessebuilt.com.au

Project	Pla
RAZZANO	CC
Client	Jol
M & T RAZZANO	
Address	En
43a Marlborough street, Brighton	Da

	Plan Description		Drawing			Amendments (REFER
	COUNCIL		LOWER - A2			25/08/21
						25/11/21
			<u> </u>			28/03/22
	Job No.	FB156	Sheet	C3	of 9	11/04/22
	Eng. No.	010000	Coolo	A - :	A2	06/05/22
	Eng. No.	210936	Scale	As indicated	AZ	29/06/22
n	Date	15/03/21	Drawn	SG		

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VED	- A2		25/08/21			
VER - A2			25/11/21	(C)COPYRIGHT		
		28/03/22	28/03/22			
et	C3	of 9	11/04/22	These drawings are subject to copyright. Legal action will be taken against any infringement in	Verify dimensions & levels be commencing on site.	
la.	A - :!:	dicated A2 06/05/22 29/06/22	whole or part unless written authority is given by Finesse Built.	All glazing to comply with the glazing code AS1288-2006.		
le	As indicated		Any discrepancy to be reported to Finesse Built immediately.	Site works, levels & stormwa		
MD	SG			Figured dimensions shall take	drainage as per engineers de & detail.	
wn	30			preference over scaled drawings.		





AREA m² WIND SPEED: AS PER ENGINEER

250 1150 90 1240 250 1240 250 1240 250 1240 1

190

L/Living 176.45 U/Living 107.94

Alfresco 31.21 Portico 3.78 Balcony 13.37

Undercroft 97.15
 TOTAL 429.90m²

CORROSION ENVIRONMENT: AS PER ENGINEER

CORROSION ASSESSMENT FOR WALL TIES &

BUILT-IN COMPONENTS (REFER AS 3700-2001)

CORROSION ASSESSMENT FOR STEELWORK (REFER 2014 BCA)

UPPER LEVEL RENDERED 100mm FOAM CONSTRUCTION (TYPICAL) UNLESS OTHERWISE NOTED HEBEL FLOOR CONSTRUCTION (TYPICAL)

* ALL INTERNAL DOORS 2400(h) UNLESS OTHERWISE NOMINATED

ATTACHMENT 1.4

LEGEND

160

1770

90 1190 90 FOAM RENDER

2940

BACK BLOCKED & BUTT JOINED EAVE

A/C - AIR CONDITION PROVISION

DP - DOWNPIPE

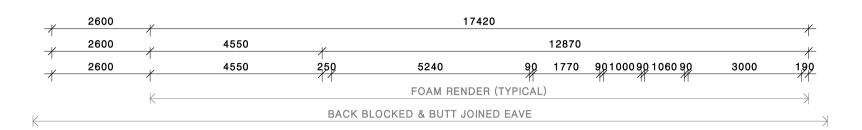
DP/S - DOWNPIPE WITH SPREADER

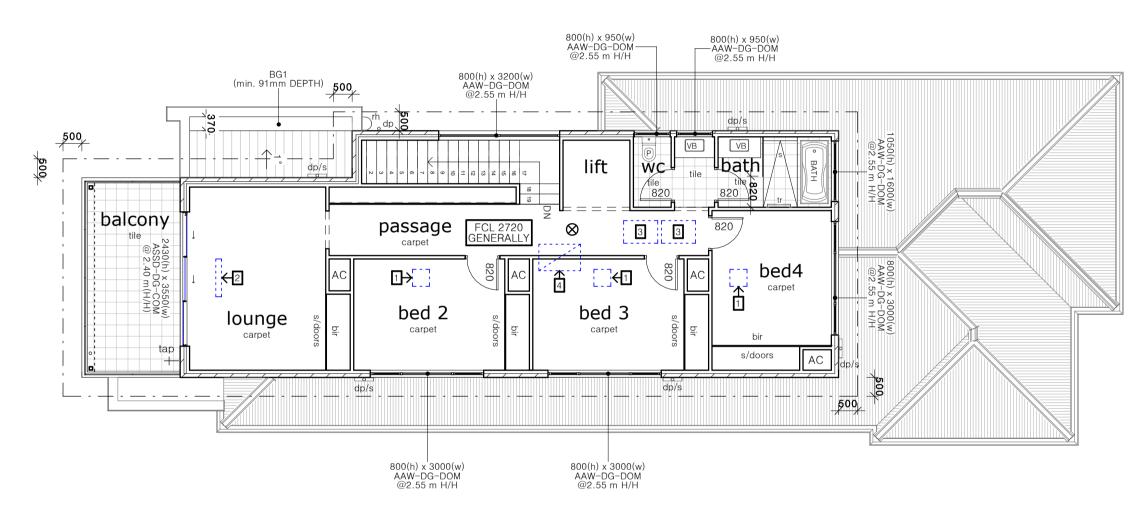
HWS - HOT WATER SERVICE

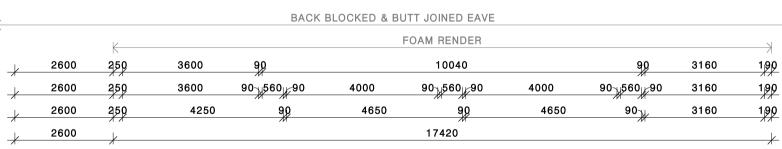
MB - METER BOX

RH - RAINHEAD WITH OVERFLOW

OS - OUTDOOR SHOWER







UPPER

1:100

NOTES:

1 SQUARE SUPPLY AIR GRILLE (BED 2/3/4)

2 LINEAR SUPPLY AIR GRILLE (LOUNGE)

3 RETURN AIR GRILLE (PASSAGE)

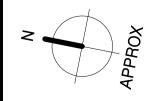
4 A/C UNIT (PASSAGE)

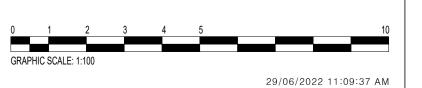
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Project	
RAZZA	NO
Client	1
M & T F	RAZZANO
Addres	ss
43a Ma	arlborough street, Brighton

	Plan Description		Drawing	Amendmer		
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	Job No.	FB156	Sheet	C4	of 9	11/04/22
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on	Date	15/03/21	Drawn	SG		
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of 9	28/03/22			
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l'tl AO	06/05/22	whole or part unless written authority is given by Finesse Built.	All glazing to comply with the	
dicated A2	29/06/22	Any discrepancy to be reported to Finesse Built immediately.	Site works, levels & stormwate drainage as per engineers des	
		Figured dimensions shall take	& detail.	
		preference over scaled drawings.		





WINDOWS

AWNING WINDOWS TYPICAL (RESTRICTED OPENING OF 125mm TO UPPER LEVEL WHERE NEEDED)

NOTES:

1.5(h) BALUSTRADE/PRIVACY SCREEN OBSECURE GLASS OR SIMILAR

ATTACHMENT 1.5

LEGEND

DP - DOWNPIPE

DP/S - DOWNPIPE WITH SPREADER

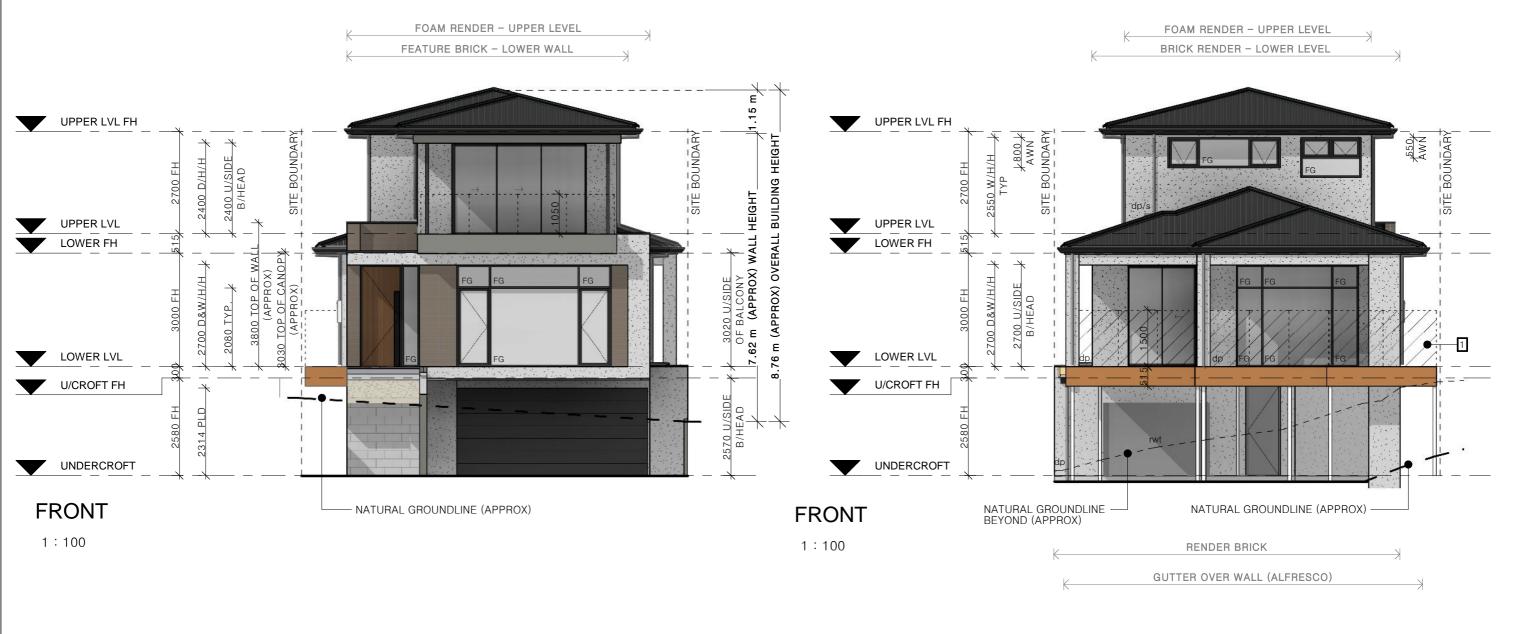
FG - FIXED GLAZING

RH - RAINHEAD WITH OVERFLOW

MB - METER BOX

IWS - HOT WATER SERVICE

RWT - RAINWATER TANK



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finesse built

1/79-81 Brighton Rd Glenelg SA 5045 Ph: 08 83767038 www.finessebuilt.com.au RAZZANO

Client

M & T RAZZANO

Address

43a Marlborough street, Brighton

Project

	Plan Description COUNCIL) & REAR – A3	
Job No.	FB156	Sheet	C5	of 9
Eng. No.	210936	Scale	1:100	А3
Date	15/03/21	Drawn	SG	

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C) COPYRIGHT

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gal action will be at any infringement in tuniess written without private by Finesse Built. and you be reported to immediately.

verify aimensions & levels before commencing on site.

