DEVELOPMENT NO.:	23008500
APPLICANT:	Heritage Building Group Pty Ltd
ADDRESS:	8 CROSBY ST SOUTH BRIGHTON SA 5048
NATURE OF DEVELOPMENT:         Two Storey Dwelling with swimming pool	
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:	10 May 2023
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2023.6 27/04/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Michael Gates Development Services (Planning and Building) Lead
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

## CONTENTS:

APPENDIX 1: Relevant P&D Code Policies

ATTACHMENT 1: Application Documents

## DETAILED DESCRIPTION OF PROPOSAL:

This application is for the construction of a two storey dwelling with an garage and swimming pool. The walls of the dwelling will be finished with a render, painted white (Surfmist), with timber framed windows to the front, and a Colorbond custom orb roof in a monument colour. Both floor levels will have ceiling heights of 3.3 metres, giving the dwelling an overall height of 9.5 metres.

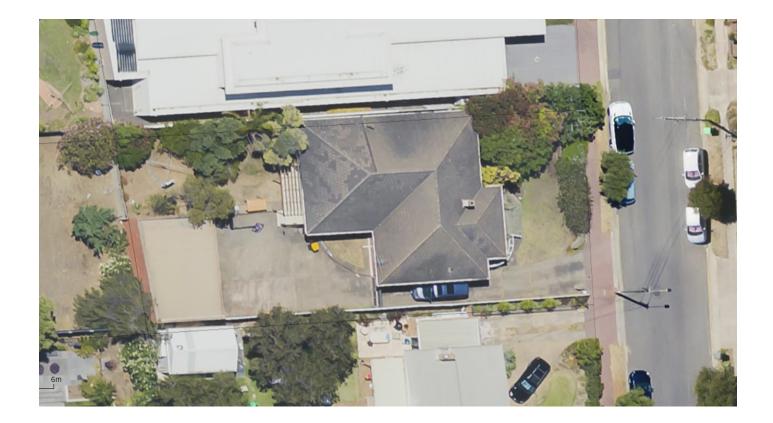
The garage will be accessed by the existing crossover and has a wall located on the southern boundary. There is a swimming pool and associated fence in the rear yard.

## SUBJECT LAND & LOCALITY:

## Site Description:

Location reference: 8 CROSBY ST SOUTH BRIGHTON SA 5048 Title ref.: CT 5590/625 Plan Parcel: D4694 AL9 Council: CITY OF HOLDFAST BAY

The subject site is located on the western side of Crosby Street with a frontage of 18.3m and a depth of 44 metres. There is a slight gradient that drops down to the south due to the natural gradient of the sand dunes. The site is currently vacant, with the dwelling previously on the site recently demolished to make way for a new development.

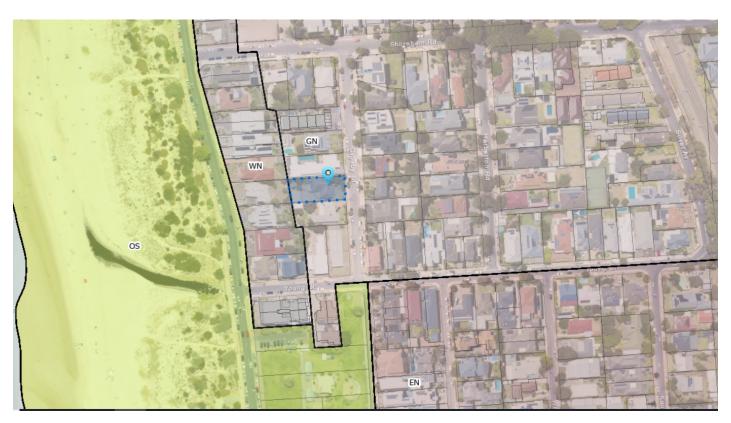




## Photo of the subject site

## Locality

The locality is entirely residential and has a high level of amenity due to the close proximity of the beach. The site is located in the General neighbourhood Zone and abuts the Waterfront Neighbourhood Zone to the west. As such, properties to the west of the site have a greater level of bulk and scale as allowed for in that Zone. Dwellings along Crosby Street are a mix of single and double storey, and range in character from older dwellings to recent developments.



Aerial photo showing Planning Zones.



Photo of the adjacent dwelling to the South.

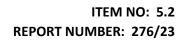




Photo of the adjacent dwelling to the north.



Photo of dwellings directly opposite the site.



## Photo of a similar dwelling on Crosby Street.

## CONSENT TYPE REQUIRED:

Planning Consent

## CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:** Swimming pool, spa pool or associated safety features: Code Assessed - Performance Assessed Detached dwelling: Code Assessed - Performance Assessed New housing
- OVERALL APPLICATION CATEGORY: Code Assessed - Performance Assessed
- REASON P&D Code

## PUBLIC NOTIFICATION

#### REASON

The development exceeds 9 metres in height.

No representations were received.

## PLANNING ASSESSMENT

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

	DPF Provision	Proposal	DPF Satisfied	
Height	9.0 metres	9.55m	0.5m over	
Front Setback	5.0m	6.0m	Satisfied	
Side Setbacks	South 3.25m	South 3.25m	Northern side has	
	North 2m	North 1.1m	shortfall of 0.9m	
Rear Setbacks	4m / 6m	3.5m / 6.2m	Ground level shortfall	
			of 0.5m	
Boundary length &	11.5m	11.3m	Satisfied	
Height	3.0m	2.7m		
Site Coverage	60%	51%	Satisfied	
Soft Landscaping	25%	25%	Satisfied	
POS	60sqm	295sqm	Satisfied	

#### **Quantitative Provisions**

## Land Use

The use is not changed by this development and remains as residential which is appropriate for the Zone.

## **Building Height**

The Planning and Design Code specifies a Desired Performance feature of 9 metres for the General Neighbourhood Zone. In this application the dwelling is proposed with a height of 9.5 metres. Whilst this exceeds the DPF, it is noted that the additional height results in a slightly higher roof. If the roof pitch was dropped to give a lower height, there would be very little visual difference. A lower pitch roof would also look out of scale with the remainder of the dwelling. It is noted that some other dwellings on Crosby Street which sit on the high side of the street, has significant bulk and scale, which means the dwellings would not be out of character for the area. Also, the adjacent allotments to the west are located in a different Zone, which allows for dwellings up to three storeys in height, which present significantly more bulk than this proposal. Given the character of the surrounding area, and that the additional height does not result in any unreasonable overshadowing, the proposed height is considered to be reasonable in this instance.

## Setbacks, Design & Appearance

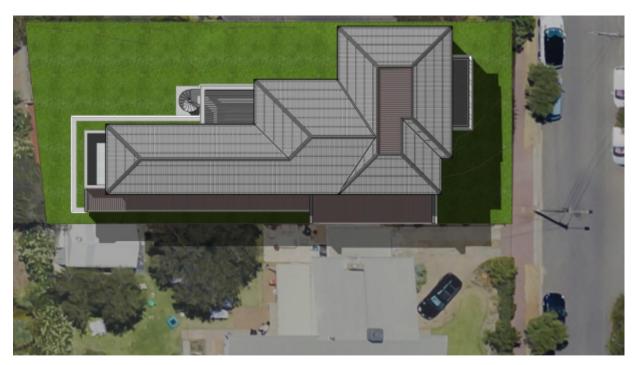
The most notable setback variance is with the side wall located closest to the northern side boundary. The wall has a height of 7 metres above natural ground level and both the lower and upper level is set 1.1 metres from the boundary. At the ground level the proposal satisfies the Planning and Design Code, but at the upper level the requirement increases to two metres. Whilst the proposal is at odds with the DPF provision, the design is considered reasonable in this instance as the design does not result in any

unreasonable impacts to the neighbouring property. The dwelling to the north is designed to maximise solar access with the main living areas and windows orientated to the north. Adjacent the two-storey wall to the north is a garage and narrow service path, which would not be overshadowed. It is considered that the design would have very little visual impact to the neighbouring property. The proposed design allows for the bulk of the upper storey to be set further away from the southern boundary, so that the upper-level setback to the southern boundary is met, which is considered to be a good design outcome.



