Address: 44-48 PARINGA AV SOMERTON PARK SA 5044

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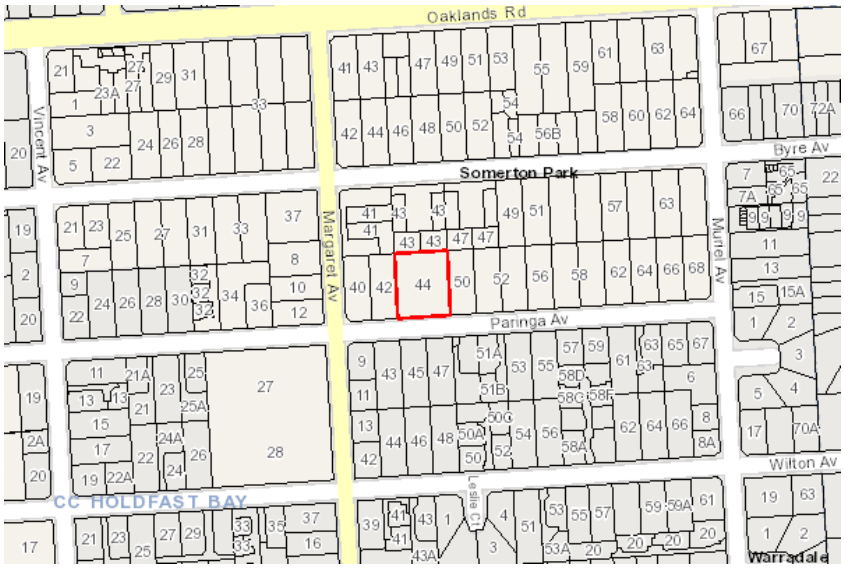


Property Zoning Details

Zone

Employment

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Building Near Airfields
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Traffic Generating Development

Selected Development(s)

Warehouse

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

Property Policy Information for above selection

Warehouse - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

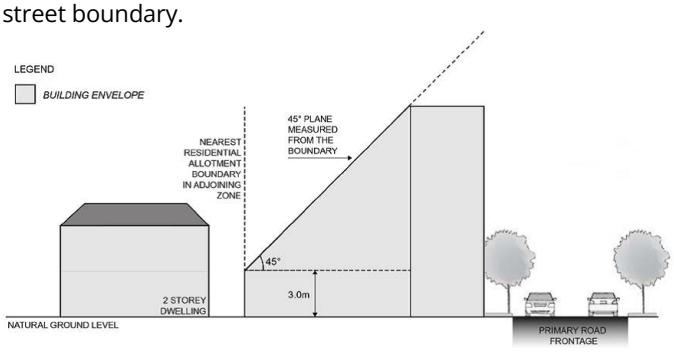
Desired Outcome (DO)

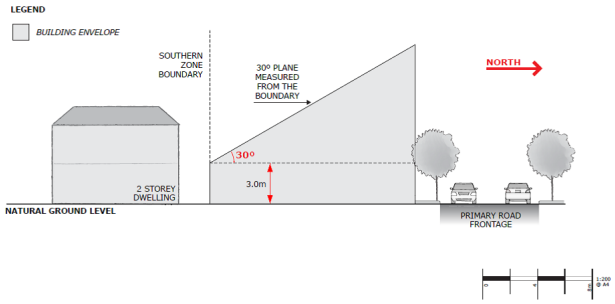
Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse.
PO 1.2 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	DTS/DPF 1.2 Shop where one of the following applies: (a) with a gross leasable floor area up to 100m^2 (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.
Built Form and Character	
PO 2.1 Development achieves distinctive building, landscape and	DTS/DPF 2.1 None are applicable.

streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	
PO 2.2 Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.	DTS/DPF 2.2 None are applicable.
Building height and setbacks	
PO 3.1 Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.	DTS/DPF 3.1 The building line of a building set back from the primary street boundary: (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building or (c) not less than 3m where no building exists on an adjoining site with the same primary street frontage.
PO 3.2 Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.	DTS/DPF 3.2 Building walls are no closer than 2m to the secondary street boundary.
PO 3.3 Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.	DTS/DPF 3.3 Building walls are set back from the rear access way: (a) where the access way is 6.5m wide or more, no requirement (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.
PO 3.4 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.4 Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.

PO 3.5 Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation* layer, and is otherwise generally low-rise to complement the established streetscape and local character.	DTS/DPF 3.5 Building height is not greater than: (a) the following: (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 3.5, in instances where: (c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Metres) 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 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
PO 3.6 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.6 Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the primary street boundary. 
PO 3.7 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.7 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:

	
PO 3.8 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 3.8 None are applicable.
Landscaping	
PO 5.1 Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.	DTS/DPF 5.1 Other than to accommodate a lawfully existing or authorised driveway or access point, or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site: (a) where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary or (b) in any other case - at least 1.5m wide.
PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 5.2 Landscape areas comprise: (a) not less than 10 percent of the site (b) a dimension of at least 1.5m.
Concept Plans	
PO 7.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 7.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 7.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

	(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.

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 (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building on railway land (d) carport (e) fence (f) outbuilding (g) retaining wall (h) shade sail (i) solar photovoltaic panels (roof mounted) (j) temporary public service depot (k) verandah (l) water tank.	Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.

(f) store (g) warehouse.	
4. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire (e) tree damaging activity.	None specified.
5. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
6. Shop within any of the following: (a) Retail Activity Centre Subzone (b) Roadside Service Centre Subzone.	Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
7. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or 3. shop that does not satisfy Employment Zone DTS/DPF 1.2.
8. Telecommunications facility.	Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

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 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.	DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
PO 1.2 Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.	DTS/DPF 1.2 All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft: (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
PO 1.3 Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.	DTS/DPF 1.3 The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development:

	(a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.

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
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m^2 or more (c) retail development with a gross floor area of 2,000m^2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (e) industry with a gross floor area of 20,000m^2 or more (f) educational facilities with a capacity of 250 students or more.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

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 contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors

	(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any	DTS/DPF 6.1 Effluent disposal drainage areas do not:

areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	

PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.

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 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure	DTS/DPF 4.2 None are applicable.

(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 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.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	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.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
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:

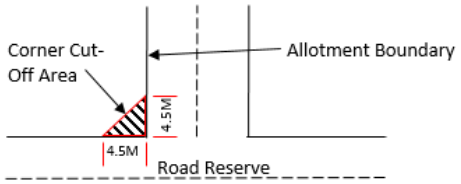
	

Table 1 - General Off-Street Car Parking Requirements

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.
Industry/Employment Uses	
Warehouse	0.5 spaces per 100m2 total floor area.

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

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

Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

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) 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.	(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 (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.]

ALAN COOKE - WAREHOUSE DEVELOPMENT

44-48 PARINGA AVE,
SOMERTON PARK, 5044

DRAWING LIST

DRAWING NUMBER	SHEET TITLE
2200	DEMOLITION PLAN
2201	GROUND PLAN
2202	FIRST FLOOR
2203	ROOF PLAN
2204	ELEVATIONS
2205	ELEVATION

Recent revision history

#	Status	Description	Date

Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

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Project
WAREHOUSE DEVELOPMENT AT 44-48 PARINGA AVE, SOMERTON PARK

Client
ALAN COOKE

Issuer
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Project number
Project Number

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Sheet title
TITLE PAGE

Sheet number
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Revision

Status
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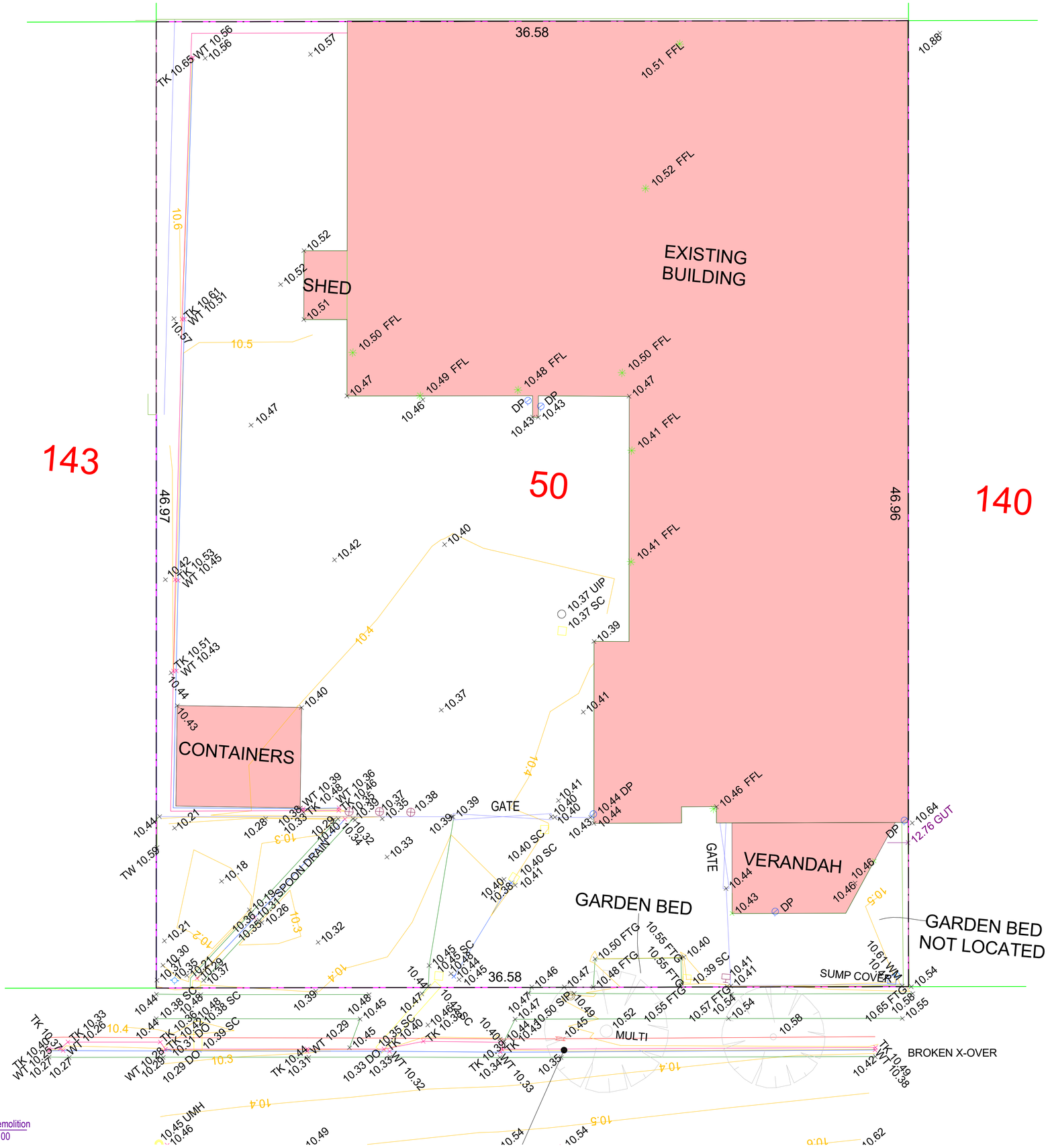