All glazing to comply with the glazing code AS1288-2006.

Site works, levels & stormwater drainage as per engineers design <u>WINDOWS</u>

AWNING WINDOWS TYPICAL (RESTRICTED OPENING OF 125mm TO UPPER LEVEL WHERE NEEDED) ATTACHMENT 1.6

NOTES:

FEATURE BRICK

1.5(h) BALUSTRADE/PRIVACY SCREEN OBSECURE GLASS OR SIMILAR

LEGEND

- DOWNPIPE

DP/S - DOWNPIPE WITH SPREADER

FG - FIXED GLAZING

RH - RAINHEAD WITH OVERFLOW

IB - METER BOX

RWT - RAINWATER TANK

HWS - HOT WATER SERVICE



FOAM RENDER - UPPER LEVEL

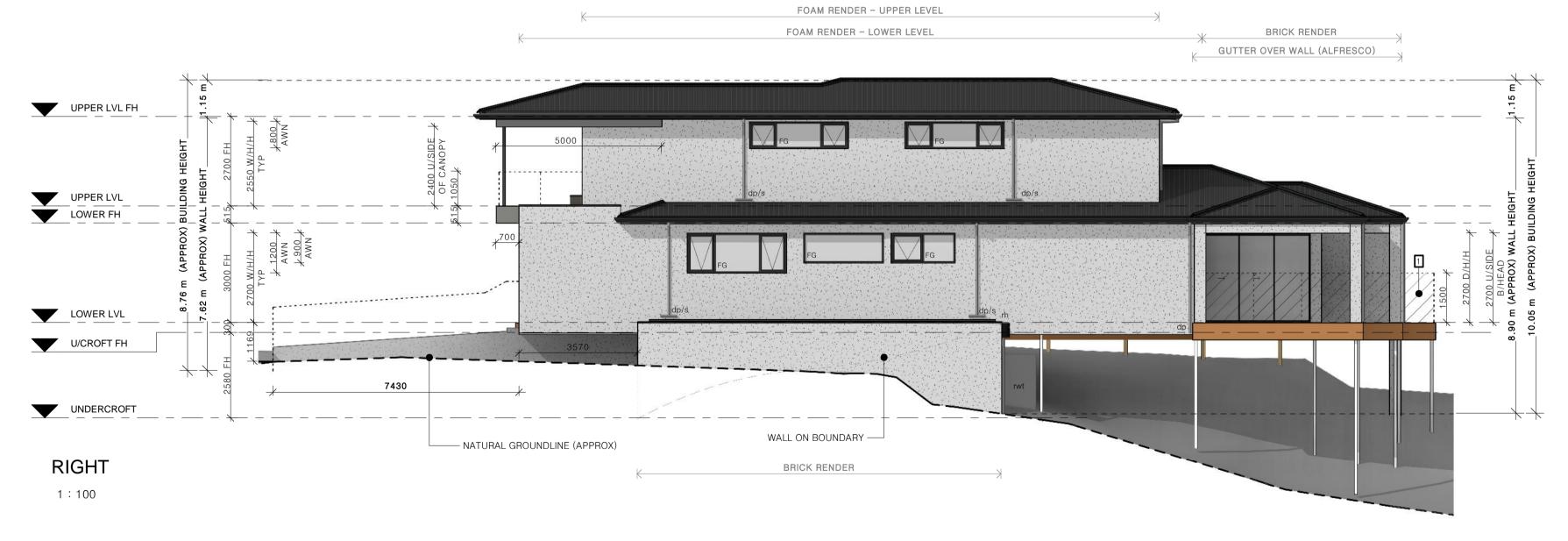
BRICK RENDER - LOWER LEVEL

LEFT

UNDERCROFT

NATURAL GROUNDLINE (APPROX)

1:100



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Glenelg SA 5045

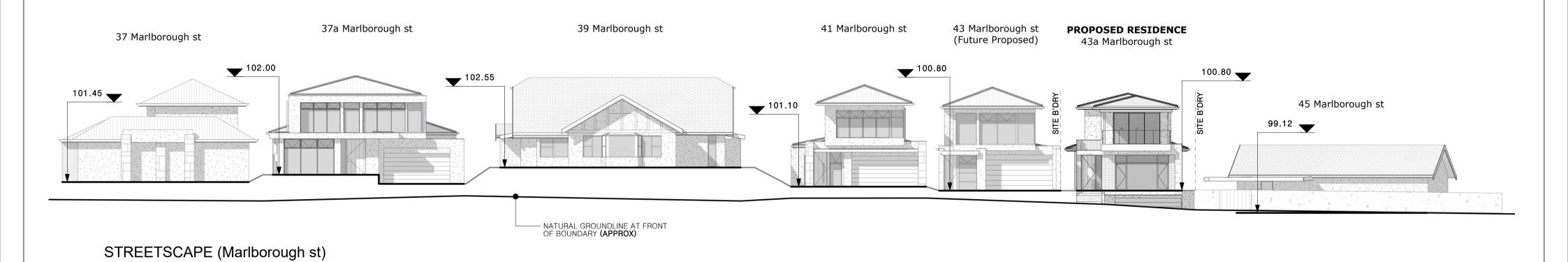
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Project RAZZANO	Plan Description COUNCIL		Drawing LEFT & RIGHT - A2	Amendments (REFER SITE PLAN FOR AMENDMENT INFO) 25/08/21 25/11/21	(C)COPYRIGHT
Client M & T RAZZANO	Job No.	FB156	Sheet C6 of 9	28/03/22 11/04/22	These drawings are subject to copyright. Legal action will be taken against any infringement in
Address	Eng. No.	210936	Scale 1:100 A2	06/05/22 29/06/22	whole or part unless written authority is given by Finesse Built. Any discrepancy to be reported to Site works, levels & stormwater
43a Marlborough street, Brighton	Date	15/03/21	Drawn SG	4-7-22	Finesse Built immediately. drainage as per engineers design & detail. Figured dimensions shall take preference over scaled drawings.











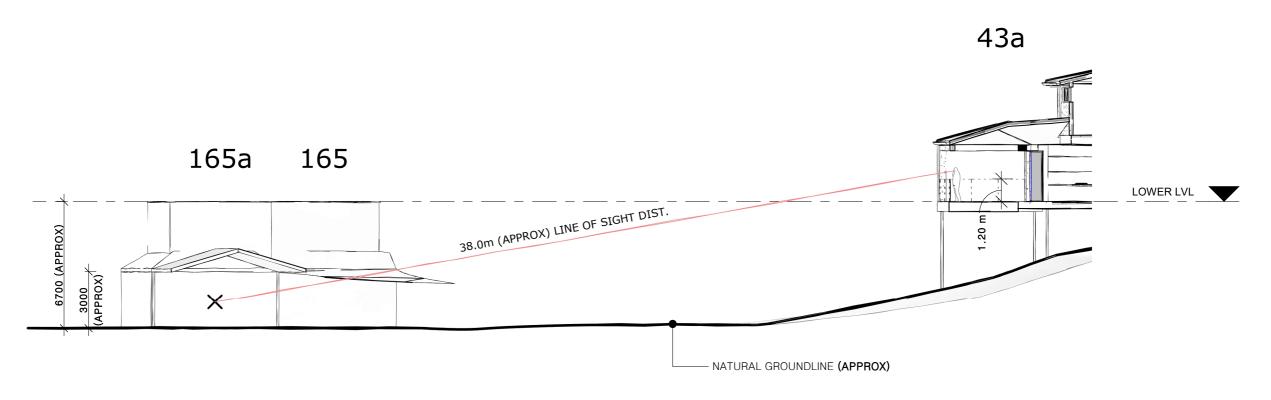
3D - VIEW 1 3D - VIEW 2

	Project
finessebuilt	RAZZANO
CUSTOM DESIGN + CONSTRUCT	Client
1/79-81 Brighton Rd Glenelg SA 5045	M & T RA
Ph: 08 83767038 www.finessebuilt.com.au	Address

1:200

Project	Plan Des	cription	Drawing		Diawing		Amendments (REFER SITE PLAN FOR AMENDMENT INFO) 25/08/21	
RAZZANO	COUNCIL	-	STREET	SCAPE - A2	25/08/21 25/11/21	O CORVEDICUIT		
Client		ED450	01 .	00 (0	28/03/22	(C)COPYRIGHT		
M & T RAZZANO	Job No.	FB156	Sheet	C8 of 9	11/04/22	These drawings are subject to Verify dimensions & levels before copyright. Legal action will be commencing on site. taken against any infringement in		
WATHAZZANO	Ena. No.	210936	Scale	1:200 A2	06/05/22	whole or part unless written authority is given by Finesse Built. All glazing to comply with the glazing code AS1288-2006.		
Address	Ling. No.	210936	Scale	1 · 200 A2	29/06/22	Any discrepancy to be reported to Site works, levels & stormwater Finesse Built immediately. drainage as per engineers design		
43a Marlborough street, Brighton	Date	15/03/21	Drawn	SG		Figured dimensions shall take preference over scaled drawings.		





