CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

Dear Member

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 10 May 2022 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.

Don Donaldson
ASSESSMENT MANAGER

Dated 02/05/2022

KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinthi, ngadlu Kaurna yartangka inparrinthi. Ngadlurlu parnuku tuwila yartangka tampinthi.

*Ngadlurlu Kaurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinthi. Parnuku yailtya, parnuku tapa purruna yalarra puru purruna.**

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kaurna people as the traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

*Kaurna Translation provided by Kaurna Warra Karrpanthi

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

10 May 2022

MEMBERS: Mr Brenton Burman
Mrs Colleen Dunn
Mr Ross Bateup
Mr Michael McKeown
Dr Jennifer Bonham

APOLOGIES: Ms Emma Wright

CONFLICT OF INTEREST:

APPOINTMENT OF A PRESIDING MEMBER:

CONFIRMATION OF MINUTES:

MOVED: SECONDED:

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 15 March 2022, as printed and circulated, be taken as read and signed as a correct record.

A G E N D A

Apologies
Conflict of Interest
Confirmation of the minutes

Item No	Development Act Applications	Page

Item No	Planning, Development Infrastructure Act Applications	Page
1	60 PARK STREET HYDE PARK SA 5061– 21024341	4-138

Item No	Appeals Against Decision of Assessment Manager (PDI Act)	Page
	Nil	-

Item No	ERD Court Compromise Reports - CONFIDENTIAL	Page

Motion to move into confidence

Nil -

Motion to move out of confidence

Item No	Council Reports	Page
	Nil	

Any Other Business
Matters for Council's consideration

DEVELOPMENT NO:	21024341
APPLICANT:	Kosta Barkoukis Despina Pastrikos
ADDRESS:	60 PARK STREET HYDE PARK SA 5061
NATURE OF DEVELOPMENT:	Variation to DA 090/263/2020/C2 for land division to create two allotments from one existing, and construct 2 two storey dwellings, carports and front fence: *variation to comprise demolition of existing building(s) and construction of two (2) two-storey semi-detached dwellings with associated carports (and car stackers) at the rear and amended plan of division*
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Building Near Airfields • Historic Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) • Minimum Frontage • Minimum Site Area • Maximum Building Height (Levels) • Minimum Side Boundary Setback • Site Coverage
LODGEMENT DATE:	20 Aug 2021
RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	12 August 2021 - Version 2021.11
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Brendan Fewster Planning Officer
REFERRALS STATUTORY:	South Australian Water Corporation SPC Planning Services
REFERRALS NON-STATUTORY:	Heritage Architect Engineering Consultant

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is seeking to vary Development Application 090/263/2020/C2 that comprised a land division to create two allotments and construction of two two-storey dwellings, carports, and front fencing.

The proposed variation includes:

- demolition of an existing hall building (divided into two dwellings) and associated structures;
- construction of new front facades comprising a pair of symmetrical semi-detached dwellings;
- internal alterations to the approved dwellings;
- alterations to front fence; and
- alterations to the approved land division.

The proposal plans and supporting documents are included at **Attachment 1**.

BACKGROUND:

The original application was assessed against the Unley Council Development Plan as the *Development Act 1993* was still in effect at the time.

On 21 July 2020 the Council Assessment Panel (CAP) considered the application and resolved that it be refused for the following reasons:

1. The proposed replacement dwellings would not make a comparable or more positive contribution to the desired character than the building to be demolished, contrary to PDC 6 of the Zone.
2. The proposed development would not enhance the desired character of the area, contrary to Objectives 1 and 3.
3. The size and width of the proposed allotments would be inconsistent with the predominant allotment sizes and widths within the area, contrary to Desired Character of Policy Area 8.5 and PDC 17 of the Zone.
4. The proposed front and side boundary setbacks of the dwellings would be contrary to Council Wide (Residential) PDC 13, would be inconsistent with the predominance setbacks identified by the Policy Area and would result in the development appearing cramped and incongruous with the development pattern and character of the area.
5. The proposed development would result in excessive bulk and massing and would intrude on the neighbouring spacious conditions, contrary to PDC 9 of the Zone.

The decision was appealed to the Environment, Resources and Development Court and a compromise was made by the applicant. The compromise proposal was accepted by the CAP and subsequently approved by Court Order on 30 November 2020.

A copy of the Court approved plans is included at **Attachment 2**.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 60 PARK ST HYDE PARK SA 5061
Title ref.: CT 5913/861 **Plan Parcel:** D63803 AL700 **Council:** CITY OF UNLEY

The subject site was located within the Residential Streetscape Built Form Zone, Policy Area 8.5 at the time of DA 263/2020 and now falls within the Established Neighbourhood Zone (with a Historic Area Overlay). The site is located on the northern side of Park Street, between King William Road and Clarence Street. The site is not symmetrical in shape, having a wider frontage (10.51m) and narrowing at the rear (7.75m), and two 'kinks' along the side boundaries as demonstrated below.

The site is currently occupied by a former hall c 1900s, which has been divided into two dwellings. A lean-to addition has been constructed forward of the hall. An open carport is located at the rear of the allotment that provides vehicle access to the site via Harley Street.

No regulated trees have been identified on the subject land or adjacent land.

Locality

The predominant land use within the locality is residential, with commercial development on King William Road on the western periphery of the locality. Except for the residential flats on the corner of Park Street and Westall Street (and 4 Harley Street), the settlement pattern remains intact and accommodates predominantly single storey detached dwellings.

The subject site is bound by double fronted cottages. Villas are also found within the immediate locality and two Local Heritage places are located at 77 Park Street and 54 Park Street. Front fencing is predominantly low (masonry or timber picket).

CONSENT TYPE REQUIRED:

Planning and Land Division Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Carport or garage
  Carport: Code Assessed - Performance Assessed
  Land division
  Demolition
  New housing
  Land division: Code Assessed - Performance Assessed
  Demolition: Code Assessed - Performance Assessed
  Semi-detached dwelling: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**

  Demolition of a building (except an ancillary building) in a Historic Area Overlay and building height exceeding 5.7 metres

- **LIST OF REPRESENTATIONS**

  7 representations were received in total, with 2 representors requesting to be heard.

Representor Name / Address	Support / Support with concerns / Oppose	Request to be heard
[redacted]	Oppose	Yes
	Oppose	No
	Oppose	No
	Support with some concerns	No
	Oppose	No
	Oppose	No
	Oppose	Yes

- **SUMMARY**

  The concerns raised by the representors are summarised as follows:
  - Boundary encroachment
  - Privacy impacts
  - Stormwater and flood impacts
  - Impacts during construction
  - Traffic impacts
  - Suitability of infrastructure
  - Excessive height and site coverage
  - Impact on existing character
  - Undersized allotments

AGENCY REFERRALS

- South Australian Water Corporation
  No objection. Conditions of approval

- SPC Planning Services
  No objection. Conditions of approval

INTERNAL REFERRALS

Council Heritage Architect

Based on its form and appearance, the subject building was constructed in the 1880 to 1930 period identified as being of importance in the Historic Area Statement.

Historic Overlay PO 7.1 deals specifically with demolition and states:

"Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair."

In relation to (a) above, the front elevation of the building has been altered. Despite the alterations, it appears to be capable of restoration in a manner consistent with the building's original style. Furthermore, the extent of restoration does not appear to be unreasonable.

In relation to (b) above, the structural engineering report provided does not demonstrate that the structural integrity or safe condition of the original building is beyond reasonable repair. In fact, it states that "the building appears to be in fair condition for its age". The description of the building's condition identifies structural matters that require restoration but does not demonstrate that the restoration required is unreasonable.

Demolition is not therefore supported.

Council Engineering Consultant (SCA Engineers)

- The structural assessment undertaken by TMK Consulting Engineers, (TMK) states that the major cause of the observed damage to the building fabric at the above property is due to significant differential footing movement caused by the inadequate strength and stiffness of the current footing system. My professional opinion supports these views.
- The structural assessment undertaken by TMK states that whilst there are accepted methods of strengthening existing footings, these procedures *will not be economical; as compared to relative costs of total replacement with a new structure*. Having designed a number of remedial strengthening solutions to existing footing systems over the years, (using both underpinning and soil injection methods) my professional opinion supports these views.
- As required by Council, the report prepared by TMK does not specifically provide an explanation as to why from a structural perspective, the front elevation of the building that has been substantially altered, cannot be reasonably restored in a manner consistent with the building's original style.
- As required by Council, the report prepared by TMK is considered to adequately demonstrate that the structural integrity, or safe condition of the original building, is beyond reasonable repair.

- Notwithstanding the omission of an explanation as to why the front elevation of the building cannot be reasonably restored in a manner consistent with the building's original style, the report prepared by TMK is considered to provide sufficient evidence and reasoning to warrant the removal of a building within a Historic Area Overlay.
- Based on the information provided, my professional opinion would be to support the recommendations made by TMK.

PLANNING ASSESSMENT

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

Building Demolition

The site is currently occupied by a hall built in the 1880 to 1930 period that has a lean-to addition constructed forward of the main building. The original application presented to the CAP included the full demolition of the existing buildings. The application was refused primarily on the basis that the replacement dwellings were not considered to make a comparable or more positive contribution to the desired character than the building to be demolished. The ERD Court compromise approved by the CAP proposed to retain the front façade of the hall building (refer Attachment 2).

The current proposal was lodged on 20 August 2021 and therefore must be assessed against the Planning and Design Code (the Code). The hall building is not identified as a Local or State Heritage Place under the Code, however the site is situated within a Historic Area Overlay.

The main test for demolition within the Historic Area Overlay is PO 7.1, which states:

"Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

(a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or

(b) the structural integrity or safe condition of the original building is beyond reasonable repair."

In relation to clause (a), Council's Heritage Architect has established that while the front elevation of the building has been altered, the restoration of the front façade in a manner consistent with the original building style is achievable. Therefore, this clause is not satisfied.

Clause (b) relates to the structural integrity and safety of the building. The applicant has submitted a Structural Condition Assessment prepared by TMK Consulting Engineers, an experienced and reputable structural engineering firm. As Council's Heritage Architect has questioned some aspects of the TMK report, an independent review of the report has been undertaken by Council's consulting engineer, SCA Engineers. SCA supports the findings of TMK that the current footing system is structurally unsound and procedures to address the issue are not economical in this instance. SCA therefore conclude that "the report prepared

by TMK is considered to provide sufficient evidence and reasoning to warrant the removal of a building within a Historic Area Overlay".

Although the original is in safe condition, the structural integrity of the building is beyond reasonable repair and therefore its demolition satisfies PO 7.1 of the Historic Area Overlay and is supported.

Built Form & Streetscape Character

As the demolition of the existing building is supported, the replacement building (i.e. new dwelling facades) needs to be considered against the relevant provisions of the Established Neighbourhood Zone and the Historic Area Overlay.

It is important to note that the Code does not require the replacement building to make a comparable or more positive contribution to the desired character as the building that is to be demolished, which was previously a key test under the former Development Plan. Rather, the performance provisions of the Historic Area Overlay seek to ensure that the form, scale and detailing of new development is consistent and/or complementary to the prevailing historic characteristics of the historic area.

The predominant architectural style of the immediate locality includes Turn-of the-Century double-fronted cottages and villas. The Residential Compact Unley West and Hyde Park Historic Area Statement (Un7) identifies attached cottages, Victorian and Turn-of-the-Century symmetrical and asymmetrical villas and a compact streetscape character as attributes and characteristics of the historic area. The proposal will replace the original hall building façade with an integrated and symmetrical built form that presents to the street as two semi-detached dwellings. The proposed built form is compatible with the traditional building styles and proportions, including the wall and ridge heights, windows and door openings, front verandahs, external materials and façade detailing.

There is no change to the approved building height.

Overall, the proposed built form would suitably reference the contextual conditions of the locality and complement the prevailing historic characteristics of the historic area. The relevant provisions of the Historic Area Overlay have been satisfied.

Land Division

The changes to the approved land division relate only to the alignment of the new common boundary and are considered relatively minor.

As the allotment sizes and configurations will be substantially the same, the proposed alterations to the approved plan of division will have no material planning impacts or consequences.

Vehicle Access & Car Parking

The proposal does not include any changes to the approved vehicle access and car parking. The dwellings will continue to be accessed from Harley Street with provision of a carport and stacker system for on-site car parking.

CONCLUSION

Having considered all the relevant assessment provisions, the proposal is considered to be not seriously at variance with the Planning and Design Code.

The proposal satisfies the relevant assessment provisions of the Code and warrants the granting of Plan Consent given that:

- the structural integrity of the original building is beyond reasonable repair; and
- the form, scale and detailing of new building façade is consistent with the prevailing historic characteristics of the historic area.

RECOMMENDATION

It is recommended that the Council Assessment Panel/SCAP 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 21024341, by Kosta Barkoukis and Despina Pastrikos is granted Planning Consent subject to the following conditions:

Planning Conditions

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below and the development shall be undertaken to the satisfaction of Council.

2. Except where varied by this approval, all other conditions, approved plans and details relating to Development Application 090/263/2020/C2 continue to apply to this amended development.

Land Division Consent

Conditions imposed by SPC Planning Services under Section 122 of the Act

3. Payment of $7908.00 into the Planning and Development Fund (1 allotment/s @ $7908.00 /allotment). Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001.

4. A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

Conditions imposed by South Australian Water Corporation under Section 122 of the Act

5. SA Water's water and sewer network is available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges.

   The financial requirements of SA Water shall be met for the provision of water and sewer supply services.

ADVISORY NOTES
General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
   a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
   b. if an appeal is commenced—
      i. until the appeal is dismissed, struck out or withdrawn; or
      ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

OFFICER MAKING RECOMMENDATION

Name: Brendan Fewster
Title: Planning Officer
Date: 30 April 2022

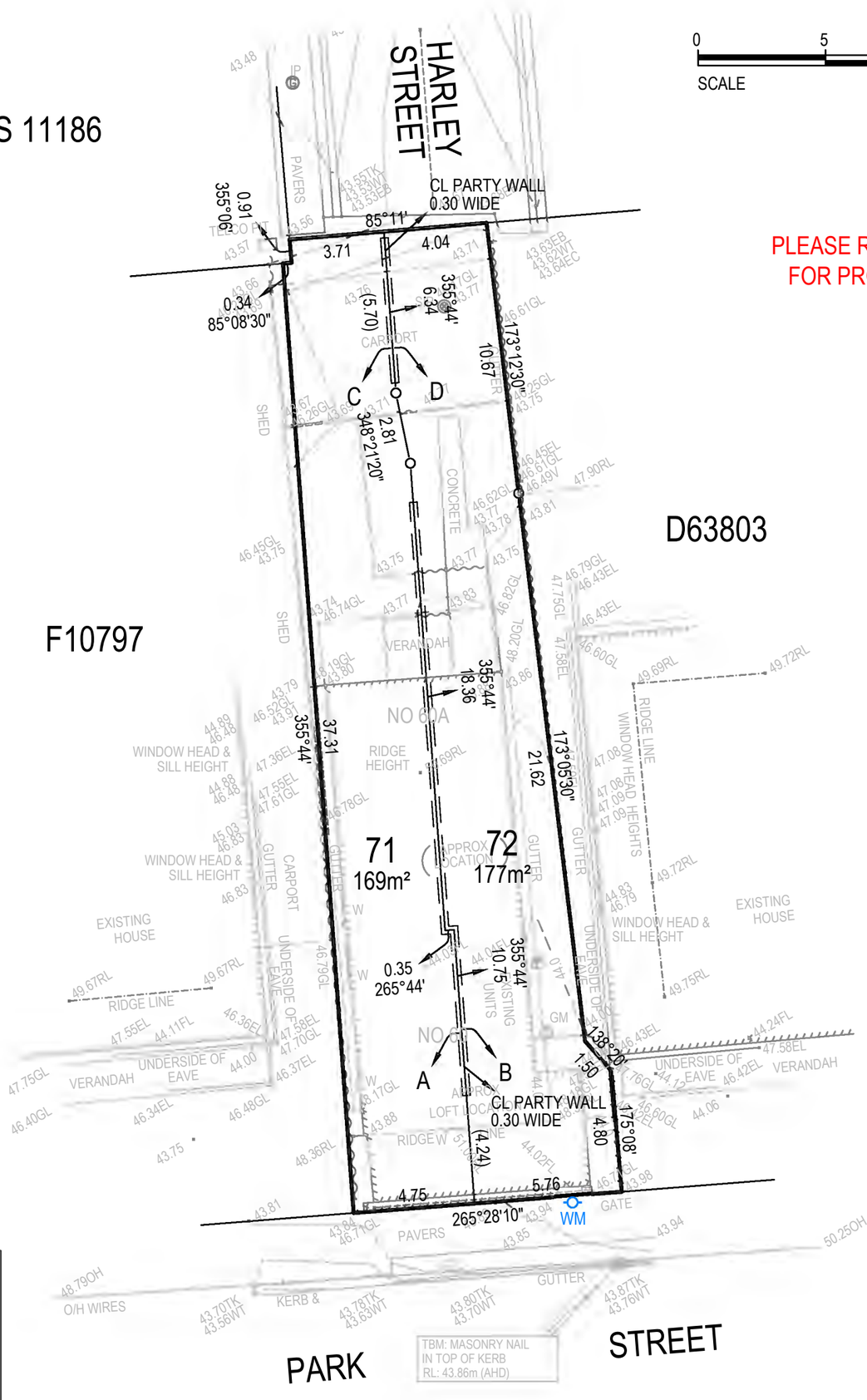
ATTACHMENT 1

N

S 11186

F10797

D63803



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SCALE METRES

PLEASE REFER ASSOCIATED DA FOR PROPOSED BUILT FORM

PROPOSED PLAN OF DIVISION

Council: CITY OF UNLEY

DEV. No.:

TITLE SYSTEM: REAL PROPERTY ACT

TITLE REFERENCE: CT 5913/861

TOTAL AREA: 346m²

MAP REFERENCE: 6628/49/A

HUNDRED: ADELAIDE

AREA: FAIRVIEW PARK

ALLOTMENT 700 IN D63803
60 & 60A PARK STREET

STATEMENTS CONCERNING EASEMENTS ANNOTATION AND AMENDMENTS

RECIPROCAL PARTY WALL RIGHTS ARE TO BE CREATED OVER THE PORTIONS MARKED A AND B.

RECIPROCAL PARTY WALL RIGHTS ARE TO BE CREATED OVER THE PORTIONS MARKED C AND D.

EXISTING STRUCTURES ARE TO BE REMOVED.

NOTE:

THIS PLAN WAS PREPARED AS A PROPOSED SUBDIVISION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS SHOWN HEREON ARE SUBJECT TO SURVEY AND THE REQUIREMENTS OF COUNCIL AND OTHER RELEVANT AUTHORITIES.

NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THE PLAN.

SCALE 1:200 (A3) | REVISION: 0

DATA SUBJECT TO SURVEY

DATE: 08/04/2020 BP REF: DP8566

PyperLeaker surveying services
p 08 8373 3880
a 78 Goodwood Road
Wayville SA 5034
e info@plsurvey.com.au

NOT FOR CONSTRUCTION

FOR DISCUSSION PURPOSE ONLY

NO SIGNIFICANT TREES TO FRONT YARDS OF NOTED SITES

58 PARK STREET:	60 PARK STREET:	62 PARK STREET:	64 PARK STREET:
STREET TREE LOCATED 2100MM FROM BOUNDARY. STOBIE POLE LOCATED 2500MM FROM EASTERN BOUNDARY. NATIVE GUM TREE, GREEN SHRUB AND LAWN TO FRONT YARD	STREET TREE LOCATED 3200MM FROM BOUNDARY. FRONT YARD AS PER LANDSCAPE SCHEDULE	STREET TREE AS SHOWN STOBIE POLE LOCATED 1200MM FROM WESTERN BOUNDARY. OLIVE TREE AND SMALL APRICOT TREE LOCATED 500MM FROM BOUNDARY, LAWN TO FRONT YARD	TWO STREET TREES AS SHOWN SMALL SHRUBS AND LAWN TO FRONT YARD

EXISTING SITE/LOCALITY PLAN SCALE 1:200

0 2 4 10 20

ISSUE	AMENDMENT	DATE
A - Z	CONCEPT - PLANNING DRAWINGS	2018
AA	CLIENT AMENDMENTS	26.07.21
AB	CLIENT AMENDMENTS	27.07.21

ThreeSixFive DESIGN STUDIO
12/53 THE PARADE
NORWOOD SA 5067 AUSTRALIA
T+618 8363 4184
ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT: KONSTANTINOS BARKOUKIS

PROJECT: PROPOSED DEVELOPMENT

ADDRESS: 60 & 60a PARK STREET, HYDE PARK SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ISSUE ARE TO BE NOTIFIED TO 365 STUDIO PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.