1 Level 00 - Demolition
SCALE 1 : 100

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Project Number	25mm

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Sheet title
DEMOLITION PLAN

Sheet number **2200**
Revision

Status
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C21795

C21796

C21797

143

50

140

REMOVABLE PANEL LOCATIONS TO PRECAST

REMOVABLE PANEL LOCATIONS TO PRECAST

SHED

EXISTING BUILDING

CONTAINERS

EXTENT OF UPPER LEVEL (DASHED)

GATE

GATE

VERANDAH

GARDEN BED

SPOON DRAIN

ENTRY ONLY

EXIT ONLY

MULTI

SUMP COVER

GARDEN BED NOT LOCATED

WAREHOUSE 1
239 m²
FFL: 10.60

WAREHOUSE 2
239 m²
FFL: 10.60

WAREHOUSE 3
239 m²
FFL: 10.60

WAREHOUSE 4
239 m²
FFL: 10.60

ACCESS WC

KITCHENETTE

OFFICE

NEW CROSS-OVER IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS

PROPOSED CROSSOVER

PROPOSED CROSSOVER

NEW CROSS-OVER IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS

BROKEN X-OVER

SECURITY LIGHTING PROPOSED TO FACE OF EACH WAREHOUSE. MOTION SENSORED SENSOR LIGHT / LUX LEVELS IN ACCORDANCE WITH AUSTRALIAN STANDARDS. TYPICAL

LANDSCAPING SCHEDULE:

1. JAPANESE BOX HEDGE (BUXUS JAPONICA)
MATURE HEIGHT 0.9H X 0.9W

2. MAGNOLIA 'TEDDY BEAR' -4M

3. LAVENDER (LAVANDULA ANGUSTIFOLIA)
MATURE HEIGHT 0.9H X 0.9W

AREA SCHEDULE:

TOTAL SITE AREA: 1717M²

GROUND FLOOR TOTAL BUILT FORM AREA: 987M² GLA
WC / KITCHENETTE (PER UNIT): 14M² NLA
OFFICE (PER UNIT): 14M² NLA
WAREHOUSE (PER UNIT): 203M²

FIRST FLOOR TOTAL BUILT FORM AREA: 370M²
OFFICE (PER UNIT): 80M² NLA
STORE (PER UNIT): 6M² NLA

CARPARK: 729M²
LANDSCAPING: 70.5M2

1 Level 00
SCALE 1 : 100

True North

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Recent revision history

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Notes & Legend

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Sheet size: A1
Scale: 1 : 100

Sheet title
DRAWING SERIES
GROUND PLAN

Sheet number: A-2201
Revision:

Status
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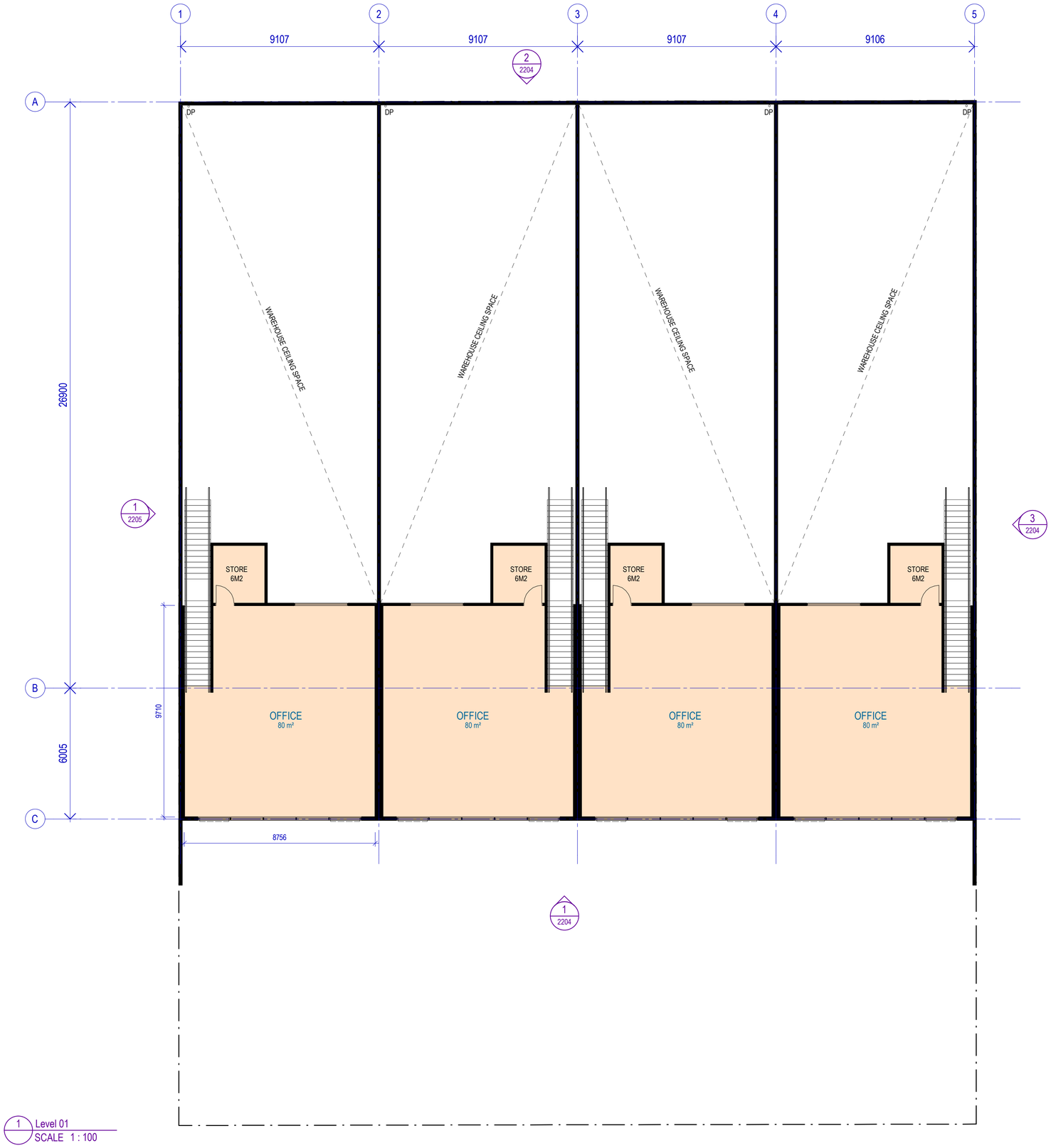

True North

N

1 Level 01
SCALE 1 : 100

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Recent revision history

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Notes & Legend

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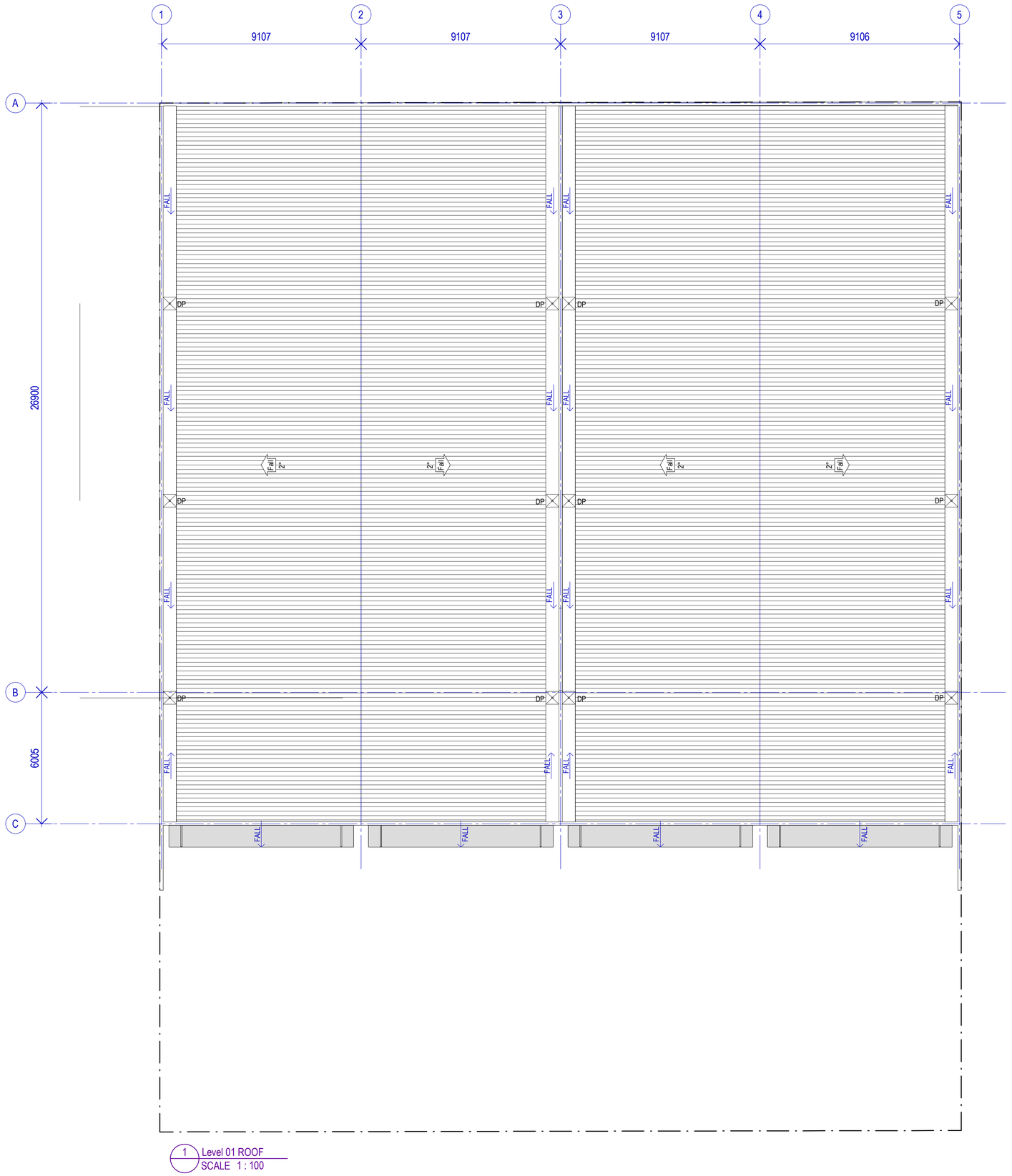
Sheet title