SECTION

1:200

29/06/2022 11:12:16 AM

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1/79-81 Brighton Rd

Glenelg SA 5045 Ph: 08 83767038 www.finessebuilt.com.au

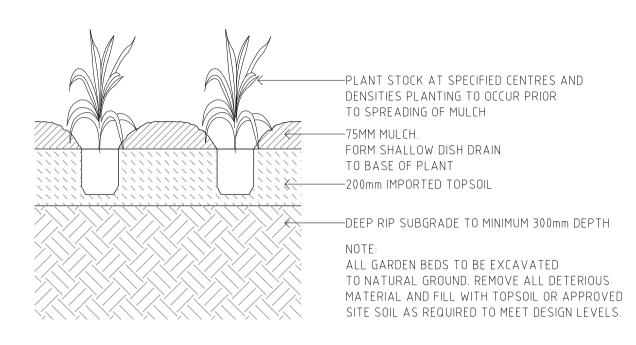
Plan Des	•	Drawing LINE OF SIGHT - A3			
Job No.	FB156	Sheet	C9	of 9	
Eng. No.	210936	Scale	1:200	А3	
Date	15/03/21	Drawn	SG		

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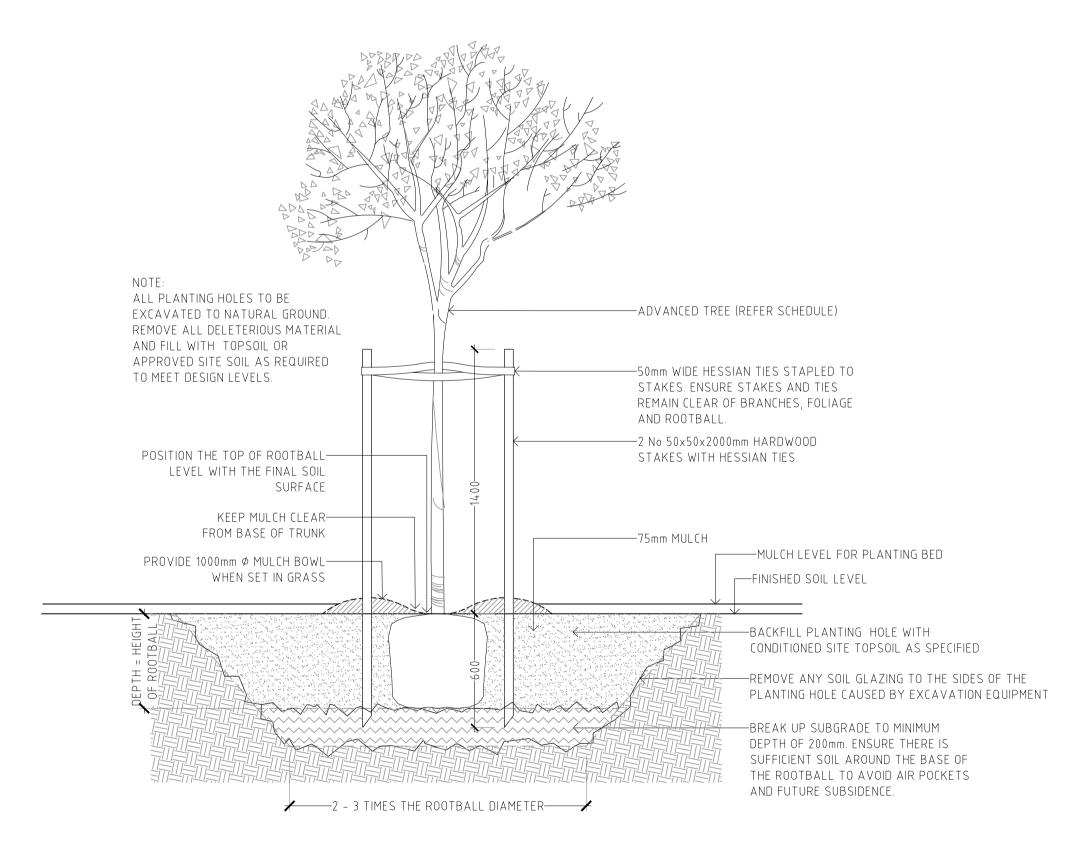
COPYRIGHT These drawings are subject to copyright. Legal action will be taken against any infringement in whole or part unless written authority is given by Finesse Built.

Werify dimensions & levels before commencing on site.

All glazing to comply with the glazing code AS1288–2006.

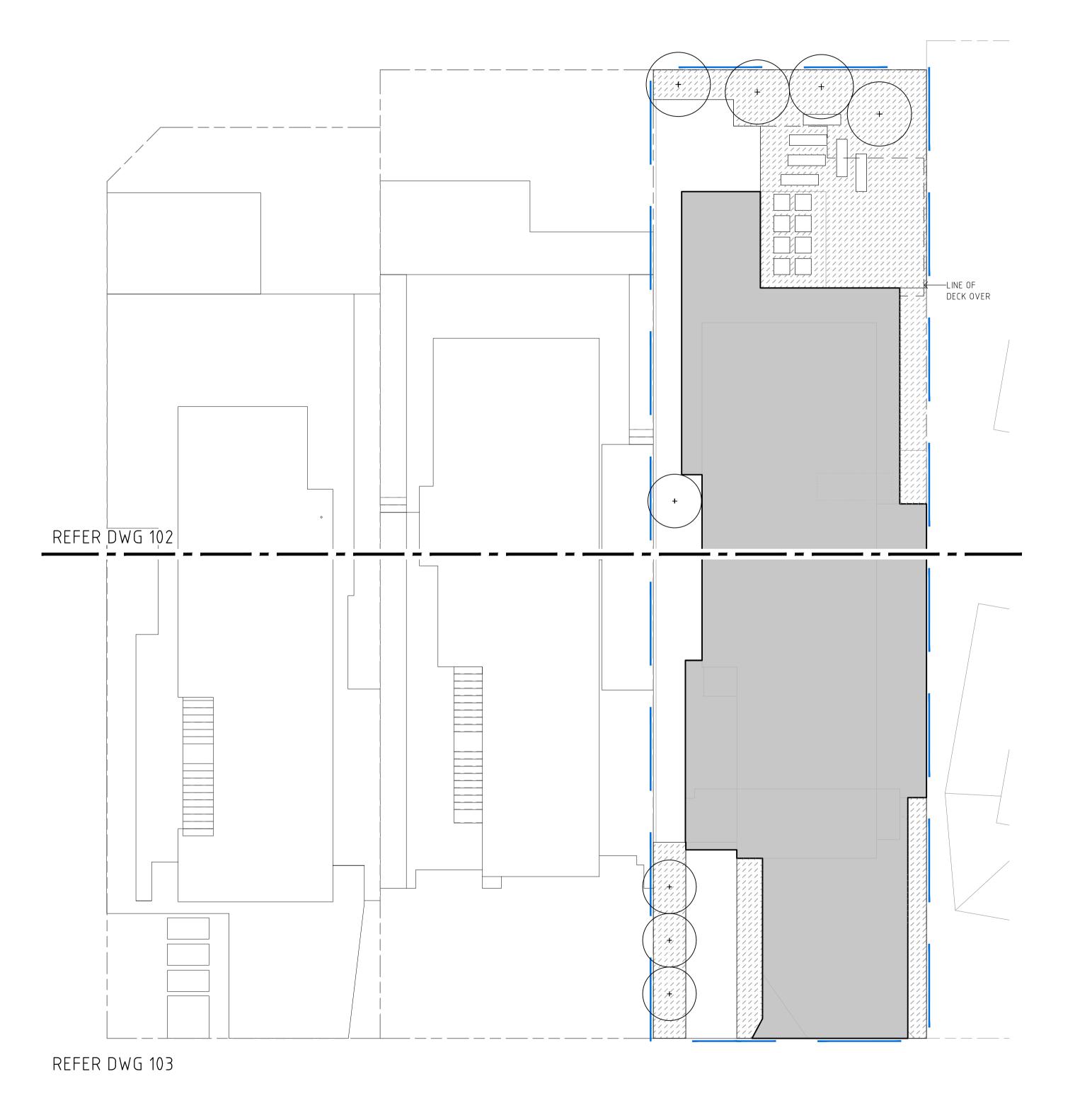


TYPICAL SHRUB PLANTING DETAIL SCALE 1:10 @ A1, 1:20 @ A1



TYPICAL TREE IN MULCH DETAIL

SCALE 1:20 @ A1, 1:40 @ A3



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Plot File Created: Jun 29, 2022 1:100 (A1), 1:200 (A3)

LEGEND

Scale

EXTENT OF WORKS

+ NEW TREE
REFER TO DETAIL 01 PLANTING

REFER TO DETAIL 02 STEPPING STONE

TREE SCHEDULE

SPACING SIZE QTY CODE BOTANIC NAME BI Banksia integrifolia AS SHOWN 45L 7 ED Eucalyptus diversifolia AS SHOWN 45L 1