Photo showing the garage wall of the adjacent property to the north.

The applicant has provided a shadow diagram which demonstrates there is limited impact to the neighbouring dwelling to the south. The shadow diagrams demonstrate that the majority of the shadowing is limited to the driveway, garage and outbuilding of the adjacent property to the south. The majority of the private open space area, and dwelling are not impacted by shadowing.



SHADOW MAP - WINTER 3PM

There is a small shortfall in the rear boundary setback for the ground floor. Given the small shortfall and that the built form comprises only one room, not the whole width of the dwelling, the rear setback is considered to be reasonable in this instance. The upper storey meets the setback requirement.

The design of the dwelling does present a reasonable amount of bulk and scale to the street due to the height of 9.5 metres, it is noted that there is a very similar looking dwelling to the proposal constructed opposite the dwelling on the eastern side of Crosby Street that was built by the same builder.

The front setback meets the requirement of the Planning and Design Code.

## **Traffic Impact, Access and Parking**

The garage will be accessed by the existing crossover. Whilst the proposal includes a garage with a lowered floor level, the floor level of the garage is only 350mm lower than the footpath level, so there are no concerns with the access gradients. The garage provides covered parking space for 4 vehicles, which exceeds the requirements of the Planning and Design Code.

## Privacy

The proposal includes an upper level balcony which faces to the west and north. The majority of the views to the north will be blocked by the adjacent dwelling, but privacy screening is provided in accord with the Planning and Design Code as to appropriately maintain the privacy of the neighbouring properties. The screening is 1.5m high and surrounds the entire upper level balcony.

## Private Open Space, Site Coverage

The proposal exceeds the DPF requirements for private open space, soft landscaping and site coverage and therefore are considered to satisfy the Performance Outcome.

## **Stormwater and Trees**

The proposal includes provisions for tree planting and stormwater management in accordance with the requirements of the Planning and Design Code. The mandatory conditions have been included in the recommendation.

## CONCLUSION

On balance the proposal is considered to reasonably accord with the relevant provisions of the Planning and Design Code and will not unreasonably impact on the amenity of the locality. The dwelling has several variances from the Planning and Design Code, most notably the height and upper storey setback to the northern boundary. However, these variances are not considered to be fatal to the application and on balance it is considered to warrant granting Planning Consent.

## 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 23008500, by Heritage Building Group Pty Ltd 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).
- 2. 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.
- 3. That the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876.

Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.

The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

4. 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.

- 5. 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).
- 6. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site.

## **OFFICER MAKING RECOMMENDATION**

Name: Michael GatesTitle: Development Services (Planning and Building) LeadDate: 9 August 2023

Address:

#### 8 CROSBY ST SOUTH BRIGHTON SA 5048

Click to view a detailed interactive SAILIS

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



Property Zoning Details

#### Zone

General Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 110 metres)* Affordable Housing Prescribed Wells Area Regulated and Significant Tree Stormwater Management Urban Tree Canopy

#### 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

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 - Performance Assessed

## Part 2 - Zones and Sub Zones

## General Neighbourhood Zone

## Assessment Provisions (AP)

#### Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
	and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) 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 (l) 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 allotment         or         Allotments/sites for residential purposes accord with the following:         Dwelling Type       Minimum site/allotment	
	area per dwellingfrontageDetached dwelling300m² (exclusive of any battle-axe9m where not on a battle-axe(not in a terrace arrangement)any battle-axe allotment 'handle')site 5m where on a battle-axe site	

Policy24	P&D	Code (in effect) Versio	n 2023.6 27/04/202
	Semi-detached dwelling	300m <sup>2</sup>	9m
	Row dwelling (or detached dwelling in a	250m <sup>2</sup>	7m (averaged)
	terrace arrangement) Group dwelling	300m <sup>2</sup> (average,	15m (total)
		including common areas)	
	Dwelling within a residential flat building	300m <sup>2</sup> (average, including common areas)	15m (total)
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 dwe allotment:	lling does not compris	se an entire
	frontage requir Neighbourhood (b) if there is an exi	he allotment accords ements specified in G I Zone DTS/DPF 2.1 isting dwelling on the	eneral allotment that will
	development, it (i) Private	allotment after comple will not contravene: open space requirem in Urban Areas Table	ents specified in
	(ii) off-stre accorda Transpo Genera or Table Require	et vehicular parking e ance with the rate(s) s ort, Access and Parkin I Off-Street Car Parkin e 2 - Off-Street Car Par ements in Designated t whole number.	oecified in g Table 1 - ng Requirements rking
PO 2.3 Land division results in sites that are accessible and suitable for their intended purpose.	DTS/DPF 2.3 Division of land satisfies	(a), (b) or (c):	
	an existing deve Development A Infrastructure A	boundaries illustrated elopment authorisatio ct 1993 or Planning, D Act 2016 where the all d to be used solely for	n under the vevelopment and otments are used
		part of a combined lan n deemed-to-satisfy dv nents	
	(c) satisfies all of th (i) No mor	ne following: re than 5 additional al	otments are
	-	oposed allotment has 300m <sup>2</sup> and frontage	
		oposed allotment has	
	(iv) There a of the s measu	are no regulated trees subject land, with the o red from the base of t the nearest trunk of	listance he trunk of the
		ision does not involve	creation of a

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
	<ul> <li>(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</li> <li>(vii) No allotments are in a battle-axe configuration and</li> <li>(viii) Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth.</li> </ul>
Site Co	overage
PO 3.1	DTS/DPF 3.1
Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	The development does not result in site coverage exceeding 60%.
Buildin	g 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:
	<ul> <li>(a) 2 building levels and 9m and</li> <li>(b) wall height that is no greater than 7m except in the case of a gable end.</li> </ul>
Primary St	reet Setback
PO 5.1	DTS/DPF 5.1
Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.	The building line of a building set back from the primary street boundary:
	<ul> <li>(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)</li> <li>(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</li> <li>(c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.</li> </ul>
Secondary S	treet Setback
PO 6.1	DTS/DPF 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.	Building walls are set back from the boundary of the allotment with a secondary street frontage: <sup>(a)</sup> at least 900mm or