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ISSUE: AB.	JOB NUMBER: 18-03-020/PD 01	

PLANNING DRAWINGS

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LANDSCAPE LEGEND:

PC — **DECIDUOUS TREES** 'PYRUS CAPITAL'	**MASS PLANTING** 'STRAPPY LEAF' 'GRASSES' 'GROUND COVERS'
FILLER PLANTS	INSTANT TURF

PLANT SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE
TREES			
PC	PYRUS 'CAPITAL'	'CAPITAL' PEAR'	2.4M TALL
FILLER PLANTS			
CC	CONVOLVULUS CNEORUM	SILVER BUSH	200MM POTS
MP	MURRAYA PANICULATA	MURRAYA	250MM POTS
NDN	NANDINA DOMESTICA NANA	DWARF NANDINA	200MM POTS
ROP	RAPHIOLEPSIS	ORIENTAL PEARL	200MM POTS
STRAPPY LEAF PLANTS			
AON	AGAPANTHUS ORIENTALIS NANA	DWARF AGAPANTHUS	150MM POTS
DBL	DIANELLA 'BLAZE'	'BLAZE' FLAX LILY	150MM POTS

PROPOSED SITE/LOCALITY PLAN SCALE 1:200

0 2 4 10 20

ISSUE	AMENDMENT	DATE
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PLANNING DRAWINGS

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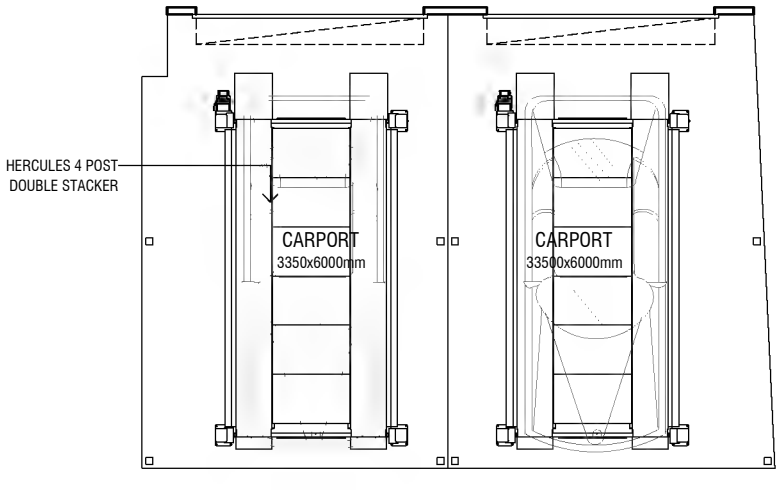

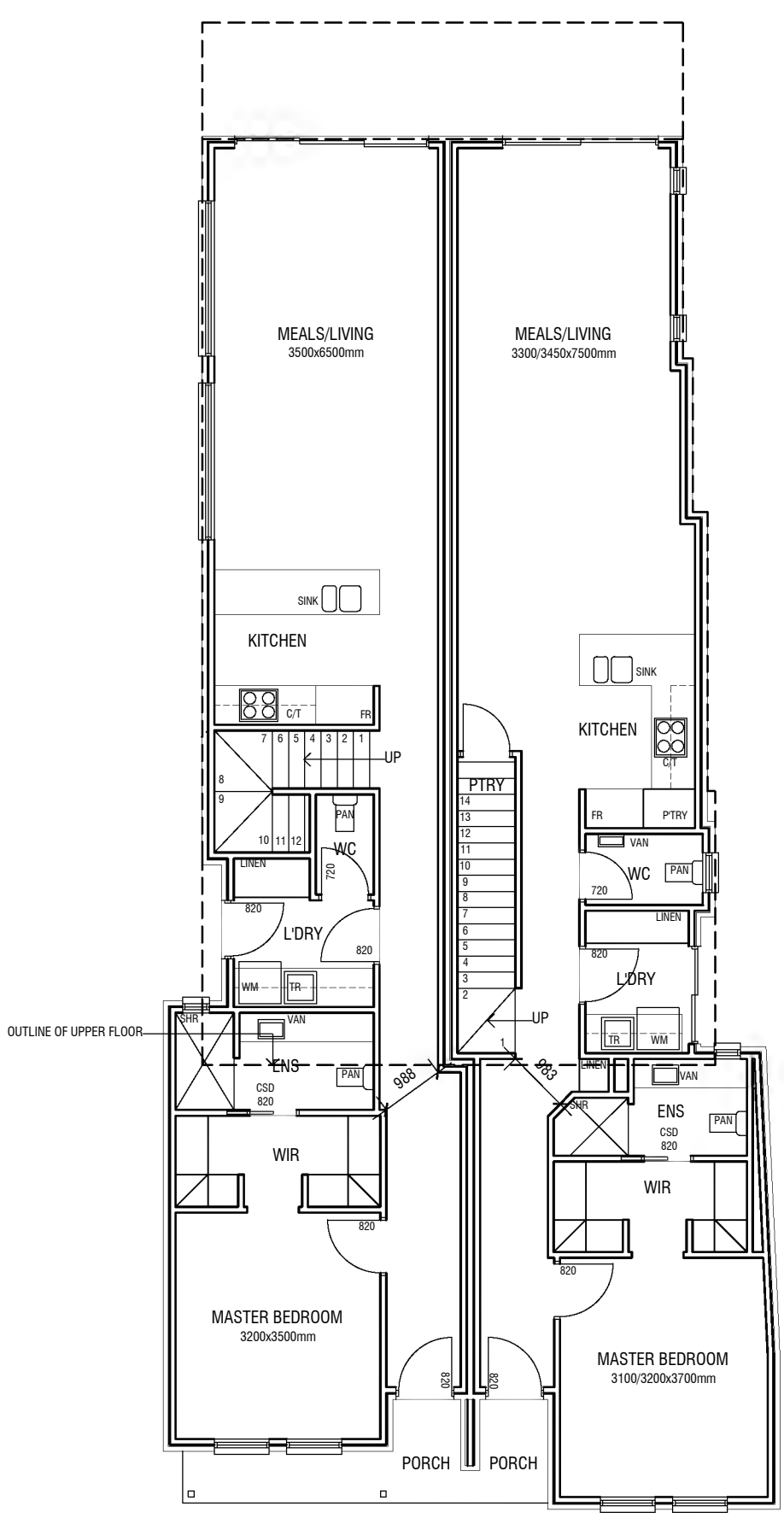

AREAS (D1)	m²
LOWER LIVING	82.00
UPPER LIVING	54.70
CARPORT	24.29
BALCONY	6.85
TOTAL	160.99

AREAS (D2)	m²
LOWER LIVING	86.55
UPPER LIVING	56.20
CARPORT	25.45
BALCONY	6.50
TOTAL	174.70

ISSUE	AMENDMENT	DATE
A - Z	CONCEPT - PLANNING DRAWINGS	2018
AA	CLIENT AMENDMENTS	26.07.21
AB	CLIENT AMENDMENTS	27.07.21

PROPOSED LOWER FLOOR SCALE 1:100

PLANNING DRAWINGS

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CLIENT:
KONSTANTINOS BARKOUKIS

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
60 & 60a PARK STREET,
HYDE PARK SA

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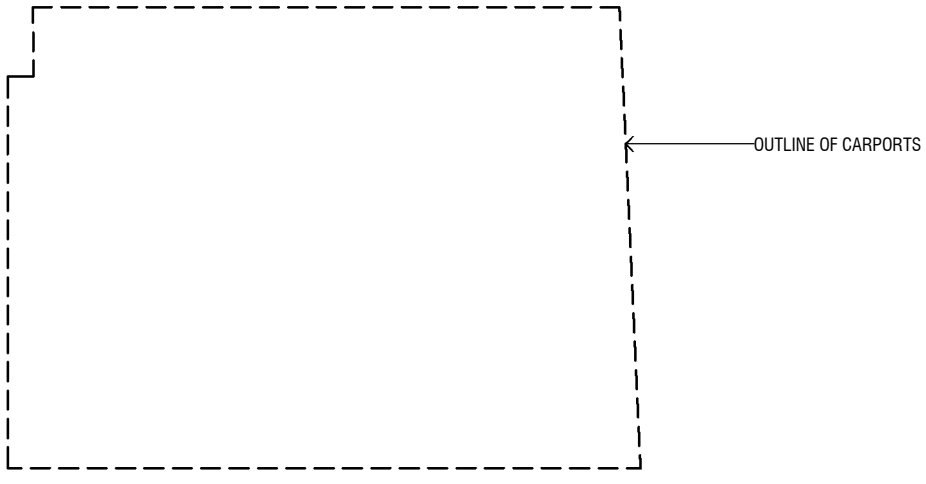

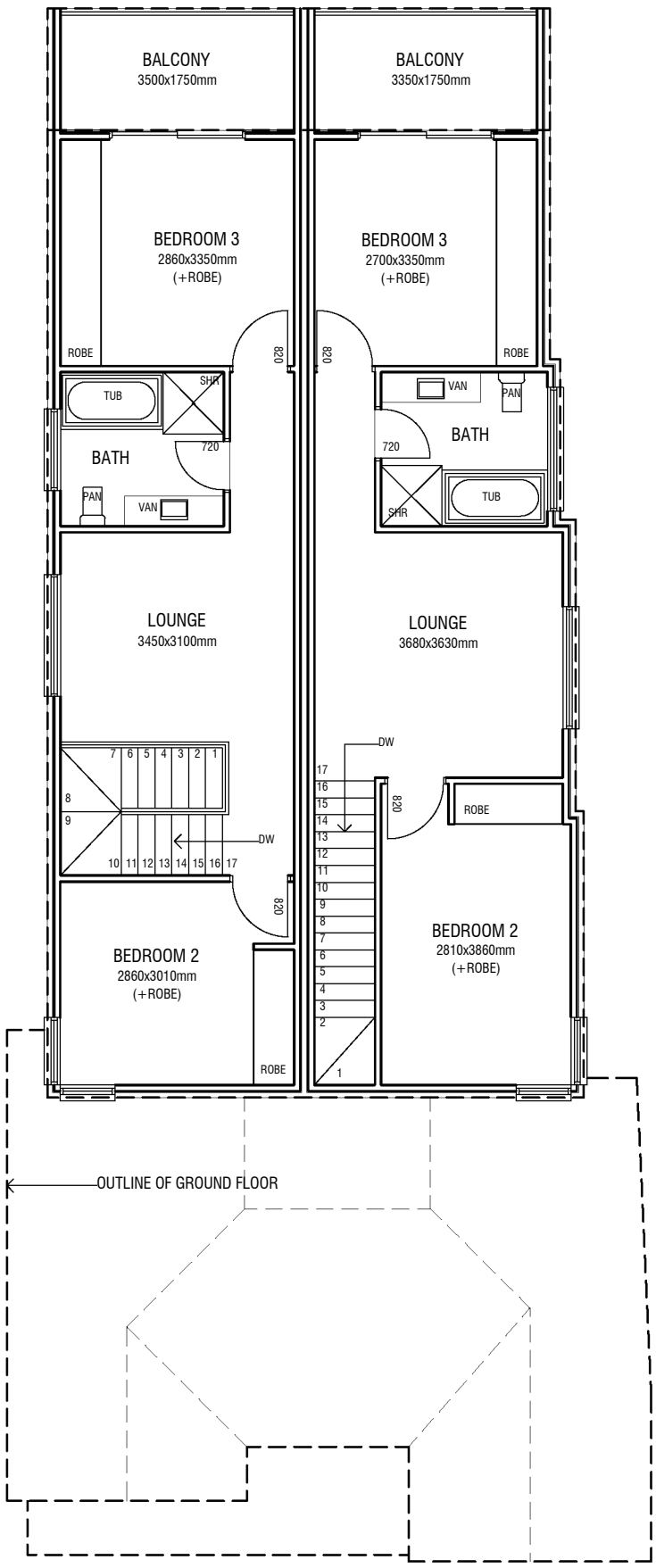

ISSUE	AMENDMENT	DATE
A - Z	CONCEPT - PLANNING DRAWINGS	2018
AA	CLIENT AMENDMENTS	26.07.21
AB	CLIENT AMENDMENTS	27.07.21

PROPOSED UPPER FLOOR SCALE 1:100

PLANNING DRAWINGS

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CLIENT:
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PROPOSED DEVELOPMENT

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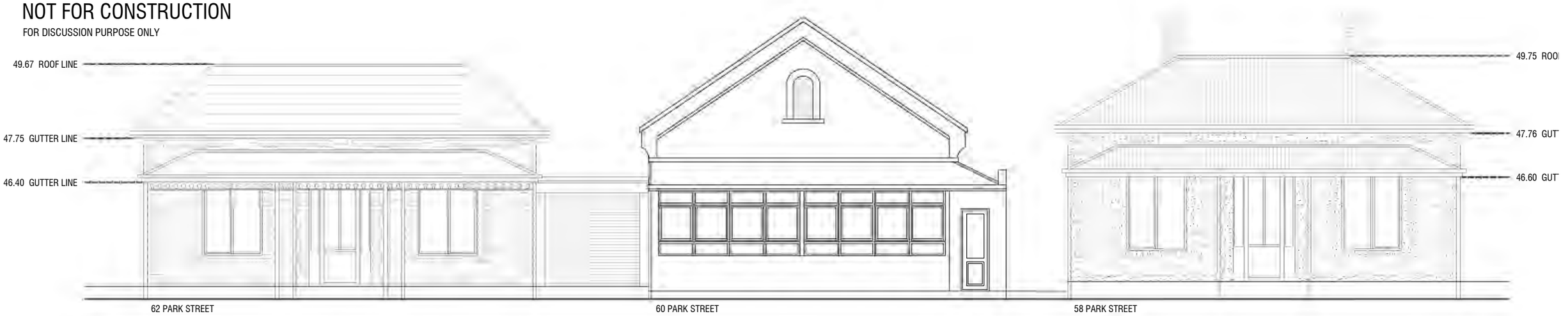

EXISTING ELEVATIONS

SCALE 1:100

56 PARK STREET:

IRONSTONE COLORBOND ROOF AND GUTTERS, BLUESTONE FACADE, CREAM RENDERED QUOINS, CREAM WINDOW FRAMES, IRONSTONE COLORBOND BULL NOSE VERANDAH, CREAM TRIMS ON CARPORT. WHITE PICKET FENCE AND POSTS 1000MM HIGH PICKETS WITH 1300MM HIGH POSTS

58 PARK STREET:

RED COLORBOND ROOF, SANDSTONE FACADE WITH RED BRICK SURROUND, RED COLORBOND BULL NOSE VERANDAH, BLACK WINDOWS, BLACK SHUTTERS, CREAM GUTTERS, NO CARPORT, NO DRIVEWAY. WHITE PICKET FENCE AND RED POSTS 1100MM HIGH PICKETS WITH 1500MM HIGH POSTS.

62 PARK STREET:

RED TILED ROOF, SANDSTONE FACADE WITH RED BRICK SURROUND. BLACK ENTRY DOOR, WHITE GUTTERS, ALUMINUM WINDOWS. RED BRICK FENCE 900MM HIGH WITH 300MM HIGH WHITE CAST IRON INFILL 1200MM HIGH RED BRICK PIERS.

64 PARK STREET:

RED TILED ROOF WITH RED GUTTERS, SANDSTONE FACADE WITH RED BRICK SURROUND. WHITE WINDOW FRAMES, BLACK ENTRY DOOR. 900MM HIGH RENDERED FENCE WITH RED CAST IRON INFILL ABOVE 1500MM HIGH PILLARS. 1000MM WIDE CAST IRON GATE

EXISTING STREETSCAPE

SCALE 1:100

ThreeSixFive DESIGN.STUDIO

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ISSUE	AMENDMENT	DATE
A - Z	CONCEPT - PLANNING DRAWINGS	2018
AA	CLIENT AMENDMENTS	26.07.21
AB	CLIENT AMENDMENTS	27.07.21

PLANNING DRAWINGS

CLIENT: KONSTANTINOS BARKOUKIS

PROJECT: PROPOSED DEVELOPMENT

ADDRESS: 60 & 60a PARK STREET, HYDE PARK SA

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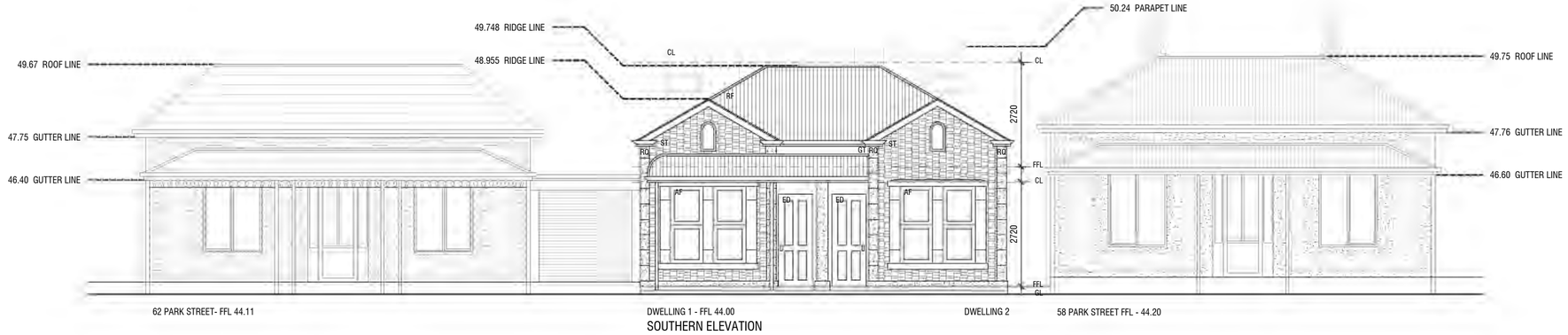
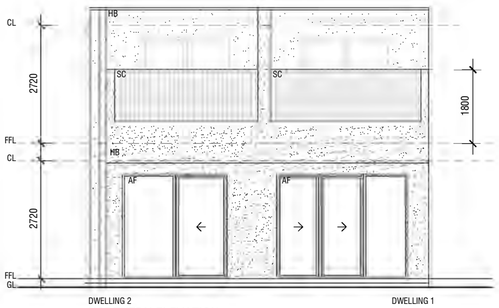
PROPOSED ELEVATIONS SCALE 1:100



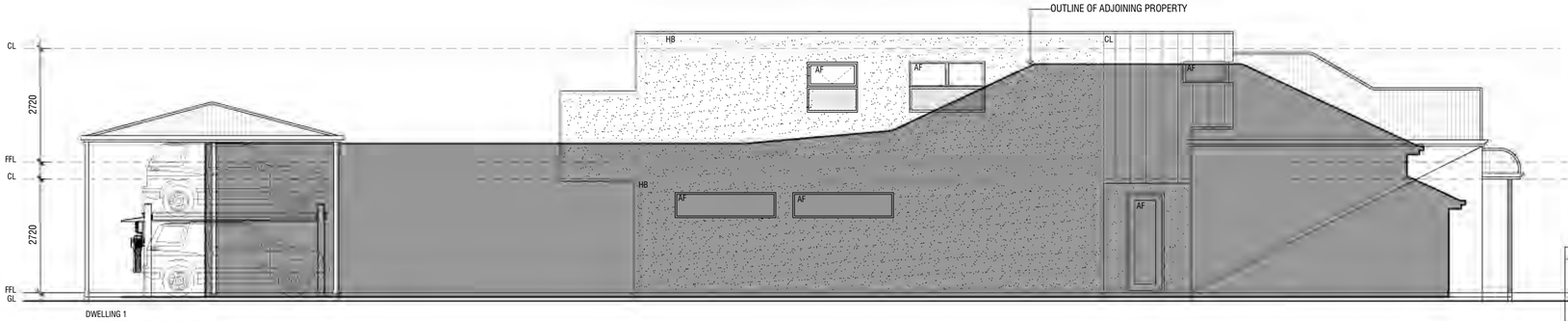
SOUTHERN ELEVATION

SOUTHERN ELEVATION

PROPOSED STREETSCAPE SCALE 1:100



NORTHERN ELEVATION



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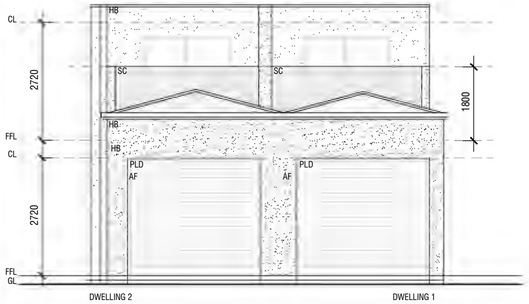
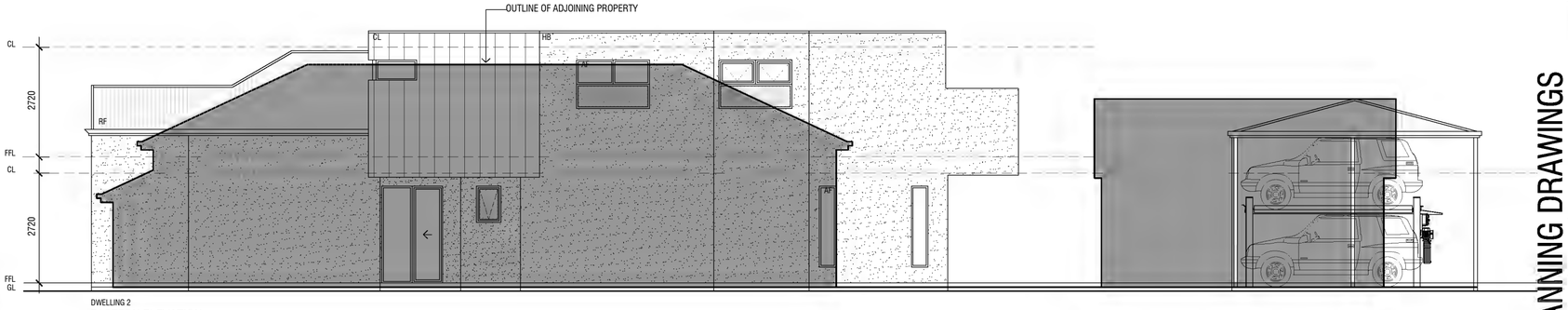


