Policy24

Address:

77 MYRTLE RD SEACLIFF SA 5049

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Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) (All structures over 45 metres)

Affordable Housing

Character Area (HoBC1)

Hazards (Flooding - General)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage (Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m)

Policy24	P&D Code (in effect) Version 2023.5 30/03/2023
Zone Zone	
20110	
	Established Neighbourhood
Overlay	
Zone	
	Established Neighbourhood
Overlay	
	Airport Building Heights (Regulated) (All structures over 45 metres)
	Affordable Housing
	Character Area (HoBC1)
	Hazards (Flooding - General)
	Prescribed Wells Area
	Regulated and Significant Tree
	Stormwater Management
Land	Urban Tree Canopy
Local Variation (TNV)	
	Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm)
	Maximum Building Height (Levels) (Maximum building height is 1 level)

Selected Development(s)

Dwelling addition

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards. If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of

IT no assessment patnway 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

Dwelling addition - Code Assessed - Deemed to Satisfy

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

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

	Deemed to Satisfy
	Site coverage
DTS/DPF	F 3.1
Develo	pment does not result in site coverage exceeding:
In insta	ances where:
(a) (b)	
	Building Height
DTS/DPF	F 4.1
Buildin	g height (excluding garages, carports and outbuildings) is no greater than:
(a)	the following:
	Maximum Building Height (Levels)
Maxin	num building height is 1 level
(b)	in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.
In relat	tion to DTS/DPF 4.1, in instances where:
(c)	more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
(d)	only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
DTS/DPF	F 4.2
Additio	ons and alterations:
(a)	are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or
(b)	meet all of the following:
	 (i) do not include any development forward of the front façade building line (ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.

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			Secondary Street Setback
DTS/DPF	6.1		
Building	g walls	are set ba	ack from the secondary street boundary (other than a rear laneway):
(a)	no les	s than:	
or			
(b)	900m	m, which	ever is greater
or			
(c)			any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary dary street.
In insta is zero.	nces wl	nere no v	alue is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a)
			Boundary Walls
DTS/DPF	7.1		
Dwellin	gs do n	ot incorp	orate side boundary walls where a side boundary setback value is returned in (a) below:
(a)			
or			
(b)		a row dv	boundary setback value is returned in (a) above, and except where the dwelling is located on a central site velling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii)
	(i)	side bo height	bundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and
	(ii)	side bo	bundary walls do not:
		Α.	exceed 3.2m in height from the lower of the natural or finished ground level
		В.	exceed 8m in length
		C.	when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary
		D.	encroach within 3m of any other existing or proposed boundary walls on the subject land.
DTS/DPF	7.2		
	-		ached, row or terrace arrangement are setback from side boundaries shared with allotments outside the st the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
			Side Boundary Setback
DTS/DPF	8.1		
			d on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are boundary:
(a)	no les	s than:	
(b)	in all c	ther case	es (i.e. there is a blank field), then:
	(i)		t 900mm where the wall is up to 3m
	(ii)	other t	han for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m
	(iii)	at leas	t 1.9m plus 1/3 of the wall height above 3m for south facing walls.

Rear Boundary Setback			
DTS/DPF 9.1			
Other than in relation to an access lane way, buildings are set back from the rear boundary at least:			
(a) 4m for the first building level			
(b) 6m for any second building level.			
Appearance			
DTS/DPF 10.1			
Garages and carports facing a street (other than an access lane way):			
^(a) are set back at least 0.5m behind the building line of the associated dwelling			
(b) are set back at least 5.5m from the boundary of the primary street			
(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.			

Part 3 - Overlays

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.

Character Area Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy		
	Alterations and Additions	
DTS/DPF 3.1		
Additions and alterations:		
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- (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or
- (b) meet all of the following:
 - (i) do not include any development forward of the front façade building line
 - (ii) any side or rear extensions are no closer to the side boundary than the existing building
 - (iii) do not involve the construction or alteration of a second or subsequent building level.

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy

Flood Resilience

DTS/DPF 2.1

Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than:

In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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)

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

	Deemed to Satisfy	
	All Development	
	On-site Waste Treatment Systems	
DTS/DPF	- 6.1	
Effluen	t disposal drainage areas do not:	
(a) (b) (c)	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 use an area also used as a driveway 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	
Develo	pment does not involve any of the following:	
(a) (b) (c)	excavation exceeding a vertical height of 1m filling exceeding a vertical height of 1m a total combined excavation and filling vertical height of 2m or more.	
DTS/DPF	8.2	
Drivew	ays and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):	
(a) (b)	do not have a gradient exceeding 25% (1-in-4) at any point along the driveway are constructed with an all-weather trafficable surface.	
	Overlooking / Visual Privacy (low rise buildings)	
DTS/DPF	:10.1	
Upper (a)	level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: 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	
(b)	or 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	

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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

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 dwelling(s), average site area) (m ²)	building or group Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

⁽b)

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

Car parking, access and manoeuvrability

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:
 - (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner
 - (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance
 - (iii) 6m or more from the tangent point of an intersection of 2 or more roads
 - (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.

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.

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	Dwellings at ground level:	15m ² / minimum dimension 3m
incorporate 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)

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

Deemed to Satisfy

Wastewater Services

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.

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:		
Corner Cut- Off Area		
Road Reserve		

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each

Policy24	P&D Code (in effect) Version 2023.5 30/03/2023
	development type.
Residential I	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	welling 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)	welling 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 bedroom) - 2 spaces per dwelling, 1 of which is to be covered.

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

Class of Development	Car Parking Rate	Designated Areas
-	Where a development comprises more than one	
	development type, then the overall car parking rate will be	
	taken to be the sum of the car parking rates for each	

Policy24

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

Table 2 - CriteriaThe 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.]