Policy2	4		P&D Code (in effect) Version 2023.6 27/04/202
		(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.
	Bounda	ry Walls	
PO 7.1		DTS/DPF	7.1
	ng boundary walls are limited in height and length to ge visual and overshadowing impacts on adjoining ties.	row dv	where the dwelling is located on a central site within a velling or terrace arrangement, side boundary walls 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 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		DTS/DPF	7.2
mainta	ngs in a semi-detached, row or terrace arrangement nin space between buildings consistent with a suburban scape character.	are set	ng walls in a semi-detached, row or terrace arrangement back at least 900mm from side boundaries shared with ents outside the development site.
	Side bound	ary setba	ick
PO 8.1		DTS/DPF	8.1
	g walls are set back from side boundaries to provide:		han walls located on a side boundary, building walls are k from side boundaries:
(a)	separation between dwellings in a way that contributes to a suburban character	(a)	at least 900mm where the wall height is up to 3m
	and	(b)	other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m
(b)	access to natural light and ventilation for neighbours.		and
		(c)	at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
	Rear bound	lary setba	ick
PO 9.1		DTS/DPF	9.1
Dwellir	ng walls are set back from rear boundaries to provide:		g walls are set back from the rear boundary at least:
(a)	separation between dwellings in a way that contributes to a suburban character	(a)	<ul> <li>if the size of the site is less than 301m<sup>2</sup>—</li> <li>(i) 3m in relation to the ground floor of the dwelling</li> </ul>
(b) (c) (d)	access to natural light and ventilation for neighbours private open space		<ul><li>(ii) 5m in relation to any other building level of the dwelling</li></ul>
(d)	space for landscaping and vegetation.	(b)	if the size of the site is 301m <sup>2</sup> or more— <sup>(i)</sup> 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)
<ol> <li>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.</li> </ol>	None specified.
<ul> <li>2. All development undertaken by: <ul> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies or</li> <li>(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.</li> </ul> </li> </ul>	<ol> <li>Except development involving any of the following:</li> <li>residential flat building(s) of 3 or more building levels</li> <li>the demolition of a State or Local Heritage Place</li> <li>the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>
3. Any development involving any of the following (or of any combination of any of the following):	Except development that:

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
(a) air handling unit, air conditioning system or exhaust fan	1. does not satisfy General Neighbourhood Zone DTS/DPF
(b) ancillary accommodation	4.1 or
(c) building work on railway land	2. involves a building wall (or structure) that is proposed to
(d) carport	be situated on (or abut) an allotment boundary (not
(e) deck	being a boundary with a primary street or secondary
(f) dwelling	street or an excluded boundary) and:
(g) dwelling addition	(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the
(h) fence	proposed wall abuts an existing wall or
(i) outbuilding	structure of greater length on the adjoining
(j) pergola	allotment) or
(k) private bushfire shelter	(b) the height of the proposed wall (or post height)
(I) residential flat building	exceeds 3m measured from the top of
(m) retaining wall	footings (other than where the proposed wall
<ul><li>(n) retirement facility</li><li>(o) shade sail</li></ul>	(or post) abuts an existing wall or structure of
(o) shade sail (p) solar photovoltaic panels (roof mounted)	greater height on the adjoining allotment).
(g) student accommodation	
(r) supported accommodation	
(s) swimming pool or spa pool	
(t) verandah	
(u) water tank.	
<ul> <li>4. Any development involving any of the following (or of any combination of any of the following): <ul> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul> </li> </ul>	<ul> <li>Except development that:</li> <li>1. does not satisfy any of the following: <ul> <li>(a) General Neighbourhood Zone DTS/DPF 1.4</li> <li>(b) General Neighbourhood Zone DTS/DPF 4.1</li> </ul> </li> <li>or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul> <li>(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</li> <li>(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).</li> </ul> </li> </ul>
<ul> <li>5. Any development involving any of the following (or of any combination of any of the following): <ul> <li>(a) internal building works</li> <li>(b) land division</li> <li>(c) recreation area</li> <li>(d) replacement building</li> <li>(e) temporary accommodation in an area affected by bushfire</li> <li>(f) tree damaging activity.</li> </ul> </li> </ul>	None specified.

olicy24	P&D Code (in effect) Version 2023.6 27/04/202	
<ul> <li>6. Alteration of or addition to any development involving the following (or of any combination of any of the following): <ul> <li>(a) community facility</li> <li>(b) educational establishment</li> <li>(c) pre-school.</li> </ul> </li> </ul>	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.	
7. Demolition.	<ol> <li>Except any of the following:</li> <li>the demolition of a State or Local Heritage Place</li> <li>the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>	
Placement of Notices - Exemptions for Performance Assessed Development		
None specified.		
Placement of Notices - Exemptions for Restricted Development		

None specified.

## Part 3 - Overlays

## Affordable Housing Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria Designated Performance Feature
Land D	ivision
PO 1.1	DTS/DPF 1.1

Policy24	P&D Code (in effect) Version 2023.6 27/04/202			
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:			
	<ul> <li>(a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or</li> <li>(b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.</li> </ul>			
PO 1.3	DTS/DPF 1.3			
Affordable housing is distributed throughout the development to avoid an overconcentration.	None are applicable.			
Built Form a	nd 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			
	(a) Business Neighbourhood Zone (b) City Living Zone			
	(c) Established Neighbourhood Zone			
	(d) General Neighbourhood Zone			
	(e) Hills Neighbourhood Zone			
	<ul><li>(f) Housing Diversity Neighbourhood Zone</li><li>(g) Neighbourhood Zone</li></ul>			
	(g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone			
	(i) Master Planned Renewal Zone			
	(j) Master Planned Township Zone			
	(k) Rural Neighbourhood Zone			
	(I) Suburban Business Zone			
	<ul><li>(m) Suburban Neighbourhood Zone</li><li>(n) Township Neighbourhood Zone</li><li>(o) Township Zone</li></ul>			
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	(p) Urban Renewal Neighbourhood Zone
	(q) Waterfront Neighbourhood Zone
	and up to 30% in any other zone, except where:
	<ul> <li>(a) the development is located within the Character Area Overlay or Historic Area Overlay or</li> <li>(b) other height incentives already apply to the development.</li> </ul>
Movement an	d Car Parking
PO 4.1	DTS/DPF 4.1
Sufficient car parking is provided to meet the needs of occupants of affordable housing.	Dwellings constituting affordable housing are provided with car parking in accordance with the following:
	<ul> <li>(a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either:</li> </ul>
	<ul> <li>(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></li> </ul>
	(ii) is within 400 metres of a bus interchange <sup>(1)</sup>
	<sup>(iii)</sup> is within 400 metres of an O-Bahn interchange <sup>(1)</sup>
	(iv) is within 400 metres of a passenger rail station <sup>(1)</sup>
	<ul> <li>(v) is within 400 metres of a passenger tram station<sup>(1)</sup></li> </ul>
	(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 regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i> ).	Minister responsible for administering the <i>South Australian</i> <i>Housing Trust Act 1995.</i>	To provide direction on the conditions required to	Development of a class to which Schedule 9

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	secure the	clause 3 item
	provision of	20 of the
	dwellings or	Planning,
	allotments for	Development
	affordable	and
	housing.	Infrastructure
		(General)
		Regulations
		2017 applies.