NORTHERN ELEVATION
CARPORTS



EASTERN ELEVATION

ELEVATIONS SCALE 1:100

MATERIAL / COLOUR SCHEDULE:

AAC CLADDING	HB	AAC CLADDING DULUX - WHITE POLAR
EXISTING BRICK	EB	REPOINT EXISTING BRICK TO ORIGINAL STATE
EXISTING SANDSTONE	ES	REPOINT EXISTING SANDSTONE TO ORIGINAL STATE
EXISTING DOOR/WINDOWS	EDW	EXISTING DOORS AND WINDOWS TO REMAIN AS IS
FACE BRICK	BR	FACE BRICK WORK TO MATCH EXISTING
CLADDING	CL	REVOLUTION ROOFING - EUROPLUS INTERLOCKING PANEL DULUX - WAYWARD GREY
TIMBER SCREENING	SC	TIMBER SLAT PRIVACY SCREENING - 10MM GAP BETWEEN SLATS
DOORS & WINDOWS	AF	TIMBER FRAMES PAINTED BLACK
ENTRY DOOR	ED	CORINTHIAN - CLASSIC CL 4 PAINTED BLACK
PANEL-LIFT DOOR	PLD	BND ROLL - A - DOOR LUXE DESIGN GALACTIC
ROOF/FASCIA	RF	COLORBOND - WINDSPRAY ROOF PITCH @ 25°
GUTTER	GT	REVOLUTION ROOFING - REVOLO COLORBOND - WINDSPRAY
CAPPING	CP	COLORBOND - SURFMIST

60 - 60A PARK STREET:

WHITE WINDSOR STYLE PICKET FENCE
1200MM HIGH WITH ACORN POST TOPS
ACCESS GATES WHERE SHOWN

ISSUE	AMENDMENT	DATE
A - Z	CONCEPT - PLANNING DRAWINGS	2018
AA	CLIENT AMENDMENTS	26.07.21
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CLIENT:
KONSTANTINOS BARKOUKIS

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
60 & 60a PARK STREET,
HYDE PARK SA

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PLANNING DRAWINGS

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21st JUNE - 9am

21st JUNE - Noon

21st JUNE - 3pm

SHADOW DIAGRAMS SCALE NTS

ISSUE	AMENDMENT	DATE
A - Z	CONCEPT - PLANNING DRAWINGS	2018
AA	CLIENT AMENDMENTS	26.07.21
AB	CLIENT AMENDMENTS	27.07.21

PLANNING DRAWINGS

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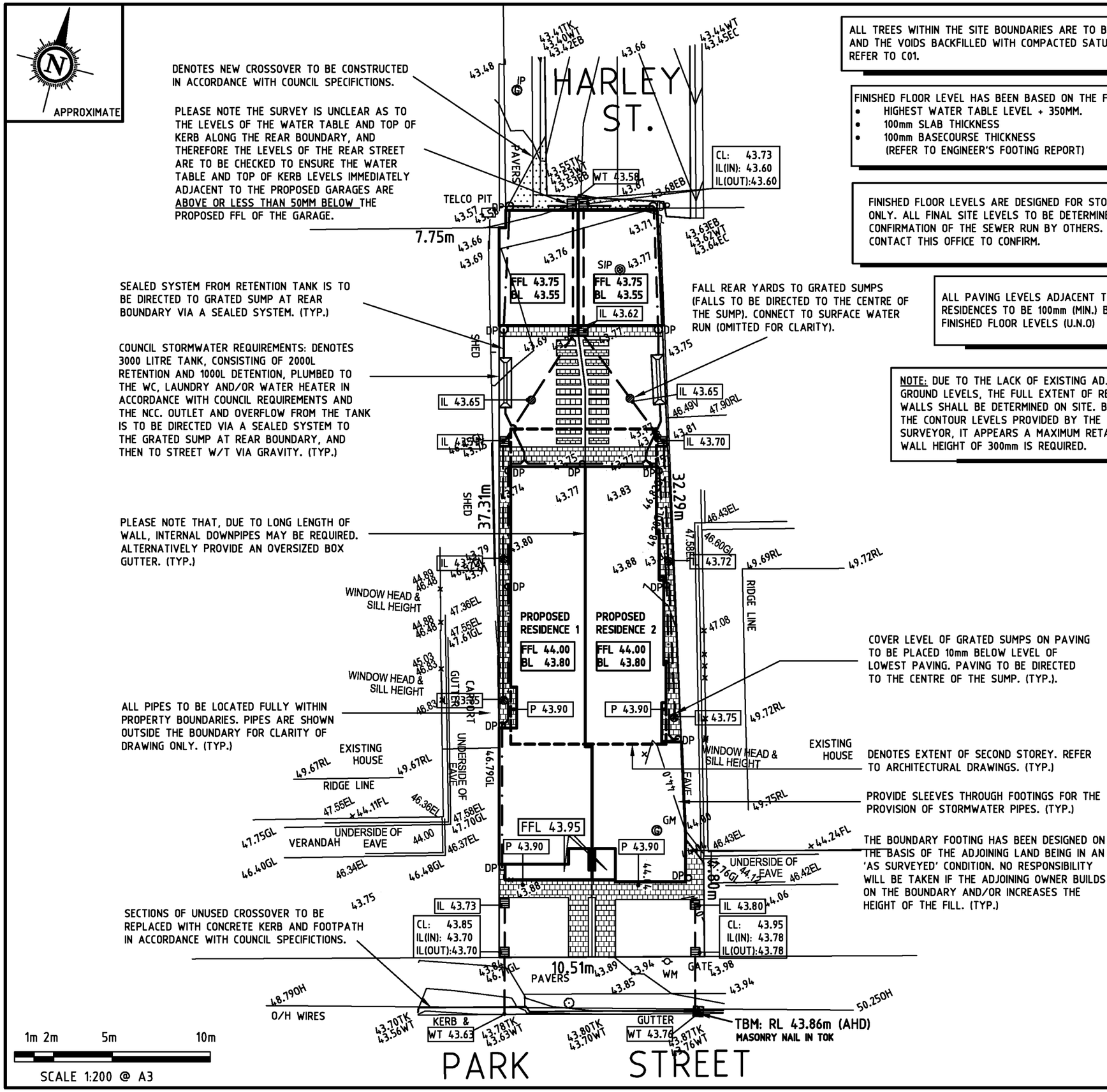

ALL TREES WITHIN THE SITE BOUNDARIES ARE TO BE REMOVED AND THE VOIDS BACKFILLED WITH COMPACTED SATURATED SOIL REFER TO C01.

FINISHED FLOOR LEVEL HAS BEEN BASED ON THE FOLLOWING:
- HIGHEST WATER TABLE LEVEL + 350MM.
- 100mm SLAB THICKNESS
- 100mm BASECOURSE THICKNESS
(REFER TO ENGINEER'S FOOTING REPORT)

FINISHED FLOOR LEVELS ARE DESIGNED FOR STORM WATER ONLY. ALL FINAL SITE LEVELS TO BE DETERMINED UPON CONFIRMATION OF THE SEWER RUN BY OTHERS. PLEASE CONTACT THIS OFFICE TO CONFIRM.

ALL PAVING LEVELS ADJACENT TO RESIDENCES TO BE 100mm (MIN.) BELOW FINISHED FLOOR LEVELS (U.N.O)

NOTE: DUE TO THE LACK OF EXISTING ADJOINING GROUND LEVELS, THE FULL EXTENT OF RETAINING WALLS SHALL BE DETERMINED ON SITE. BASED ON THE CONTOUR LEVELS PROVIDED BY THE SURVEYOR, IT APPEARS A MAXIMUM RETAINING WALL HEIGHT OF 300mm IS REQUIRED.

STORMWATER & DRAINAGE NOTES:

1. THIS IS AN ENGINEERING SURVEY ONLY AND SHALL NOT BE TAKEN AS A BOUNDARY IDENTIFICATION SURVEY. THE BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR CORRECT DIMENSIONS AND SET-OUT POINTS.
2. CONTACT 'DIAL BEFORE YOU DIG' PRIOR TO COMMENCEMENT OF WORKS TO VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES.
3. WHERE TREES ARE TO BE REMOVED, BACKFILL THE VOIDS WITH COMPACTED SATURATED SOIL.
4. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR SOIL CLASS 'H-D' & 'E-D' SITES (REFER TO THE GEOTECHNICAL/CONSTRUCTION REPORT TO VERIFY).
5. PATH LEVEL AT FLOOD GULLY TO BE A MINIMUM OF 165mm BELOW FINISHED FLOOR LEVEL.
6. PROVIDE 300mm COVER TO ALL STORMWATER PIPES SUBLECT TO VEHICULAR LOADING, ALL OTHER PIPES TO HAVE A MINIMUM COVER OF 150mm.

LEGEND:

- 99.00 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- SEALED ROOF STORMWATER PIPE Ø100 uPVC
- STORMWATER PIPE Ø90 uPVC @ 0.5% FALL (MIN.) U.N.O
- DP — DOWNPIPE
- SDP — SPREADER DOWNPIPE
- Ø150 GRATED INLET PIT
- INSPECTION OPENING
- 300SQ GRATED SUMP (U.N.O)
- PAVING (REFER TO 'EARTHWORKS & PAVING PLAN')
- 90.00 — DESIGN LEVEL
- P — PAVING LEVEL
- CL — COVER LEVEL
- IL — INVERT LEVEL
- GL — GROUND LEVEL
- TK — TOP OF KERB LEVEL
- WT — WATER TABLE LEVEL

ISSUE	DATE	AMENDMENT	APPROVED
B	30.07.2021	ARCHITECTURAL CHANGES	KP
A	2.05.2020	FOR APPROVAL	KP

PROJECT
PROPOSED RESIDENCES
AT: 60 & 60A PARK STREET, HYDE PARK
FOR: K. BARKOUKIS

DRAWING TITLE
CIVIL & DRAINAGE PLAN

SCALE	DRAWN	ENGINEER	DATE
1:200	KP	KP	30.07.2021

SURVEYED	PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE
BY OTHERS	200407	C2	B	A3

KPU SQUARED ENGINEERING
6 CRITTENDEN ROAD, FINDON, SA, 5023.
PH: (08) 8448 2900

KP SQUARED ENGINEERING PTY LTD
Structural and Civil Engineers
6 Crittenden Road,
Findon SA 5023
08 8448 2900
ABN 91 884 532 708
ACN 168 153 188
www.kpsquared.com.au

INSPECTION REPORT

DATE:	**8th June 2021**
CLIENT:	**Konstantinos Barkoukis**
SITE:	**60 Park Street, Hyde Park**
JOB NUMBER:	**200407**
DATE OF INSPECTION:	**19th May 2021**
ATTACHMENTS:	**Not Applicable**

1. INTRODUCTION

The building located at the above mentioned location was inspected by Kosta Paraskevopoulos of this office, at the request of Kosta Barkoukis. The purpose of the inspection was to review the condition of the existing structure.

2. DISCUSSION

2.1 OBSERVATIONS

The existing structure is a solid masonry building with lightweight infill walls. The roof is clad with iron sheets. The flooring consists of suspended timber floor. Overall, the building appears to be in fair condition for its age, however, the following areas are considered to not be performing satisfactorily. The door and window inserts to the front elevation have altered the heritage appearance of the façade.

External Walls

- The external walls on the east and west appear to have had some additional structural steel supports provided.
- The front masonry parapet appears to have substantial cracking and is not considered to be structurally sound. There is a high risk of masonry falling due to the substantial cracking.
- There appears to be some settlement on the western side of the building.
- The first 1,000mm of masonry walls to the eastern and western sides are not structurally sound and have recently been "repointed".

Suspended Timber Floor

- The suspended timber floor is experiencing substantial "bounce"/ deflection, in particular in the south-western corner (adjacent to the area where the masonry parapet has cracked).

Internal Walls

- The internal lightweight walls appear to have experienced minor movement only.

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3. CONCLUSION/ RECOMMENDATIONS

The façade of the building is considered unstable and as such, it is recommended the building is demolished.

Should the façade only be retained (i.e. The remainder of the structure demolished) it is highly likely the façade will collapse posing a risk to pedestrian traffic.

4. CONDITIONS OF THIS REPORT

This report is;

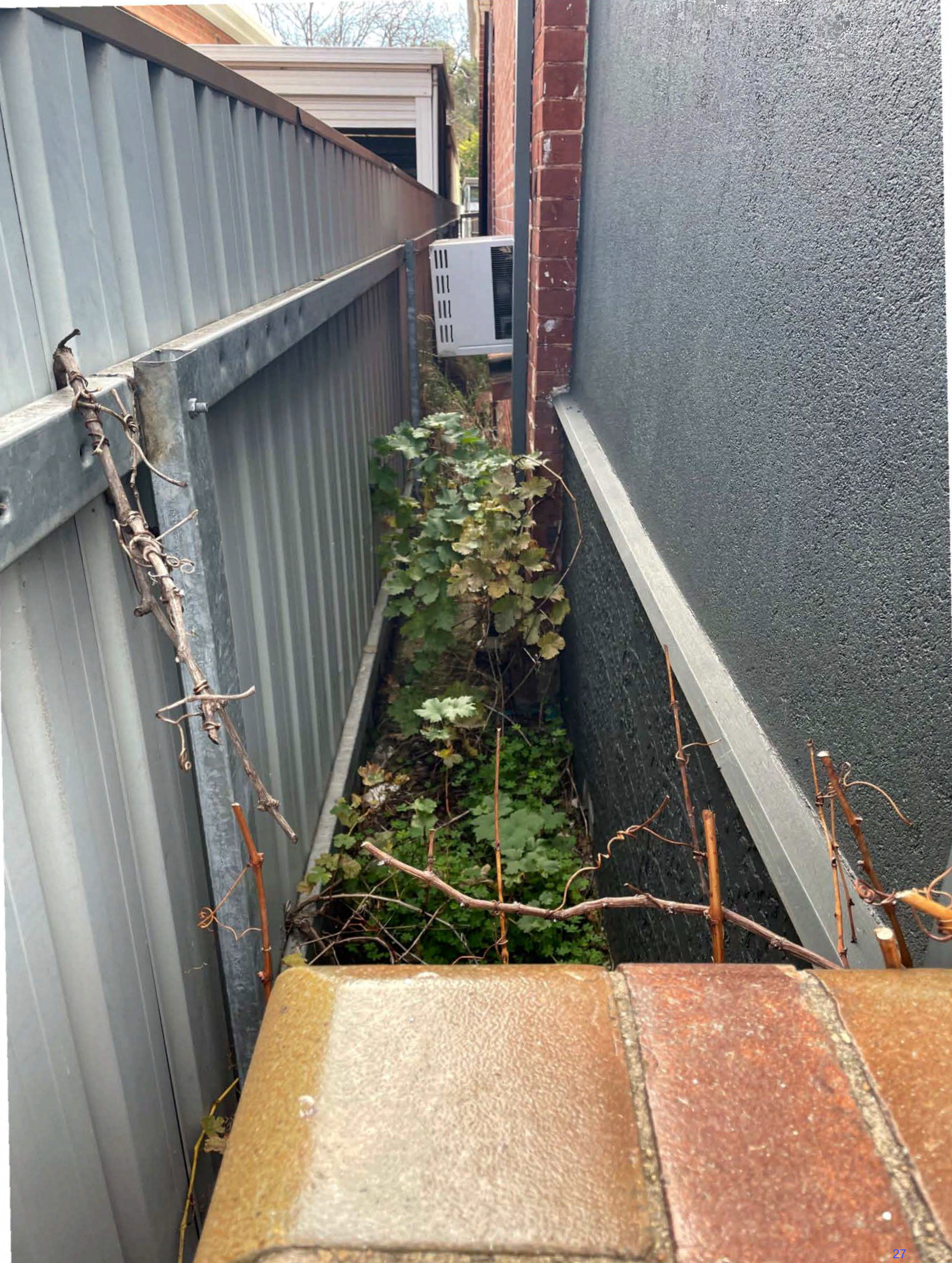
- Our considered opinion on the structural soundness and condition of the existing structure and is not a guarantee.
- Based on the condition of the property and the prevailing weather, soil and structure conditions at the time. Extended periods of wet or dry weather conditions or for that matter, any moisture changes within the soil are likely to cause structural changes to the property (Refer to the CSIRO bulletin enclosed).
- Not intended to disclose defects which may not have occurred yet.

Kosta Paraskevopoulos of KP Squared Engineering Pty Ltd accepts no liability with respect to the advice given in this report.

This report shall not be taken to imply that the structure complies with current Australian Standards, Regulations, and the Building Code of Australia etc.