Dwelling addition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Site co	verage	
PO 3.1	DTS/DPF 3.1	
Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	 Development does not result in site coverage exceeding: In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. 	
Building	ı Height	
P0 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:	
neighboarnood and complements the neight of nearby buildings.	(a) the following:	
	Maximum Building Height (Levels)	
I	Maximum building height is 1 level	

Policy24	P&D Code (in effect) Version 2023.5 30/03/2023
	Maximum Building Height (Levels)
	(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.
	In relation to DTS/DPF 4.1, in instances where:
	 (c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
P0 4.2	DTS/DPF 4.2
Additions and alterations do not adversely impact on the	Additions and alterations:
streetscape character.	 (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or
	 (b) meet all of the following: (i) do not include any development forward of the front façade building line
	 (ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.
Secondary	Street Setback
PO 6.1	DTS/DPF 6.1
Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce	Building walls are set back from the secondary street boundary (other than a rear laneway):
streetscape character.	(a) no less than:
	or
	(b) 900mm, whichever is greater
	or
	(c) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.
	In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.
Bound	dary Walls

Policy24	P&D Code (in effect) Version 2023.5 30/03/2023		
P0 7.1	DTS/DPF 7.1		
Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining	Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:		
properties.	(a)		
	or		
	 (b) where no side boundary setback value is returned in (a) above, and 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 (i) or (ii) below: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: 		
	 A. exceed 3.2m in height from the lower of the natural or finished ground level 		
	B. exceed 8m in length		
	C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary		
	 D. encroach within 3m of any other existing or proposed boundary walls on the subject land. 		
P0 7.2	DTS/DPF 7.2		
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.		
Side Bound	ary Setback		
P0 8.1	DTS/DPF 8.1		
Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that	Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:		
(b) access to natural light and ventilation for neighbours.	^(a) no less than:		
	 (b) in all other cases (i.e. there is a blank field), then: (i) at least 900mm where the wall is up to 3m (ii) other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m (iii) at least 1.9m plus 1/3 of the wall height above 3m for south facing walls. 		
Rear Bound	ary Setback		
P0 9.1	DTS/DPF 9.1		
Buildings are set back from rear boundaries to provide:	Other than in relation to an access lane way, buildings are set back from the rear boundary at least:		
 (a) separation between dwellings in a way that complements the established character of the locality 	(a) 4m for the first building level		

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 (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	(b) 6m for any second building level.	
Appe	arance	
PO 10.1	DTS/DPF 10.1	
Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.	 Garages and carports facing a street (other than an access lane way): (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m. 	
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.	

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class (Colum	of Development nn A)	Exceptions (Column B)
1.	Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2.	 All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a 	 Except development involving any of the following: residential flat building(s) of 3 or more building levels the demolition of a State or Local Heritage Place the demolition of a building (except an ancillary building) in a Historic Area Overlay.

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	ting to the renewal of housing the South Australian Housing	
any combination of a (a) air handling exhaust fan (b) ancillary acc (c) building wor (d) carport (e) deck (f) dwelling (g) dwelling add (h) fence (i) outbuilding (j) pergola (k) private bush (l) residential fla (m) retaining wa (n) shade sail (o) solar photow	unit, air conditioning system or commodation k on railway land dition fire shelter at building	 Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall or structure of greater height on the adjoining allotment).
 4. Any development inva any combination of a (a) consulting r (b) office (c) shop. 	•	 Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
 5. Any of the following (following): (a) internal built (b) land division (c) recreation a (d) replacement 	rea	None specified.

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(e)	temporary accommodation in an area affected by bushfire	
(f)	tree damaging activity.	
6. Demolit	ion.	 Except any of the following: the demolition of a State or Local Heritage Place the demolition of a building (except an ancillary building) in a Historic Area Overlay.
Placement of N	otices - Exemptions for Performance Assessed I	Development
None specified.		
Placement of N	otices - Exemptions for Restricted Development	
None specified.		

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built	Form
P0 1.1	DTS/DPF 1.1
Building height does not pose a hazard to the operation of a certified or registered aerodrome.	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: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the Airport Building Heights (Regulated) Overlay (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the Airport Building Heights (Regulated) Overlay. 	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act</i> 1996 of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act</i> 1996 of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Character Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Deve	elopment
P0 1.1	DTS/DPF 1.1
All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	None are applicable.
Built	Form
P0 2.1	DTS/DPF 2.1
The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.	None are applicable.

Policy24	P&D Code (in effect) Version 2023.5 30/03/2023
P0 2.2	DTS/DPF 2.2
Development is consistent with the prevailing building and wall heights in the character area.	None are applicable.
P0 2.3	DTS/DPF 2.3
Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area.	None are applicable.
P0 2.4	DTS/DPF 2.4
Development is consistent with the prevailing front and side boundary setback pattern in the character area.	None are applicable.
P0 2.5	DTS/DPF 2.5
Materials are either consistent with or complement those within the character area.	None are applicable.
Alterations	and Additions
P0 3.1	DTS/DPF 3.1
Additions and alterations do not adversely impact on the streetscape character.	 Additions and alterations: (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or (b) meet all of the following: (i) do not include any development forward of the front façade building line (ii) any side or rear extensions are no closer to the side boundary than the existing building (iii) do not involve the construction or alteration of a second or subsequent building level.
P0 3.2	DTS/DPF 3.2
Adaptive reuse and revitalisation of buildings to retain local character consistent with the Character Area Statement.	None are applicable.
Context and Stre	eetscape Amenity
PO 6.1	DTS/DPF 6.1
The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.	None are applicable.
P0 6.2	DTS/DPF 6.2
Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.	None are applicable.

Character Area Statements

Statement#	Statement		
Character A	acter Areas affecting City of Holdfast Bay		
	Seacliff Character Area	a Statement (HoB-C1)	
	The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale proportion and form of buildings and their key elements.		
	These attributes have been identified in the below table. In some cases State and / or Local Heritage Places locality contribute to the attributes of a Character Area. The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Charac where these are not identified in the below table.		
	Eras, themes and context	1880s to 1920s west of the railway line.	
		1930s to 1960s east of the railway line.	
	Allotments, subdivision and built	19 th century rectilinear road pattern, with small allotment sizes.	
	form patterns	Large allotments and frontages.	
		Narrow streets, limited street trees.	
		Reduced setbacks.	
		Varied front setbacks.	
		Side setbacks provide visual spacing between dwellings.	
	Architectural styles, detailing and built form features	Range of architectural styles.	
		Still some remaining examples of bungalows west of the railway line.	
		Influence of Spanish Mission style architecture.	
		Rectilinear plan forms.	
		High degree of modulation and articulation.	
		Low scale.	
HoBC1		Steep roof pitches in the order of 25 to 35 degrees.	
		Short roof spans.	
		Hip and gable roof forms.	
		Deep verandahs and porches.	
		Fine-grain detail in elements such as plinths, string courses, projecting sills.	
		High solid to void ratio.	
		Vertical proportions in windows and doors.	
	Building height	Single storey.	
	Materials	Red and cream brick.	