PLANT SCHEDULE

CODE	BOTANIC NAME	SPACING	SIZE	QTY
АМ	Acacia myrtifolia	2.0/m²	150mm	7
CC	Callistemon citrinus	2.0/m ²	150mm	6
CS	Callistemon sieberi	2.0/m ²	150mm	6
CR	Callistemon rugulosa	2.0/m²	150mm	12
DC	Disphyma crassifolium	2.0/m ²	150mm	17
DR	Dichondra repens	2.0/m ²	150mm	39
DV	Dodonaea viscosa	2.0/m²	150mm	8
ΕT	Enchylaena tomentosa	2.0/m²	150mm	20
GL	Grevillea lavandulacea	2.0/m²	150mm	18
KP	Kunzea pomifera	2.0/m²	150mm	22
LA	Lotus australis	2.0/m ²	150mm	8
WM	Westringia fruticosa mundi	2.0/m ²	150mm	14

NOTES

EXISTING SERVICES

THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

TREE PLANTING PREPARE TREE HOLES TO A MINIMUM SIZE OF THE DEPTH OF THE ROOTBALL x 1m WIDE AND BREAK THE SUBGRADE TO A MINIMUM DEPTH OF 200MM BELOW. TAKE PARTICULAR CARE TO BREAK UP ANY GLAZING TO SIDES OF TREE HOLE. FINISH THE ROOTBALL LEVEL WITH THE FINAL SURROUNDING SOIL LEVEL AND BACKFILL THE PLANTING HOLE WITH SITE TOPSOIL BLENDED WITH 20% ORGANIC MIX. PROVIDE A 1m DIAMETER MULCHED WATERING BOWL TO THE BASE OF THE TREE. STAKE TREES WITH 2No. 2500x50x50 HARDWOOD STAKES AND TIE WITH 50mm HESSIAN TIES SECURELY STAPLED TO THE STAKES. ENSURE STAKES AND TIES REMAIN CLEAR OF BRANCHES, FOLIAGE AND ROOTBALL. PLANTING BEDS

CULTIVATE EXISTING GROUND TO A MINIMUM DEPTH OF 300 MM AND PLACE 300MM IMPORTED 'ORGANIC MIX'. PLACE PLANTS IN THE CENTER OF THE PLANTING HOLE AND FINISH THE TOP OF THE ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL. APPLY TERRACOTTEM FERTILISER TO MANUFACTURERS RATES AT TIME OF PLANTING AND AFTER PLANTING PLACE A 100MM MINIMUM DEPTH OF COTTAGE MULCH. THOROUGHLY WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN HEALTH AND VIGOUR. AVERAGE 2 PLANTS/M²

IRRIGATION. PROVIDE AN AUTOMATIC IN-LINE DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS AND TREES.

DRIP IRRIGATION SPECIFIED AS NETAFIM TECHLINE 16 POLY TUBE 1.6Lph @ 0.5M SPACINGS OR SIMILAR APPROVED. FOR ALL TREE PLANTING INSTALL AT BASE OF TREE 4No 4Lph PC DRIP EMITTERS ON 13MM POLY LOOP (OR INLINE EQUIVALENT).

ALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.

PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.

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Project Razzano Landscape Architecture Oxigen

M @ T Razzano

Drawing Title PLANTING PLAN 01

Project number 22.023

Drawing number Revision 101 В

DWN CHK APP Rev Date Issue A 23.06.22 DRAFT B 29.06.22 DRAFT

DRAFT

TREE



Banksia Integrifolia Coast Banksia

Height: 4-15m





Height: 2-8m



Westringia fruticosa mundi Coast Rosemary

Height: 0.4-0.5m Width: 1.5m



Callistemon rugulosa Scarlet Bottlebrush

Height: 2-5m Width: 1.5-3m



Lotus australis Austral Trefoil

Height: 0.3-0.5m Width: 0.4-0.5m



Kunzea pomifera Muntries

Height: 0.5-1m Width: 2-5m



Grevillea lavandulacea Lavender Grevillea

Height: 0.3m Width: 1m



Enchylaena tomentosa Barrier Saltbush

Height: 0.4-1m Width: 0.5-1m



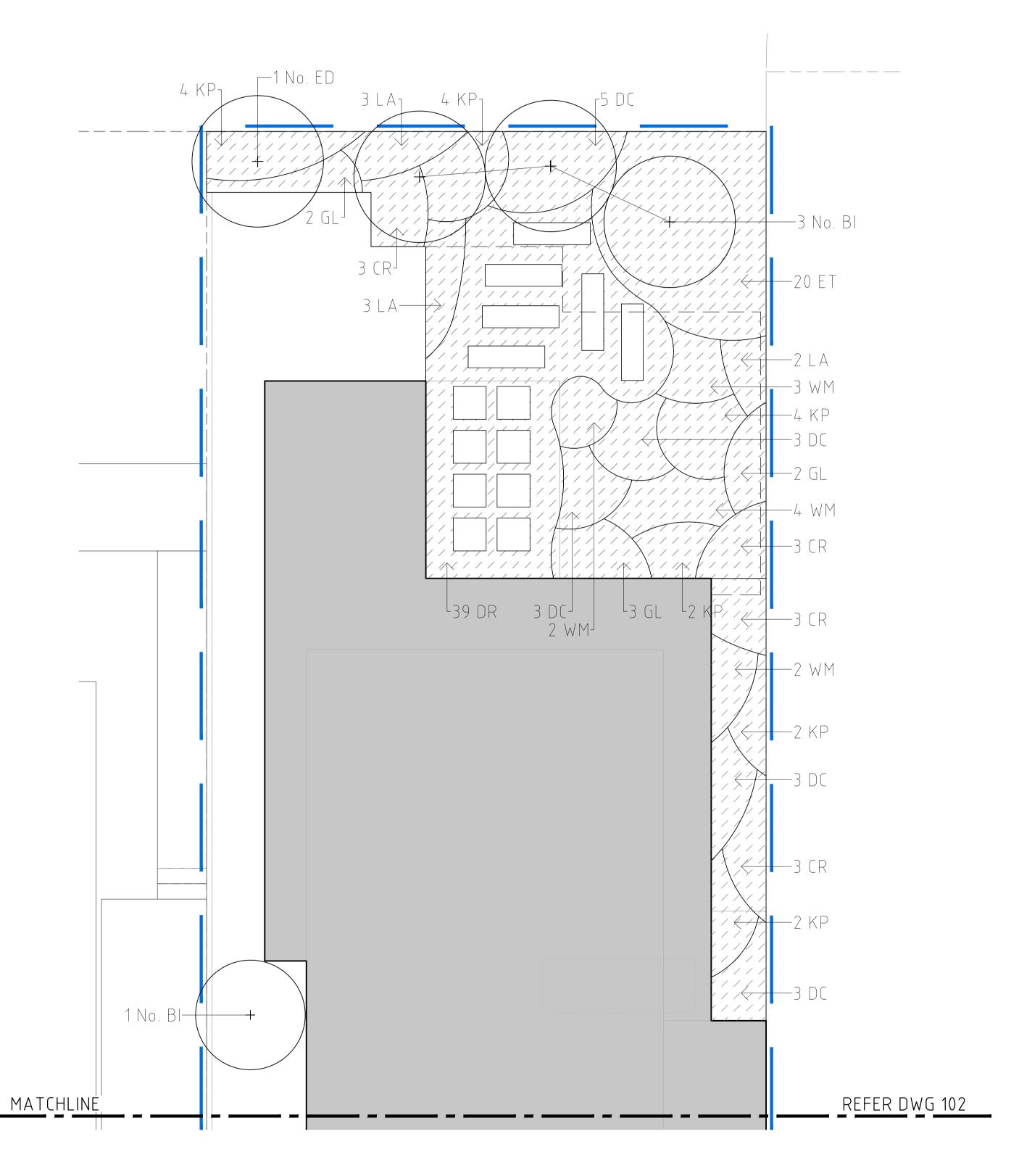
Disphyma crassifolium Round-Leaved Pigface

Height: 0.2-0.3m Width: 1-2m SURFACES





Height: 0.6m Width: 0.6m



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Scale 1:50 (A1), 1:100 (A3)

LEGEND

EXTENT OF WORKS

0 0.5 1

NEW TREE + REFER TO DETAIL 01

BI Banksia integrifolia

Plot File Created: Jun 29, 2022

PLANTING REFER TO DETAIL 02 STEPPING STONE

TREE SCHEDULE

CODE BOTANIC NAME

	_					1 '
ED	Eucalyptus diversifolia		AS SHO	WN	45L	1
PLAN	T SCHEDULE					
CODE	BOTANIC NAME	S	SPACING	SIZE		QTY
АМ	Acacia myrtifolia		2.0/m²	150	mm	7
CC	Callistemon citrinus		2.0/m²	150mm		6
CS	Callistemon sieberi		2.0/m²	150mm		6
CR	Callistemon rugulosa		2.0/m²	150	mm	12
DC	Disphyma crassifolium		2.0/m²	150	mm	17
DR	Dichondra repens		$2.0/m^2$	150	mm	39
DV	Dodonaea viscosa		$2.0/m^2$	150	mm	8
ΕT	Enchylaena tomentosa		$2.0/m^{2}$	150	mm	20
GL	Grevillea lavandulacea		$2.0/m^2$	150	mm	18
KP	Kunzea pomifera		$2.0/m^2$	150	mm	22
LA	Lotus australis		2.0/m²	150	mm	8
WM	Westringia fruticosa mundi		2.0/m²	150	mm	14

SPACING SIZE QTY

AS SHOWN 45L 7

NOTES

EXISTING SERVICES

THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

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Project Razzano Landscape Architecture Oxigen