[redacted]

Kosta Paraskevopoulos
Per KP SQUARED ENGINEERING PTY LTD

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pronto12


DO NOT
DO NOT
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DO NOT
DO NOT
CERTIFIED FOR OUTDOOR INSTALLATION ONLY
12

TMK Consulting Engineers

ADELAIDE | MELBOURNE | RIVERLAND

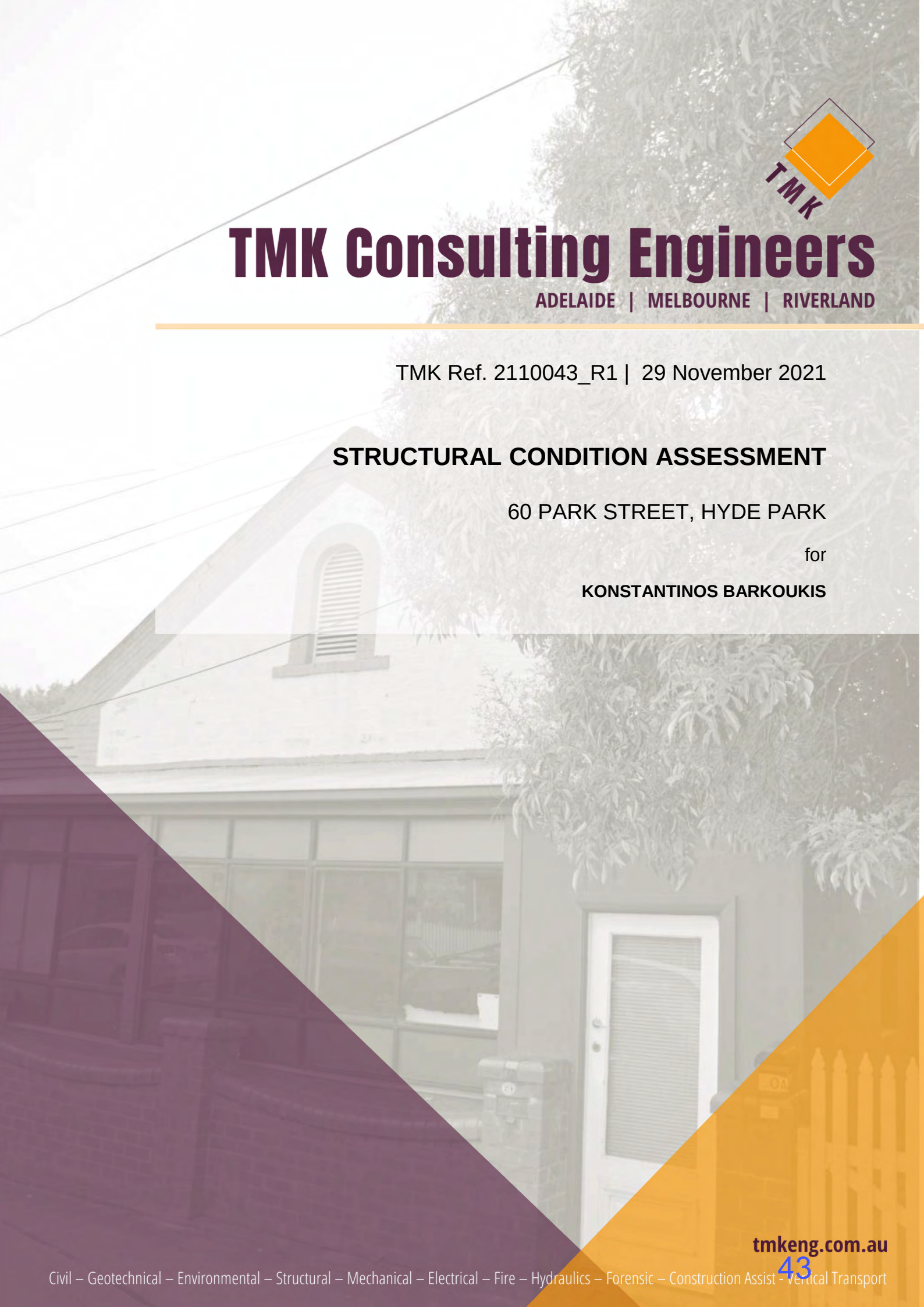
TMK Ref. 2110043_R1 | 29 November 2021

STRUCTURAL CONDITION ASSESSMENT

60 PARK STREET, HYDE PARK

for

KONSTANTINOS BARKOUKIS



Our Ref: 2110043 _ R1

29 November 2021

KONSTANTINOS BARKOUKIS
32 GREENFIELD ROAD
SEVVIEW DOWNS
SA 5049

ATTENTION: KONSTANTINOS BARKOUKIS **Email:** [redacted]m

Dear Konstantinos,

RE: STRUCTURAL CONDITION ASSESSMENT
AT: 60 PARK STREET, HYDE PARK

TMK Consulting Engineers is pleased to present a PDF copy of our report on the investigation undertaken at the above location.

If you require further information or clarification regarding any aspect of this report, please do not hesitate to contact the undersigned.

For and on behalf of
TMK Consulting Engineers

[redacted]

BASEL SAID
Engineer

Report Issue	Author	Reviewed	Issue date
2110043_R1	**Basel Said** *BEng (Civil), MEEngMgt* Engineer	**Trevor Kokkinakis** *BEng, FIEAust, CPEng, EngExec, NER, APEC Engineer, IntPE(Aus)* Director	29 November 2021

The work carried out in the preparation of this report has been performed in accordance with the requirements of TMK Consulting Engineer's Quality Management System which is certified by SAI Global to comply with the requirements of ISO 9001.

EXECUTIVE SUMMARY

- TMK attended the site at 60 PARK STREET, HYDE PARK to investigate reported building movement and damage.
- A desktop site review was conducted involving the review of historical aerial photographs of the site and identification of likely soil profiles in the area.
- Observed typical movement and damage to the unit was attributed to soil movement; particularly due to variations in soil moisture within reactive clay soil profiles as well as lack of maintenance to the residence.
- The observed movement, cracking, and damage to the building was considered structurally significant.
- It is the considered opinion of TMK Consulting Engineers that extensive repair and significant maintenance will be required to achieve structural integrity of the superstructure which is considered to outweigh the costs of building replacement.

CONTENTS

ATTACHMENTS:

AS2870-2011 APPENDIX C 'RESIDENTIAL SLABS & FOOTINGS'
CSIRO BTF-18
PERIMETER PAVING DETAILS (CD3)

1 INTRODUCTION

At your request, TMK Consulting Engineers (TMK) undertook a visual non-destructive inspection at the above property on 11 November 2021. The inspection was undertaken by Engineer, Mr Basel Said.

Our brief was to investigate the reported cracking to the residence, report on the likely cause of the movement and provide (if possible) recommendations for repair, remediation and future maintenance.

Figure 1 - Aerial image of the residence in question, 60 Park Street, Hyde Park (dated October 2021)

1.1 DESKTOP SITE REVIEW

1.1.1 Site History

- Historical aerial photographs of the building in question were reviewed back to the approximate time of October 2009.
- Review of these historical photographs identified factors that would typically contribute to the observed items outlined within this report such as the existence of trees and the removal of trees at the north-eastern and southern area (refer to figure 2).

Figure 2 - Aerial image of the residence in question, 60 Park Street, Hyde Park (dated December 2011)

1.1.2 Site Soil Profile

A. The review of data and records held by this office in regards to soil conditions in this region, in combination with soil maps of the Adelaide area, indicated the likely presence of reactive clay soils of 'RB5' type, i.e. 'Red brown clay soils with a granular structure over clay with variable lime', on site. 'RB3' type soils are also known to be present in this area.

B. The founding soils profile at your site is of reactive & calcareous nature. During the drier periods of the year, the moisture content of these reactive clays decreases, resulting in shrinkage of the soils surrounding the building. Conversely, during the wetter period of the year, the soil moisture content of the soil increases resulting in expansion of the soil. The contraction and expansion of soils over the year, known as seasonal movement, can result in a cyclic movement within the building.

C. However, these reactive soils that incorporate soil layers of a calcareous (or 'limey') nature can be subject to a loss of strength upon wetting when under a load. During the wetter period of the year, or as a result of poor drainage/leaking plumbing, the 'rebound' effect of a reactive soil profile containing calcareous layers can be reduced due to this loss of strength within the calcareous layers. As such, the affected portion of the building may not be able to recover (or 'rebound') from the shrinkage experienced during the dry period of the year, whereas those areas not affected by moisture ingress may be able to do so. Consequently, differential movement occurs in the structure with the affected area settling relative to the remainder of the building.

D. Under an older building with footings possibly not compliant with current building standards, a building can experience localized relative settlement as the footings are not typically of adequate strength or stiffness to resist such movement.

E. The movement of the building as observed on site is typical of localized relative settlement of areas around the building potentially due to the effects of moisture ingress. Older, non-articulated solid masonry structures can be particularly susceptible to the effects of soil movement as the structure has a reduced capacity to 'absorb' the movement.

F. You may wish to refer to the attached document published by CSIRO (BTF-18), which provides useful explanations and further information regarding soil-related building movement.

1.2 GENERAL CONSTRUCTION

The external walls of the residence in question appeared to be composed of solid masonry construction with separate timber stud framing clad with plasterboard to all internal walls. The suspended timber flooring was expected to be supported on masonry 'dwarf walls'. The masonry walls appear to be supported on bluestone footings. The roof was of timber framed conventional structure clad with metal sheets.

Figure 3 - Photograph of the residence in question

2 INVESTIGATION / OBSERVATIONS

2.1 BUILDING MOVEMENT

A. Obvious visual signs of building movement were typical, with localised settlement of external footings (and walls).

B. Building settlement manifested as wall cracking and can be attributed to significant differential footing movement.

2.1.1 WALL CRACKING (INTERNAL)

A. Cracking damage to internal walls was classed up to category '2' damage (less than 5 mm) in accordance with the attached AS 2870 - 2011 Residential Slabs and Footing Construction Table C1 Classification of Damage with Reference to Walls. Refer to figures 4 & 5.

B. However, it is to be noted that the existing plasterboard walls covering the internal walls may be masking more extensive damage.

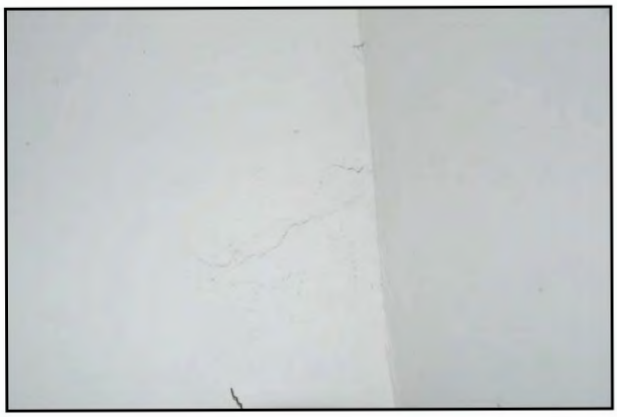


Figure 4 – Typical cracking damage to internal walls

Figure 5 – Typical cracking damage to internal walls

C. Direction of cracks typically indicated settlement of external walls/footing.

D. Signs of previous paint repair were noted to some of the walls. Refer to figure 6.

Figure 6 – Signs of previous paint repair

2.1.2 WALL CRACKING (EXTERNAL)

A. Cracking damage to external walls was classed up to category '4' damage (> 25mm) in accordance with the attached AS 2870 - 2011 Residential Slabs and Footing Construction Table C1 Classification of Damage with Reference to Walls. Refer to figures 7-10.

Figure 7 – External wall cracking damage (repaired) Category '4'

Figure 8 – External wall cracking damage

Figure 9 – External wall cracking damage

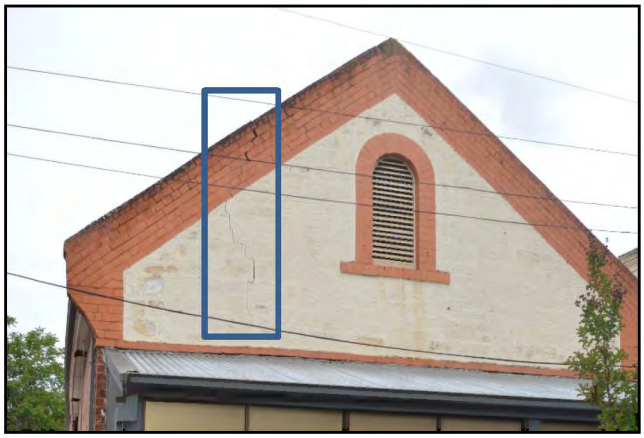


Figure10 – External wall cracking damage to the façade wall Category '4'

B. The observed cracking damage was considered to be the result of significant differential footing movement.

C. The observed cracking damage was of a structural concern. In particular the cracking to the front façade is considered a safety issue and needs immediate attention.

D. The structural steel lintels of the windows were significantly corroded and were considered structurally concerning. Refer to figures 11 & 12. These windows appeared to have been retrofitted to the building.

E. It was noted that in some areas the base of brickwork was repointed which indicated possible rising damp issues. Refer to figure 13.

Figure 11 – Corroded window structural steel lintel

Figure 12 – Corroded window structural steel lintel

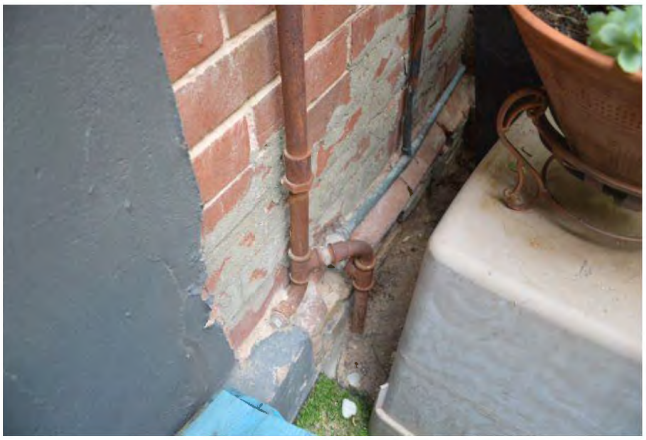


Figure 13 – Repointing base of brickwork

2.1.3 GENERAL SITE CONDITIONS

A. Perimeter pavement was absent at the time of inspection, which would contribute to soil moisture content variations due to water accumulation in the proximity of the external footing. Refer to figures 14 & 15.

Figure 14 – Absence of perimeter pavement

Figure 15 – Absence of perimeter pavement

B. The existing significant sized trees and the ones that were removed would contribute to soil moisture content variations within the founding reactive clay soil profile.

C. The concrete path adjacent to the residence was settling (an indication of soil movement). Damage was also noted to other areas of the concrete path. Refer to figures 16 & 17.

Figure 16 – Settling & damaged concrete path

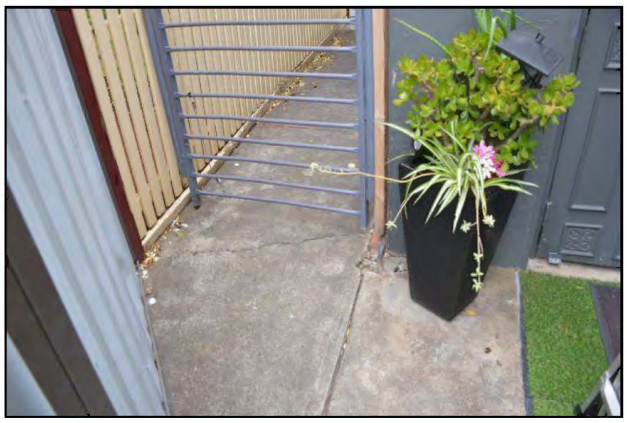


Figure 17 – Settling & damaged concrete path

D. The timber fascia supporting the roof gutter showed signs of significant deterioration which was considered structurally concerning. Refer to figures 18 & 19.

Figure 18 – Deteriorated timber fascia supporting roof gutter

Figure 19 – Deteriorated timber fascia supporting roof gutter

E. The roof gutter was blocked by the accumulation of tree leaves and waste. Refer to figures 20 & 21.

F. The entire stormwater system was considered derelict with service pipes showing widespread corrosion. Refer to figures 22 & 23.

Figure 20 – Blocked roof gutter

Figure 21 – Blocked roof gutter

Figure 22 – Significantly corroded service pipes

Figure 23 – Significantly corroded service pipes

G. The roof flashing showed signs of deterioration and was inadequately fixed. Refer to figures 24 & 25.

Figure 24 – Corroded roof flashing and inadequate fixation

Figure 25 – Corroded roof flashing and inadequate fixations

H. The existing 'railway line' uprights along the long sides of building exhibited signs of significant corrosion which was considered structurally concerning (these steel uprights were typically used in buildings of this age to stop the 'spread' of the upper walls). Refer to figures 26 & 27.

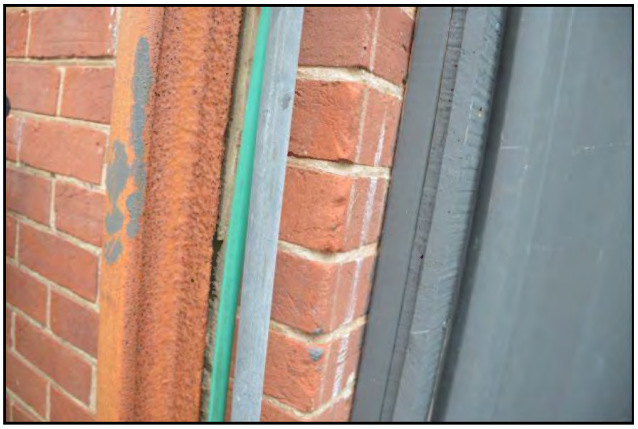


Figure 26 – Significantly corroded structural steel post supporting the roof members

Figure 27 – Significantly corroded structural steel post supporting the roof members

I. The roof timber framed structure members showed signs of deterioration most probably due to moisture exposure via a leaking roof (refer to figures 28).

J. Some of the rafters were noted to show varying signs of 'splitting' (refer to figures 29 & 30).

K. Signs of moisture ingress was observed to the roof members as shown in figures 31 & 32.

L. The observed deterioration to the timber roof members was structurally concerning.

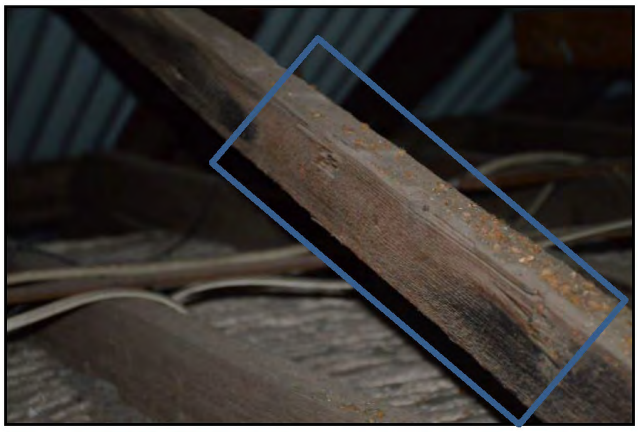


Figure 28 – Deteriorated roof timber rafter

Figure 29 – Deteriorated roof timber members- early sign of splitting

Figure 30 – Split apart roof timber rafter

Figure 31 – Moisture ingress to roof purlins

Figure 32 – Moisture ingress to roof purlins

3 RECOMMENDATION

The defects outlined in this report have compromised the general structural integrity and serviceability of the residence.

It is to be noted that attempts of remediation to the extensive damage to the existing residence will not be economical; as compared to relative costs of total replacement with a new structure.

The following recommendations have been included as guidance to what would be required to reinstate structural integrity and habitable condition of the existing residence for costing purposes only.

3.1 UNDERPINNING (CONCRETE JACKING PADS)

To restore the north-western corner of the building closer to its original position, you may consider the construction of a concrete underpinning 'jacking pad'. This office would be available to provide further assistance with this matter if required.

It is to be noted that this would be a temporary fix only. Given the existing stone footing, underpinning the entire building to a stable founding level is a more permanent solution.

3.2 ROOF

1. Remove and replace the vertical railway lines supporting the walls.
2. Remove and replace the existing roof structure/sheeting.
3. Remove and replace the timber fascia supporting the roof gutter.
4. Clean and maintain the existing roof gutters and down pipes.

3.3 WINDOW LINTELS

Remove and replace all the existing structural steel window lintels or treat for rust and apply adequate anticorrosion protective coating.

3.4 PERIMETER PAVEMENT

Provide concrete perimeter pavement with adequate surface falls away from the building and into a suitable stormwater system as per the attached TMK Perimeter Pavement Details (CD3).

3.5 PLUMBING SERVICES

We recommend engaging a suitably qualified & experienced plumber to undertake a comprehensive pressure test on all stormwater, sewer & mains water supply networks. A detailed written report outlining the testing procedure and results should be provided to you by the plumber. Any leaks encountered as a result of such testing should be repaired immediately.

3.6 TREE REMOVAL

You may wish to explore the possibility of having all trees in close proximity to the perimeters of the building removed and replaced with smaller native vegetation. The removal of the nearby trees would reduce the extent of soil drying and hence, risk of movement due to 'soil shrinkage' in the drier months.

3.7 CRACK REPAIR

Existing visible cracking to walls can be repaired following extensive underpinning as noted above.

It is expected that cracking will return in time but perhaps not as extensive.

3.7.1 Internal Walls

Internal walls may be repaired only after removal of the cladding fixed internally to the external walls. Details can be provided once the internal face of the external wall is exposed.

3.7.2 External Walls

a. Remove broken brick and replace with new.

b. Repoint all cracked mortar.

c. Some rebuilding of walls may be required.

4 FINAL STATEMENTS

We trust this report is sufficient for your present requirements. If you have any further queries regarding this matter, please do not hesitate to contact this office.

The conclusions reached in this report have been based on opinions derived from site observations and our experience in understanding the causes of building damage. If you consider that the circumstances in this matter justify any additional testing or measurement, please contact this office so that we can discuss whether any appropriate further testing or procedure may be of assistance to gain further insight to the observed site conditions.

For and on behalf of
TMK Consulting Engineers

Tables C1 and C2 of AS 2870 - 2011 *Residential slabs and footing construction*

TABLE C1
CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks.	<0.1 mm	0 Negligible
Fine cracks which do not need repair.	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired.	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks	4 Severe

NOTES:

1. Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
2. Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
3. In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.