	Stone. Render.
	Render.
	Corrugated iron roofing.
	Terra cotta tile roofing.
	Varied building materials across the area.
ncing	Fencing associated with the era and style of the building, and providing views to the building.
etting, landscaping,	Railway line is a significant feature, with associated landscape corridor. Sloping landform.
blic realm features	Coastal views.
presentative iildings	[Not identified]
et re ik	tting, landscaping, eetscape and blic realm features presentative

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

Hazards (Flooding - General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Flood Resilience

Policy24	P&D Code (in effect) Version 2023.5 30/03/2023
P0 2.1	DTS/DPF 2.1
Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.

Procedural Matters (PM) - Referrals

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

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)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
P0 1.1	DTS/DPF 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)

		Desired Outcome
DO 1	Develo	opment is:
	(a) (b)	contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality
	(c)	durable - fit for purpose, adaptable and long lasting inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors
	(d)	sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	id sloping land
PO 8.1	DTS/DPF 8.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	 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.
P0 8.2	DTS/DPF 8.2
Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	 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.
P0 8.3	DTS/DPF 8.3
Driveways and access tracks on sloping land (with a gradient	None are applicable.

Policy24	P&D Code (in effect) Version 2023.5 30/03/2023
exceeding 1 in 8):	
 (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	
P0 8.4	DTS/DPF 8.4
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	None are applicable.
P0 8.5	DTS/DPF 8.5
Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	None are applicable.
Overlooking / Visual Pr	ivacy (low rise buildings)
PO 10.1	DTS/DPF 10.1
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	 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.
P0 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	 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 residentia	al development
Outlook a	nd Amenity
PO 18.1	DTS/DPF 18.1
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public

Policy24	P&D Code (in effect) Version 2023.5 30/03/2023	
	open space, or waterfront areas.	
Residential Development - Low Rise		
External a	opearance	
PO 20.3	DTS/DPF 20.3	
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable	
Private Op	pen Space	
PO 21.1	DTS/DPF 21.1	
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 Design in Urban Areas Table 1 - Private Open Space.	
P0 21.2	DTS/DPF 21.2	
Private open space is positioned to provide convenient access from internal living areas.	Private open space is directly accessible from a habitable room.	
Lands	caping	
PO 22.1	DTS/DPF 22.1	
Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	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:(a)a total area as determined by the following table:(a)a total area as determined by the following table:(a)a total area as determined by the following table:(a)Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)Minimum percentage of site<150	
Car parking, access	and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side):	

Policy24	P&D Code (in effect) Version 2023.5 30/03/20	
	(i) a minimum length of 5.4m	
	 (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space 	
	("") Thining arage door width or 2.4m per space	
P0 23.2	DTS/DPF 23.2	
Uncovered car parking space are of dimensions to be functional, accessible and convenient.	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.	
P0 23.3	DTS/DPF 23.3	
Driveways and access points are located and designed to facilitate safe access and egress while maximising land available	Driveways and access points satisfy (a) or (b):	
for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	(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	
	(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.	
PO 23.4	DTS/DPF 23.4	
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street	Vehicle access to designated car parking spaces satisfy (a) or (b):	
infrastructure or street trees.	 (a) is provided via a lawfully existing or authorised acces point or an access point for which consent has been granted as part of an application for the division of la 	
	(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 	
	(iii) 6m or more from the tangent point of an	
	(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 movements from the public road to on-site parking spaces.	Driveways are designed and sited so that:	
movements nom the public road to on-site parking spaces.	 (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 	

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

Table 1 - Private Open Space

Dwelling 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.

Policy24		P&D Code (in effect) Version 2023.5 30/03/2023
Dwelling in a residential flat building or mixed use building which	Dwellings at ground level:	15m ² / minimum dimension 3m
incorporate 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)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Wastewater Services		
P0 12.2	DTS/DPF 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.	Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.	

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1

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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	
Oversh	adowing	
P0 3.1	DTS/DPF 3.1	
Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.	
PO 3.2 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 open space, at least half of the existing ground level open space.	
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities	DTS/DPF 3.3 None are applicable.	
(c) the extent to which the solar energy facilities are already overshadowed.		

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Vehicle Pa	rking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of commercial activities complement the	 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. 	
 of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 		
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: Corner Cut- Off Area 4.5M Road Reserve	

Table 1 - General Off-Street Car Parking Requirements



Policy24

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	welling 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)	welling 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 bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	

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

Class of
DevelopmentCar Parking Rate
AreasDesignated
AreasWhere a development
comprises more than one

Policy24	licy24 P&D Code (in effect) Version 2023.5 30/03/202		
	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	Maximum	
	number of	number of	
	spaces	spaces	
	Develop	oment 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. 	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
		Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	