M @ T Razzano

Drawing Title PLANTING PLAN 02

Rev Date Issue

Project number 22.023 Drawing number

102 DWN CHK APP

Revision

A 24.06.22 DRAFT B 29.06.22 DRAFT

DRAFT

PLANTING



Westringia fruticosa mundi Coast Rosemary

Height: 0.4-0.5m Width: 1.5m



MATCHLINE

Callistemon rugulosa Scarlet Bottlebrush

Height: 2-5m Width: 1.5-3m



Lotus australis Austral Trefoil

Height: 0.3-0.5m Width: 0.4-0.5m





Grevillea lavandulacea Lavender Grevillea

Height: 0.3m Width: 1m



Disphyma crassifolium Round-Leaved Pigface

Height: 0.2-0.3m Width: 1-2m



Dodonaea viscosa Broadleaf Hopbush

Height: 3m Width: 2m



Crimson Bottlebrush

Height: 2-4m Width: 2-3m



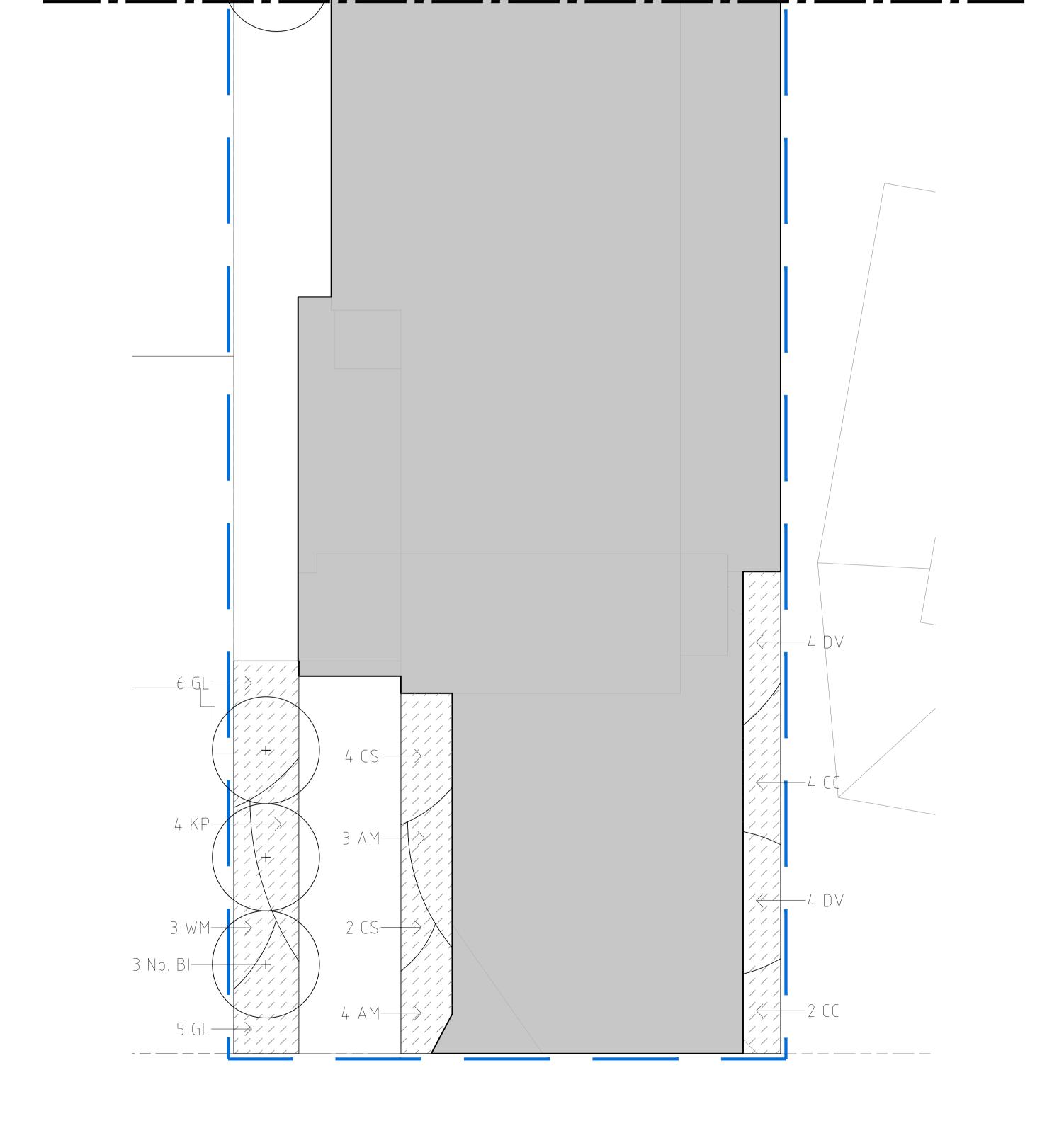
Callistemon sieberi Sugar candy

Height: 2.5-3m Width: 1.8-2m



Acacia myrtifolia Myrtle Wattle Height: 1-3m

Width: 2-3m



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Plot File Created: Jun 29, 2022 Scale 1:50 (A1), 1:100 (A3) 0 0.5 1

LEGEND

REFER DWG 103

EXTENT OF WORKS

+ NEW TREE
REFER TO DETAIL 01

PLANTING REFER TO DETAIL 02 STEPPING STONE

TREE SCHEDULE

CODE BOTANIC NAME

ВІ	Banksia integrifolia	AS SHO	AS SHOWN		7
ED	Eucalyptus diversifolia	AS SHO	AS SHOWN 4		1
PLAN	T SCHEDULE				
CODE	BOTANIC NAME	SPACING	SIZE		QTY
АМ	Acacia myrtifolia	2.0/m ²	150	mm	7
CC	Callistemon citrinus	2.0/m²	150	mm	6
CS	Callistemon sieberi	2.0/m²	150	mm	6
CR	Callistemon rugulosa	2.0/m ²	150	mm	12
DC	Disphyma crassifolium	2.0/m ²	150	mm	17
DR	Dichondra repens	2.0/m ²	150	mm	39
DV	Dodonaea viscosa	2.0/m ²	150	mm	8
ΕT	Enchylaena tomentosa	2.0/m ²	150	mm	20
GL	Grevillea lavandulacea	2.0/m ²	150	mm	18

SPACING SIZE QTY

2.0/m² 150mm 8

NOTES

EXISTING SERVICES

KP Kunzea pomifera LA Lotus australis

THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

| WM | Westringia fruticosa mundi | 2.0/m² | 150mm | 14

TREE PLANTING PREPARE TREE HOLES TO A MINIMUM SIZE OF THE DEPTH OF THE ROOTBALL x 1m WIDE AND BREAK THE SUBGRADE TO A MINIMUM DEPTH OF 200MM BELOW. TAKE PARTICULAR CARE TO BREAK UP ANY GLAZING TO SIDES OF TREE HOLE. FINISH THE ROOTBALL LEVEL WITH THE FINAL SURROUNDING SOIL LEVEL AND BACKFILL THE PLANTING HOLE WITH SITE TOPSOIL BLENDED WITH 20% ORGANIC MIX. PROVIDE A 1m DIAMETER MULCHED WATERING BOWL TO THE BASE OF THE TREE. STAKE TREES WITH 2No. 2500×50×50 HARDWOOD STAKES AND TIE WITH 50mm HESSIAN TIES SECURELY STAPLED TO THE STAKES. ENSURE STAKES AND TIES REMAIN CLEAR OF BRANCHES, FOLIAGE AND ROOTBALL.

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Project Razzano Landscape Architecture Oxigen