TABLE C2
CLASSIFICATION OF DAMAGE WITH REFERENCE TO CONCRETE FLOORS

Description of typical damage	Approx. crack width limit in floor	Change in offset from a 3 m straightedge centred over defect (see Note 1)	Damage Category
Hairline cracks, insignificant movement of slab from level.	<0.3 mm	<8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonably level.	<1.0 mm	<10 mm	1 Very slight
Distinct cracks. Slabs noticeably curved or changed in level.	<2.0 mm	<15 mm	2 Slight
Wide cracks. Obvious curvature or change in level.	2 mm to 4 mm	15 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level.	4 mm to 10 mm	>25 mm	4 Severe

NOTES:

1. The straightedge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straightedge, which is not necessarily horizontal.
2. Local deviation of slope, from the horizontal or vertical, or more than 1:100 will normally be clearly visible. Overall deviation in excess of 1:150 is undesirable.
3. Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.

Foundation Maintenance and Footing Performance:
A Homeowner's Guide

PUBLISHING
BTF 18-2011
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870-2011, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume, particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.

In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes

Notes

1. Where controlled fill has been used, the site may be classified A to E according to the type of fill used.
2. Filled sites. Class P is used for sites which include soft fills, such as clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soil subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise.
3. Where deep-seated moisture changes exist on sites at depths of 3 m or greater, further classification is needed for Classes M to E (M-D, H1-D, H2-D and E-D).

Tree root growth
Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation
Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay
Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Trees can cause shrinkage and damage

Movement caused by tree roots
In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself
Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures
Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures
Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation causes a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures
Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem. Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870-2011.

AS 2870-2011 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing
Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage
In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

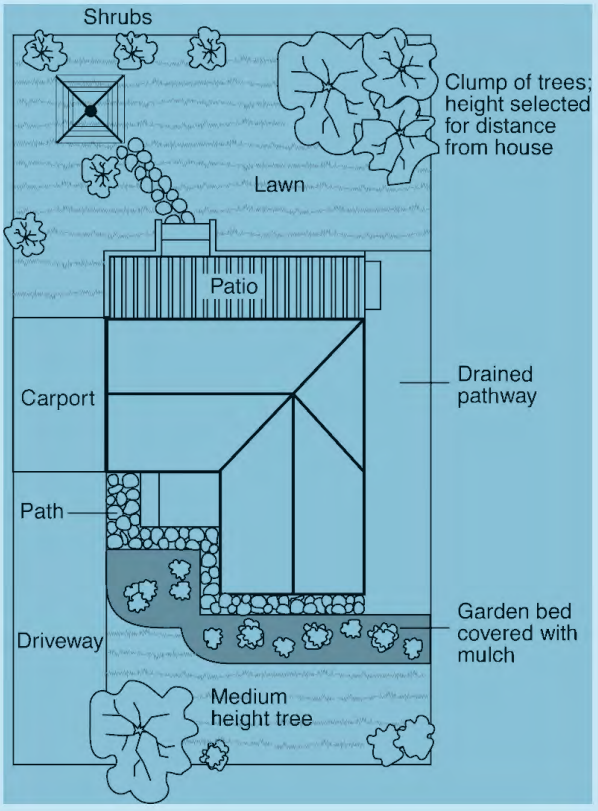
Protection of the building perimeter
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving should

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired.	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15–25 mm but also depends on number of cracks	4

Gardens for a reactive site



extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

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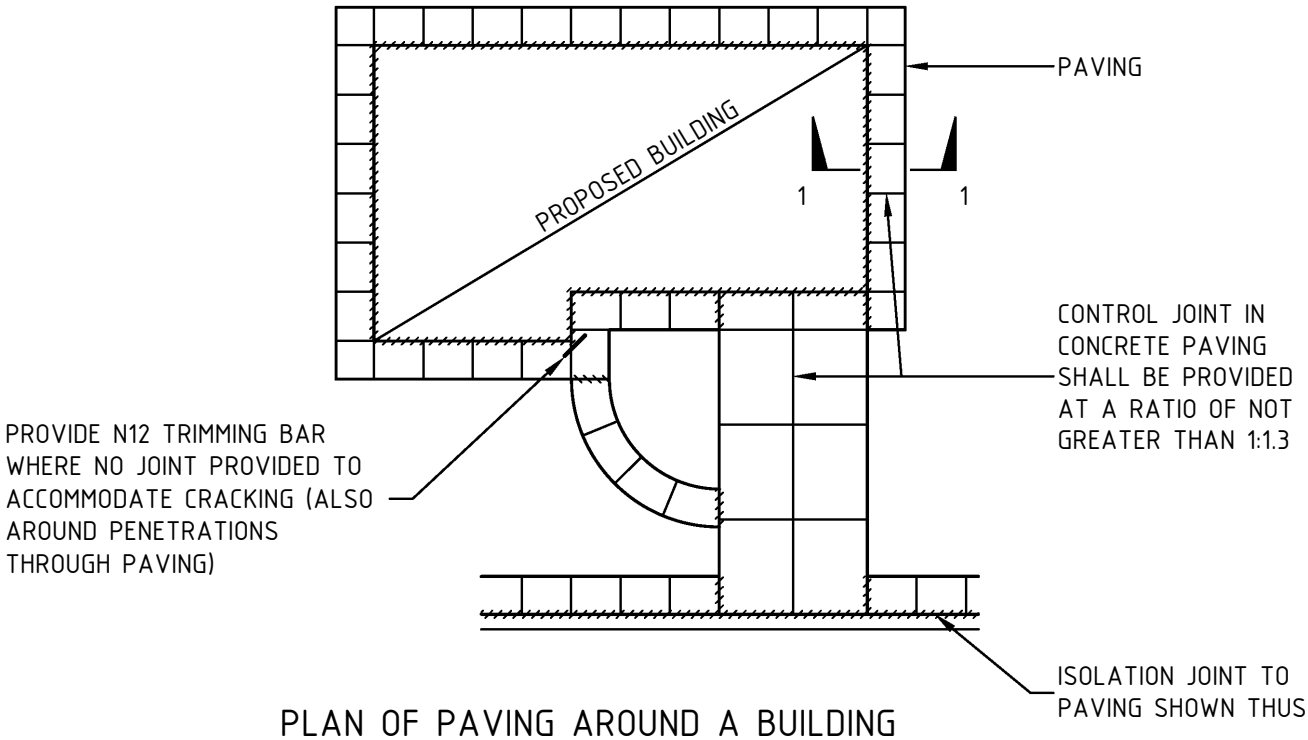
PERIMETER PAVING DETAILS (CD3)

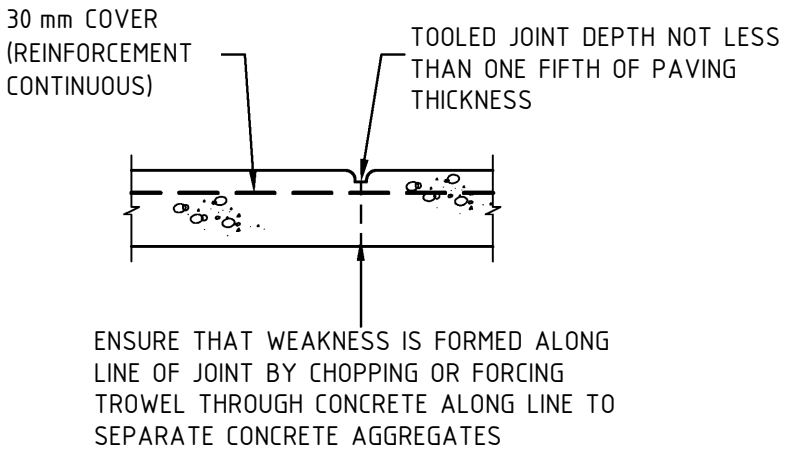
NOT TO SCALE



PLAN OF PAVING AROUND A BUILDING

NOTES:

1. PAVING AROUND BUILDING SHOWN INDICATIVELY ONLY. REFER AS 3727.1 AND NCC FOR MINIMUM REQUIREMENTS.
2. CONTACT THIS OFFICE IF DETAILED SITE SPECIFIC CONSTRUCTION DRAWINGS ARE REQUIRED.



SECTION THROUGH CONTROL JOINT IN CONCRETE PAVING

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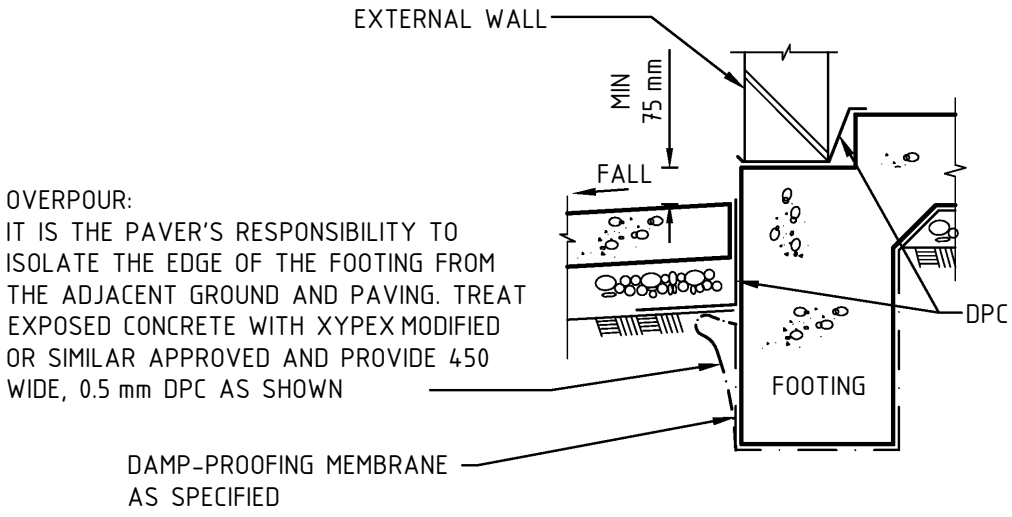
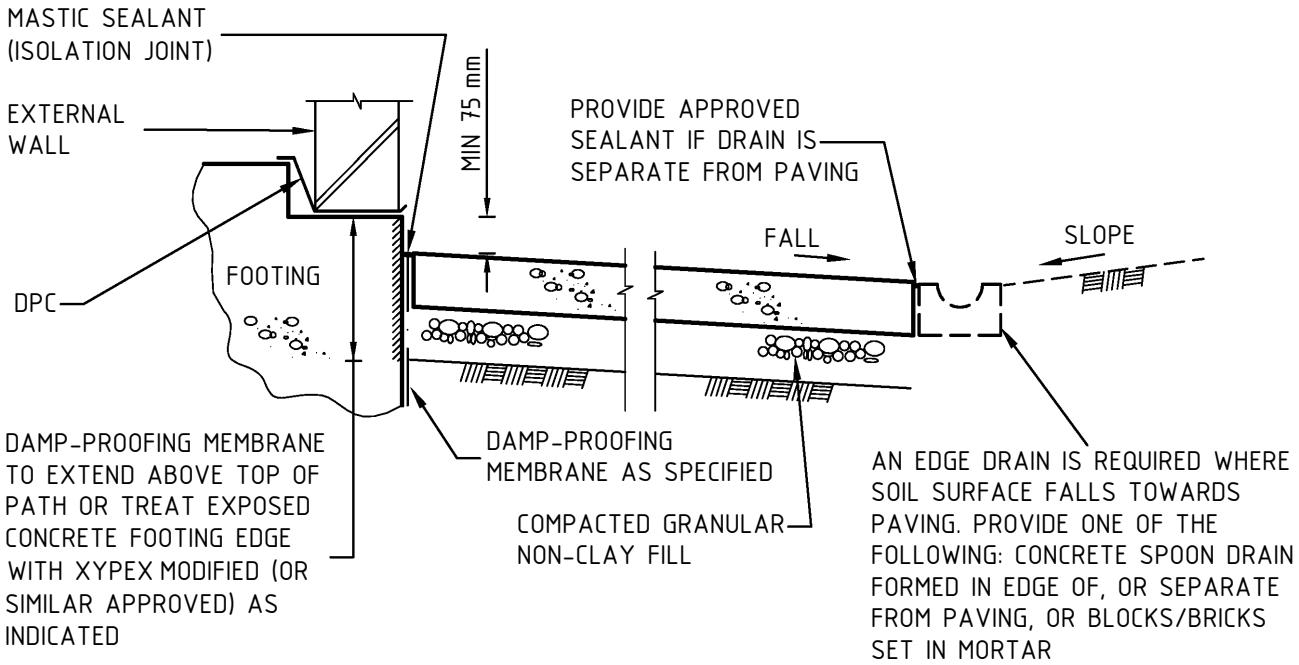
PERIMETER PAVING DETAILS (CD3)

NOT TO SCALE



FOOTING PAVING JUNCTION DETAIL (WHERE OVERPOUR EXISTS)



SECTION 1-1

NOTES:

1. PAVING MUST NOT BRIDGE THE MASONRY DPC.
2. PAVING SHALL BE GRADED SUFFICIENTLY TO ENSURE ALL WATER CAN DRAIN CLEAR FROM THE BUILDING.
3. PROVIDE EDGE DRAINS WHERE NECESSARY TO DIVERT RUNOFF CLEAR OF THE BUILDING.
4. REFER TO CRG (SECTION 7) FOR PAVING SPECIFICATIONS INCLUDING FALLS, THICKNESSES AND REINFORCEMENT.
5. PROVIDE TERMITE PROTECTION TO AS 3660.1

ATTACHMENT 2

OFFICE USE ONLY

Case Number: ERD-20-000104

Date Filed: 30 November 2020

FDN: 9

ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA

No. 104 of 2020

BETWEEN

KONSTANTINOS BARKOUKIS
Appellant

and

THE CORPORATION OF THE CITY OF UNLEY
Respondent

ORDER

Judicial Officer: Commissioner Nolan
Date of Order: 30 November 2020

BY CONSENT THE COURT ORDERS that:

A. The appeal is allowed and the decision of the Respondent of 21 July 2020 is reversed.

B. Development Plan consent and land division consent are granted for Development Application No. 090/263/2020/C2 for land division (Torrens Title) to create 2 allotments from one existing and to construct 2 two story dwellings, carports and front fence at 60 Park Street, Hyde Park 5061 (**the Land**), subject to the following reserved matters and conditions:

Development Plan Consent:

Reserved matters:

1. The following detailed information shall be submitted for further assessment and approval by the Council:

   1.1 A detailed demolition and restoration works plan including the nature and scope of work necessary, and the materials and methods to be used, in retaining and refurbishing the existing building;

   1.2 A refined and detailed materials and finishes schedule which is clearly cross-referenced with the drawings. The proposed materials and finishes schedule should include subtle differentiation between old and new fabric along with a subtle (low contrasting) colour scheme;

1.3 A stormwater management plan shall be provided demonstrating that the total stormwater volume requirement (detention and retention) for the development satisfies the volume requirements and discharge rates specified in Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017, marked Exhibit "A"

Conditions:

1 The development must be undertaken and thereinafter maintained in accordance with the plans and details listed below, marked as a bundle, Exhibit "B", unless varied by another condition imposed herein:

1.1 Three Six Five Studio demo plan, Job No. 18-03-020/DD 01, issue A, dated 28.10.20

1.2 Three Six Five Studio site/locality plan, Job No. 18-03-020/PD 02, Issue Y, dated 26.10.20

1.3 Three Six Five Studio lower floor plan, Job No. 18-03-020/PD 03, Issue Y, dated 26.10.20

1.4 Three Six Five Studio upper floor plan, Job No. 18-03-020-PD 04, Issue Y, dated 26.10.20

1.5 Three Six Five Studio elevations, Job No. 18-03-020/PD 06, Issue Y, dated 26.10.20

1.6 Pyper Leaker surveying services, Proposed Plan of Division, Ref PL8566, dated 02-11-2020

2. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

3. The upper floor windows depicted with diagonal hatched lines shown in the elevations plan identified in condition 1.5 shall, prior to occupation, be fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.

4. The upper level balconies shall, prior to occupation, be fitted with permanently fixed screening up to 1700mm above floor level (maximum 10mm gap between slats) and thereinafter be kept in place at all times.

5. The finished floor level of the garage/carport shall be no greater than 75mm above the paved footpath at the kerb alignment.

6. The landscaping shown on site/locality plan identified in condition 1.2 shall be established prior to the occupation of the development and shall be irrigated, maintained and nurtured at all times with any dead, diseased or dying plants being replaced within the next available growing season to the reasonable satisfaction of the Council.

7. The construction of the crossing place(s)/alteration to existing crossing places shall be carried out to the satisfaction of Council at full cost to the Appellant. Prior to occupation, the driveway crossing places are to be paved to match the existing footpath and not constructed from concrete, unless approved by the Council.

Land Division Consent

Conditions:

8. The structures as depicted in the Demo plan identified in condition 1.1 as "to be removed" must be demolished and removed from the land, to the satisfaction of the Council.

9. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0097243)

10. SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

Payment of $7,616.00 into the Planning and Development Fund (1 allotment/s @ $7,616.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked “Not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

11. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

.....
DEPUTY REGISTRAR

DEMOLITION NOTES

WALLS	SOLID BRICK
ROOF CLAD	IRON SHEETING
FLOORING	CONCRETE FOOTING - TIMBER
WINDOWS/DOORS	TIMBER

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LOCATE ALL SERVICES (UNDERGROUND OR OTHERWISE) AND ASSOCIATED PIPEWORK, CABLING, ETC. VERIFY ALL REMOVAL OR TERMINATION BEFORE COMMENCEMENT OF ANY WORK.

ERECT NECESSARY HOARDINGS AND PROP AS REQUIRED TO PROTECT EXISTING BUILDING AND ITEMS RETAINED.

PROTECT ALL NEIGHBOURING PROPERTIES AND BUILDINGS DURING DEMOLITION.

ALL EXISTING SURFACES, CEILINGS, WALLS, FLOORS AND THE LIKE TO BE PROTECTED DURING DEMOLITION AND NEW WORK.

MAKE GOOD TO ALL WALLS, FLOORS, AND SURFACES AFFECTED BY WORK CARRIED OUT DURING DEMOLITION.

PROCEDURE
COMPLY WITH THE REQUIREMENTS OF ALL RELEVANT AUTHORITIES HAVING JURISDICTION OVER THE WORKS.

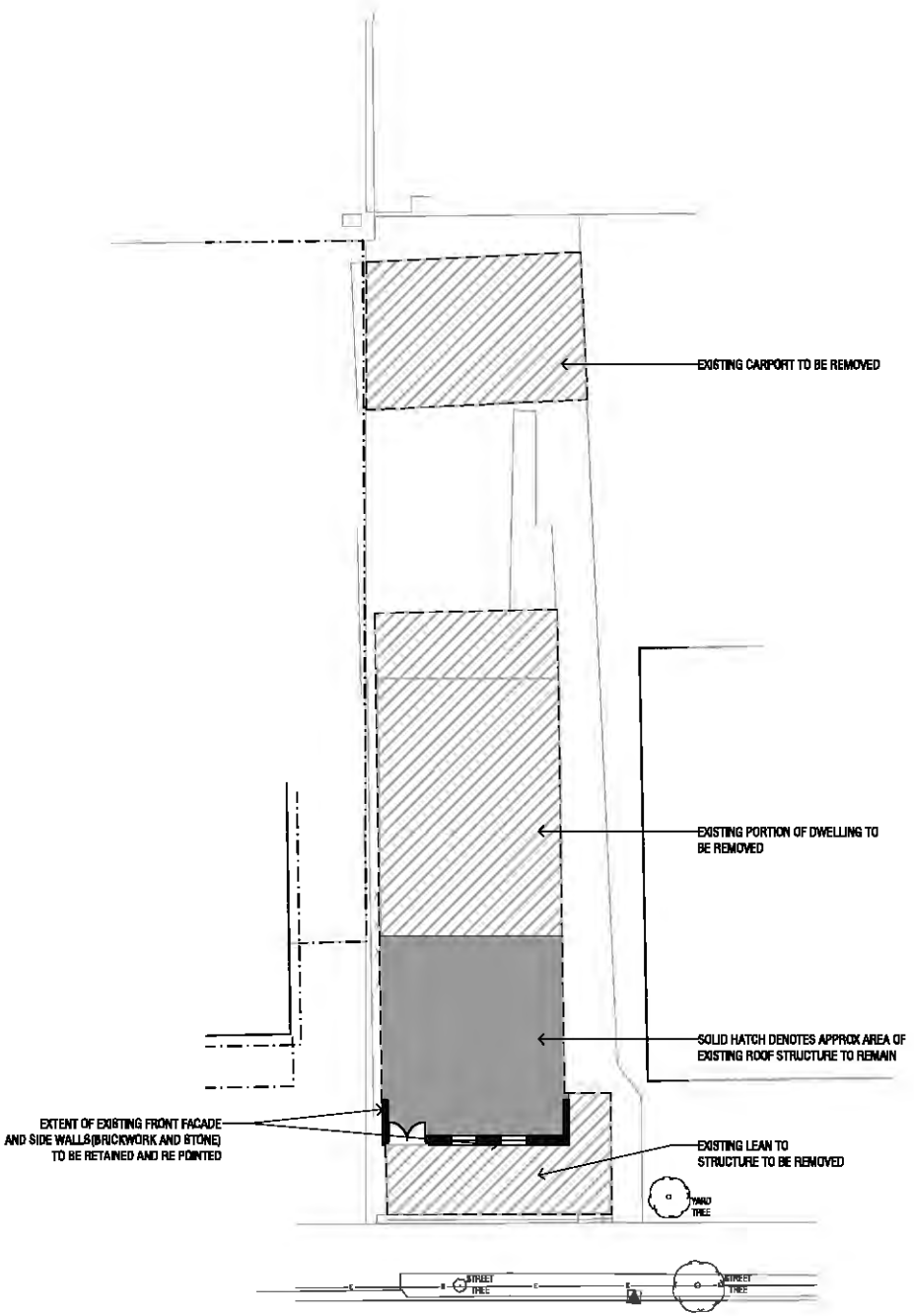
ARRANGE ALL NECESSARY INSPECTIONS REQUIRED BY AUTHORITIES AT APPROPRIATE STAGES OF DEMOLITION WORK AND PAY ALL FEES ASSOCIATED WITH INSPECTIONS AND DISCONNECTIONS.