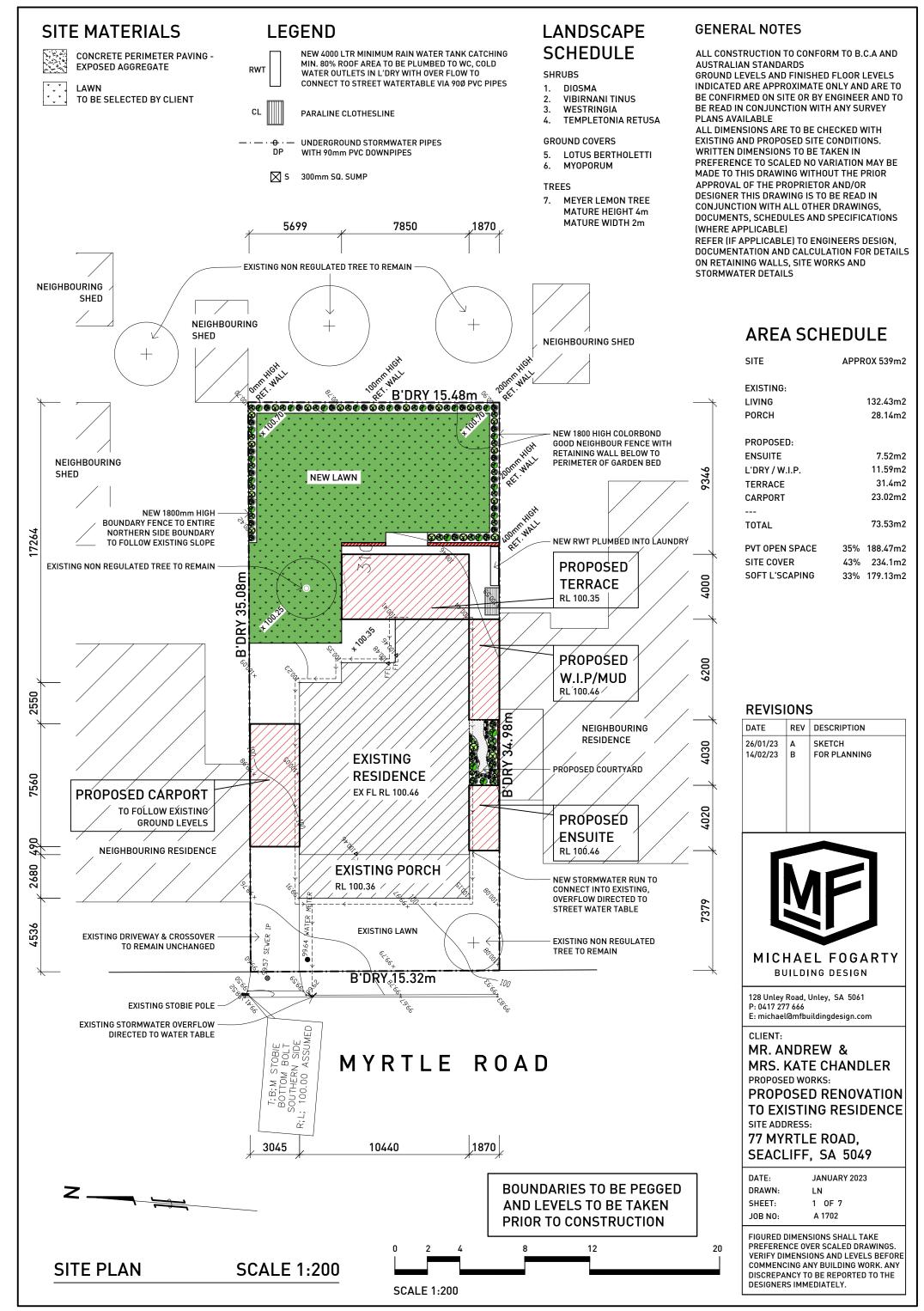
Table 2 - CriteriaThe following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

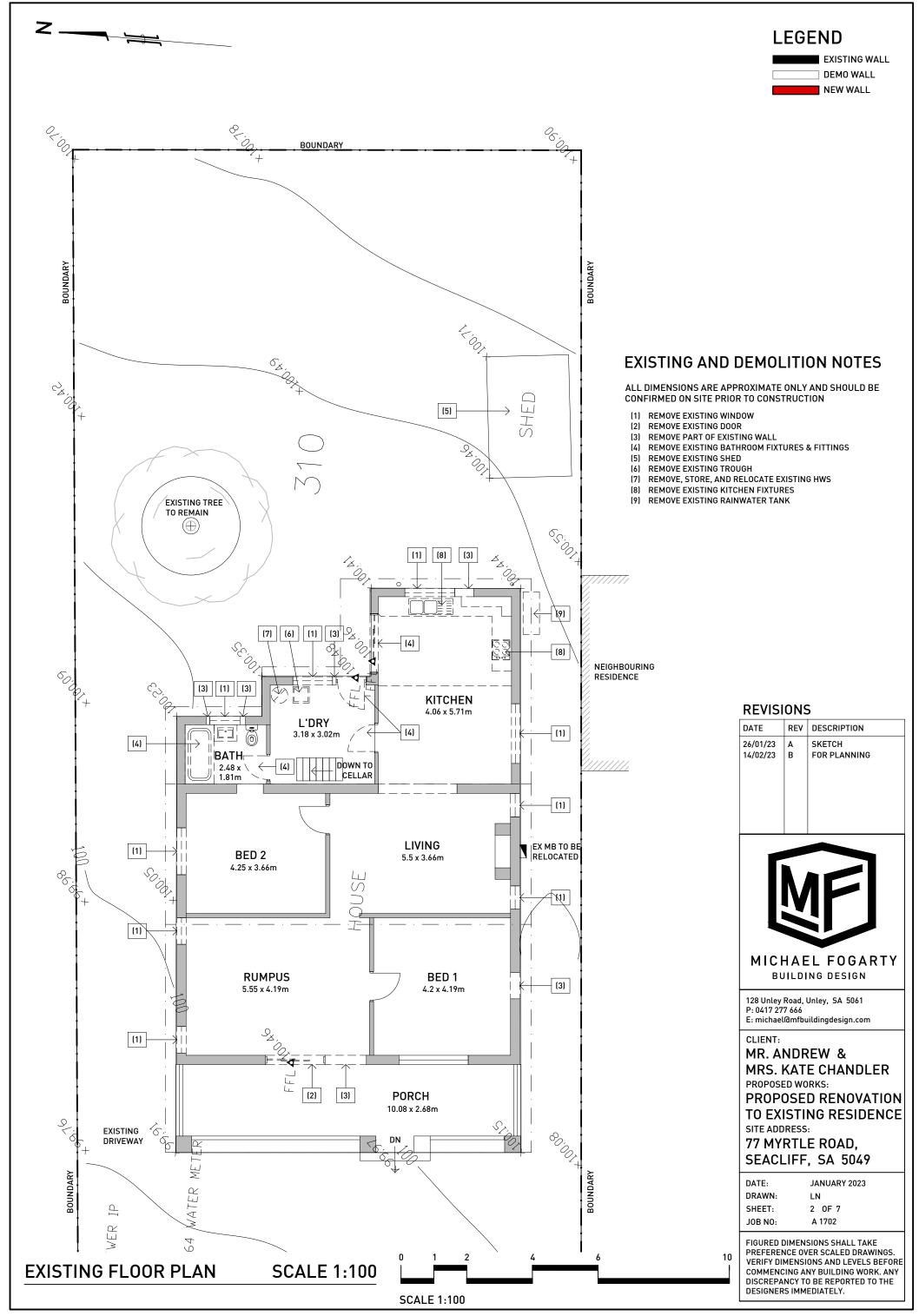
Criteria	Exceptions
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:	 (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (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⁾ 	 (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