M @ T Razzano

Drawing Title

Rev Date Issue A 24.06.22 DRAFT B 29.06.22 DRAFT

PLANTING PLAN 03

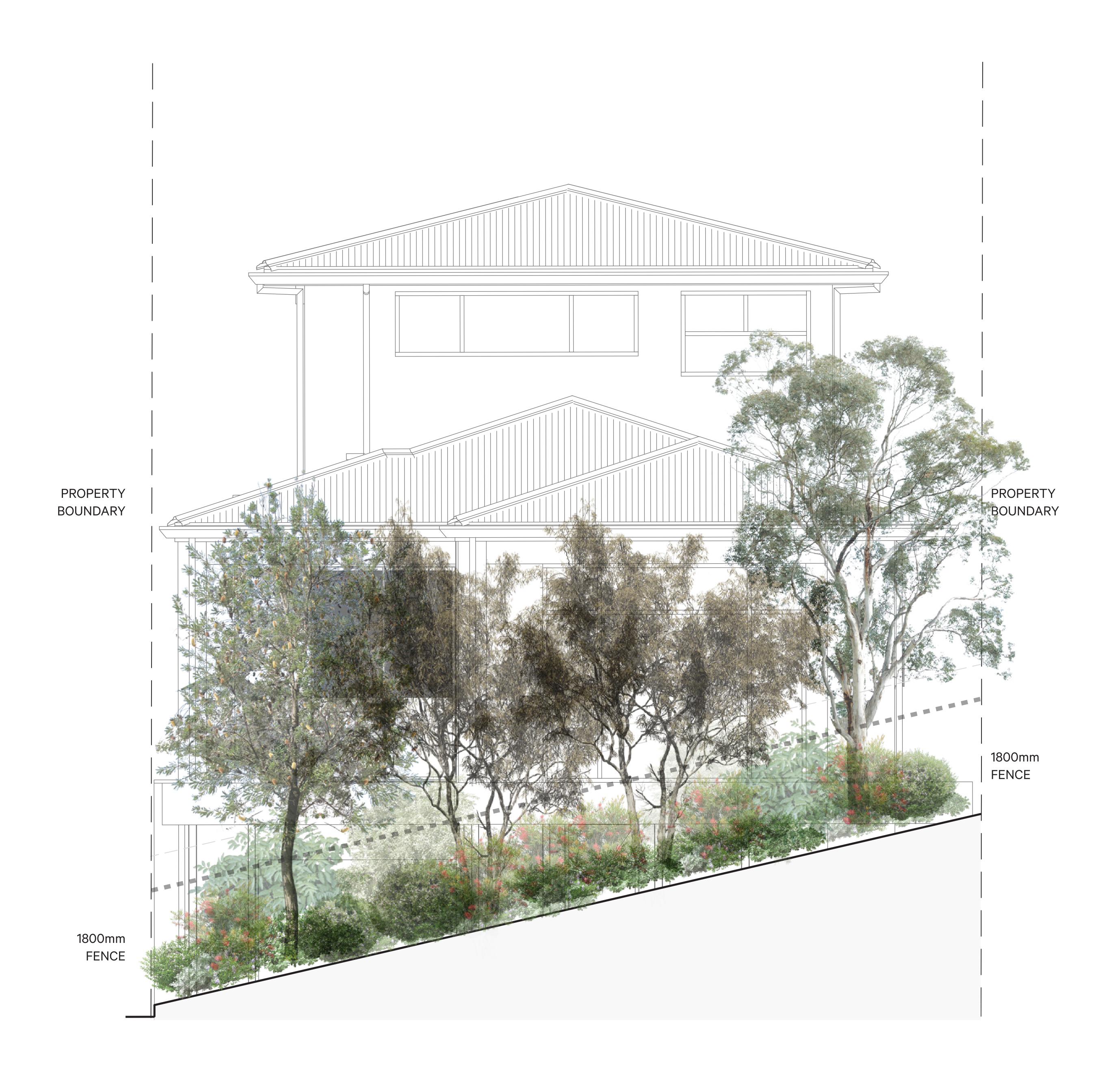
Project number 22.023

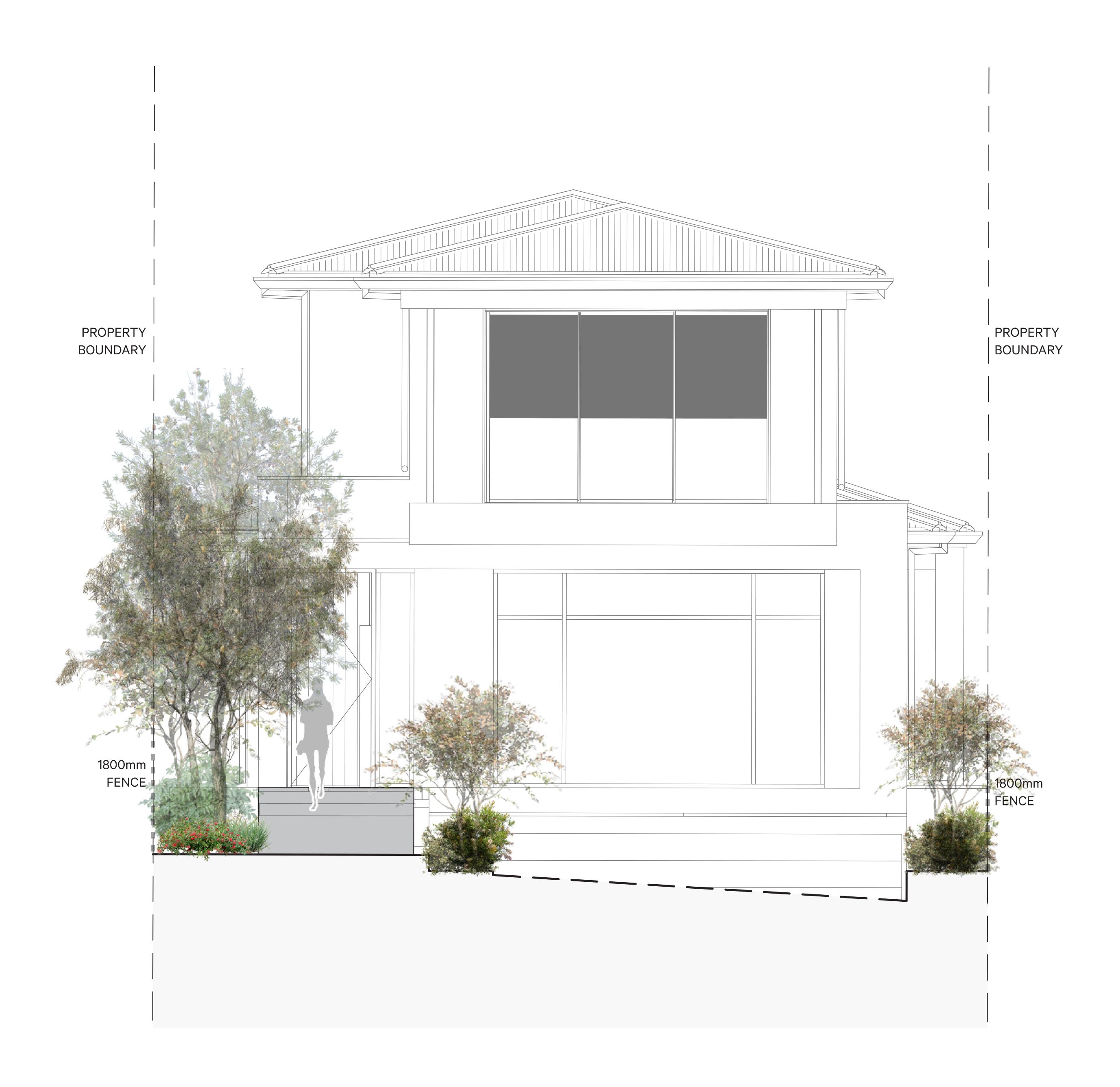
Drawing number 103

DWN CHK APP

Revision

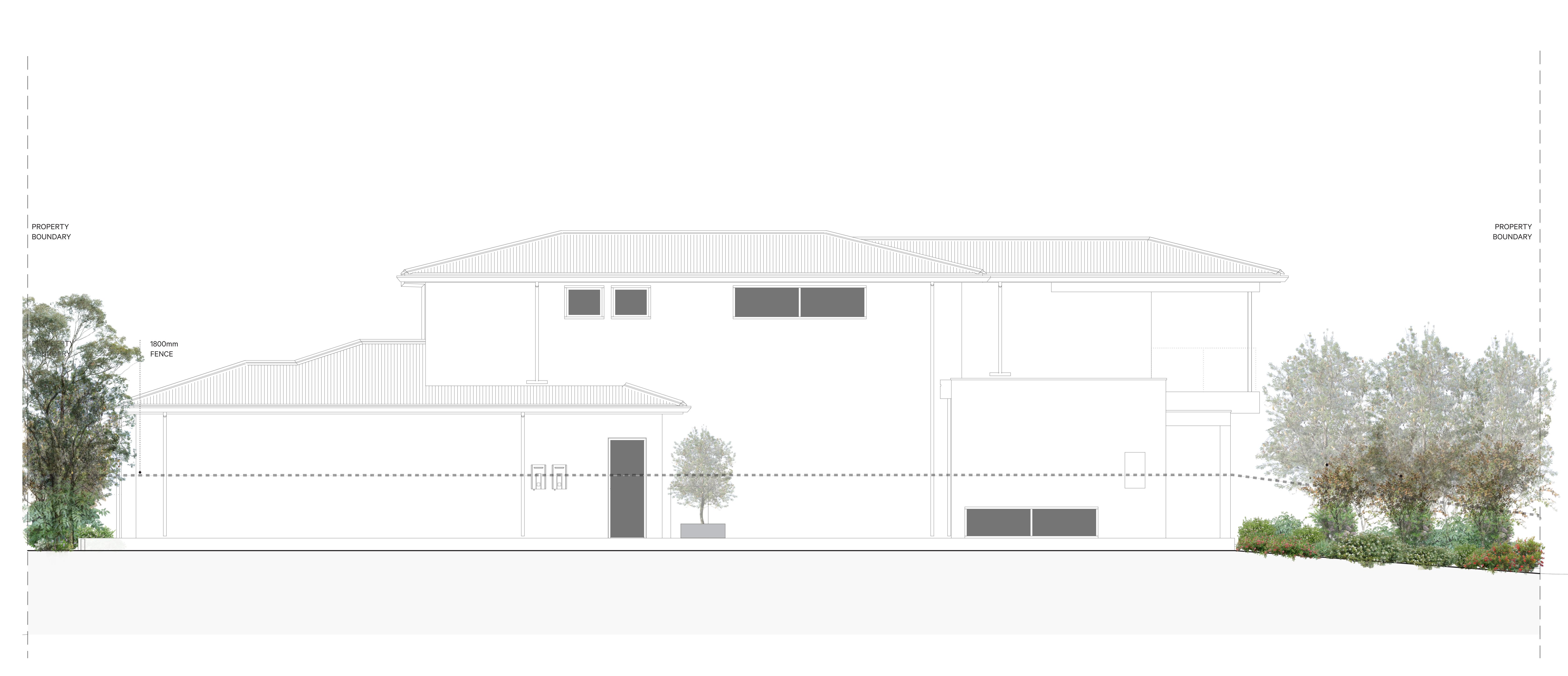
DRAFT



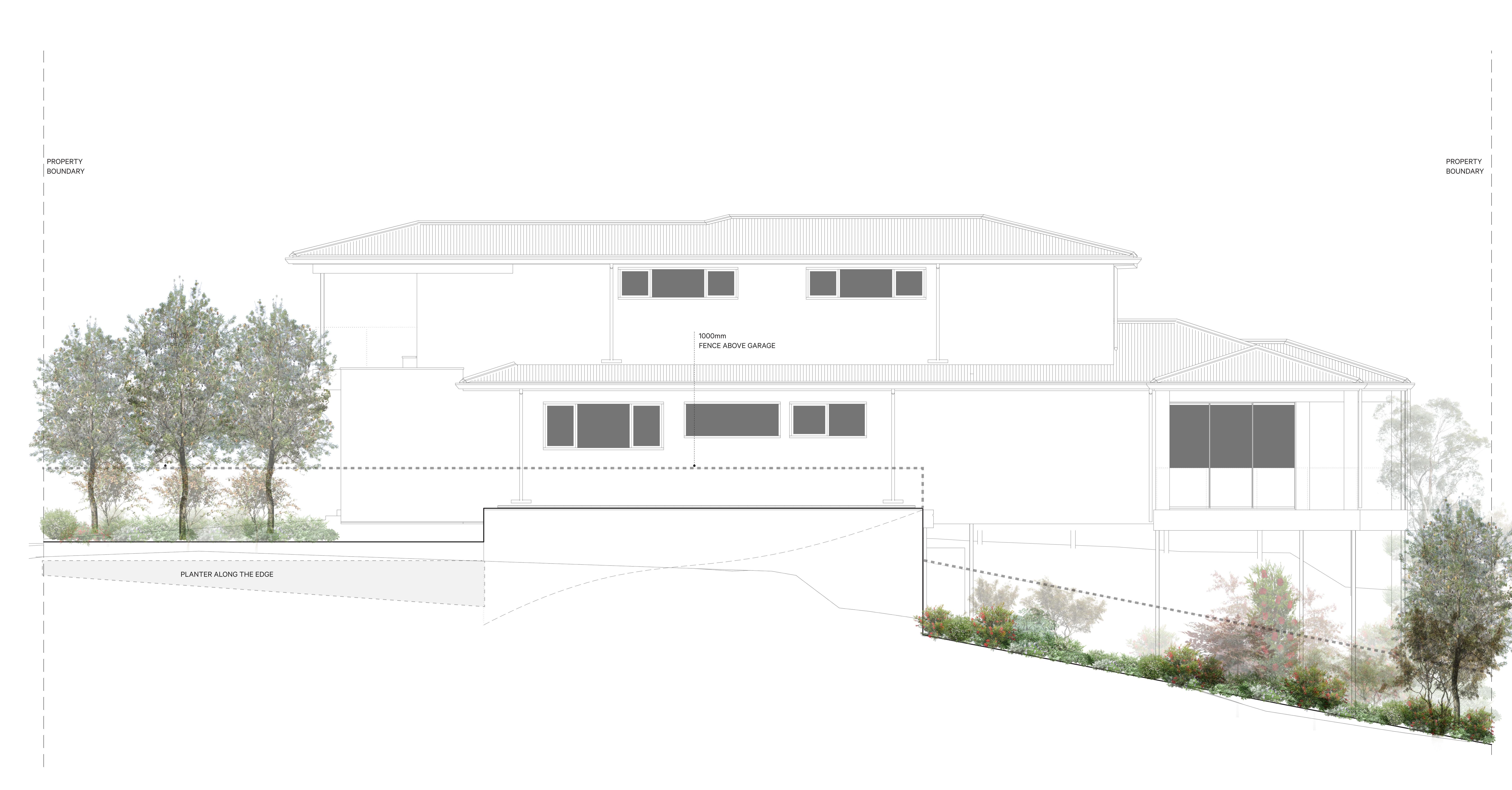


BACK ELEVATION

FRONT ELEVATION



EAST ELEVATION



WEST ELEVATION

Details of Representations

ATTACHMENT 2.0

Application Summary

Application ID	21039035
Proposal	Three storey detached dwelling
Location	43 MARLBOROUGH ST BRIGHTON SA 5048

Representations

Representor 1 - Wence Sulda

Name	Wence Sulda
Address	165 Esplanade, Brighton ADELAIDE SA, 5048 Australia
Phone Number	0407617864
Email Address	wence.sulda@teraterra.com.au
Submission Date	10/02/2022 10:32 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	The site and building plan in the document Publicnotificationdocuments-1714477-2089673.pdf duplicates the plan for the upper level. No plan of the middle level or decking is included. My support for the development cannot be made without correct plans for the middle level and decking.

Representor 2 - John Roughan

Name	John Roughan
Address	45 Marlborough Street BRIGHTON SA, 5048 Australia
Phone Number	0400212219
Email Address	john.roughan@ozemail.com.au
Submission Date	10/02/2022 10:32 AM
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	The zone guidelines are for 2 level buildings - the proposal is for a 3 level building. No other buildings in Marlborough Street are more than 2 levels. To allow more than 2 levels would change the character of the street. The high building would cause extensive winter morning shadow on the house at number 45. It is likely to be detrimental to the use of solar panels on number 45. The land in number 43 slopes steeply to the back and West. No matter what is built, provision should be made to prevent land slippage. A large proportion of the block in the proposed development is covered by the building and extensive decking which reaches 6.73 meters from the street. The guidelines specify no less than 9 meters from the street.

Attached Documents

Representation_on_application_-_performance_assessed_development-2234896.docx

ATTACHMENT 2.2

Representor 3 - Mary Traynor

Name	Mary Traynor
Address	PO Box 241 BRIGHTON SOUTH AUST SA, 5048 Australia
Phone Number	0417890778
Email Address	gtraynor@picknowl.com.au
Submission Date	26/02/2022 12:50 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	I am totally AGAINST a 3 STOREY DETACHED DWELLING ON THIS SITE: BECAUSE: 1. It is totally out of character in our already OVERCROWDED Marlborough street (west side). 2. Originally that big area was 2 building blocks with a single storey old style house on the western end and on the other block, were single storey units down the block and a 2 storey at the end of the block, which was quite acceptable to all of us in the near vacinity. 3. BUT, this is outrageous, overcrowding and not socially acceptable in this area. A 2 storey dwelling would be welcomed.

Representor 4 - Simon Bennett

Name	Simon Bennett
Address	165A Esplanade BRIGHTON SA, 5048 Australia
Phone Number	0401074303
Email Address	simobennett@gmail.com