## Airport Building Heights (Regulated) Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built	Form
PO 1.1	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:	The airport-operator	To provide expert	Development of a class

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<ul> <li>(a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building</i> <i>Heights (Regulated) Overlay</i></li> <li>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport</i> <i>Building Heights (Regulated) Overlay.</i></li> </ul>	company for the relevant airport within the meaning of the <i>Airports</i> <i>Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

## Stormwater Management Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality.	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 200m <sup>2</sup> (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m <sup>2</sup> or greater (iv) with a minimum total capacity in accordance with Table 1

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	<ul> <li>(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank</li> <li>(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area</li> </ul>				
					st
		Table 1: Ra	inwater Tank		
		Site size (m <sup>2</sup> )	Minimum retention volume (Litres)	Minimum detention volume (Litres)	
		<200	1000	1000	
		200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A	
		>401	4000	Site perviousness <35%: 1000 Site perviousness	
				≥35%: N/A	

## 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)

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.	
4		

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

## Performance Outcome Deemed-to-Satisfy Criteria / **Designated Performance** Feature DTS/DPF 1.1 PO 1.1 Trees are planted or retained to contribute to an urban tree Tree planting is provided in accordance with the following: canopy. Site size per dwelling Tree size\* and number required per dwelling $(m^{2})$ <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 Tree size Mature Mature Soil area around height spread tree within development site (minimum) (minimum) (minimum) ...

Small	4 m	2m	10m <sup>2</sup> and min. dimension of 1.5m
Medium	6 m	4 m	30m <sup>2</sup> and min. dimension of 2m
Large	12 m	8m	60m <sup>2</sup> 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 Retained tree Retained soil

Discount

Policy24		P&D Code	e (in effect) Versio	n 2023.6 27/04/2023
	tree height (Column A)	spread (Column B)	area around tree within development site (Column C)	applied (Column D)
	4-6m	2-4m	10m <sup>2</sup> and min. dimension of 1.5m	2 small trees (or 1 medium tree)
	6-12m	4-8m	30m <sup>2</sup> and min. dimension of 3m	2 medium trees (or 4 small trees)
	>12m	>8m	60m <sup>2</sup> and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
	accordance Minister unc Infrastructur requirement section 102(- Act 2016, an	with a relevant of ler section 197 of re Act 2016, pro- ts of that schem 4) of the Plannir	off-set scheme est of the Planning, De vided the provisio e are satisfied. Fo ng, Development a elect for any of the	evelopment and ns and r the purposes of and Infrastructure

## 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

## Part 4 - General Development Policies

## Clearance from Overhead Powerlines

## Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	<ul> <li>DTS/DPF 1.1</li> <li>One of the following is satisfied: <ul> <li>(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></li> <li>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</li> </ul> </li> </ul>

## Design in Urban Areas

## Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome			
DO 1	Development is:			
	(a)	contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality		
	(b) (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

All Deve	lopment
On-site Waste Tr	eatment 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.	<ul> <li>DTS/DPF 6.1</li> <li>Effluent disposal drainage areas do not: <ul> <li>(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</li> <li>(b) use an area also used as a driveway</li> <li>(c) encroach within an area used for on-site car parking or</li> </ul> </li> </ul>
	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.
	appearance DTS/DPF 7.1
<ul> <li>PO 7.1</li> <li>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: <ul> <li>(a) limiting protrusion above finished ground level</li> <li>(b) screening through appropriate planting, fencing and mounding</li> </ul> </li> <li>(C) limiting the width of openings and integrating them into the building structure.</li> </ul>	None are applicable.
Earthworks ar	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.	<ul> <li>Development does not involve any of the following:</li> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
PO 8.2	DTS/DPF 8.2
Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	<ul> <li>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</li> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
PO 8.3	DTS/DPF 8.3
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.
(a) do not contribute to the instability of embankments	
<ul> <li>and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	

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Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	None are applicable.
PO 8.5	DTS/DPF 8.5
Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	None are applicable.
Overlooking / Visual 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.	<ul> <li>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: <ul> <li>(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</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(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.</li> </ul> </li> </ul>
PO 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	<ul> <li>One of the following is satisfied:</li> <li>(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</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul> <li>(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</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
All residentia	l development
Front elevations and	passive surveillance
PO 17.1	DTS/DPF 17.1
Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	<ul> <li>Each dwelling with a frontage to a public street:</li> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
PO 17.2	DTS/DPF 17.2
Dwellings incorporate entry doors within street frontages to	Dwellings with a frontage to a public street have an entry door

#### Outlook and Amenity PO 18.1 DTS/DPF 18.1 Living rooms have an external outlook to provide a high A living room of a dwelling incorporates a window with an standard of amenity for occupants. external 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. (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. PO 20.2 **DTS/DPF 20.2** Each dwelling includes at least 3 of the following design Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and features within the building elevation facing a primary street, and at least 2 of the following design features within the the appearance of common driveway areas. 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. PO 20.3 DTS/DPF 20.3

The visual mass of larger buildings is reduced when viewed

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address the street and provide a legible entry point for visitors.

None are applicable

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visible from the primary street boundary.

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from adjoining allotments or public streets.	
Private O	)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.
PO 21.2	DTS/DPF 21.2
Private open space is positioned to provide convenient access from internal living areas.	Private open space is directly accessible from a habitable room.
Lands	scaping
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	Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):
<ul> <li>(c) provide for stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	(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 <sup>2</sup> )
	<150 10%
	150-200 15%
	>200-450 20%
	>450 25%
	(b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access	and manoeuvrability
PO 23.1	DTS/DPF 23.1
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):
	<ul> <li>(a) single width car parking spaces:</li> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul>
	<ul> <li>(b) double width car parking spaces (side by side):</li> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul>
PO 23.2	DTS/DPF 23.2

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Uncovered car parking space are of dimensions to be functional, accessible and convenient.	Uncovered car parking spaces have:			
	<sup>(a)</sup> 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	Driveways and access points satisfy (a) or (b):			
facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	<ul> <li>(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</li> </ul>			
	<ul> <li>(b) sites with a frontage to a public road greater than 10m:</li> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> </ul>			
	<ul> <li>(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.</li> </ul>			
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 stree	Vehicle access to designated car parking spaces satisfy (a) or (b):			
infrastructure or street trees.	(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:			
	<ul> <li>(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</li> </ul>			
	<ul> <li>(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</li> </ul>			
	(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.	(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.			

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	<ul> <li>(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</li> <li>6.2m wide along the boundary of the allotment / site</li> </ul>
PO 23.6	DTS/DPF 23.6
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:
	<ul> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ul>
Waste	storage
PO 24.1	DTS/DPF 24.1
Provision is made for the convenient storage of waste bins in a location screened from public view.	Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:
	<ul> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</li> <li>(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.</li> </ul>
Design of Transp	ortable Buildings
PO 25.1	DTS/DPF 25.1
The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	Buildings satisfy (a) or (b):
	<ul> <li>(a) are not transportable</li> <li>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</li> </ul>
Group Dwellings, Residential Flat Bu	ildings and Battle axe Development
	enity
PO 31.2	DTS/DPF 31.2
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applicable.
PO 31.3	DTS/DPF 31.3
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	None are applicable.
PO 31.4	DTS/DPF 31.4
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Car parking access	and manoeuvrability

Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
PO 33.1	DTS/DPF 33.1
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:
	(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.
PO 33.4	DTS/DPF 33.4
Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5	DTS/DPF 33.5
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft la	ndscaping
PO 34.2	DTS/DPF 34.2
Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	<ul> <li>Battle-axe or common driveways satisfy (a) and (b):</li> <li>(a) are constructed of a minimum of 50% permeable or porous material</li> <li>(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).</li> </ul>
Laneway I	Development
Infrastructu	ure and Access
PO 44.1	DTS/DPF 44.1
Development with a primary street comprising a laneway, alley lane, right of way or similar minor thoroughfare only occurs where:	Development with a primary street frontage that is not an alley, ' lane, right of way or similar public thoroughfare.
(a) existing utility infrastructure and services are capable of accommodating the development	
<ul> <li>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)</li> </ul>	
(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)	
(d) safety of pedestrians or vehicle movement is maintained	
<ul> <li>(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.</li> </ul>	