(f) is within 400 metres of the Adelaide Parklands.

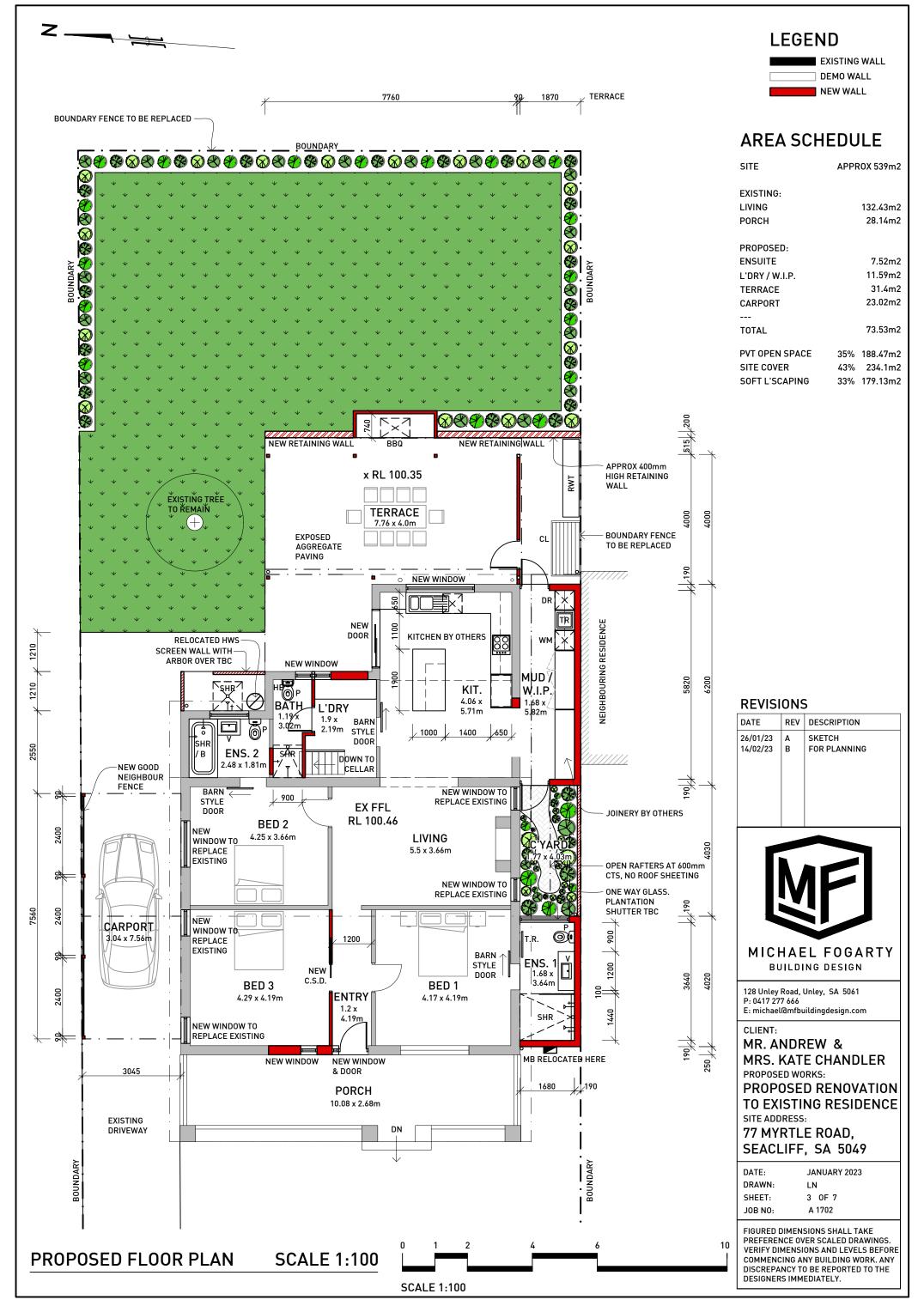
[NOTE(S): (1)Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15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