FIRST FLOOR

Sheet number: 2202
Revision:
Status: PLANNING APPLICATION



Recent revision history

#	Status	Description	Date

Notes & Legend

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Project Number	25mm

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Sheet title

ROOF PLAN

Sheet number	Revision
2203	

Status

PLANNING APPLICATION

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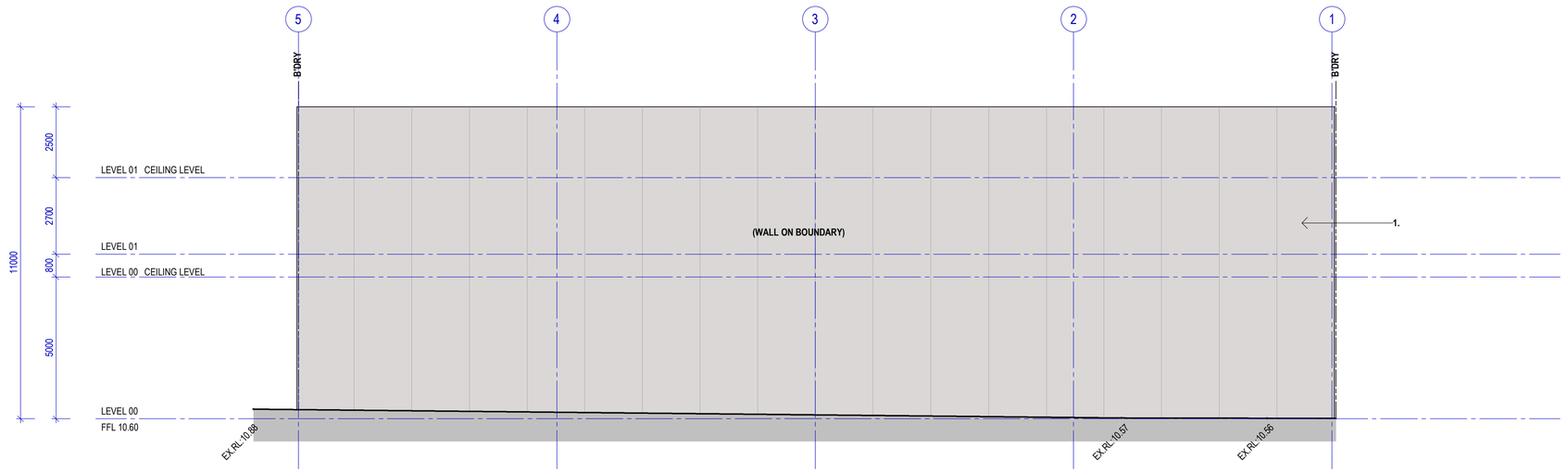
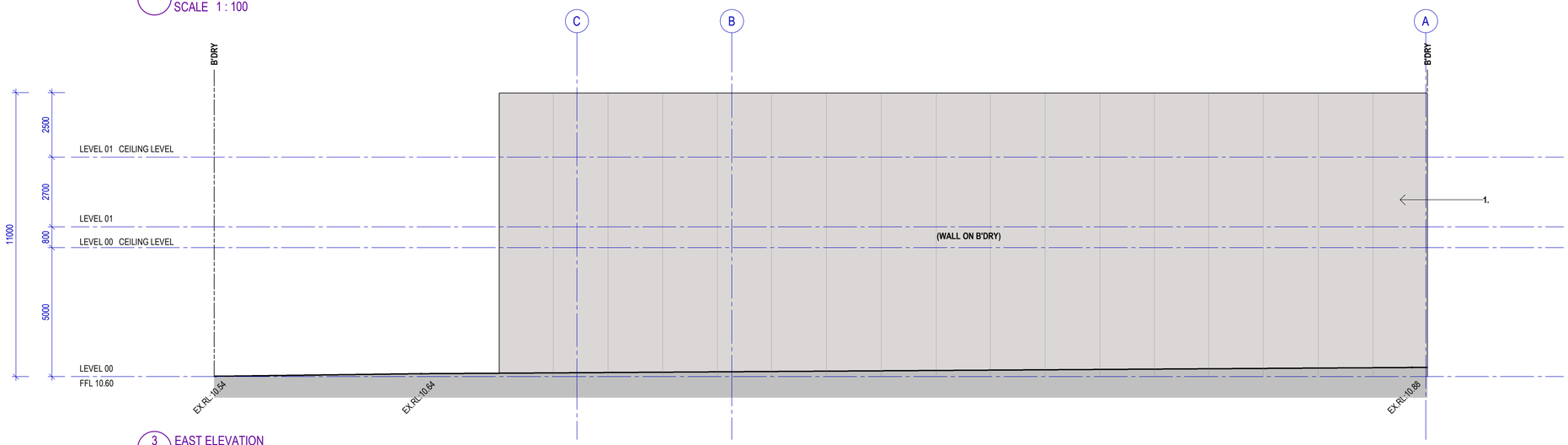
1 SOUTH ELEVATION
SCALE 1 : 100



2 NORTH ELEVATION
SCALE 1 : 100



3 EAST ELEVATION
SCALE 1 : 100

EXTERIOR MATERIAL SCHEDULE

1. OFF-WHITE PRECAST PANELS
2. LYSAGHT: KLIP LOCK 700 HI-STRENGTH WALL CLADDING - COLOUR MONUMENT
3. ROLLER DOOR - COLOUR MONUMENT
4. PFC CANOPY - MONUMENT
5. POWDERCOATED BLACK WINDOW & DOOR JOINERY

Recent revision history

#	Status	Description	Date

Notes & Legend

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Project
WAREHOUSE DEVELOPMENT AT 44-48 PARINGA AVE, SOMERTON PARK

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Sheet title
ELEVATIONS

Sheet number
2204

Revision

Status
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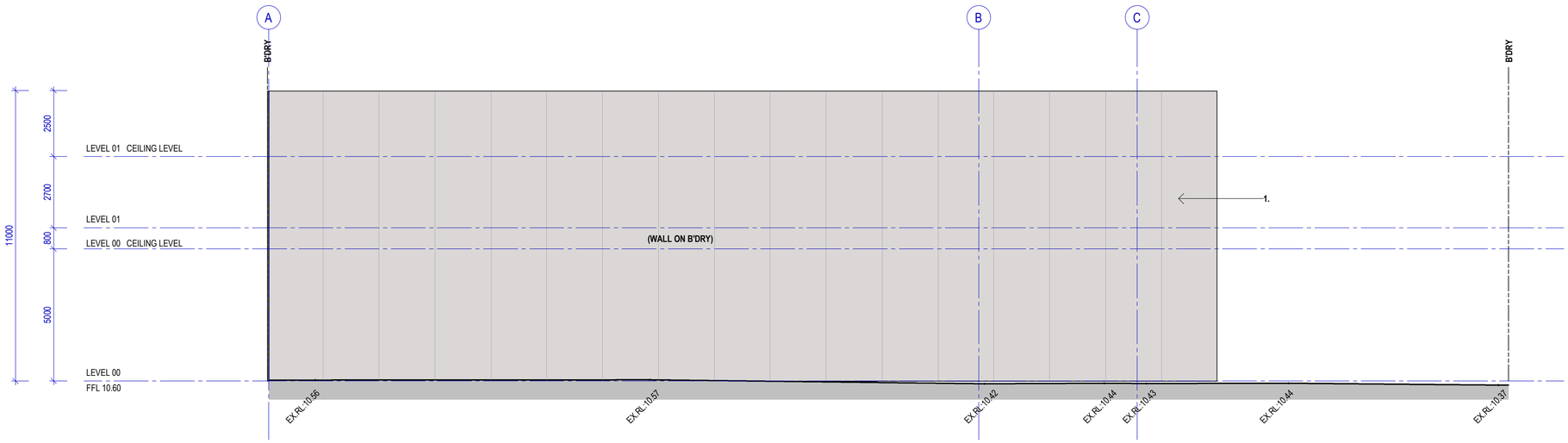

1 WEST ELEVATION
SCALE 1 : 100

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Project Number

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25mm

Checked
Checker

Approved
Approver

Sheet size
A1

Scale
As indicated

Sheet title
ELEVATION

Sheet number
2205

Revision

Status
PLANNING APPLICATION

IDENTIFICATION & SITE SURVEY

44–48 PARINGA AVENUE
ALLOT 50 IN D19794
CT 5457/696
SOMERTON PARK

LEGEND

BOUNDARY	UMH = UNCLASSIFIED MANHOLE
BOUNDARY	STOBIE POLE
MAJOR CONTOUR	TAP
MINOR CONTOUR	WM = WATER METER
G.I.FENCE	LETTER BOX
FTG = FOOTING	BOLLARD
WALL	STEEL COVER
BUILDING	UIP = UNCLASSIFIED INSPECTION POINT
SHED	FFL = FINISHED FLOOR LEVEL
VERANDAH	DP = DOWNPIPE
EDGE OF CONCRETE	DO = DRAINAGE OUTLET
GUT = GUTTER	TREE
WT = WATER TABLE	X NATURAL SURFACE
TK = TOP OF KERB	
E ELECTRIC OVERHEAD	
CONTAINERS	
CENTRELINE OF ROAD/TRACK	
SPOON DRAIN	

NOTE:

THIS PLAN IS TO BE READ IN CONJUNCTION WITH STEED SURVEYORS BOUNDARY IDENTIFICATION PLAN 13043ID1.0

MPORTANT NOTE: This plan was prepared for the purpose of designing new constructions on the land and should not be used for any other purpose. Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
The boundary corners have been identified by a licensed surveyor as an Identification Survey and as such, the plan should only be used for the purpose for which it was prepared.
Owners or purchasers should be aware that if utilising or building to the boundary, the author of the plan or consulting surveyor of choice should be first contacted in case boundary location on this or adjoining Allotments carries higher than normal risk.
Steed Surveyors therefore can accept no responsibility for failure to use this plan within the limitations intended.
This note is an integral part of this plan.