Submission Date	27/02/2022 05:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	My concerns relate to the privacy of my property. Specifically, I see in the plans that there is a rear alfresco area with a BBQ area attached. Given the height of the property and the void between the rear of it and my backyard, I have concerns that the people at this new property will essentially look directly into my backyard from an elevated position. I would therefore ask that there be some sort of screening incorporated into the design in order to ensure the privacy of my property. An argument could be mounted by the new owners that there are currently trees along a neighbouring fence that give some privacy, however those trees are not part of the applicants property, with that block currently being separately developed this leaves no ongoing surety around the privacy and therefore negating any argument along these lines.

ATTACHMENT 2.4

Representor 5 - Clare Lindop

Name	Clare Lindop
Address	42 Marlborough Street BRIGHTON SA, 5048 Australia
Phone Number	0417507954
Email Address	clarelindop@bigpond.com
Submission Date	28/02/2022 03:14 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	I can not support the Development as it is breaching the guidelines by being over height. If one house is allowed to be over height, then this sets a precedence and the ripple effect is houses will continue to become taller than originally allowed, thus changing the intended street scape and neighbourhood. The development is incredibly dense with hard surfaces and without permeable or porous surfaces.

ATTACHMENT 2.5

Representor 6 - Jeannie Franklin

Name	Jeannie Franklin
Address	46 Marlborough Street BRIGHTON SA, 5048 Australia
Phone Number	0432976571
Email Address	franklin4@connect.com.fj
Submission Date	01/03/2022 10:06 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	The development is in breach of the relevant Building and Design Building Code, whereby the height of any development is to be no more than 7 metres to the eaves from the natural ground level (or up to 9 metres to the top of the roof from the natural ground level). The development in question is well in excess of this height regulation. The Building Code is in place for a purpose - to protect surrounding properties from deprivation of privacy and natural light; and to protect the suburban character and environment. To allow this development to proceed is to unreasonably compromise these elements, and would have a detrimental effect on the lives of neighbours and the value of surrounding properties. Furthermore, setting such an inappropriate precedent poses the real risk of further Building Code breaches for future developments.

ATTACHMENT 2.6

Representor 7 - Gavin Franklin

Name	Gavin Franklin
Address	46 Marlborough Street BRIGHTON SA, 5048 Australia
Phone Number	0418228697
Email Address	gavincfranklin@gmail.com
Submission Date	02/03/2022 12:38 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	I object to this development based on the fact that it does not conform with the Planning and Design building code from a height point of view where it is above the 7 metre from natural ground level to the eaves regulation. It also compromises our privacy by looking straight into our lounge and kitchen area. It is also well out of character with the homes surrounding it and will devalue other properties

ATTACHMENT 2.7

Representor 8 - Sam Rankine

Name	Sam Rankine
Address	37a Malborough Street BRIGHTON SA, 5048 Australia
Phone Number	0408845325
Email Address	rankine@internode.on.net
Submission Date	02/03/2022 08:32 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	I believe planning consent should not be granted as the proposed development is in City of Holdfast Bay, General Neighbourhood Zone, exceeding two levels and 9 meters. The proposed development should be in Waterfront Neighbourhood Zone. I feel the proposed development does not conform with the amenity of Marlborough Street, Brighton. The proposed development is non conforming.