THE NEED TO MINIMISE NUISANCE OF ANY KIND DURING THE WORKS, EG, NOISE DUST DEBRIS, ETC IS IMPORTANT

ARRANGE FOR THE DISCONNECTION, CUTTING, SEALING OFF, DIVERTING, ETC OF EXISTING SERVICES AS REQUIRED BY THE WORKS.

DEMOLISHED MATERIALS - UNLESS OTHERWISE SPECIFIED OR NOTED ON DRAWINGS, DEMOLISHED MATERIALS SHALL BE THE PROPERTY OF THE BUILDER, WHO SHALL REMOVE AND DISPOSE OF THE WAY FROM THE SITE.

EXTENT OF WORK - DEMOLISH COMPLETE HOUSE, PAVING, TREES AS REQUIRED TO COMPLETE WORKS.



DEMO PLAN SCALE 1:200

THE CITY of Unley

DEVELOPMENT PLAN CONSENT
Development Act 1993

* Refer to Approval Notice for Conditions of Consent

ISSUE	AMENDMENT	DATE
A	DEMOLITION DRAWINGS	29.10.2020

ThreeSixFive DESIGN STUDIO
12-53 THE PARADE
NORWOOD SA 5067 AUSTRALIA
T +618 8363 4184
ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT:
KONSTANTINOS BARKOUKIS

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
60 & 60a PARK STREET,
HYDE PARK SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ERRORS ARE TO BE NOTIFIED TO 365 STUDIO PTY LTD PRIOR TO TENDERING OR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

PAGE SIZE:	DRAWN BY:	DRAWING No:
A3	BI	01 OF 01
ISSUE:	JOB NUMBER:	
A.	18-03-020/DD 01	

DEMOLITION DRAWINGS

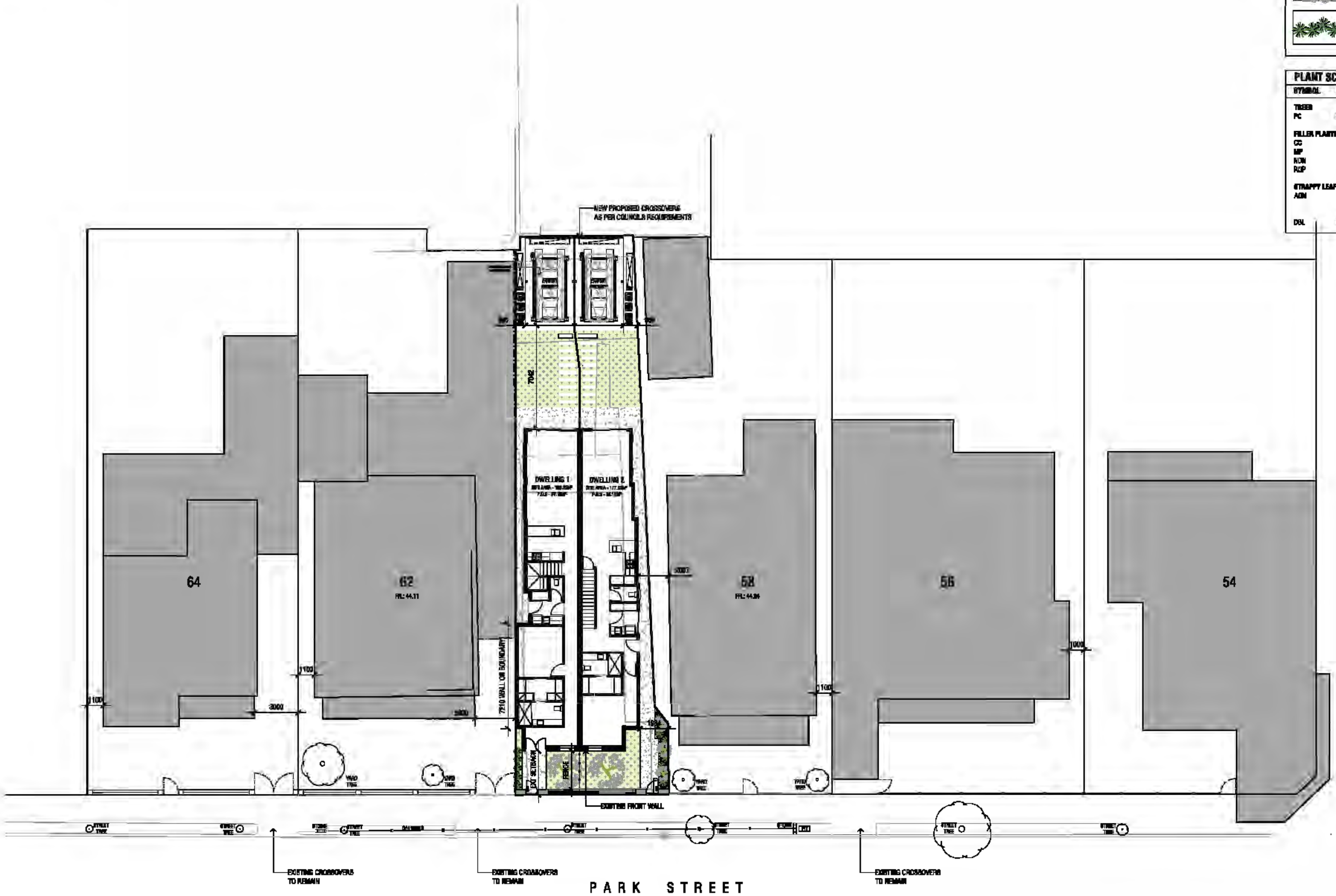
NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

LANDSCAPE LEGEND:

- PC — DECIDUOUS TREES 'PYRUS CAPITAL'
- MASS PLANTING STRAPPY LEAF GRASSES GROUND COVERS
- FILLER PLANTS
- INSTANT TURF

PLANT SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE
TREES			
PC	PYRUS 'CAPITAL'	'CAPITAL' PEAR	2.4M TALL
FILLER PLANTS			
CC	CONVOLVULUS CNEORUM	SILVER BUSH	200MM POTS
MP	MURRAYA PANICULATA	MURRAYA	250MM POTS
NDN	NANDINA DOMESTICA NANA	DWARF NANDINA	200MM POTS
ROP	RAPHIOLEPSIS	ORIENTAL PEARL	200MM POTS
STRAPPY LEAF PLANTS			
AON	AGAPANTHUS ORIENTALIS NANA	DWARF AGAPANTHUS	150MM POTS
DBL	DIANELLA 'BLAZE'	'BLAZE' FLAX LILY	150MM POTS



THE CITY of Unley
DEVELOPMENT PLAN CONSENT
Development Act 1993
* Refer to Approval Notice for Conditions of Consent

ISSUE	AMENDMENT	DATE
A - V	CONCEPT - PLANNING DRAWINGS	2019
W	COUNCIL COMMENTS	[illegible]
X	REVISED PLANNING DRAWINGS	[illegible]

ThreeSixFive

PLANNING DRAWINGS

CLIENT: KONSTANTINOS BARKOUKIS
PROJECT: PROPOSED DEVELOPMENT
ADDRESS: 60 & 60a PARK STREET, HYDE PARK SA

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A2 A3	BI	02 OF 08
ISSUE: X.	JOB NUMBER: 18-03-020/PD 02	

PROPOSED SITE/LOCALITY PLAN SCALE 1:200

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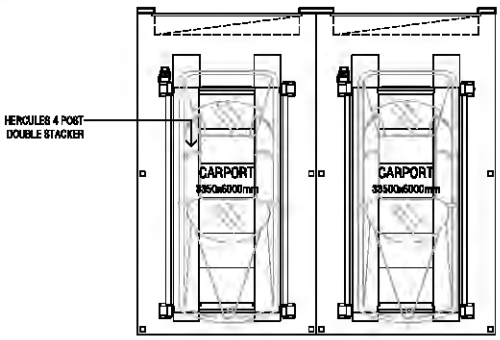

THE CITY of Unley

DEVELOPMENT PLAN CONSENT
Development Act 1993

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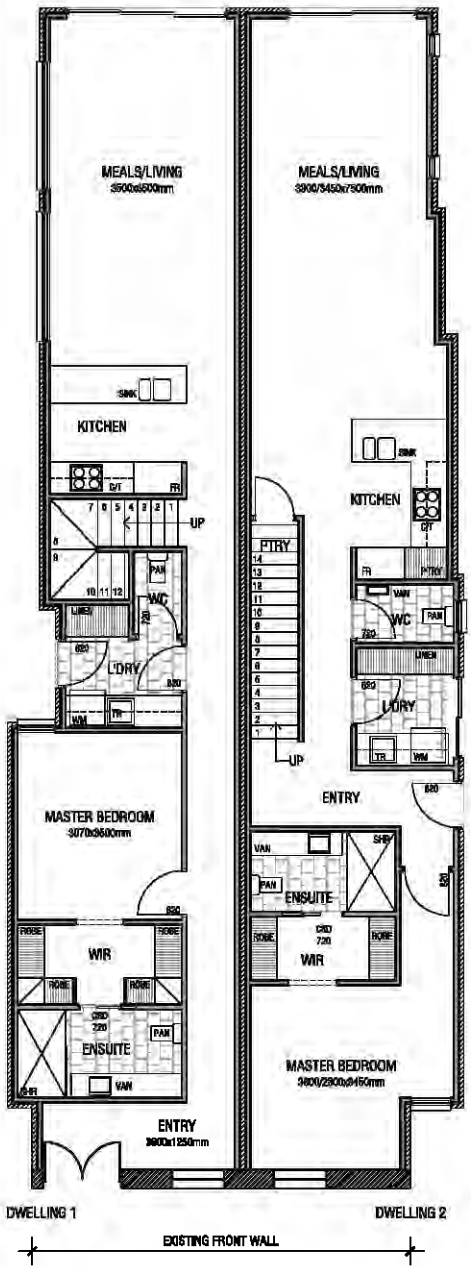

AREAS (D1)	m²
LOWER LIVING	88.41
UPPER LIVING	52.00
CARPORT	20.40
BALCONY	6.85
TOTAL	160.81

AREAS (D2)	m²
LOWER LIVING	84.45
UPPER LIVING	53.70
CARPORT	20.40
BALCONY	6.50
TOTAL	165.05

ISSUE	AMENDMENT	DATE
A - V	CONCEPT - PLANNING DRAWINGS	2018
W	COUNCIL COMMENTS	2019-2020
X	REVISED PLANNING DRAWINGS	21.10.20

PROPOSED LOWER FLOOR SCALE 1:100

PLANNING DRAWINGS

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PROJECT:
PROPOSED DEVELOPMENT

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HYDE PARK SA

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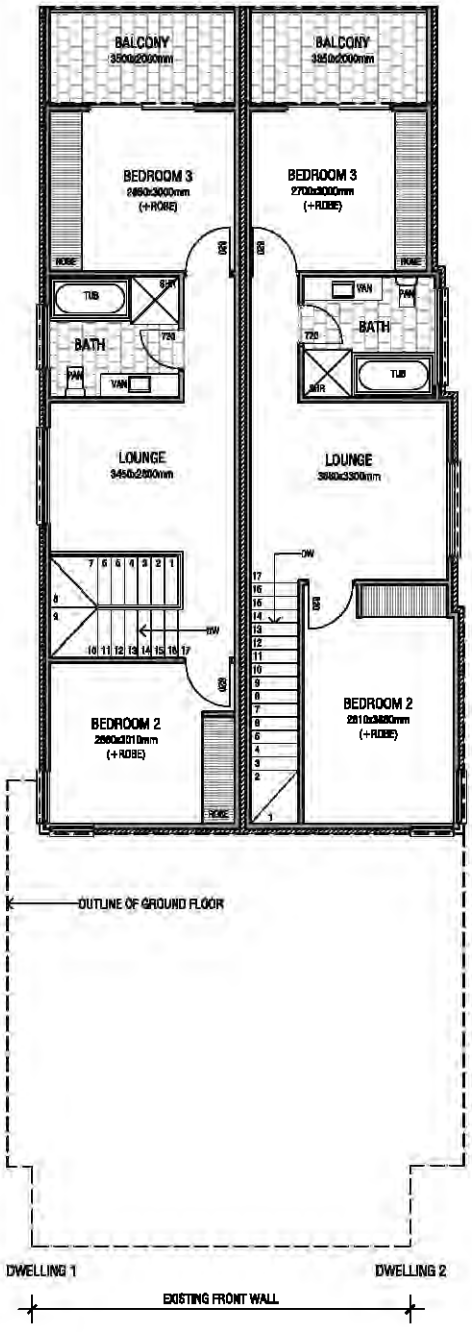
ISSUE: X.	JOB NUMBER: 18-03-020/PD 03	

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

OUTLINE OF CARPORTS

DEVELOPMENT PLAN CONSENT
Development Act 1993
THE CITY of Unley
* Refer to Approval Notice for Conditions of Consent



PROPOSED UPPER FLOOR SCALE 1:100

AREAS (D1)	m²
LOWER LIVING	88.41
UPPER LIVING	52.00
CARPORT	20.40
BALCONY	6.85
TOTAL	160.81

AREAS (D2)	m²
LOWER LIVING	84.45
UPPER LIVING	53.70
CARPORT	20.40
BALCONY	6.50
TOTAL	165.05

ISSUE	AMENDMENT	DATE
A - V	CONCEPT - PLANNING DRAWINGS	2018
W	COUNCIL COMMENTS	2019-2020
X	REVISED PLANNING DRAWINGS	21.10.20

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HYDE PARK SA

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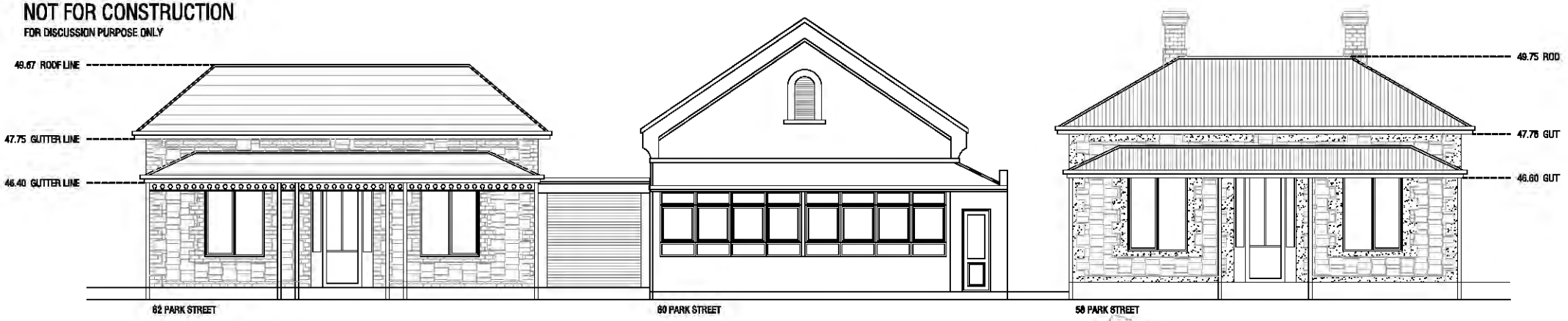

EXISTING ELEVATIONS SCALE 1:100

56 PARK STREET:

IRONSTONE COLORBOND ROOF AND GUTTERS, BLUESTONE FACADE, CREAM RENDERED QUOINS, CREAM WINDOW FRAMES, IRONSTONE COLORBOND BULL NOSE VERANDAH, CREAM TRIMS ON CARPORT. WHITE PICKET FENCE AND POSTS 1000MM HIGH PICKETS WITH 1300MM HIGH POSTS

58 PARK STREET:

RED COLORBOND ROOF, SANDSTONE FACADE WITH RED BRICK SURROUND, RED COLORBOND BULL NOSE VERANDAH, BLACK WINDOWS, BLACK SHUTTERS, CREAM GUTTERS, NO CARPORT, NO DRIVEWAY. WHITE PICKET FENCE AND RED POSTS 1100MM HIGH PICKETS WITH 1500MM HIGH POSTS.

62 PARK STREET:

RED TILED ROOF, SANDSTONE FACADE WITH RED BRICK SURROUND. BLACK ENTRY DOOR, WHITE GUTTERS, ALUMINUM WINDOWS. RED BRICK FENCE 900MM HIGH WITH 300MM HIGH WHITE CAST IRON INFILL 1200MM HIGH RED BRICK PIERS.