## 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)		<ul> <li>Total private open space area: <ul> <li>(a) Site area &lt;301m2: 24m2 located behind the building line.</li> <li>(b) Site area ≥ 301m2: 60m2 located behind the building line.</li> </ul> </li> <li>Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.</li> </ul>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m <sup>2</sup> , 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 <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / 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

Water Supply			
PO 11.2		DTS/DPF 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.		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	
	Wastewat	er Services	
PO 12.1		DTS/DPF 12	2.1
wastew require an app	it is wholly located and contained within the allotment	approved capacity this is no on-site w following (a) t	he system is wholly located and contained within the
(b) (c)	of the development it will service 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 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.	(b) t	allotment of development it will service; and the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 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			ment is not built on, or encroaches within, an area that be, required for a sewerage system or waste control

## Interface between Land Uses

## Assessment Provisions (AP)

Desired Outcome (DO)

environment.

DO 1

Desired Outcome
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
PO 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	DTS/DPF 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.	<ul> <li>Development maintains 2 hours of direct sunlight between</li> <li>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:</li> <li>a. for ground level private open space, the smaller of the following:</li> <li>i. half the existing ground level open space or</li> <li>ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</li> <li>b. for ground level communal open space, at least half of the existing ground level open space.</li> </ul>
PO 3.3	DTS/DPF 3.3
<ul> <li>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</li> <li>(a) the form of development contemplated in the zone</li> <li>(b) the orientation of the solar energy facilities</li> <li>(c) the extent to which the solar energy facilities are already overshadowed.</li> </ul>	None are applicable.

## Site Contamination

#### Assessment Provisions (AP)

Desired Outcome (DO)

## **Desired** Outcome

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Ensure land is suitable for use when land use changes to a	Development satisfies (a), (b), (c) or (d):
more sensitive use.	<ul> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a more sensitive use</li> <li>(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)</li> <li>(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: <ul> <li>(i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that-A. site contamination does not exist (or no longer exists) at the land or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or</li> <li>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)</li> </ul></li></ul>

## 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 Par	king Rates
PO 5.1	DTS/DPF 5.1
<ul> <li>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:</li> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<ul> <li>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:</li> <li>(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements</li> <li>(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas</li> <li>(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.</li> </ul>
Corner (	Cut-Offs
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

## Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)	
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development		
Detached Dwelling	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 Where a development comprises more than one		Designated Areas
	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	Maximum number of	
	spaces	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:	Capital City Zone City Main Street Zone
			City Riverbank Zone

Policy24	P&D Code (in effect) Version 2023.6 27/04/20
	1 space for each dwelling with a total floor area less than 75 Adelaide Park Lands Zone square metres
	2 spaces for each dwelling with a total floor area between 75
	square metres and 150 square metres Precinct Subzone and
	3 spaces for each dwelling with a total floor area greater than 150 square metres. 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:	<ul> <li>(a) All zones in the City of Adelaide</li> <li>(b) Strategic Innovation Zone in the following locations:         <ul> <li>(i) City of Burnside</li> <li>(ii) City of Marion</li> <li>(iii) City of Mitcham</li> </ul> </li> </ul>
<ul> <li>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></li> <li>(b) is within 400 metres of a bus interchange<sup>(1)</sup></li> <li>(c) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></li> <li>(d) is within 400 metres of a passenger rail station<sup>(1)</sup></li> <li>(e) is within 400 metres of a passenger tram station<sup>(1)</sup></li> <li>(f) is within 400 metres of the Adelaide Parklands.</li> </ul>	<ul> <li>(c) Urban Corridor (Boulevard) Zone</li> <li>(d) Urban Corridor (Business) Zone</li> <li>(e) Urban Corridor (Living) Zone</li> <li>(f) Urban Corridor (Main Street ) Zone</li> <li>(g) Urban Neighbourhood Zone</li> </ul>

[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.]