COORDINATE DATUM: PLANE

HEIGHT DATUM: PSM6628/2014 RL9.749m AHD

CONTOUR INTERVAL: 0.1 metre

SURVEY DATE: 06/05/22

CLIENT: COOKE'S COMMERCIAL INTERIORS P/L

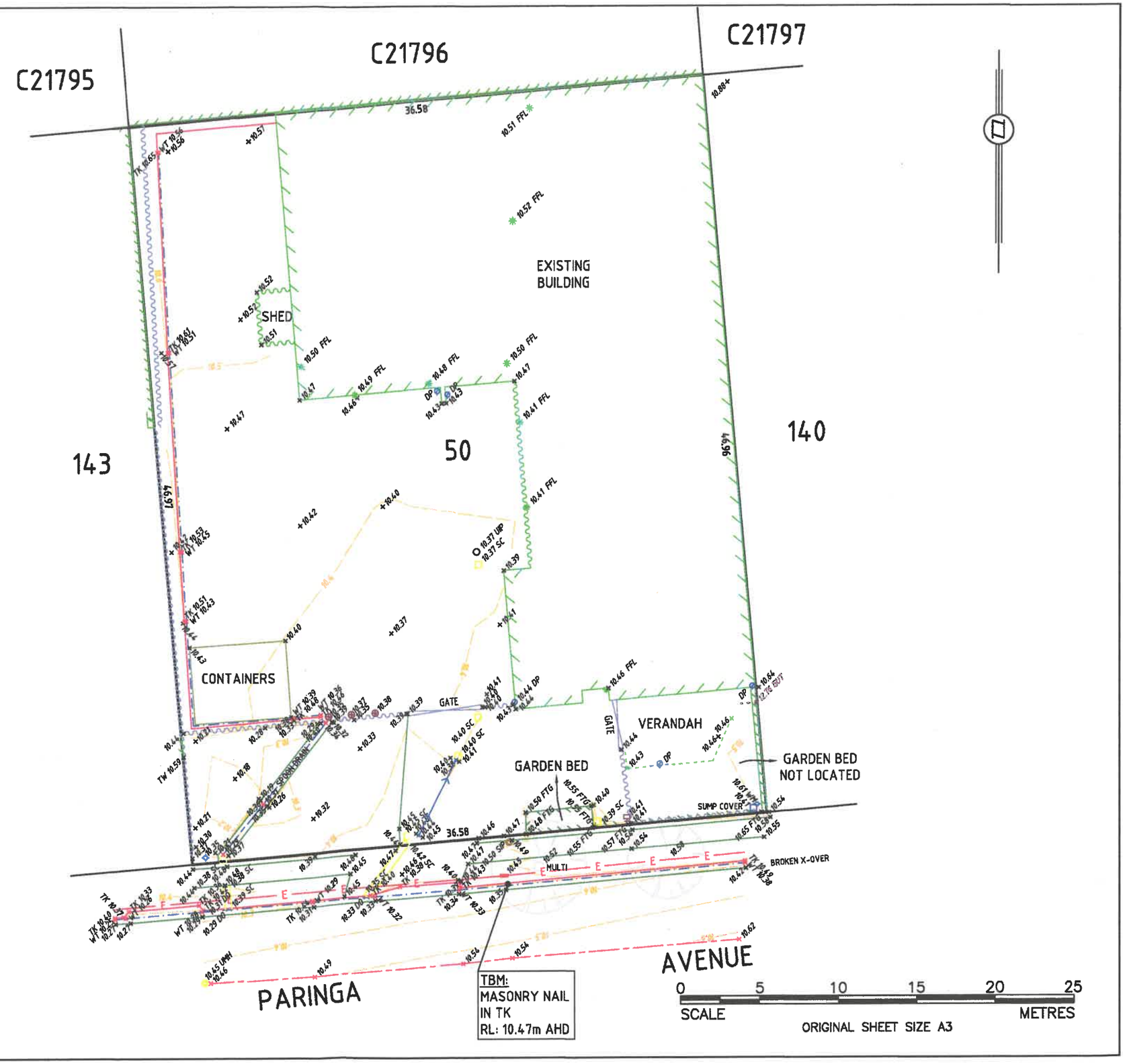
surveyors + land divisions

info@steedsurveyors.com.au
ACN 614 910 691

Steed

Norwood - 08 8362 7900
23 Sydenham Road 5067
Murray Bridge - 08 8532 5200
Murrundi Building, 30 Seventh Street 5253
Kangaroo Island - 08 8559 4283

REFERENCE: 13043E1.0 13/05/22 BJP,ELT



surveyors + land divisions
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Steed
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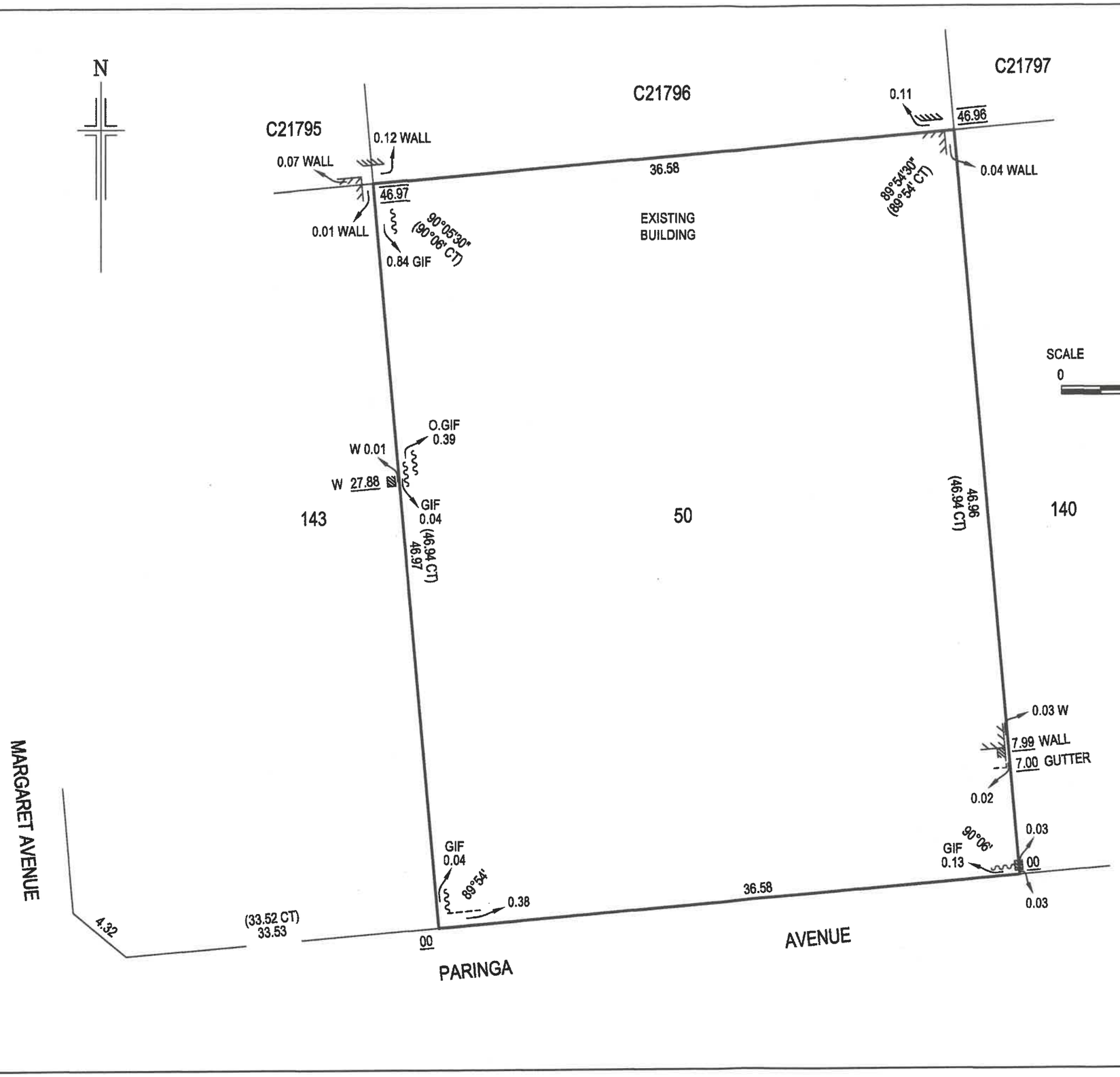
23 Sydenham Road 5067
Murray Bridge - 08 8532 5200
Murrundi Building, 30 Seventh Street 5253
Kangaroo Island - 08 8559 4283



LEGEND	
GIF	GALVANISED IRON FENCE
O.GIF	OLD GI FENCE

SCALE METRES
0 5 10 15 20 25

NOTE:

WHERE DISCREPANCIES OCCUR BEETWEEN TITLE DATA AND SURVEYED DATA, TITLE DATA IS SHOWN THUS: (46.94 CT)

IDENTIFICATION SURVEY

HUNDRED: NOARLUNGA

AREA: SOMERTON PARK

OWNER: COOKE'S COMMERCIAL INTERIORS P/L

ADDRESS: 44-48 PARINGA AVENUE

TITLE REFERENCE			SUBJECT LAND	
PREFIX	VOLUME	FOLIO	ALLOT/LOT/SEC	PLAN
CT	5457	696	ALLOT 50	D19794

REFERENCE: 13043ID1.0 12/05/22 BJP,ELT

FIELD WORK COMPLETED 06/05/22

Licensed Surveyor

IMPORTANT NOTE: This plan is of an Identification Survey and as such should be used only for the purpose for which it was prepared. Owners or purchasers should be aware that if utilising or building to the boundary, the author of the plan or the consulting surveyor of choice should be first contacted in case boundary location on this or adjoining allotments carries higher than normal risk.
Steed Surveyors therefore can accept no responsibility for failure to use this plan within the limitations intended.
This note is an integral part of this plan.