11 May 2022

Mr Dean Spasic Development Officer Planning City of Holdfast Bay 24 Jetty Road BRIGHTON SA 5048

Uploaded to PlanSA Portal

Dear Dean

Application ID 21039035 – Response to Representations Three storey detached dwelling at 43A Marlborough Street, Brighton

URPS has been engaged our client, Finesse Built, to review and respond to the representations received by Council during the application's public notification period.

Representations were received from:

- Wence Sulda of 165 Esplanade, Brighton (no hearing).
- John Roughan of 45 Marlborough Street, Brighton (to be heard).
- Mary Traynor Address not specified (no hearing).
- Simon Bennett of 165A Esplanade, Brighton (no hearing).
- Clare Lindop of 42 Marlborough Street, Brighton (no hearing).
- Jeannie & Gavin Franklin of 46 Marlborough Street, Brighton (no hearing).
- Sam Rankine of 37A Marlborough Street, Brighton (no hearing).

Representations and Response

There was some consistency of themes amongst the representations with respect to the issues of:

- Building height.
- Overlooking.
- Site coverage/proportion of hardstand areas.

Adelaide 12/154 Fullarton Rd Rose Park, SA 5067

08 8333 7999

Melbourne 29-31 Rathdowne St Carlton, VIC 3053

03 8593 9650

urps.com.au







Rather than address each representation individually, I provide the following responses to these issues:

Building Height

Almost all the submissions received by Council during the public notification period raise concerns with the building height and number of levels for the proposed dwelling.

Specifically, concerns relate to the 3 building levels and the vertical profile which exceeds 9 metres in height and the manner in which the building relates to established dwellings within the streetscape.

Two storey buildings are supported by the Zone's quantitative criteria (DPF 4.1) which contemplates buildings of up to 2 building levels and up to 9 metres in height.

It is true that the proposal does indeed exceed this height policy however the building has been designed and sited in a manner that respects the scale, form and proportions of established two-storey dwellings including the adjacent recently approved two-storey dwelling at 41A Marlborough Street.

From a streetscape perspective, the primary façade of the dwelling presents as a two-storey dwelling with an undercroft garage configuration which is sited on an excavated finished floor level that sits well below kerb level. Importantly, the vertical profile of the building is identical to the vertical profile of 41A and 43 Marlborough Street, as depicted below.

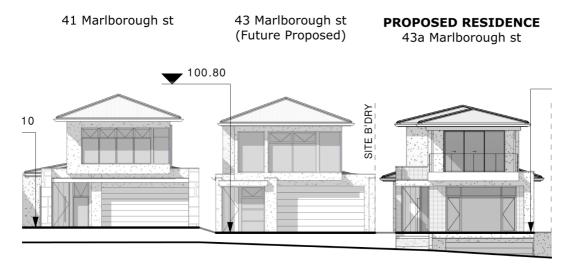


Image 1: Streetscape elevation drawing portraying relationship of proposed dwelling with adjacent two-storey dwelling currently under construction





As the dwelling transitions beyond the streetscape into the rear of the site, the height of the building gradually increases. This is largely consequential of two factors:

- 1. Building height 'definition'.
- 2. Topography of the land.

Building Height Definition

The Code defines 'building height' as follows:

'Means the maximum vertical distance between the lower of the natural or finished ground level at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like.'

Topography of the Land

The subject land falls away considerably in its south-western corner, exhibiting a difference in natural ground level of approximately 5 metres. As a result, the rear portion of the dwelling is sited on a raised timber frame structure.

Consequentially, when the above building height criteria is applied correctly, the dwelling's vertical profile measures taller than the 9 metres contemplated by the Zone.

In reality, only 60% of the vertical profile of the building along the rear of the western elevation is tangible, with the balance comprising an open-sided underside of the suspended building platform.

Therefore, the building height exceedance is not, in our view, detrimental to the character and amenity of the area because a large portion of the building is within the 9 metres height limit.

Looking outside of the quantitative criteria, the compatibility of buildings is contemplated by General Neighbourhood Zone Performance Outcome 4.1, which states:

PO 4.1 Buildings contribute to a low-rise suburban character

'Low-rise' is defined by the Code as development of up to and including 2 building levels. The proposed development is largely consistent with this PO because:

- The dwelling clearly presents to the streetscape of Marlborough Street as a twolevel building as a result of the siting of the garage which has been sunken into the site (refer streetscape elevation above)
- The dwelling is comparable with adjacent two-storey built form in terms of its height, scale, form and proportions.



 The dwelling fits neatly within its context in that it completes a repetition of twostorey dwellings which comprise an almost identical architectural form and appearance.

Overlooking

A couple of the submissions raise concerns regarding privacy. Perhaps of more weight are the concerns raised by Simon Bennett who resides at 165A Esplanade, Brighton – located south-west of the site by approximately 29 metres.

The submission states:

'Given the height of the property and the void between the rear of it and my backyard, I have concerns that the people at this property at this new property will essentially look directly into my backyard from an elevated position'

The locality contains dwellings which have been sited and designed to enjoy views of the coastline. This is an intrinsic feature of the local area, and this site is no different. The natural topography of the land and adjacent land within the locality enables those views and our client seeks to maximise those through the building design.

While views over the public realm are not prohibited by the Code, there are specific policies geared towards protecting the privacy of adjacent occupiers of land.

Specifically, Design in Urban Areas Performance Outcome 10.1 states:

PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.

Following a review of the proposal plans, the subject land and the manner in which it relates to adjacent land, we contend that the development is consistent with Performance Outcome 10.2, because:

- Views spawned from the elevated alfresco area over private open space areas of 165A Esplanade are significantly mitigated by distance (approximately 38 metres).
 A line-of-sight diagram has been prepared to reflect this.
- Overlooking potential from this elevated platform is further diminished by the group
 of dense evergreen trees located at the rear of the allotment at 41 Marlborough
 Street which serve to obstruct and divert views.
- It is understood there are no habitable room windows along the northern façade of the dwelling at 165A Esplanade and any views into the gable roofed structure will be largely concealed by the large shade sail erected on the adjoining allotment.

The above observations ensure the siting of the proposed development does not facilitate direct overlooking to sensitive areas of adjacent land.







In response to the overlooking concerns raised by the occupiers of land at 46 Marlborough Street, we note that the Code encourages front facing windows as they enable passive surveillance and create façade articulation and balanced solid to void ratios which contribute positively to the streetscape.

Response to Council's Concerns

Following the conclusion of the public notification period, Council raised concerns with respect to the following:

- Soft landscaping and tree planting.
- Built form comprising 3 building levels, exceeding 9 metres building height.
- Wall height exceeding 7 metres & building setbacks.

I provide the following responses to these issues:

Soft Landscaping and Tree Planting

Amended plans have been prepared to address the above. The land retains an area for soft landscaping equal to 21% of the site. Additionally, the site plan references the planting of a medium sized 'Myoporum Insulare' tree to contribute to the Urban Tree Canopy Overlay.

Building Height

While it is acknowledged the proposed dwelling exceeds the building height prescribed by the Zone, we have revised the siting of the dwelling to ensure the building presents as a typical two-storey building which is comparable in form and scale with established two-storey development within the locality.

This has been achieved by sinking the garage into the ground, creating a recessive garage element. Importantly, the finished floor level of the ground floor of the dwelling sits at a modest 1–1.5 metres above the level of the kerb level.

Building Setbacks

The wall height of the dwelling exceeds the 7 metre quantitative criteria prescribed by DPF 4.1 (b). Additionally, council have advised that based on the increased wall heights, the side boundary setbacks are insufficient.

In consideration of this it should be noted that the designated performance feature (DPF) provides a standard outcome which will generally meet the corresponding performance outcome (PO). This standard outcome provides a guide to the relevant authority as to what is generally considered to satisfy the corresponding performance outcome.







The DPF does not necessarily need to be satisfied to meet the PO and does not derogate from the discretion to determine that the outcome is met in another way.

For this reason, we contend that the proposed development has adequate regard for PO 8.1, because:

- The siting of the dwelling achieves appropriate separation from adjacent dwellings that is consistent with the prevailing upper level side setbacks within the locality.
- The setback from each side boundary ensures that neighbouring residential land receives sufficient natural light and ventilation as contemplated by the Code.
- The spacing between the proposed building walls and adjacent buildings is consistent with and contributes to the established suburban character.

Further Planning Assessment

Beyond the key planning considerations examined above, we contend that the proposed development is entirely consistent with the Planning and Design Code, observing:

- Site coverage of the proposed building is significantly less than the anticipated 60% for the Zone.
- The siting of the dwelling achieves a greater primary street setback than all other two storey development within the locality.
- The primary façade of the dwelling achieves three design features to present a wellarticulated, visually interesting building to the streetscape.
- Off-street car parking has been provided at a rate consistent with Table 1
- The driveway has a suitable gradient to provide safe and convenient vehicular access.
- The proposed access utilises an existing crossover so as to avoid conflict with Council infrastructure/furniture.
- Suitably sized areas of usable private open space have been retained to meet the likely needs of future occupants.
- Soft landscaping has been provided to contribute shade and shelter, provide stormwater infiltration and enhance the appearance of the land.

Conclusion

Thank you for the opportunity to address the neighbours' concerns as well as respond to Council's queries. It is clear that the design and siting of the dwelling has been very well considered in the context of locality and relevant provisions of the Code.







Importantly, the dwelling has been designed to minimise any detrimental impact on adjacent landowners.

For the reasons outlined herein, the concerns of the representors have been addressed in the context of the Planning and Design Code and the proposed dwelling satisfies the relevant provisions of the Code to warrant Planning Consent.

Please contact me on 8333 7999 if you have any questions.

Yours sincerely

Jake VaccarellaSenior Consultant

Enc.