Attachment 1

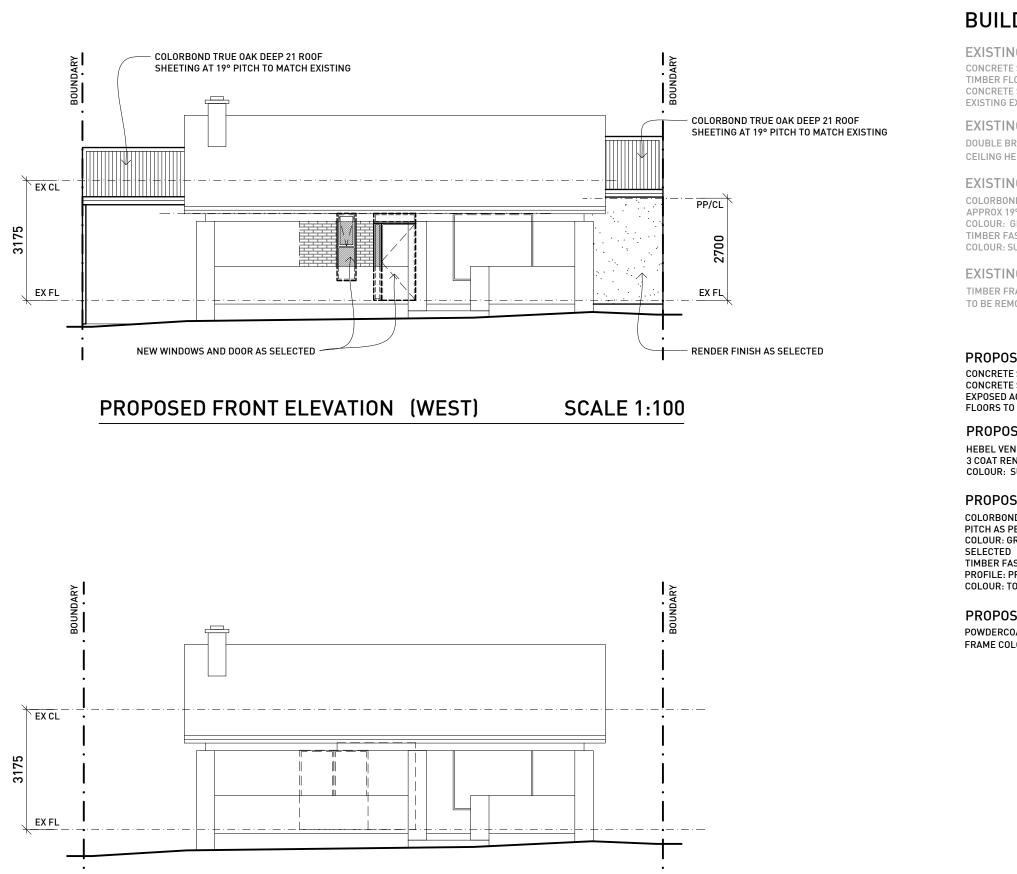




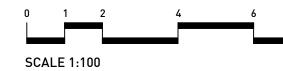
Attachment 1.2



Attachment 1.3



EXISTING FRONT ELEVATION (WEST) SCALE 1:100



BUILDING SCHEDULE

EXISTING FLOOR: CONCRETE STRIP FOOTING WITH TIMBER FLOORS OVER CONCRETE SLAB WITH TILES OVER TO **EXISTING EXTENSION & WET AREAS**

EXISTING WALLS: DOUBLE BRICK CONSTRUCTION CEILING HEIGHT AS SHOWN

EXISTING ROOF:

COLORBOND CUSTOM ORB APPROX 19° PITCH COLOUR: GREY TIMBER FASCIA W/ COLORBOND GUTTER COLOUR: SURFMIST OR SIMILAR

EXISTING WINDOWS: TIMBER FRAME WINDOWS TO BE REMOVED AS NOTED

PROPOSED FLOOR:

CONCRETE SLAB WITH TILES OVER TO WET AREAS EXPOSED AGGREGATE PAVING TO TERRACE FLOORS TO BE CONFIRMED

PROPOSED WALLS:

HEBEL VENEER CONSTRUCTION **3 COAT RENDER FINISH** COLOUR: SURFMIST AS SELECTED

PROPOSED ROOF:

COLORBOND TRUE OAK DEEP 21 ROOF SHEETING PITCH AS PER ELEVATIONS COLOUR: GREY, TO MATCH EXISTING. TO BE TIMBER FASCIA WITH COLORBOND STEEL GUTTER PROFILE: PROFILE: 'D' TO MATCH EXISTING COLOUR: TO MATCH EXISTING

PROPOSED WINDOWS:

POWDERCOATED ALUMINIUM FRAME FRAME COLOUR: NATURAL ANODISED

CONCRETE SLAB INFILL WITH TIMBER FLOORS OVER

REVISIONS

DATE	REV	DESCRIPTION
6/01/23 4/02/23	A B	SKETCH FOR PLANNING



128 Unley Road, Unley, SA 5061 P: 0417 277 666 E: michael@mfbuildingdesign.com

CLIENT:

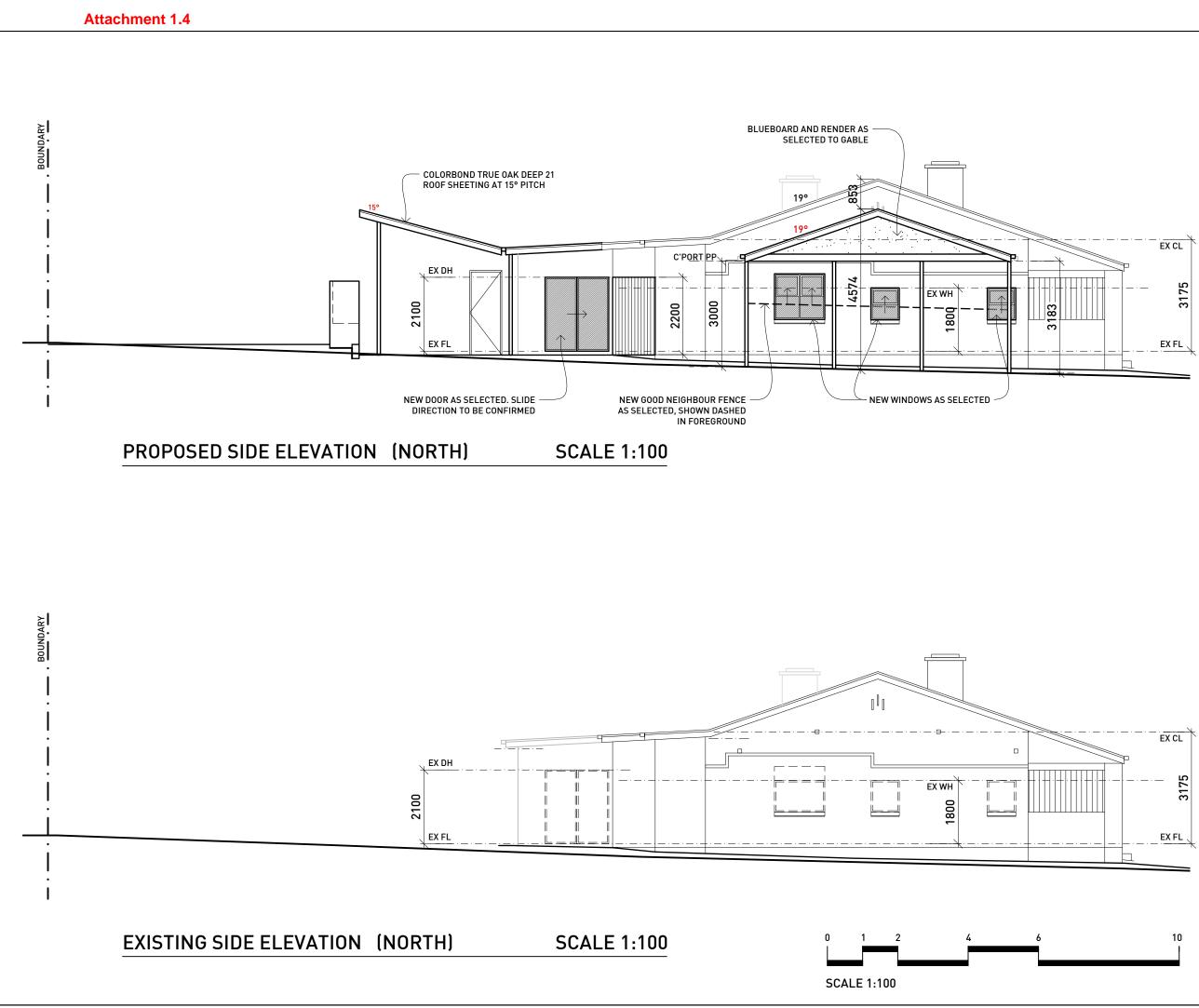
MR. ANDREW & MRS. KATE CHANDLER **PROPOSED WORKS:** PROPOSED RENOVATION TO EXISTING RESIDENCE

SITE ADDRESS: 77 MYRTLE ROAD, SEACLIFF, SA 5049

DATE: JANUARY 2023 DRAWN: LN SHEET: 4 OF 7 JOB NO: A 1702

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK. ANY DISCREPANCY TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.

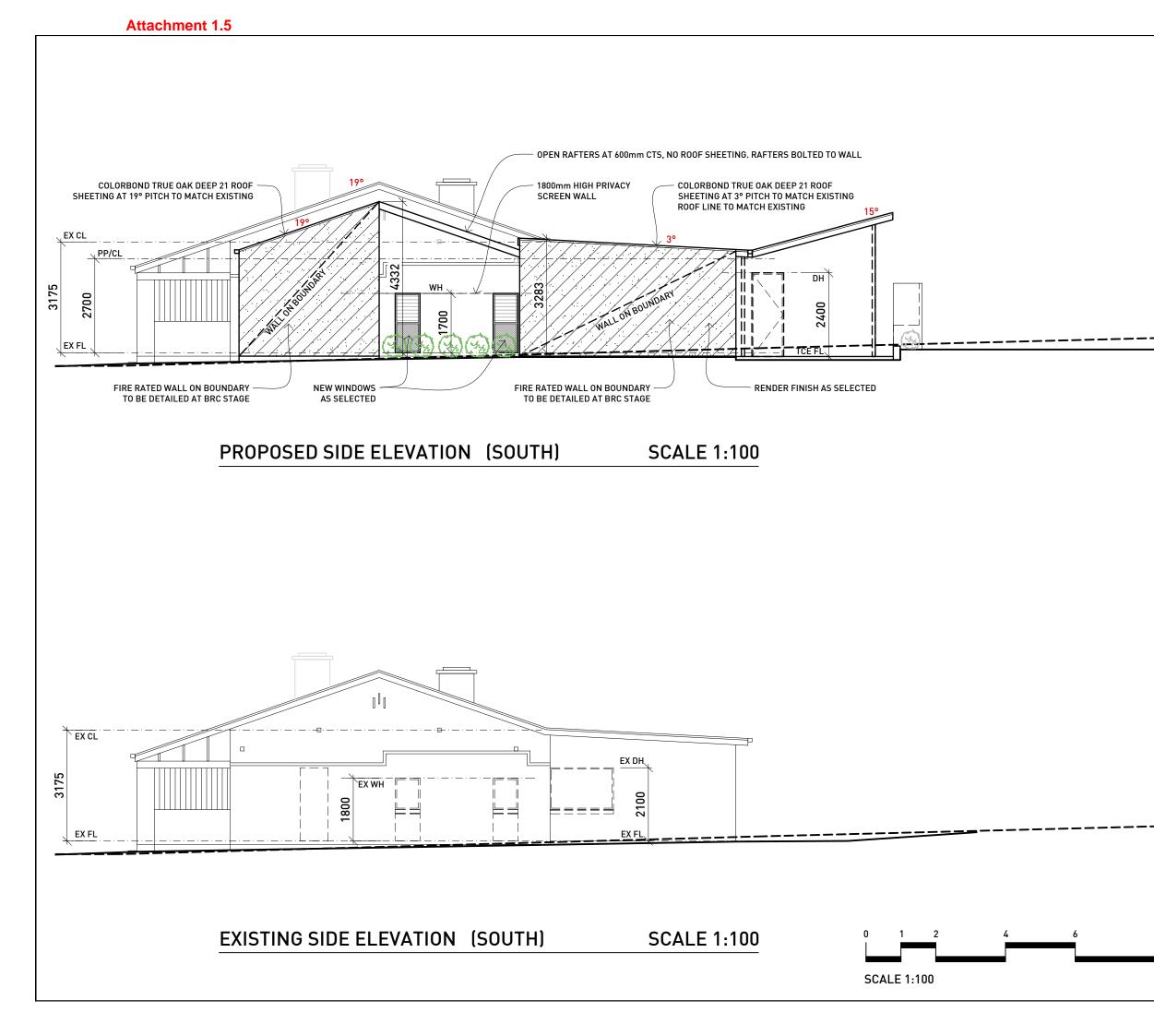
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REVISIONS