125Ø = 125mm Ø UPVC SEWER GRADE
150Ø = 150mm Ø UPVC SEWER GRADE
250Ø = 250mm Ø UPVC SEWER GRADE
(ALL PIPES 1:200 MIN FALL)

REFER TO CALCULATIONS FOR FULL BOXGUTTER AND H.C.O.D. DETAILS

PROPOSED WAREHOUSE 1
FFL 10.90
BL 10.70

PROPOSED WAREHOUSE 2
FFL 10.90
BL 10.70

PROPOSED WAREHOUSE 3
FFL 10.90
BL 10.70

PROPOSED WAREHOUSE 4
FFL 10.90
BL 10.70

BOXGUTTER 600(W)x100(D)
HCOD(125Ø)
FLYING DP 150Ø
DP(150Ø)
FALL
FL 10.88
FL 10.81
FL 10.75
FL 10.70
FL 10.64 IL 10.34
FL 10.64 IL 10.44
FL 10.50 IL 10.32
FL 10.55 IL 10.39
KERB & GUTTER
SUMP COVER
IP
HR(IL 10.52)
1.00%
2.00%
2.30%

ALL CARPARK SUMP TO HAVE OCEAN GUARD PIT INSERTS AND BE CLASS D

REMOVE REDUNDANT CROSSOVER, REPLACE WITH KERB & GUTTER IN ACCORDANCE WITH COUNCIL GUIDELINES (TYPICAL)

TBM:
MASONRY NAIL IN TK
RL: 10.47m

28000L UNDERGROUND TANK WITH PUMP SET TO 26.8 L/S CONNECTED TO THE U/G STORMWATER SYSTEM & DISCHARGED TO THE STREET WT. (PROVIDE A SEALED SYSTEM BETWEEN THE ROOF & THE WATER TANK)(MINIMUM 100% OF ROOF WATER PLUMBED TO TANK)(TANK LID TO BE TRAFFICABLE)

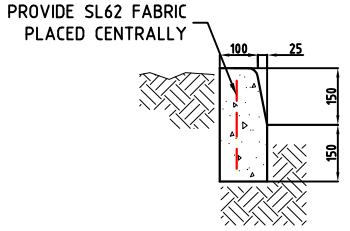
PUMP NOTES:
1. USE TWO PUMPS (26.8L/s EACH) TO BE CONFIGURED TO AUTOMATICALLY ALTERNATE AS THE DUTY PUMP & AUTOMATICALLY REVERT TO THE ALTERNATE PUMP SHOULD THE DUTY PUMP FAIL.
2. BACKUP BATTERY POWER SUPPLY TO BE INSTALLED AS PER COUNCIL REGULATIONS.
(FOR MORE INFORMATION REFER TO MANUFACTURER'S SPECIFICATIONS.)
3. AUDIBLE ALARM SYSTEM IS TO BE INSTALLED AS PER COUNCIL REGULATIONS.
(FOR MORE INFORMATION REFER TO MANUFACTURER'S SPECIFICATIONS.)

300x300 BOUNDARY SUMP WITH SILT TRAP 200 BELOW INVERT LEVEL OF SUMP (TYPICAL)

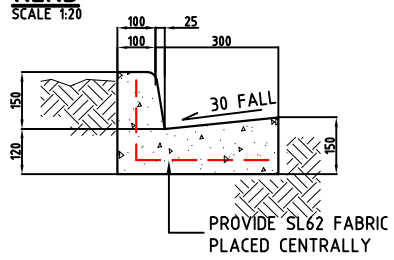
DISCHARGE TO STREET WT AS PER COUNCILS REGULATIONS

BROKEN X-OVER

CROSSOVER TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS (TYPICAL)



TYPICAL CONCRETE KERB
SCALE 1:20



TYPICAL CONCRETE KERB & GUTTER DETAIL
SCALE 1:20

SITE NOTES

S1. THIS IS AN ENGINEERING SURVEY PLAN AND SHOULD NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY.
S2. THE REDUCED LEVELS SHOWN ON THIS PLAN ARE TO BE REGARDED AS INDICATIVE ONLY. THEIR SUITABILITY SHOULD BE ASSESSED ON SITE BY THE BUILDER BUT SHOULD NOT BE LOWERED WITHOUT FIRST CHECKING I.P. LEVELS.
S3. THE OWNER SHOULD BE AWARE THAT IT MAY BE MORE PRACTICAL TO CONSTRUCT THE RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE BUILDING.
S4. THE OWNER SHALL PROVIDE ADEQUATE PROPPING/BRACING ETC. TO ANY EXISTING BOUNDARY STRUCTURE OR WALL ON OR NEAR THE BOUNDARIES IMMEDIATELY AFTER SITE EXCAVATION.
S5. PROVIDE ADEQUATE PROTECTION OR COVER TO STORM WATER PIPES I.E. 150mm AND WHERE PIPE IS TO BE SUBJECTED TO VEHICULAR LOADING 300mm MIN. COVER IS REQUIRED, OR ENCASE PIPE IN 100mm THICK CONCRETE. IT IS RECOMMENDED TO USE GALVANIZED BOX SECTION BETWEEN BOUNDARY AND STREET WATERTABLE.
S6. MAXIMUM LEVEL OF PATH AT FLOOD GULLY TO BE 165mm BELOW FINISHED FLOOR LEVEL.
S7. ALL STORMWATER WORKS AND RETAINING WALLS ARE TO BE CONSTRUCTED BY THE OWNER UNLESS STATED OTHERWISE IN THE BUILDERS CONTRACT.
S8. ALL BUILDINGS, STRUCTURES AND TREES AFFECTING OR AFFECTED BY PROPOSED BUILDING WORKS HAVE BEEN SHOWN ON THIS PLAN.
S9. REMOVAL OF ALL EXCESS SPOIL FROM SITE CUT & FOOTING EXCAVATION IS THE OWNERS RESPONSIBILITY UNLESS NOTED OTHERWISE BY THE BUILDER.
S10. THE DRAINAGE LAYOUTS SHOWN ON THIS PLAN ARE DIAGRAMATIC AND SHALL BE INSTALLED IN ACCORDANCE WITH SANITARY PLUMBING AND DRAINAGE DIRECTIONS - ALL APPLICABLE PARTS AMENDED. ENSURE SEWER TRENCH IS 900mm MIN. FROM FOOTINGS.
S11. DATUM FOR LEVELS - TBM AS SHOWN.
S12. LAGGING: IS REQUIRED, 20mm CLOSED CELL POLYETHELENE.
S13. FLEXIBLE SEWER & STORMWATER CONNECTIONS ARE REQUIRED.

NOTE:
RAINWATER TANK TO BE CONNECTED TO ONE TOILET AND EITHER THE LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE. (SITE GREATER THAN 200m²)

SITE LEVEL BY OTHERS

LEGEND

+100.00	EXISTING GROUND LEVEL
100.00	DESIGN LEVEL
DP	DOWNPIPE
IP	STORMWATER INSPECTION POINT
	STORMWATER PIPE 90Ø UPVC U.N.O. (MIN FALL 1:200)
	CONCRETE SUMP 450SQ x 450D CLASS D WITH MS GRATED COVER U.N.O.
	NEW BITUMEN PAVING
	EXISTING EMBANKMENT/BATTER
	EMBANKMENT/BATTER (GRADE BANKS 1:2 MAX)
	SPOON DRAIN (MIN FALL 1:200)
>>>	UNLINED OPEN DRAIN (MIN FALL 1:100)
	SEWER PIPE (MIN FALL 1:50)
	GRATED TRENCH DRAIN (MIN FALL 1:200)
	KERB
	KERB & GUTTER
	90Ø GRATED SURFACE S/W SUMP

-	-	-	-
-	-	-	-

AMENDMENTS

ZAFIRIS & ASSOCIATES PTY. LTD.
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NEVER SCALE DRAWING, FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE. VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK.

SITE: PROPOSED WAREHOUSES
FOR: ALAN COOKE
AT: 44-48 PARINGA AVE, SOMERTON PARK

TITLE: SITE & DRAINAGE LAYOUT PLAN

DESIGN:	CHECKED:	JOB NUMBER:
PZ	TAZ	2230304
DRAWN:	DATE:	SCALE:
PZ	15 MAR'23	AS SHOWN
DRAWING NUMBER:		ISSUE:
CF5		-

PLOT DATE: 15.03.23

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ACN 008 085 952

STORMWATER DRAINAGE CALCULATIONS

CLIENT: ALAN COOKE **JOB NO:** 2230304

SITE: 44-48 PARINGA AVE., SOMERTON PARK

PROJECT DETAILS: **BOXGUTTER AND H.C.O.D. DESIGN**

PAGE	**INDEX**
1-6	BOXGUTTER & H.C.O.D. COMPUTATIONS

NOTES:

- These calculations are to be read in conjunction with relevant construction reports, structural drawings and architectural drawings.
- All work to comply with the Building Code of Australia and relevant Australian and Australian and New Zealand Standards and Minister's Specifications listed below:

AS 3500	PLUMBING AND DRAINAGE
AS 2870	RESIDENTIAL SLABS AND FOOTINGS
AS 1221	FIRE HOSE REELS
AS 2620	DOMESTIC GARDEN HOSE
AS 1530	METHODS FOR FIRE TESTS ON BUILDING MATERIALS, COMPONENTS & STRUCTURES
SA 78	ADDITIONAL REQUIREMENTS IN DESIGNATED BUSHFIRE PRONE AREAS
SA 78AA	ON-SITE RETENTION OF STORMWATER

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e-mail:zafiris@adam.com.au

JOB No. 2230304	SHEET No. 1
DESIGN PZ	DATE 14/03/23

JOB TITLE

44-48 PARINGA AVE., SOMERTON PARK

BOX GUTTER/RAINWATER HEADS DESIGN: HCOD

a) Adopt 100 ARI 5min event : 180mm/hr

b) Largest roof area to HCOD & Box Gutter = 130 m^2

2.0° deg

c) Factored catchment area = 130 x 1.02 ≈ 133 m^2 [to HCOD]

d) From Figure I1:

A_C=133m^2 , Q = 6.6 L/s, box gutter width (W_{bg} = 600mm), gradient = 1:200, depth(h_a=98mm)

e) From Figure I4:

Q = 6.6L/s, Downpipe = 125Ømm, h_s = 75mm

f) from figure I6(a):

l_{oc} = 23 mm

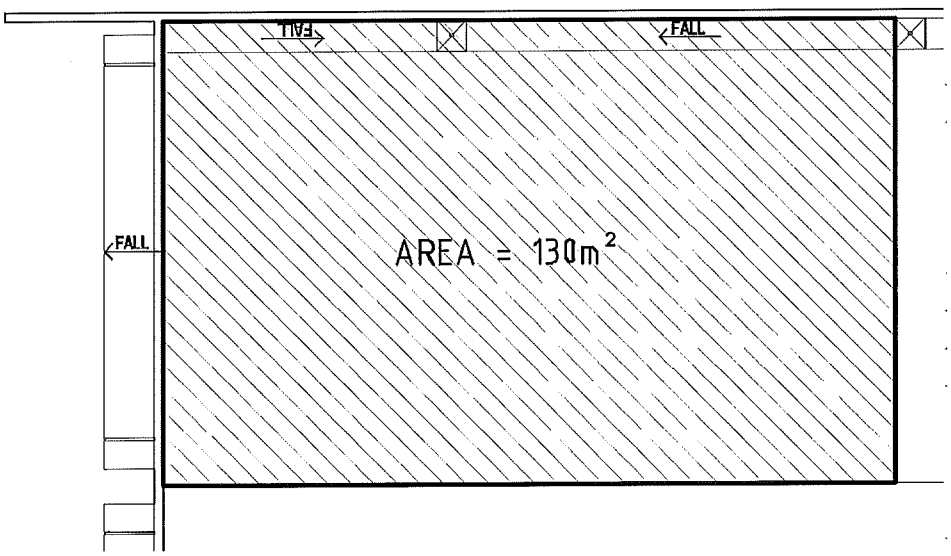
g) from figure I8:

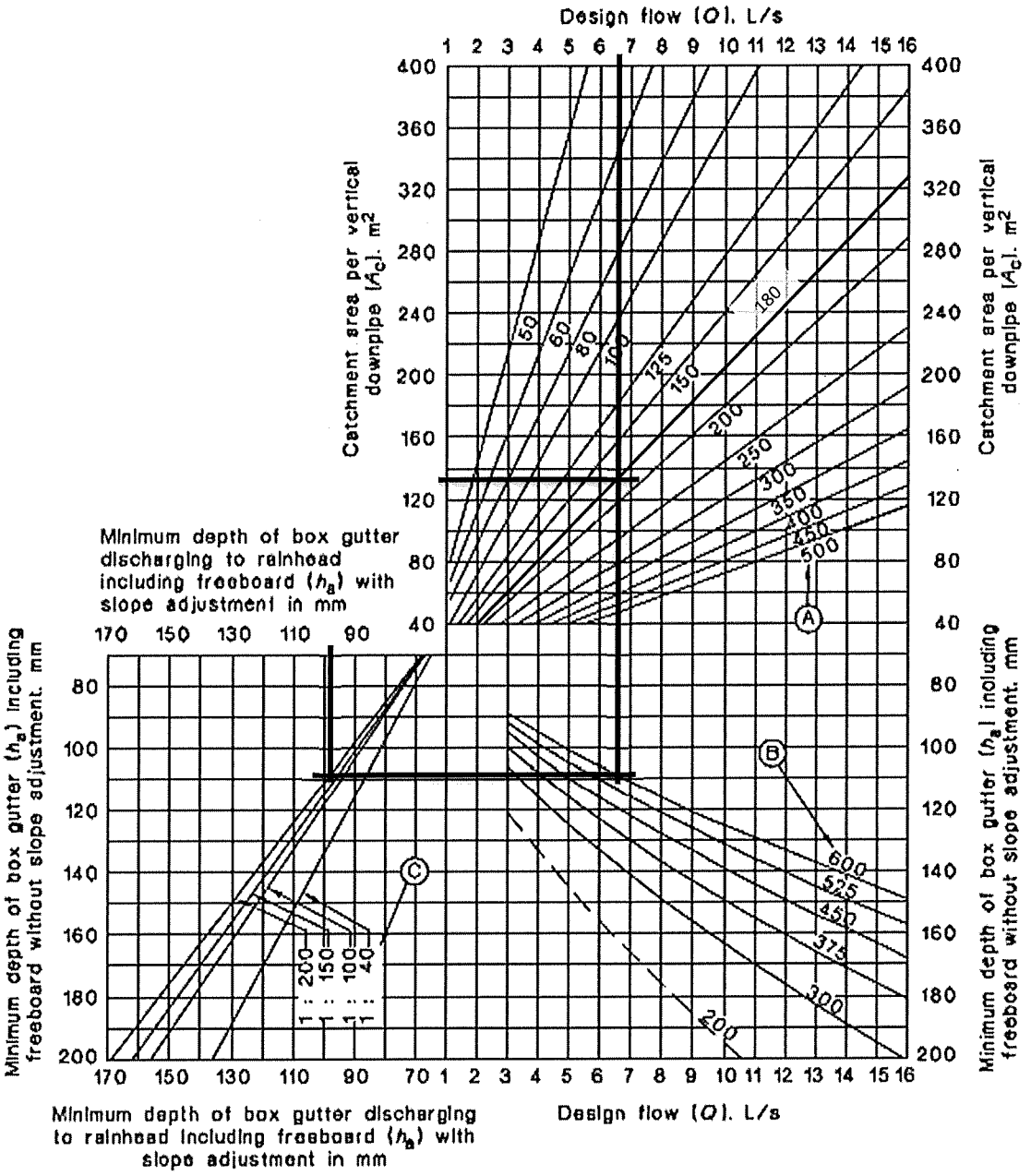
h_t = 77mm

h) The minimum depth of box gutter (d_{bg}): $h_a < h_t + l_{oc}$

$d_{dg} = h_t + l_{oc} = 77 + 23 = 100mm$

[REFER TO FIGURE I7]





LEGEND:

(A) = Design rainfall intensity ($^{100}I_5$) or ($^{50}I_{10}$) in mm/hr (typical)

(B) = Width of box gutter (w_{bg}) in mm (typical)

(C) = Gradient of box gutter (typical)

NOTE: 200 mm box gutter for domestic construction only.