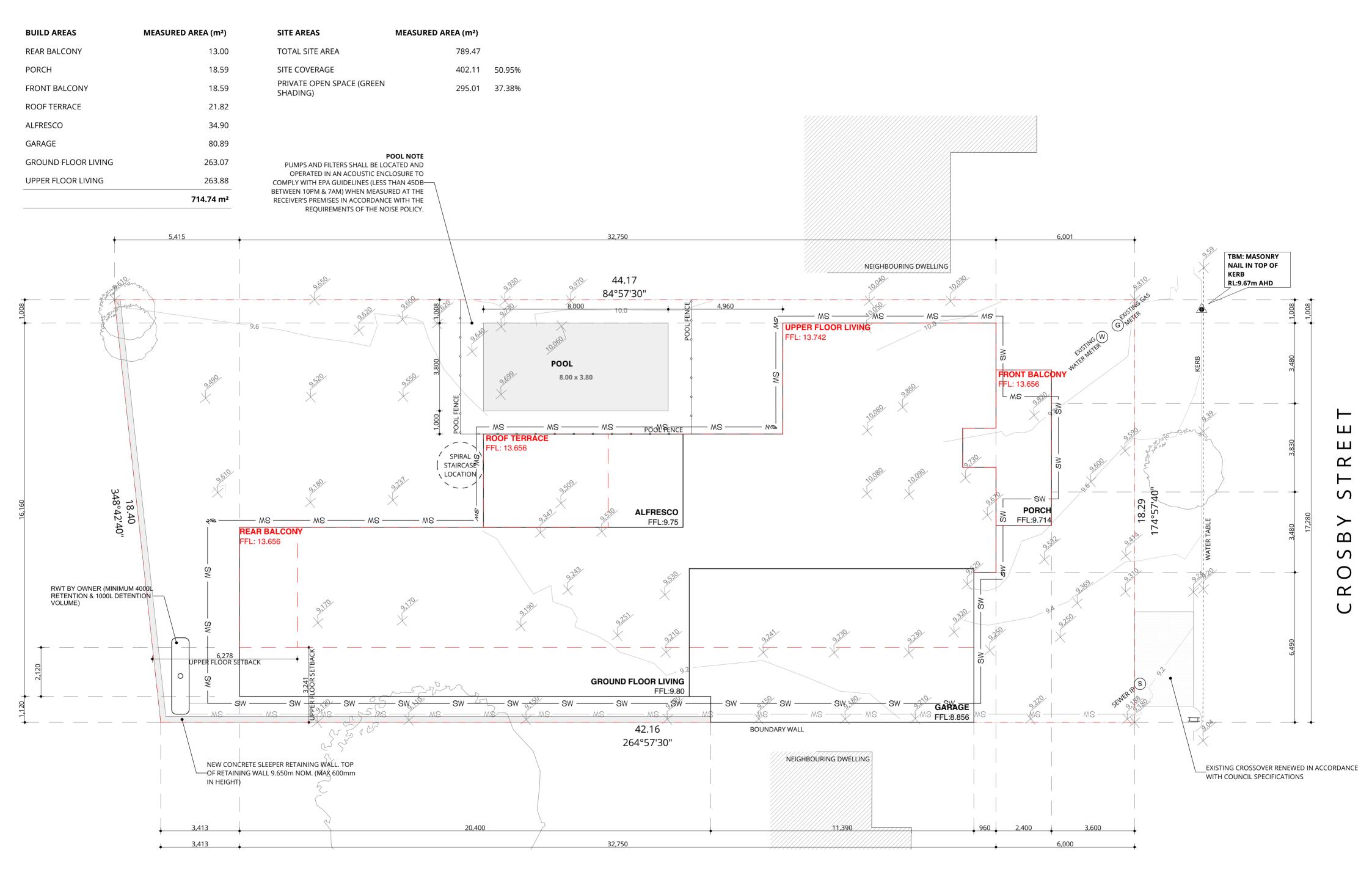
# REBECCA & DARREN HUTCHINSON RESIDENCE

8 CROSBY STREET, SOUTH BRIGHTON





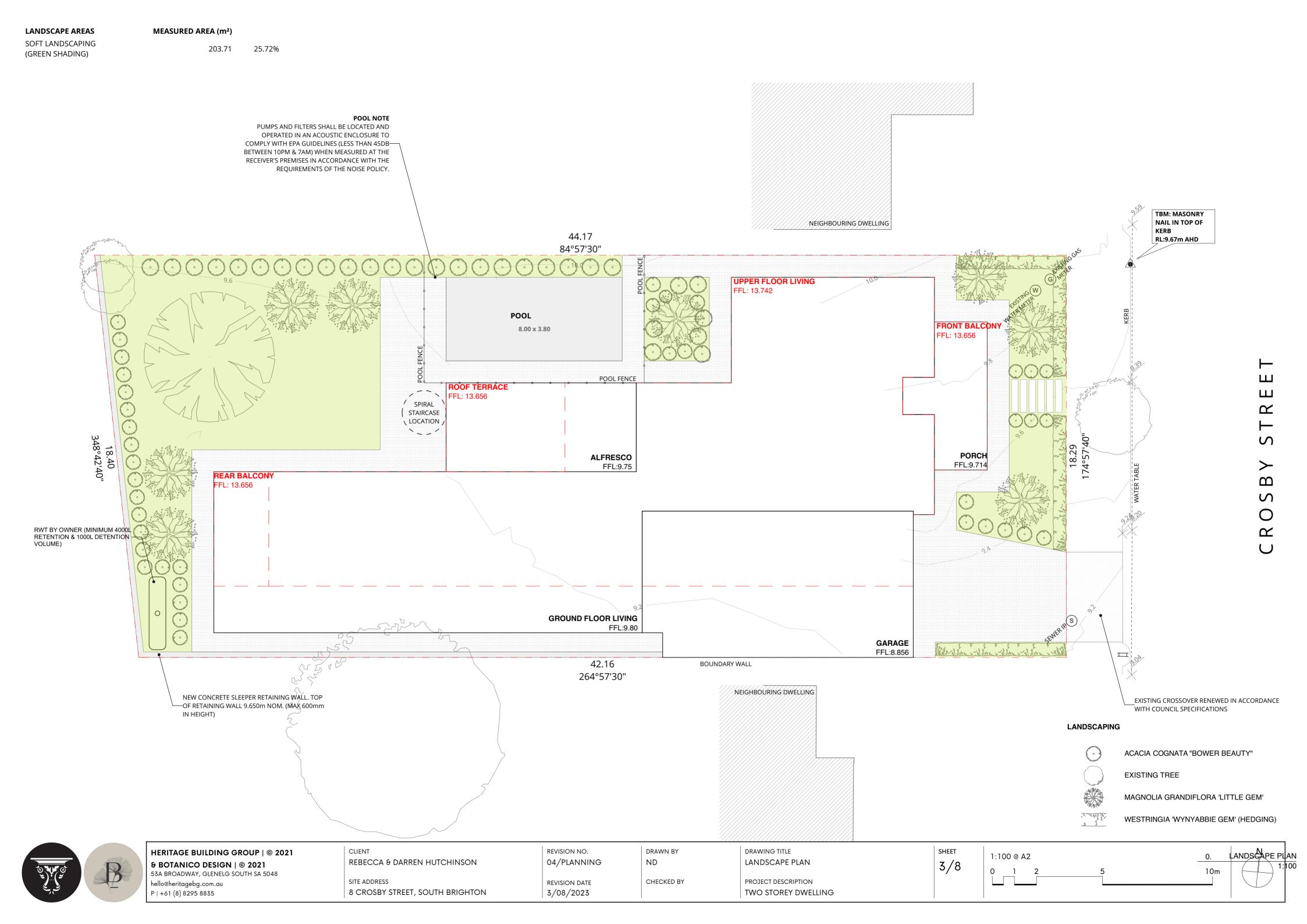
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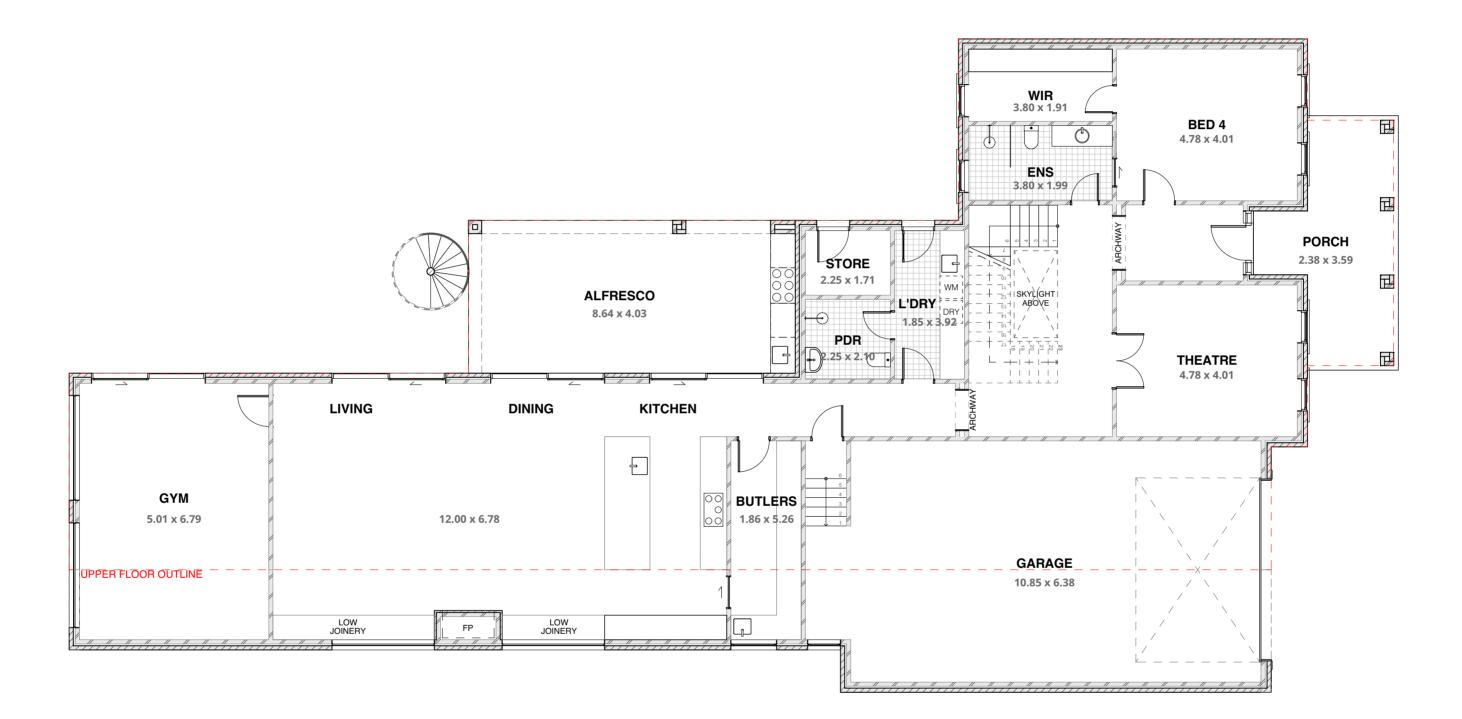