64 PARK STREET:

RED TILED ROOF WITH RED GUTTERS, SANDSTONE FACADE WITH RED BRICK SURROUND. WHITE WINDOW FRAMES, BLACK ENTRY DOOR. 900MM HIGH RENDERED FENCE WITH RED CAST IRON INFILL ABOVE 1500MM HIGH PILLARS. 1000MM WIDE CAST IRON GATE

EXISTING STREETSCAPE SCALE 1:100

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ISSUE	AMENDMENT	DATE
A - V	CONCEPT - PLANNING DRAWINGS	2018
W	COUNCIL COMMENTS	2019-2020
X	REVISED PLANNING DRAWINGS	21.10.20
Y	REVISED PLANNING DRAWINGS	28.10.20

PLANNING DRAWINGS

CLIENT: KONSTANTINOS BARKOUKIS

PROJECT: PROPOSED DEVELOPMENT

ADDRESS: 60 & 60a PARK STREET, HYDE PARK SA

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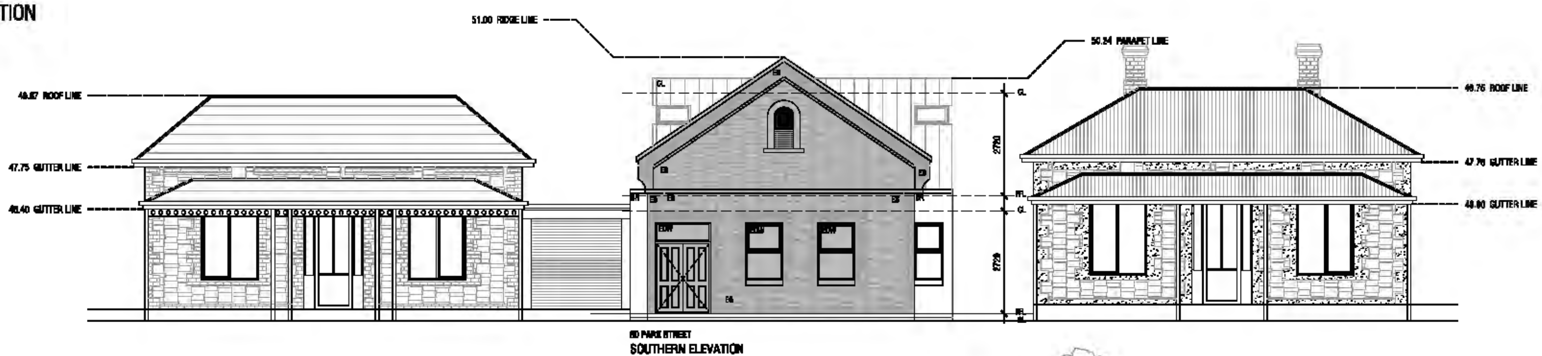
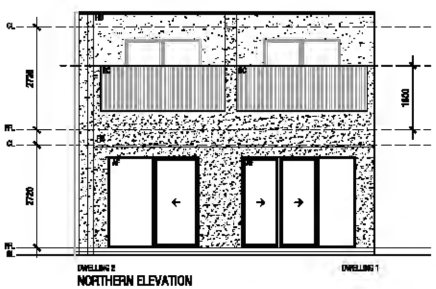
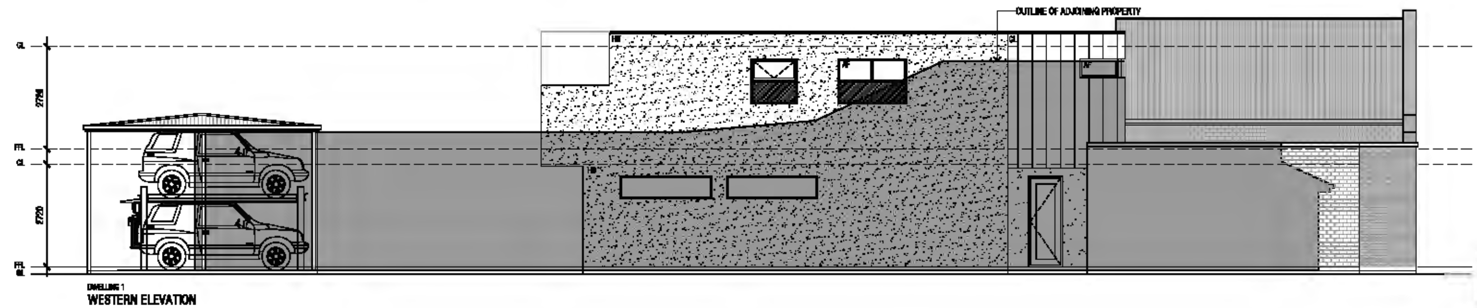
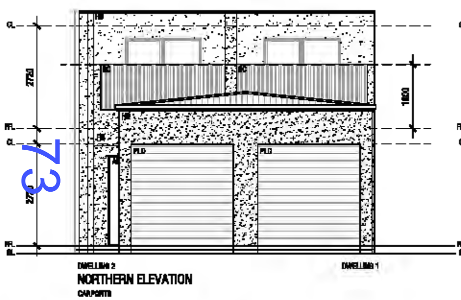


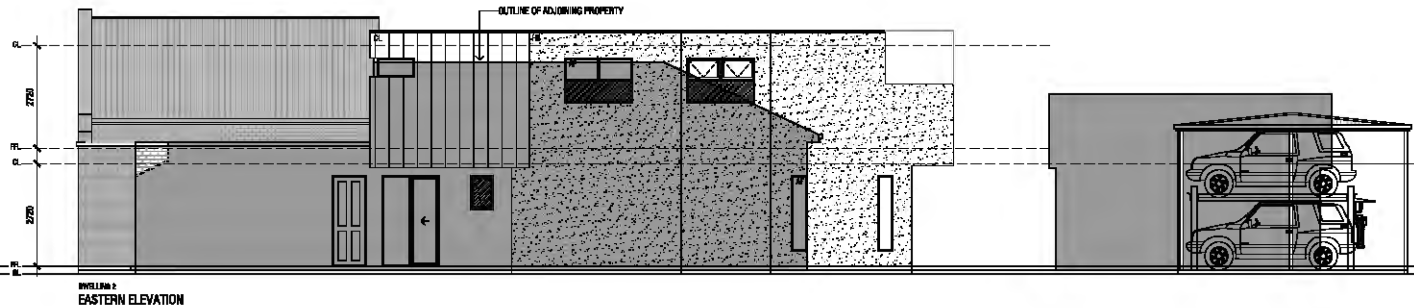
PROPOSED ELEVATIONS SCALE 1:100

PROPOSED STREETSCAPE SCALE 1:100









ELEVATIONS SCALE 1:100

MATERIAL / COLOUR SCHEDULE:

AAC CLADDING	HB	AAC CLADDING DULUX - WHITE POLAR
EXISTING BRICK	EB	REPOINT EXISTING BRICK TO ORIGINAL STATE
EXISTING SANDSTONE	ES	REPOINT EXISTING SANDSTONE TO ORIGINAL STATE
EXISTING DOOR/WINDOWS	EDW	EXISTING DOORS AND WINDOWS TO REMAIN AS IS
FACE BRICK	BR	FACE BRICK WORK TO MATCH EXISTING
CLADDING	CL	REVOLUTION ROOFING - EUROPLUS INTERLOCKING PANEL DULUX - WAYWARD GREY
TIMBER SCREENING	SC	TIMBER SLAT PRIVACY SCREENING - 10MM GAP BETWEEN SLATS
DOORS & WINDOWS	AF	TIMBER FRAMES PAINTED BLACK
ENTRY DOOR	ED	CORINTHIAN - CLASSIC CL 4 PAINTED BLACK
PANEL-LIFT DOOR	PLD	B&D ROLL - A - DOOR LUXE DESIGN GALACTIC
ROOF/FASCIA	RF	COLORBOND - WINDSPRAY ROOF PITCH @ [illegible]
GUTTER	GT	REVOLUTION ROOFING - REVOLD COLORBOND - WINDSPRAY
CAPPING	CP	COLORBOND - SURFMIST

60 - 60A PARK STREET:

RENDERED BRICK FENCE 1500MM HIGH WITH 600MM HIGH WALL AND 1000MM HIGH BLACK CAST IRON INFILL 100mm SPACING BETWEEN IRON BARS

THE CITY of Unley

DEVELOPMENT PLAN CONSENT
Development Act 1993

* Refer to Approval Notice for Conditions of Consent

ISSUE	AMENDMENT	DATE
A - V	CONCEPT - PLANNING DRAWINGS	2019
W	COUNCIL COMMENTS	[illegible]
X	REVISED PLANNING DRAWINGS	21.10.20
[illegible]	[illegible]	[illegible]

ThreeSixFive design studio

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ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT: KONSTANTINOS BARKOUKIS

PROJECT: PROPOSED DEVELOPMENT

ADDRESS: 60 & 60a PARK STREET, HYDE PARK SA

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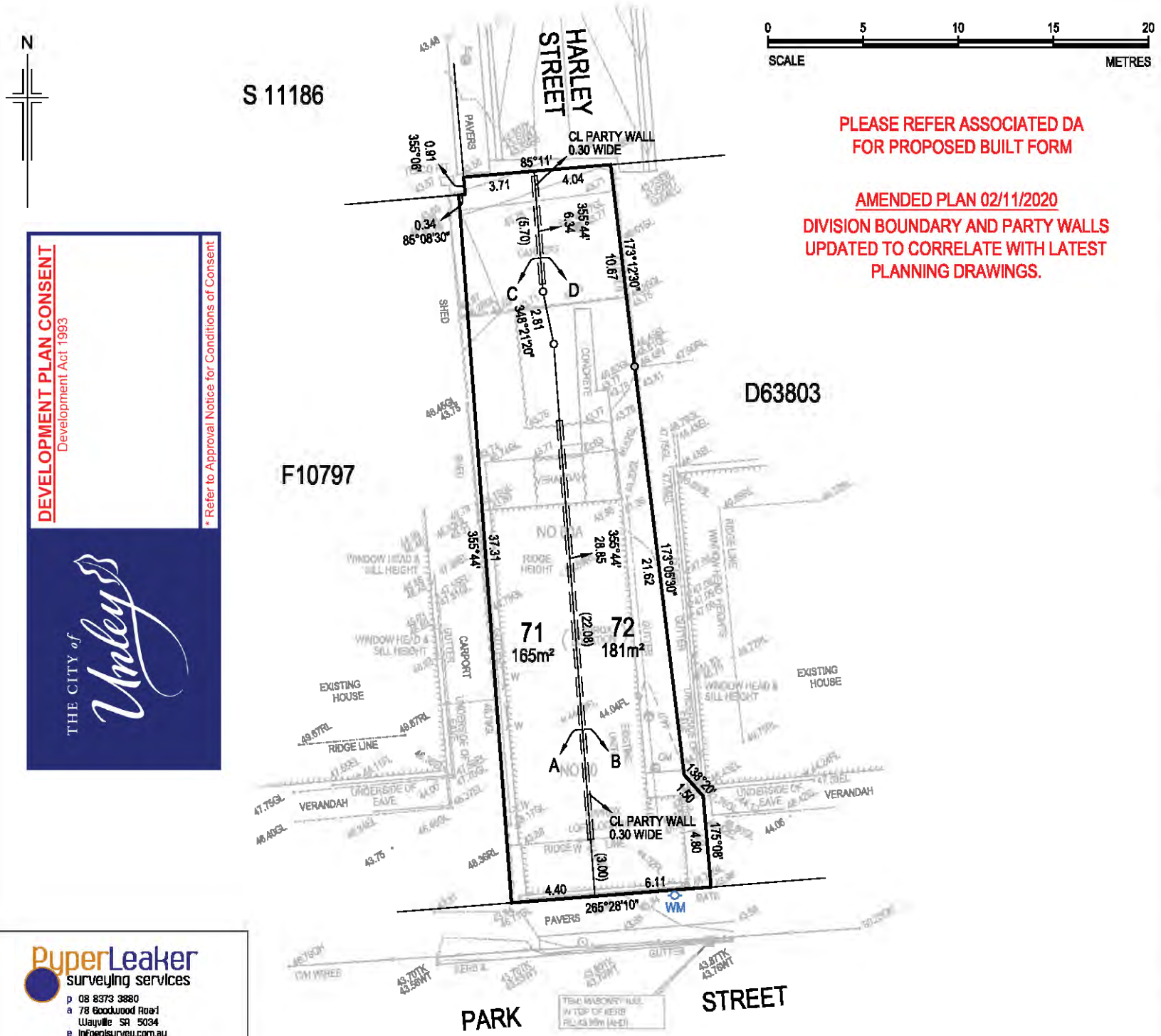
X	18-03-020/PD 06	

PLANNING DRAWINGS

PROPOSED PLAN OF DIVISION

Council: CITY OF UNLEY
DEV. No.: 090/D011/20
TITLE SYSTEM: REAL PROPERTY ACT
TITLE REFERENCE: CT 5913/861
TOTAL AREA: 346m²
MAP REFERENCE: 6628/49/A
HUNDRED: ADELAIDE
AREA: FAIRVIEW PARK

ALLOTMENT 700 IN D63803
60 & 60A PARK STREET



STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

RECIPROCAL PARTY WALL RIGHTS ARE TO BE CREATED OVER THE PORTIONS MARKED A AND B.

RECIPROCAL PARTY WALL RIGHTS ARE TO BE CREATED OVER THE PORTIONS MARKED C AND D.

EXISTING STRUCTURES ARE TO BE REMOVED.

NOTE:
THIS PLAN WAS PREPARED AS A PROPOSED SUBDIVISION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS SHOWN HEREON ARE SUBJECT TO SURVEY AND THE REQUIREMENTS OF COUNCIL AND OTHER RELEVANT AUTHORITIES.

NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THE PLAN.

SCALE 1:200 (A3) | REVISION: 0

DATA SUBJECT TO SURVEY
DATE: 02/11/2020 BP REF: PL8566

PyperLeaker surveying services
p 08 8373 3880
a 78 Goodwood Road
Wayville SA 5034
e info@plsurvey.com.au

Table 3.1: Stormwater Detention and Retention Requirements for developments

Area of Allotment (m^2)		Storage Method: Retention Rain Water Harvest Tank, RWH (L)	Storage Method: Detention Storage, DS (L)	Total Stormwater Storage Volume for Site, SSV (L)	Maximum Discharge Rate to Kerb* (L/s)
Single Residential Dwellings/Town houses (Total storage requirements per allotment area)					
Up to 400		2000	1000	3000	4
401-500		2000	1500	3500	4
501 – 600		2500	1500	4000	4
601 – 700		2500	2000	4500	4
701 – 800		3000	2000	5000	4
800 +		3500	2500	5500	4
Extensions to residential dwellings (>50m^2 roof area) (Total storage requirement per new roof area created)					
51 - 100		2000	1000	3000	N/A
101 - 150		2500	1500	4000	N/A
151 - 200		3000	2000	5000	N/A
201 - 250+		3000	2500	5500	N/A
Multi-Unit Developments Comprising of 3-5 Units (Allotment area, number of dwellings, and storages per dwelling)					
Up to 1000	3	2000	1000	3000	4 per outlet
1001 – 1500	3	2500	1500	4000	4 per outlet
	4	2000	1000	3000	4 per outlet
1501 - 2000	3	3000	1500	4500	4 per outlet
	4	2500	1000	4000	4 per outlet
	5	2000	1000	3000	4 per outlet
Apartment Buildings (Total storage requirements for the full site)					
Up to 1000		5000	3500	8500	TBC
1001 - 1500		8000	4500	12500	TBC
1501 - 2000		10000	6500	16500	TBC
2001 - 2500		12000	8000	20000	TBC
Commercial sites (Total storage requirements for the full site)					
Up to 1000		5000	1500	6500	TBC
1001 - 1500		8000	2000	10000	TBC
1501 - 2000		10000	2500	12500	TBC
2001 - 2500		12000	3000	15000	TBC

*Connection to underground Council infrastructure requires Council approval.

Table 4.1: Stormwater Detention and Retention Requirements for developments using WSUD

Area of Allotment (m^2)		Storage Method: Retention Rain Water Harvest Tank, RWH (L)	Storage Method: Secondary Retention Storage, SRS (L)	Total Stormwater Storage Volume for Site, SSV (L)	Maximum Discharge Rate to Kerb* (L/s)
Single Residential Dwellings / Town houses (Total storage requirements per allotment area)					
Up to 400		2000	500	2500	4
401- 500		2000	1000	3000	4
501 - 600		2500	1000	3500	4
601 - 700		2500	1500	4000	4
701 - 800		3000	1500	4500	4
Extensions to residential dwellings (>50m^2 roof area) (Total storage requirement per new roof area created)					
51 - 100		2000	500	2500	N/A
101 - 150		2500	500	3000	N/A
151 - 200		3000	1000	4000	N/A
201 - 250+		3000	1500	4500	N/A
Multi-Unit Developments Comprising of 3-5 Units (Allotment area and number of dwellings)					
Up to 1000	3	2000	500	2500	4 per outlet
1001 – 1500	3	2500	500	3000	4 per outlet
	4	2000	500	2500	4 per outlet
1501 - 2000	3	3000	1000	4000	4 per outlet
	4	2500	500	3000	4 per outlet
	5	2000	500	2500	4 per outlet
Multi-Unit Developments Comprising of 3-5 Units (Allotment area, number of dwellings, and storages per dwelling)					
Up to 1000		5000	3500	8500	TBC
1001 - 1500		8000	4500	12500	TBC
1501 - 2000		10000	6500	16500	TBC
2001 - 2500		12000	8500	20500	TBC
Commercial sites (Total storage requirements for the full site)					
Up to 1000		5000	3500	8500	TBC
1001 - 1500		5000	7500	12500	TBC
1501 - 2000		6500	10000	16500	TBC
2001 - 2500		8000	12500	20500	TBC

*Connection to underground Council infrastructure requires Council approval.

ATTACHMENT 3

Details of Representations

Application Summary

Application ID	21024341
Proposal	Variation to DA 090/263/2020/C2 for land division to create two allotments from one existing, and construct 2 two storey dwellings, carports and front fence - variation to comprise demolition of existing building(s) and construction of two (2) two-storey semi-detached dwellings with associated carports (and car stackers) at the rear and amended plan of division
Location	60 PARK ST HYDE PARK SA 5061

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	
Phone Number	
Email Address	
Submission Date	10/03/2022 03:20 PM
Submission Source	Over Counter
Late Submission	Yes
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Concerns around location of real boundary/ fencing and privacy issues

Attached Documents

ScivicGrou22031014500-2388314.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant: K. BARKOUKIS, D. PASTRKOS

Development Number: 21024341

Nature of Development: Variation to 263/2020/C2.

Zone/Sub-zone/Overlay:

Subject Land:

Contact Officer:

Phone Number:

Close Date: 22/3/22

My name*: [redacted]

My [redacted] My email [redacted]

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development Subject to the amplicant details below

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

- 1. Mr. K. BARKOUKIS, D PASTRKO to Present a signed copy of Liscenced Sorveying Plans. Show the enchroachment to my Property 62 Park Street Hyde Park
- 2 Concerns of Privacy Issues, example temporary fencing with cloth Privacy.
- 3. His Application Plan, dosnt Show any enchroament to our property.
- Appy new fencing to be at K. Barkoukis cost
- Happy for Discussion to call [redacted]

[attach additional pages as needed]

Government of South Australia
Attorney-General's Department

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

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

I: ☒ wish to be heard in support of my submission*

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

By: ☒ appearing personally

☐ being represented by the following person:

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

Signature: [redacted] Date:

Return Address:

Email: [redacted]

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	
Phone Number	
Email Address	
Submission Date	16/03/2022 12:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	We are concerned about the following; 1. The northern area/garage arrangement backing on to Harley st, affecting the water table and possibility of flooding and damage to units at 4 Harley st. 2. The northern area/garage arrangement backing on to Harley st, obstructing the access and carports to units at 4 Harley st. 3. Building works blocking access to units at 4 Harley st. This is the only access we have to the units and it must be available/accessible at all times. 4. No trucks, utes etc. from tradespeople in Harley st, The street is not at all conducive to these types of vehicles. These vehicles need to use Park st. 5. Building materials being left on the road, in carports and blocking access to units at 4 Harley st. 6. Dust and noise coming from the site during building works. We believe that the block at 60 Park st is not suitable for two large 2 storey properties of this nature. Thank you.

Attached Documents

Representations

Representor 3 - [redacted]

Name	[redacted]
Address	
Phone Number	
Email Address	
Submission Date	16/03/2022 05:57 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	We are concerned about the following; 1. The northern area/garage arrangement backing on to Harley st, affecting the water table and possibility of flooding and damage to units at 4 Harley st. 2. The northern area/garage arrangement backing on to Harley st, obstructing the access and carports to units at 4 Harley st. The proposed carport needs to be moved back south in line with fence line of 4 Harley St./62 Park St. 3. Building works blocking access to units at 4 Harley st. This is the only access we have to the units and it must be available/accessible at all times. 4. No trucks, utes etc. from tradespeople in Harley st, The street is not at all conducive to these types of vehicles. These vehicles need to use Park st. 5. Building materials being left on the road, in carports and blocking access to units at 4 Harley st. 6. Dust and noise coming from the site during building works. We believe that the block at 60 Park st is not suitable for two large 2 storey properties of this nature. Thank you.

Attached Documents

Representations

Representor 4 - [redacted]

Name	[redacted]
Address	
Phone Number	
Email Address	
Submission Date	20/03/2022 02:08 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	Whilst we have no objections to the overall development proposal and the appearance portrayed in the elevation drawings, there are a number of critical issues in relation to access and to council provisions and responsibilities in Harley Street.

Attached Documents

Redev_of_60_Park_St.pdf

Planning Application ID 21024341
Applicant: Kosta Barkoukis, Despina Pastrikos
Proposal: land division from 1 existing allotment into 2, demolition of existing buildings & construction of 2 semi-detached dwellings.
Subject land: 60 Park Street, Hyde Park

Representation by [redacted]

Whilst we have no objections to the overall development proposal and the appearance portrayed in the elevation drawings, there are a number of critical issues in relation to access and to council provisions and responsibilities in Harley Street.