FIGURE 11 DESIGN GRAPH FOR A FREELY DISCHARGING BOX GUTTER

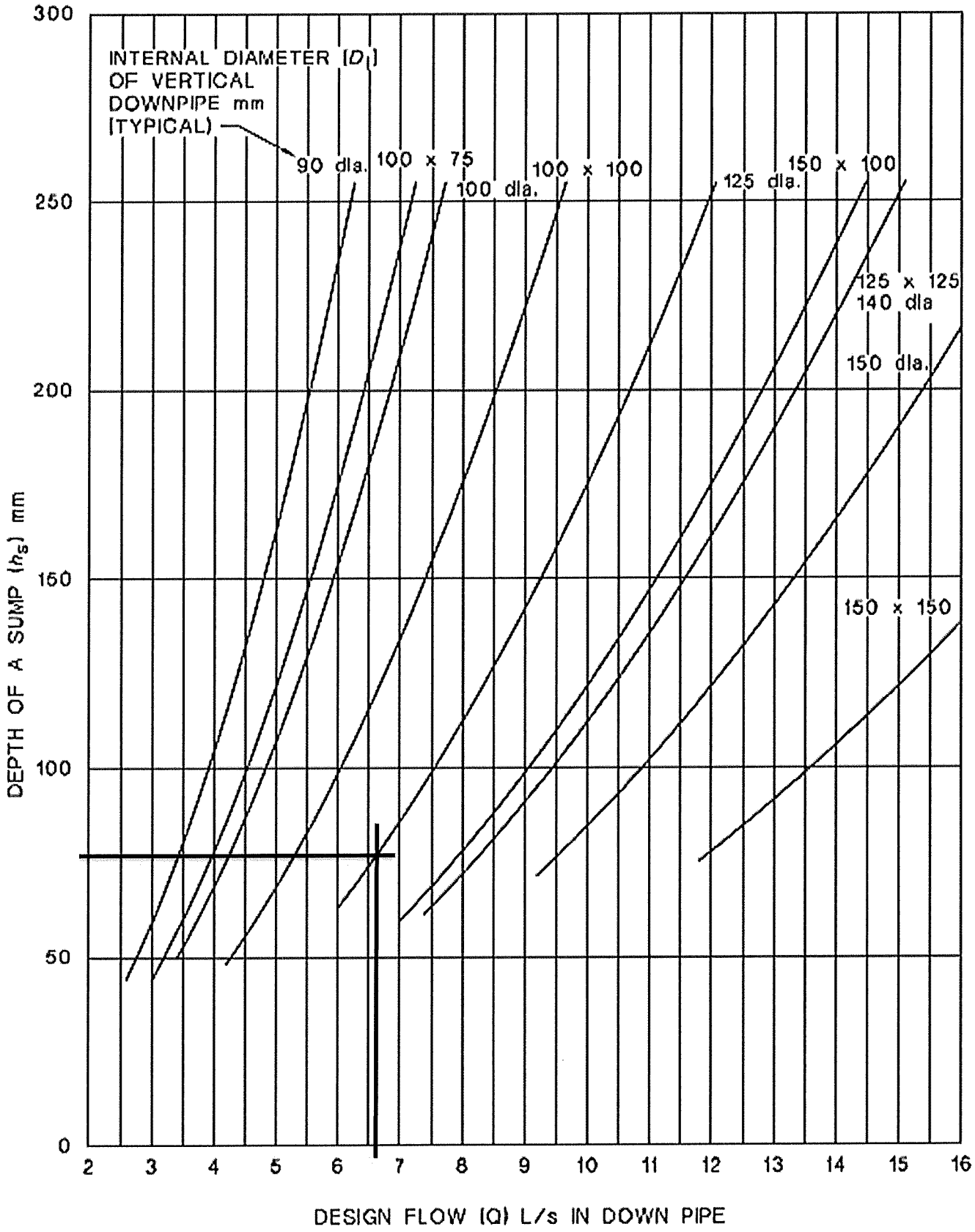
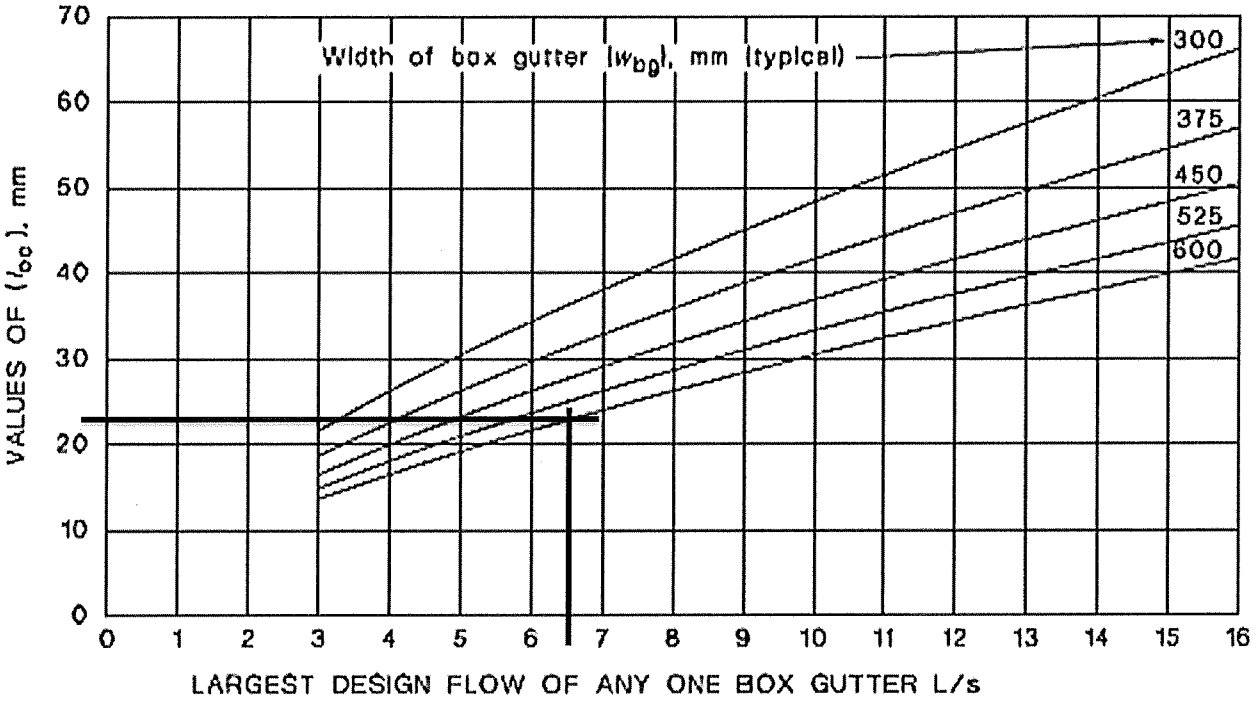
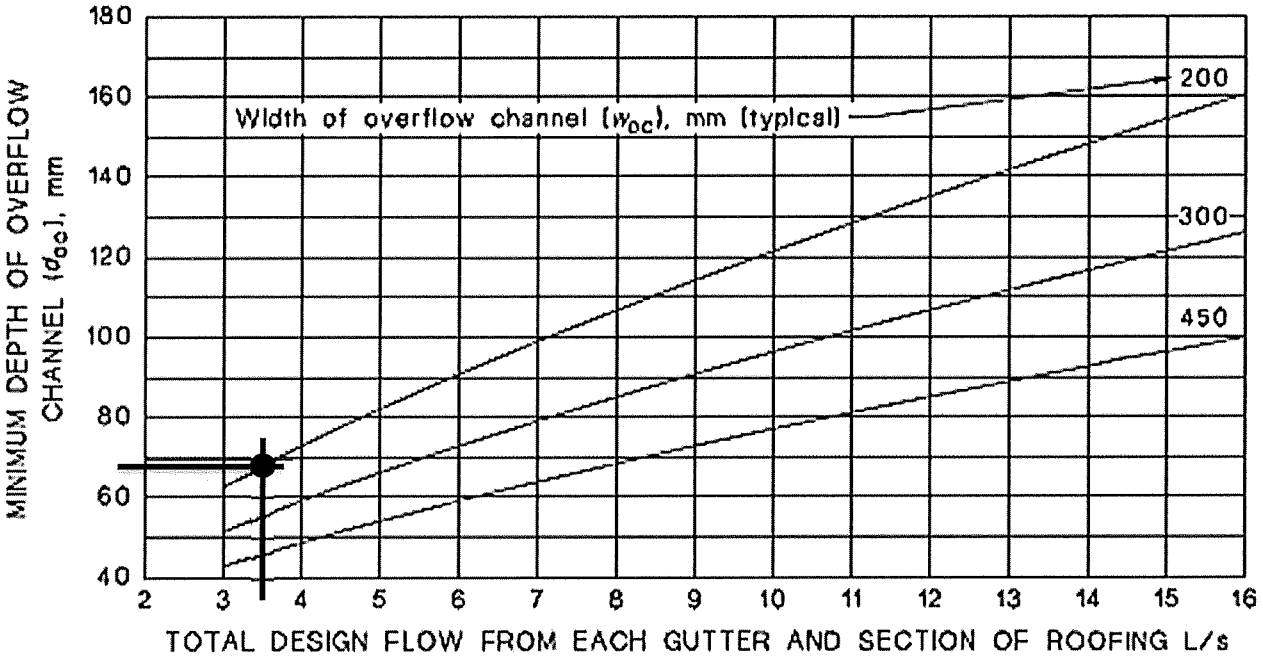