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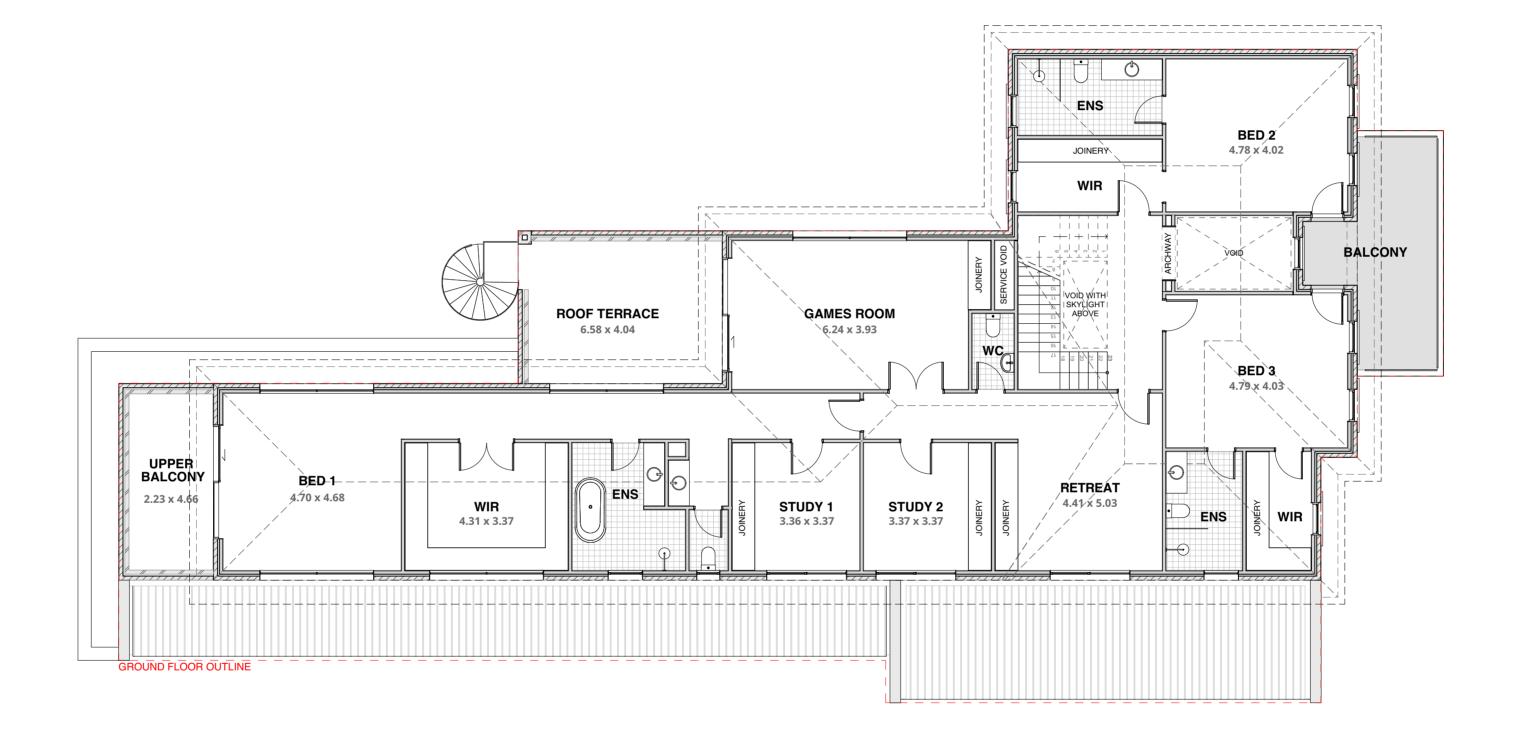
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E-01

E-04 1.7









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FIRST FLOOR 1:100

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DRAWING TITLE UPPER FLOOR PLAN PROJECT DESCRIPTION

TWO STOREY DWELLING

sheet 5/8

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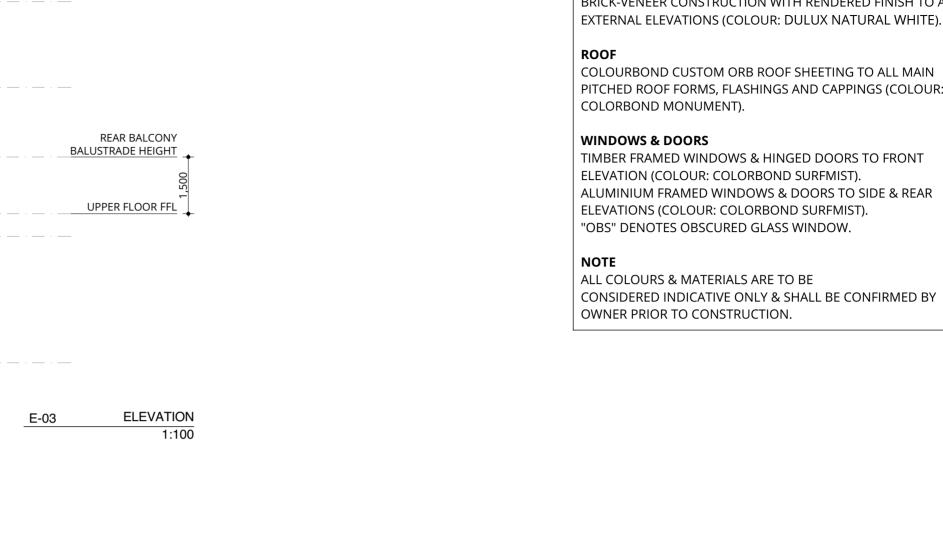