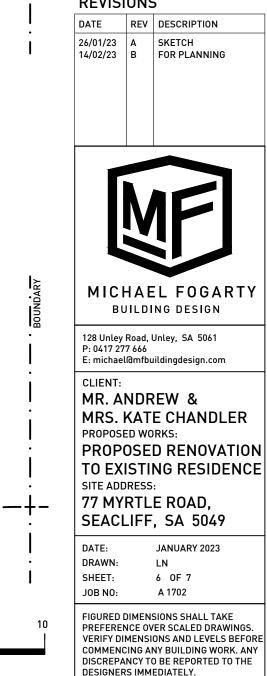
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			NG DESIGN		
	P: 0417 27	7 666	Unley, SA 5061 ildingdesign.com		
	CLIENT: MR. ANDREW &				
~	MRS. I	MRS. KATE CHANDLER			
	PROPOSE		RKS: D RENOVATION		
	TO EX	ISTI	NG RESIDENCE		
	SITE ADD 77 MY		E ROAD,		
7			, SA 5049		
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	SHEET:		5 OF 7		
	JOB NO:		A 1702		
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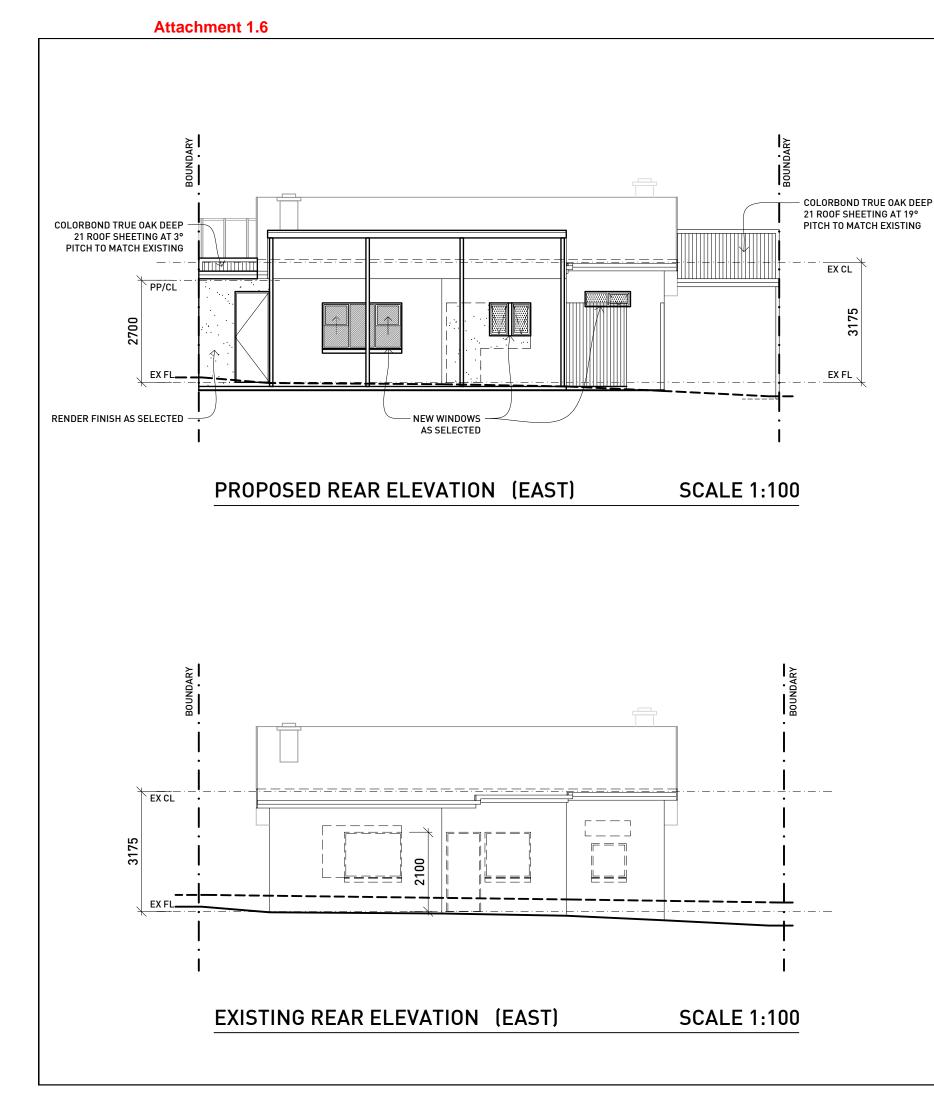
DESIGNERS IMMEDIATELY.



REVISIONS

BOUNDARY





BUILDING SCHEDULE

EXISTING FLOOR: CONCRETE STRIP FOOTING WITH TIMBER FLOORS OVER CONCRETE SLAB WITH TILES OVER TO **EXISTING EXTENSION & WET AREAS**

EXISTING WALLS: DOUBLE BRICK CONSTRUCTION CEILING HEIGHT AS SHOWN

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PROPOSED WINDOWS:

POWDERCOATED ALUMINIUM FRAME FRAME COLOUR: NATURAL ANODISED



CONCRETE SLAB INFILL WITH TIMBER FLOORS OVER

REVISIONS

DATE	REV	DESCRIPTION
26/01/23 14/02/23	A B	SKETCH FOR PLANNING



128 Unley Road, Unley, SA 5061 P: 0417 277 666 E: michael@mfbuildingdesign.com

CLIENT:

MR. ANDREW & MRS. KATE CHANDLER PROPOSED WORKS: PROPOSED RENOVATION TO EXISTING RESIDENCE

SITE ADDRESS: 77 MYRTLE ROAD, SEACLIFF, SA 5049

DATE: JANUARY 2023 DRAWN: LN SHEET: 7 OF 7 JOB NO: A 1702

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK. ANY DISCREPANCY TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.

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