FIGURE I4 DESIGN GRAPH FOR SUMP



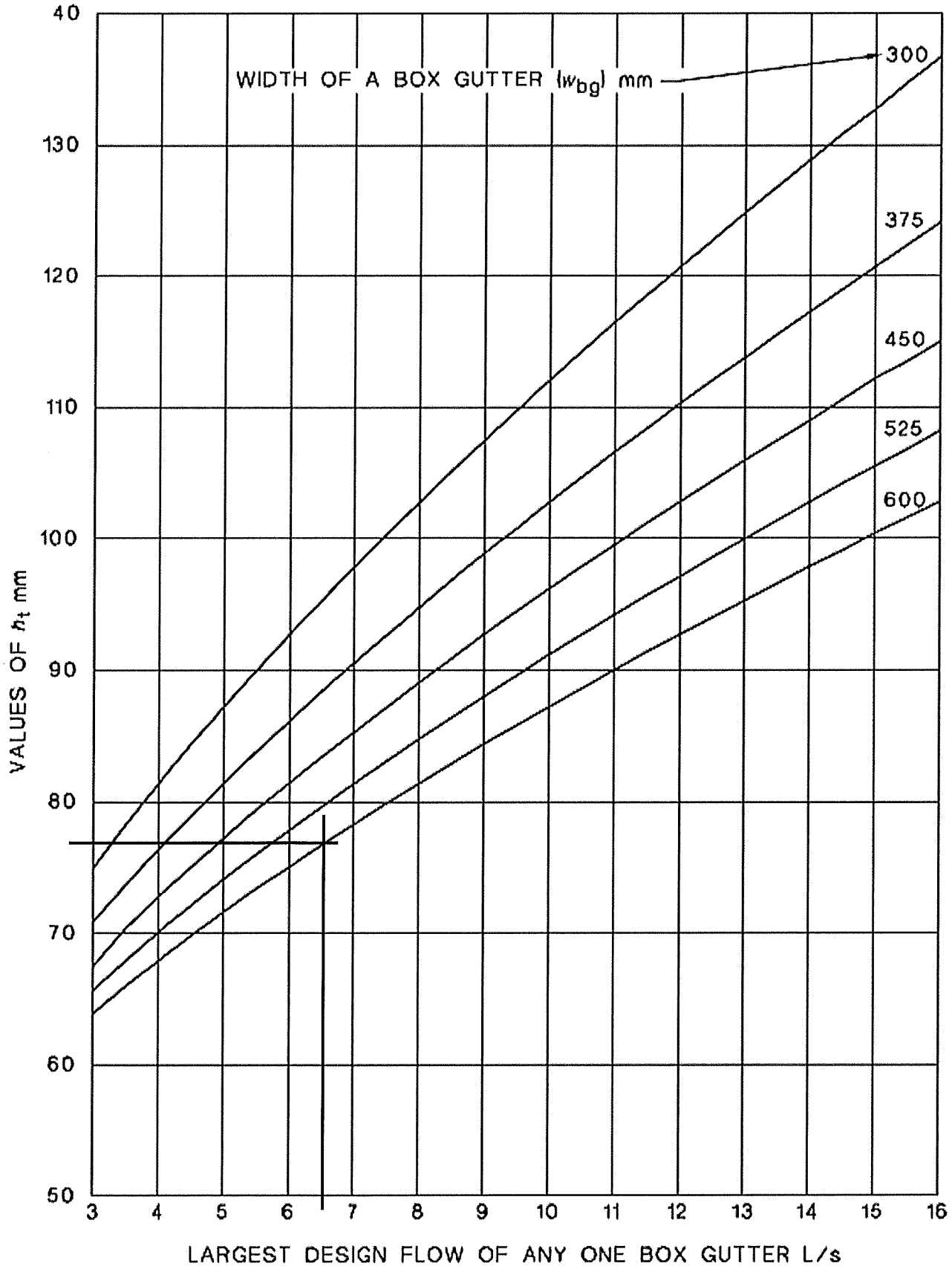
(a) Determination of values for l_{oc}



(b) Determination of values for d_{oc}

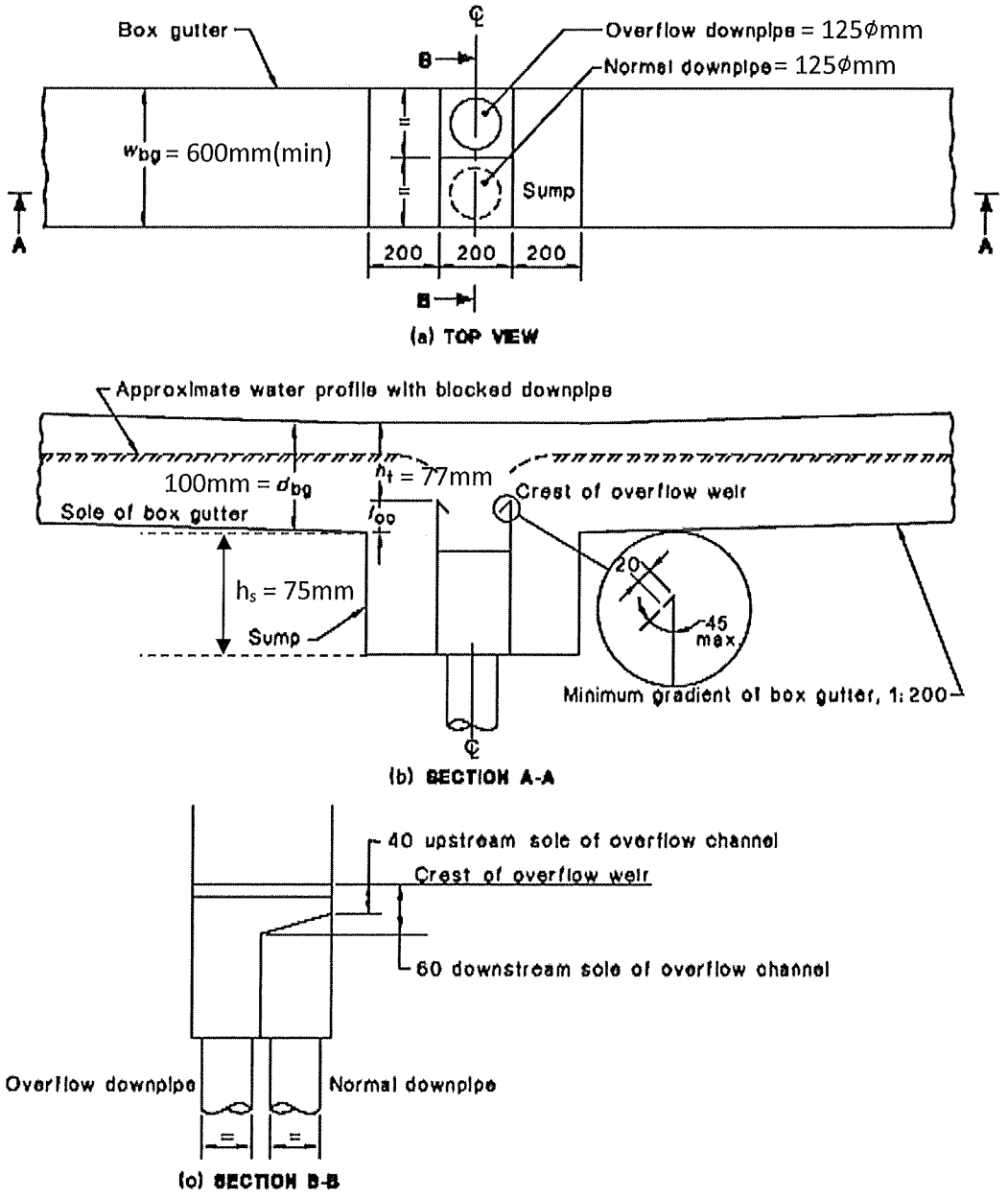
NOTE: Graph (a) applies to both sump/side overflow device, and sump/high-capacity overflow device.

FIGURE 16 DESIGN GRAPH FOR SUMP/SIDE OVERFLOW DEVICE



NOTE: Additional values can be calculated using the formula— $Q = A_c \times {}^{100}I_5/3600$

FIGURE I8 DESIGN GRAPH FOR SUMP/HIGH-CAPACITY OVERFLOW DEVICE



NOTES:

1 The depth of the sump (h_s) is measured—

(a) if l_{oc} >60, from the sole of the box gutter at the sump; or

(b) if l_{oc} <60, the downstream sole of the overflow channel, i.e., 60 – l_{oc} below the sole of the box gutter at the sump.

2 The sump to be fully sealed to the box gutter.

3 See Clause 3.7.5 for criteria for overflow devices.

4 The normal outlet may be moved longitudinally to enable better inspection and maintenance access (see Clause 3.7.4 (f)).

DIMENSIONS IN MILLIMETRES

FIGURE 1/ SUMP/HIGH-CAPACITY OVERFLOW DEVICE

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STORMWATER DRAINAGE CALCULATIONS

CLIENT: ALAN COOKE **JOB NO:** 2230304

SITE: 44-48 PARINGA AVE., SOMERTON PARK

PROJECT DETAILS: **STORMWATER DRAINAGE DESIGN**

PAGE	**INDEX**
1-2	STORMWATER DESIGN COMPUTATIONS

NOTES:

- These calculations are to be read in conjunction with relevant construction reports, structural drawings and architectural drawings.
- All work to comply with the Building Code of Australia and relevant Australian and Australian and New Zealand Standards and Minister's Specifications listed below:

AS 3500	PLUMBING AND DRAINAGE
AS 2870	RESIDENTIAL SLABS AND FOOTINGS
AS 1221	FIRE HOSE REELS
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JOB NUMBER:	SHEET NUMBER:
2230304	1
DESIGN:	DATE:
PZ	15/03/2023

ADDRESS: 44-48 PARINGA AVE, SOMERTON PARK

STORMWATER COMPUTATIONS:

Post development runoff to be restricted to Q_5 flow for the critical flow up to 100yrs ARI

EXISTING SITE DISCHARGE: Block = 1718 m^2

	Ex. Paving		Ex. Landscape		Ex. House + Shed	$5I_6$	
Q_{EXIST} = [(	1546 (0.9)	+	172 (0.1)	+	835 (1.0)]x(75.4/3600)=		**47.0**

PROPOSED DEVELOPMENT DETENTION:

Q_{Roof} = [(Roof 990.00) x 1.0] x (I/3600) = **0.28** l

Allow 6.7 L/s discharge from each 52mm ø outlet of rainwater tanks. (if tanks above ground)

26.8 L/s total = 4 tanks, 4 buildings

$Q_{orifice}$ (outlets) → $Q_o = CA\sqrt{(2gH)}$

ø =	52	mm (PIPE)	C=	0.65 (outake coefficient)
A=	0.00212	m^2	g=	9.81 m/s
			H=	1.2 m

Q_o = 0.65 x 0.00212√(2 x 9.81 x1.2) = 0.0067 m^3/s = 6.7 L/s

DESIGN FOR 100 YEARS ARI EVENTS: (ABOVE GROUND TANK)

Storm duration	Intensity I(mm/hr)	Q_{Roof} (L/s)	Q_O (L/s)	Volume Pre (L)	Volume Post (L)	Roof Detention Pre - Post (L)	Det. Per Building(L)
5	187	52.36	26.80	15708	8040	7668	1,917
6	**173**	**48.44**	**26.80**	**17438**	**9648**	**7790**	**1,948**
10	136	38.08	26.80	22848	16080	6768	1,692
20	94	26.32	26.80	31584	32160	-576	-144
5 YEAR ARI PUMP SYSTEM: (PUMP FAILURE)							
120	13.9	3.89	0.00	28008	0	28008	7,002

ROOF STORAGE TANK REQUIRED → WORST CASE @ 6MIN STORM

Q_{Roof} = 0.28 x 173 = 48.44 L/s

Volume Pre= 48.44L/s x 6min x 60sec = 17438L

Q_o = 26.8 L/s

Volume Post = 26.8L/s x 6min x 60sec = 9648L

Roof Storage = 17438 - 9648 = 7790L/4 WAREHOUSES = 1948L DETENTION

Required detention for roof water to be 1948L per warehouse with a 52mm orifice to limit each tank to 6.7L/s for above ground tanks OR if underground system to be used 28,000L storage for site required with pump set to 26.8L/s.

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JOB NUMBER:	SHEET NUMBER:
2230304	2
DESIGN:	DATE:
PZ	15/03/2023

ADDRESS: 44-48 PARINGA AVE, SOMERTON PARK

STORMWATER COMPUTATIONS:

Post development runoff to be restricted to Q_5 flow for the critical flow up to 100rs ARI

EXISTING SITE DISCHARGE: Block = 1718 m^2

Ex. Paving Ex. Landscape Ex. House + Shed $5I_6$

Q_{EXIST} = 1546 (0.9) + 172 (0.1) + 835 (1.0)]x(75.4/3600)= **47.0**

PROPOSED DIRECT DISCHARGE TO STREET:

Driveway Paving Landscape Roof $100I_6$ L/s

Q_{Direct} = [146 (0.9) + 0 (0.1) + 0 (1.0)]x(173/3600)= **6.3**

PROPOSED DEVELOPMENT DETENTION:

Paving Landscape

Q_{Ground}= [512 (0.9) + 70 (0.1)] x (I/3600) = **0.13** I

$Q_{O(tank)}$ = 26.8 L/s

DESIGN FOR 100 YEARS ARI EVENTS:

Storm Minutes	Intensity I(mm/hr)	Q_{Ground} (L/s)	Q_{OUT} (L/s)	Volume Pre (L)	Volume Post (L)	Site Detention Pre - Post (L)
5	**187**	**24.31**	**13.90**	**7293**	**4170**	**3123**
6	173	22.49	13.90	8096	5004	3092
10	136	17.68	13.90	10608	8340	2268
20	94	12.22	13.90	14664	16680	-2016
30	73.5	9.56	13.90	17208	25020	-7812
60	46.7	6.07	13.90	21852	50040	-28188

SITE DETENTION REQUIRED: CONSIDER, WORST CASE @ 5MIN STORM

Q_{ground} = 0.13 x 187 = 24.31 L/s

Q_{out} = 47.0 - 6.3 - 26.8 = 13.9 L/s

Volume Pre =24.31L/s x 5min x 60sec = 7293 L

Volume Post = 13.9L/s x 5min x 60sec = 4170 L

Site Detention = 7293 - 4170 = 3123 L

PONDING STORAGE:

Carpark Volume = (AD)/2 V=AD

kerb & gutter Carpark		450 SUMP
A(m^2)	152	0.2
D(m)	0.05	0.2
Units	1	3
V (m^3)	**3.80**	**0.06**

UNDERGROUND STOARGE :

Storage Volume = Πr2 L

U/G PIPES FROM SUMPS

Pipes	250mmØ	200mmØ	150mmØ	100mmØ	90mmØ
r (m)	0.125	0.1	0.075	0.05	0.045
L (m)	0	0	27	0	0
V (m^3)	**0**	**0**	**0.48**	**0**	**0**

Total Ponding Total U/G Storage

= 3.80 + 0.54 = **4.34** m^3 > **3.12** m^3 OK

Using a combination of above ground ponding in the carpark and underground storage via sumps and pipes from sumps the required site detention is achieved for surface water.