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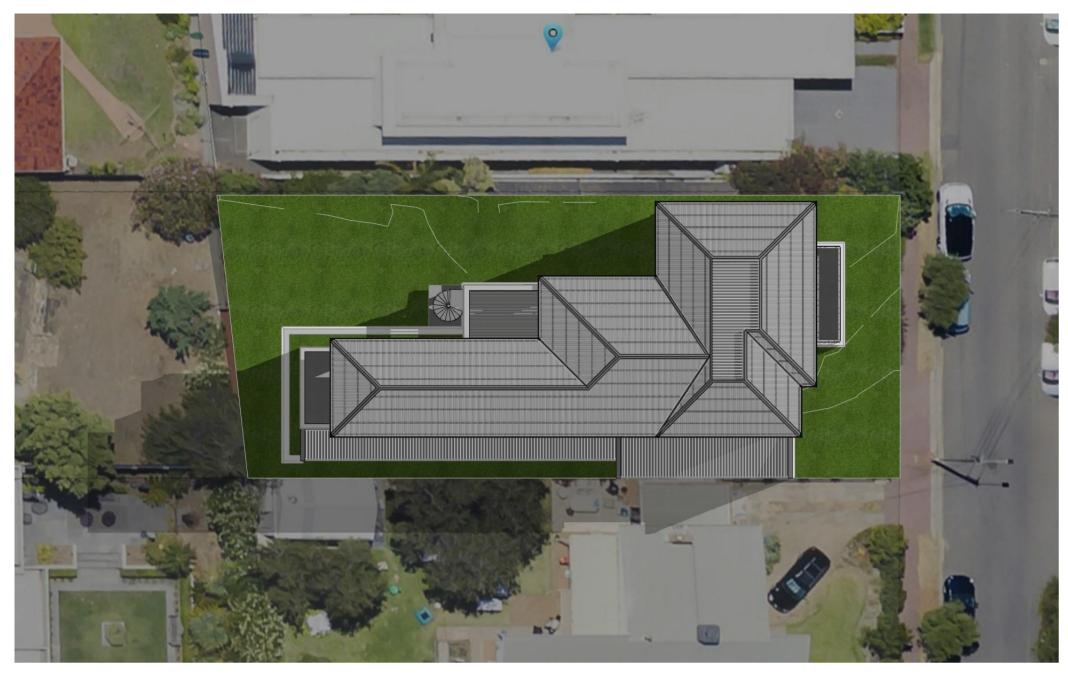
## FINISHES SCHEDULE

#### WALLS

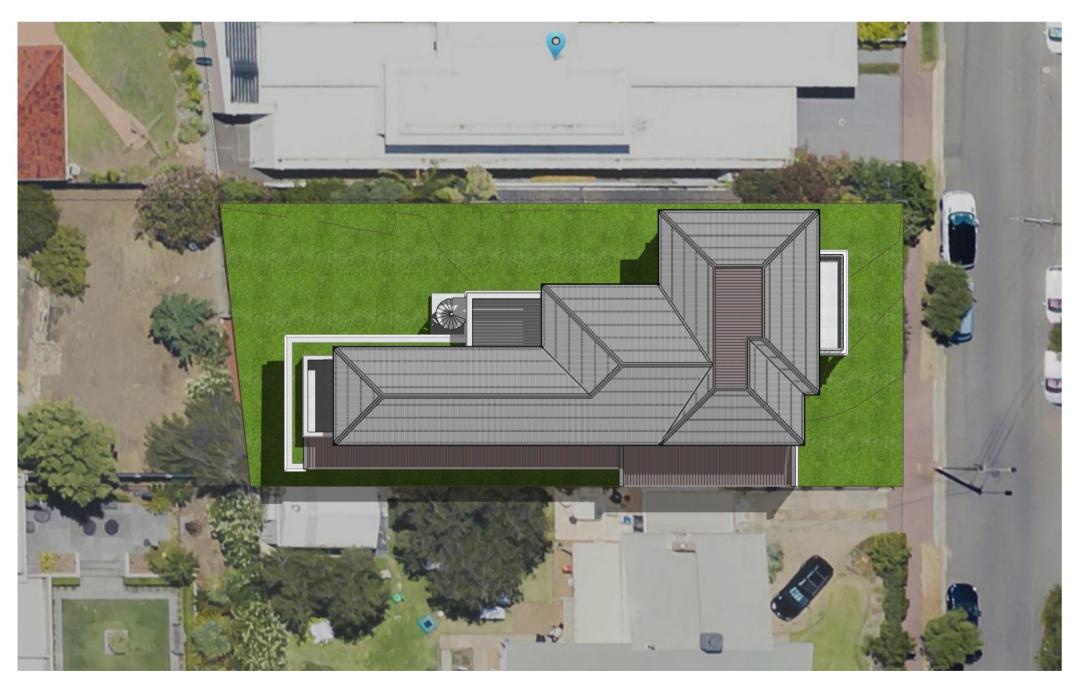
GROUND LEVEL DOUBLE LEAF BRICKWORK CONSTRUCTION WITH RENDERED FINISH TO ALL ELEVATIONS (COLOUR: DULUX NATURAL WHITE). UPPER LEVEL

BRICK-VENEER CONSTRUCTION WITH RENDERED FINISH TO ALL EXTERNAL ELEVATIONS (COLOUR: DULUX NATURAL WHITE).

COLOURBOND CUSTOM ORB ROOF SHEETING TO ALL MAIN PITCHED ROOF FORMS, FLASHINGS AND CAPPINGS (COLOUR:



SHADOW MAP - WINTER 9AM



#### SHADOW MAP - WINTER 12PM



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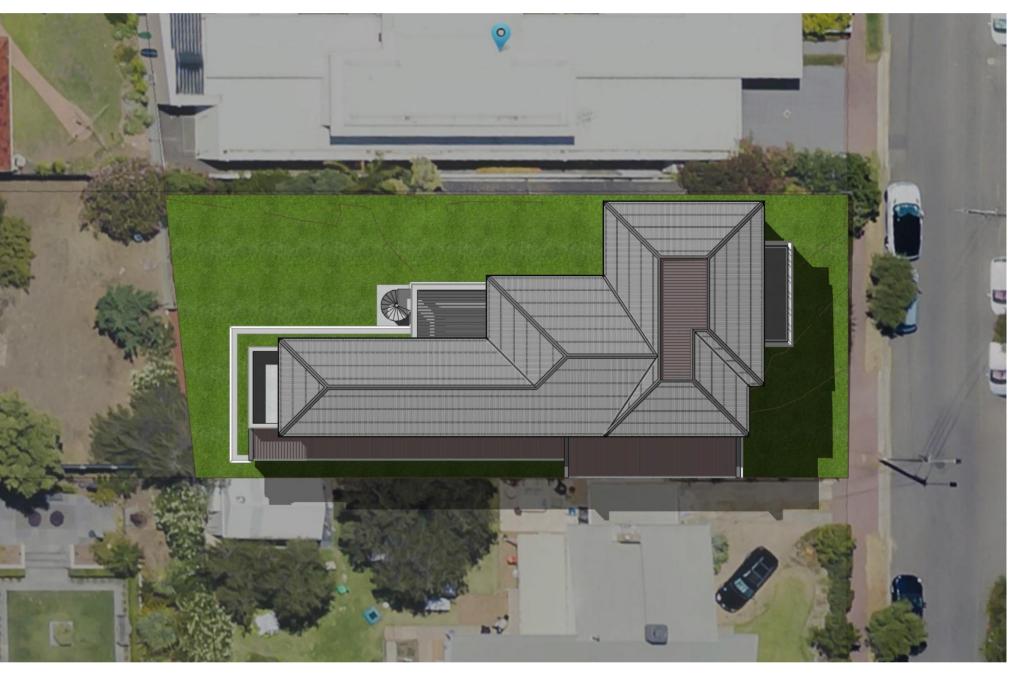
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SITE ADDRESS 8 CROSBY STREET, SOUTH BRIGHTON

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SHADOW MAP - WINTER 3PM

TWO STOREY DWELLING
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