1. Harley Street (a dead-end street - see photo) is only one back from the busy King William Road area near the intersection with Park and Mitchell Streets, and is constantly used for parking by both workers and visitors, on both sides of the street. This has made it difficult and risky for cars leaving garages and we can see this problem exacerbated by the two proposed car-lift garages which will add 4 cars needing to manoeuvre to get out; particularly if a lower car has to be moved in order to get the upper car lowered and out (a certainty with any tenancy arrangements). On the eastern side of the street, the made kerb finishes in line with 6 Clarence Street and then is a continuous driveway to the end of Harley Street: this is for double garages for four properties: house numbers 6, 8 and 10 Clarence Street, and also 58 Park Street. On the western side of Harley Street there is a short section of made kerb between property numbers 2 and 4, which are both buildings each having 4 units (see photo). It appears from old yellow kerb paint that this section of kerb was formerly a no-parking zone. We consider the reinstatement of a NO PARKING zone here already desirable to allow for the safe movement of residents cars, but **essential** if the proposed development is approved by Council.
2. From the layout described above, a problem already exists with the placement of bins for waste collections. Harley Street is a narrow, dead-end street. The waste collection trucks have to make two runs to complete waste collection; firstly driving in to collect from one side, backing out, turning, then backing down the length of Harley Street to collect from the other side. The waste trucks obviously cannot collect from the end ‘axis’, nor from the end/corner property. We (#8) have a mutual understanding that our neighbours (#10 & #58) place their bins alongside ours as there is just enough room (see photo) but with the general layout plus parked cars, it is already difficult on both sides to place all the bins from this end of the street (up to 28) and allow the minimum space necessary for the mechanical arms of the trucks. The

former owner of the property proposed for redevelopment used to put his bins out on Park Street. Under the proposed redevelopment plans, this does not appear possible and so each collection day another 4 bins will have to be located not outside their property but somewhere to the side (up to 32 bins). This reinforces the absolute need to make the end western kerb a NO PARKING zone.

3. Our research shows a four-post car lift requires a higher power supply (30 Amp, min 10 gauge wire) for burn-out/fire-risk safety. How will this be supplied? Will the existing street appearance be impacted?

We are elderly residents unlikely to be able to attend any hearings. We nevertheless request that Development Services advise us how these issues will be addressed.


ONLY KERB AT END
HARLEY ST. ONCE NO PARKING ZONE


10 CLARENCE
5P PARK
60 PARK
8 CLARENCE

Representations

Representor 5 - [redacted]

Name	[redacted]
Address	
Phone Number	
Email Address	
Submission Date	21/03/2022 02:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	This application is a non complying development RS(BF) Excess height parameters 5.7m Minimum block sizes Excessive site coverage New developments should be of a single Storey in nature or incorporate the design into the the roof line. Minimum side boundary setback not adhered to.

Attached Documents

Representations

Representor 6 - [redacted]

Name	[redacted]
Address	
Phone Number	
Email Address	
Submission Date	22/03/2022 07:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	I am concerned that the current title is being divided into two blocks, creating a precedent for other speculative developers to do the same on small allotments. Claims that the block has historically had 2 meters on it, should not warrant it being split into 2 titles. It is irrelevant, as the block will be cleared to make way for the building of the new development. I am not adverse to there being development in the area, however feel one dwelling would suite the character and charm of Hyde Park, rather than 2 tiny sized residences.

Attached Documents

Representations

Representor 7 - [redacted]

Name	[redacted]
Address	
Phone Number	
Email Address	
Submission Date	22/03/2022 11:24 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	The way under sized land division was only consented to by the Unley CAP on which oi sat on the basis of retaining the 1880s historic building. Now that the land division has been granted, they are coming back with a variation to demolish this building as was their original intent. Please do not reward such Machiavellian behaviour relying no doubt on an engineering report where the engineer was only engaged on the basis of supporting their intended demolition.

Attached Documents

ATTACHMENT 4

Response to Representors

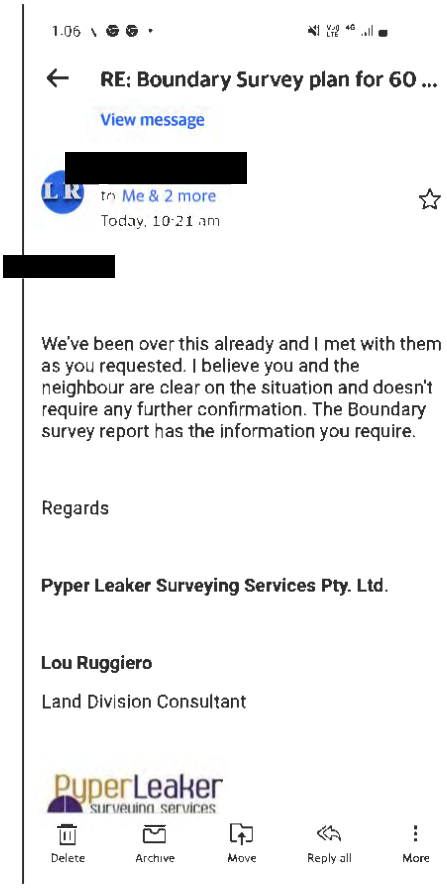
Representor 1 - [redacted]

1 Mr K, D Pastrikos to present a signed copy of Licensed Surveying plans. Show the encroachment to my propert[redacted]

I have emailed the copy of the boundary survey plans previously from Pyper Leaker Surveyors to the [redacted] family and we have re-emailed again demonstrating the front yard fence encroachment. How many times do we have to email the same document?

The new fence will be installed on the surveyed boundary, without any encroachment to either party. We have planning approval for 2 townhouses already, regardless.

[redacted] **Pyper Leaker) even confirmed that he met with you in person and went through the survey plan previously? From his email:**
"We've been over this already and I met with them as you requested".


1:06

RE: Boundary Survey plan for 60 ...

View message

[redacted]

to Me & 2 more

Today, 10:21 am

[redacted]

We've been over this already and I met with them as you requested. I believe you and the neighbour are clear on the situation and doesn't require any further confirmation. The Boundary survey report has the information you require.

Regards

Pyper Leaker Surveying Services Pty. Ltd.

Lou Ruggiero

Land Division Consultant

PyperLeaker surveying services

Delete Archive Move Reply all More

2. Concerns of privacy issues – example temporary fencing with cloth privacy?

When in the process of building, I will use temporary fencing on any gaps on the common boundary. However we will maintain the current fence until we remove and replace old fence at the completion of the project, therefore there will not be a period without secure fencing between the properties. The fencing will be at my cost as previously minuted by the council. We have planning approval for 2 townhouses regardless and we have addressed these points before.

3. His application plan does not show any encroachment to our property?

The application is as per survey and Certificate of Title. We have a planning approval using the Certificate of title Survey boundary plan. I am not sure of the point you're trying to make?

I have verified these queries to the representor previously, these points are minuted with the Unley council, and I will be paying for the cost of the new fencing between parties. We have planning approval for 2 townhouses using the current hall façade.

Representor 2 - [redacted]

1. The northern area/garage arrangement backing on to Harley st, affecting the water table and possibility of flooding and damage to units at 4 Harley St.

This has already been addressed and approved by the council. There will be no adverse effect on the water table. We have planning approval for the garages and submitted drainage plans as part of the original approval. We have planning approval for 2 townhouses using the current hall façade. This is a moot point.

2. The northern area/garage arrangement backing on to Harley st, obstructing the access and carports to units at 4 Harley st

This has already been addressed and approved by the council. There will be no effect on obstructing access to units on Harley St. We have planning approval for the garages and submitted crossover plans as part of the original planning approval. This is a moot point.

3 Building works blocking access to units at 4 Harley St. This is the only access we have to the units and it must be available/accessible at all times.

The building vehicles are not permitted to block your access, otherwise they will be fined. You will have access to your units at all times.

4. No trucks, Ute etc. from tradespeople in Harley st, The Street is not at all conducive to these types of vehicles. These vehicles need to use Park St.

Whilst we sympathise with the temporary potential increase in traffic with building related vehicles, you cannot dictate who can use a public road. There are traffic regulations and laws as legislated by DPTI and government. However we will attempt to not distract your daily activities.

5. Building materials being left on the road, in carports and blocking access to units at 4 Harley St.

The builder cannot litter by law, building material are dumped in Skips on site and removed.

6. Dust and noise coming from the site during building works.

There are measures such as hosing to reduce dust and works will be during business hours to minimise noise levels. We have planning approval for 2 townhouses using the current hall façade.

7. We believe that the block at 60 Park st is not suitable for two large 2 storey properties of this nature

We have planning approval for 2 townhouses using the current hall façade. This is a moot point.

Representor 3 - [redacted]

If you repeat the same representations, the answers will not change.

1. The northern area/garage arrangement backing on to Harley st, affecting the water table and possibility of flooding and damage to units at 4 Harley St.

This has already been addressed and approved by the council. There will be no adverse effect on the water table. We have planning approval for the garages and submitted drainage plans as part of the original approval. We have planning approval for 2 townhouses using the current hall façade. This is a moot point.

2. The northern area/garage arrangement backing on to Harley st, obstructing the access and carports to units at 4 Harley st

This has already been addressed and approved by the council. There will be no effect on obstructing access to units on Harley St. We have planning approval for the garages and submitted crossover plans as part of the original planning approval. This is a moot point.

3 Building works blocking access to units at 4 Harley St. This is the only access we have to the units and it must be available/accessible at all times.

The building vehicles are not permitted to block your access, otherwise they will be fined. You will have access to your units at all times.

4. No trucks, Ute etc. from tradespeople in Harley st, The Street is not at all conducive to these types of vehicles. These vehicles need to use Park St.

You cannot dictate who can use a public road. There are traffic regulations and laws as legislated by DPTI and government. However we will attempt to not distract your daily activities.

5. Building materials being left on the road, in carports and blocking access to units at 4 Harley St.

The builder cannot litter by law, building material are dumped in Skips on site and removed.

6. Dust and noise coming from the site during building works.

There are measures such as hosing to reduce dust and works will be during business hours to minimise noise levels. We have planning approval for 2 townhouses using the current hall façade.

7. We believe that the block at 60 Park st is not suitable for two large 2 storey properties of this nature

We have planning approval for 2 townhouses using the current hall façade. This is a moot point.

Representor 4 - [redacted]

"Whilst we have no objections to the overall development proposal and the appearance portrayed in the elevation drawings, there are a number of critical issues in relation to access and to council provisions and responsibilities in Harley Street."

We have planning approval for 2 townhouses using the current hall façade. These are ALL moot points.

1. Harley Street (a dead-end street - see photo) is only one back from the busy King William Road area near the intersection with Park and Mitchell Streets, and is constantly used for parking by both workers and visitors…

Whilst we sympathise with your concerns with the potential temporary increase in traffic flow, you cannot dictate the type of vehicle that can use a public road. There are traffic regulations and laws as legislated by DPTI and government. However we will attempt to not distract your daily activities. We have planning approval for 2 townhouses using the current hall façade and these issues have already been addressed. This is a moot point.

2. From the layout described above, a problem already exists with the placement of bins for waste collections.

The builder cannot litter by law, building materials are dumped in Skips on site and removed. In addition, the waste, recycling and Green bins will be picked up from Park St as we have bin provisions in the front of properties as currently configured.

3. Our research shows a four-post car lift requires a higher power supply (30 Amp, min 10 gauge wire) for burn-out/fire-risk safety. How will this be supplied? Will the existing street appearance be impacted?

Power supplies meet Australian building standards. We have planning approval for 2 townhouses with the same garage configuration, using the current hall façade. This is a moot point.

Representor 5 - [redacted]

1. This application is a non-complying development RS(BF) Excess height parameters 5.7m Minimum block sizes Excessive site coverage

We have already received planning approval for 2 townhouses with similar floorplans. The site coverage does not exceed the council regulations and we have met the necessary Private Open Space (POS) provisions. This is a moot point.

2. New developments should be of a single Storey in nature or incorporate the design into the the roof line.

We already have planning approval for 2 x two storey townhouses and the second story is set back from the front at a council recommended distance, that it's not visible from the street front as per council provisions of the zone. This is a moot point.

3. Minimum side boundary setback not adhered to:

The side setbacks meet the council guidelines as we have come off the boundary except for 6.9m on the western boundary. We have also met the requirements on the eastern boundary as the dwelling has the necessary setbacks.

As [redacted] mentioned previously, "If I had known I could develop this property and I could afford it, I would have purchased the maisonettes to redevelop". Words to that affect.

Representor 6 - [redacted]

1. I am concerned that the current title is being divided into two blocks, creating a precedent for other speculative developers to do the same on small allotments. Claims that the block has historically had 2 meters on it, should not warrant it being split into 2 titles. It is irrelevant, as the block will be cleared to make way for the building of the new development. I am not adverse to there being development in the area, however feel one dwelling would suite the character and charm of Hyde Park, rather than 2 tiny sized residences.

- **We have already obtained planning approval to subdivide and create two allotments. Therefore this a moot point.**
- **Each application is assessed on its individual merit, therefore precedents cannot be created in Unley planning zones.**
- **There are many dwellings in the area that are historic duplex dwellings with similar frontages e.g. Clarence St. We engaged with a heritage architect to use designs "sympathetic to the street scape".**
- **The design context of the immediate area demonstrates high density development (flats across the road on Park and Westall st) and the flats on Harley as an example.**
- **You are adverse to development in this area, as this dwelling is a prime example of a residence that should be re-developed from the existing unsightly "Hall" and two existing residences or maisonettes that are currently configured. This development definitely make a significant contribution to the streetscape.**

- **There are many examples of duplex cottages in Hyde Park with similar frontages and facades. In addition, please take a look at the proximity to King William St.**
- **Your opinion is welcome, however you have no technical points that merit any objections as addressed above, and we have addressed the majority of the council provisions in the zone. In addition we already have planning approval for two townhouse dwellings.**

Representor 7 - [redacted]

The way under sized land division was only consented to by the Unley CAP on which oi sat on the basis of retaining the 1880s historic building. Now that the land division has been granted, they are coming back with a variation to demolish this building as was their original intent. Please do not reward such Machiavellian behaviour relying no doubt on an engineering report where the engineer was only engaged on the basis of supporting their intended demolition.

At the time of the CAP hearing, the existing hall was not heritage listed or a "historic building". The engineering analysis and report has now has been confirmed the building is "not economically viable to restore" in addition to outlining the danger in trying to retain the façade during demolition. Engineering report was undertaken from a reputable organisation - TMK.

It was NOT listed as a "historic building" therefore this can be construed as a defamatory remark.

The ERD commissioner confirmed that the building was not heritage listed, therefore from a legal perspective, [redacted]**should not have pushed to keep the hall façade as part of the negotiation process.** [redacted]**erred in judgement.**

The Machiavellian behaviour was sadly undertaken by [redacted] **who opposed this development against council provisions.**

"where the engineer was only engaged on the basis of supporting their intended demolition", **is a defamatory statement**.

I and the Unley council, have a duty of care to ensure that Occupation Safety and Health (OHS) regulations are adhered to when it comes to demolishing and keeping part of the existing old, structurally poor building. If the building façade falls during or after demolition, parties will be legally liable. We have a duty of care.

On a positive note, little man [redacted] is no longer part of the Unley CAP panel and can cease to stifle positive development.

ATTACHMENT 5

STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Contact Planning Services
Telephone 7109 7016
Email dldptipdclearanceletters@sa.gov.au

State Commission Assessment Panel

Level 5
50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7061

23 August 2021

CEO
City of Unley
PO Box 1

Dear Sir/Madam

Re: Proposed Development Application No. 21024341
by Kosta Barkoukis and Despina Pastrikos

Further to the request for advice from the Commission on the above development application, Council is advised that the Commission has **THE FOLLOWING REQUIREMENTS** pursuant to Section 102 of the *Planning, Development & Infrastructure Act 2016* and requests they be included should the application be granted consent.

LAND DIVISION CONDITIONS

Condition #1

Payment of $7908.00 into the Planning and Development Fund (1 allotment/s @ $7908.00 /allotment). Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001.

Condition #2

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

Pursuant to Regulation 76(4) this application has been forwarded for consultation to the following agencies:

- South Australian Water Corporation

Any responses from the above agencies will be within the Portal.

Yours faithfully,

Delegate of the
STATE PLANNING COMMISSION

ATTACHMENT 6

email@brendanfewsterplanning.com.au

From: Charlie Caruso <charlie@scaengineering.com.au>
Sent: Wednesday, 9 February 2022 2:33 PM
To: email@brendanfewsterplanning.com.au
Cc: Don Donaldson
Subject: 211209 : Development Application: 21024341 - 60 PARK ST HYDE PARK

Brendan,

Thank you for your email and I make the following comments for Council's consideration regarding the above application:

1. The structural assessment undertaken by TMK Consulting Engineers, (TMK) states that the major cause of the observed damage to the building fabric at the above property is due to significant differential footing movement caused by the inadequate strength and stiffness of the current footing system. My professional opinion supports these views.

2. The structural assessment undertaken by TMK states that whilst there are accepted methods of strengthening existing footings, these procedures "*will not be economical; as compared to relative costs of total replacement with a new structure*". Having designed a number of remedial strengthening solutions to existing footing systems over the years, (using both underpinning and soil injection methods) my professional opinion supports these views.

3. As required by Council, the report prepared by TMK does not specifically provide an explanation as to why from a structural perspective, the front elevation of the building that has been substantially altered, cannot be reasonably restored in a manner consistent with the building's original style.

4. As required by Council, the report prepared by TMK is considered to adequately demonstrate that the structural integrity, or safe condition of the original building, is beyond reasonable repair.

5. Notwithstanding the omission of an explanation as to why the front elevation of the building cannot be reasonably restored in a manner consistent with the building's original style, the report prepared by TMK is considered to provide sufficient evidence and reasoning to warrant the removal of a building within a Historic Area Overlay.

6. Based on the information provided, my professional opinion would be to support the recommendations made by TMK.

Let me know if this is adequate for your requirements and happy to discuss further.

Regards,

Charlie Caruso

S C A E N G I N E E R S
SUITE 3, 76 OSMOND TERRACE NORWOOD SA 5067
t: 08 8331 0126
m: 0417 846 851
f: 08 8333 3114
e: charlie@scaengineering.com.au

From: email@brendanfewsterplanning.com.au [mailto:email@brendanfewsterplanning.com.au]
Sent: Tuesday, 18 January 2022 8:10 AM

STEVENS
ARCHITECTS
PTY LTD
Architects and Heritage Consultants
Suite 19, 262 Melbourne Street
North Adelaide, SA 5006
Telephone: (08) 8267 1277
Facsimile: (08) 8267 2585

60 Park Street, Hyde Park: Application ID 21024341

The subject building.
The existing building is an historic hall. Based on its appearance and that of nearby buildings, it is likely to have been constructed around the early 1900s.

It is consistent with the prevailing streetscape character of the locality within which buildings dating from the late 1800s and early 1900s predominate.

Demolition of the existing building.
Based on its form and appearance, the subject building was constructed in the 1880 to 1930 period identified as being of importance in the Historic Area Statement.

Unfortunately, a lean-to addition on the front of the building and previous inappropriate repairs diminish the contribution that it makes to streetscape character.

Historic brickwork detailing and peck-faced sandstone in the façade remain evident however and, with paint removal from stonework, cleaning of brickwork and appropriate repairs, the existing building would make a positive contribution to prevailing streetscape character subject to the removal of the front lean-to and appropriate making good to the front façade, noting that the degree of intactness of the front façade is not evident from the street.

Historic Overlay PO 7.1 deals specifically with demolition and states:

> *"Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:*
> *(a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style*
> *or*
> *(b) the structural integrity or safe condition of the original building is beyond reasonable repair."*

The building retains sufficient integrity to demonstrate "the historic characteristics as expressed in the Historic Area Statement" in that it is characteristic of the historic theme of early settlement in the area, dates from the era of significance and displays typical late-Victorian materials and architectural detailing. It is acknowledged however that the Historic Area Statement places emphasis on dwellings rather than former institutional buildings and the subject building does not contribute to streetscape character in the same way that the more numerous dwellings do because of its different form, proportions and setbacks. In balancing these matters, and with reference to Historic Overlay DO 1 and PO 1.1, it is considered that the building is a building that "demonstrates the historic characteristics" of the area, for the purposes of assessment against Historic Overlay PO 7.1, although perhaps the Historic Area Statement does not make this definitive.

On the basis that the subject building is a building that "demonstrates historic characteristics", assessment is then required in relation to Historic Overlay PO 7.1 (a) and (b).

In relation to (a) above, the front elevation of the building has been altered. Despite the alterations, it appears to be capable of restoration in a manner consistent with the building's original style. Furthermore, the extent of restoration does not appear to be unreasonable.

In relation to (b) above, the structural engineering report provided does not demonstrate that the structural integrity or safe condition of the original building is beyond reasonable repair. In fact, it states that "the building appears to be in fair condition for its age". The description of the building's condition identifies structural matters that require restoration but does not demonstrate that the restoration required is unreasonable.

Demolition is not therefore supported.

Replacement building.
In accordance with your instructions, heritage advice has been limited to the question of demolition of the existing building.

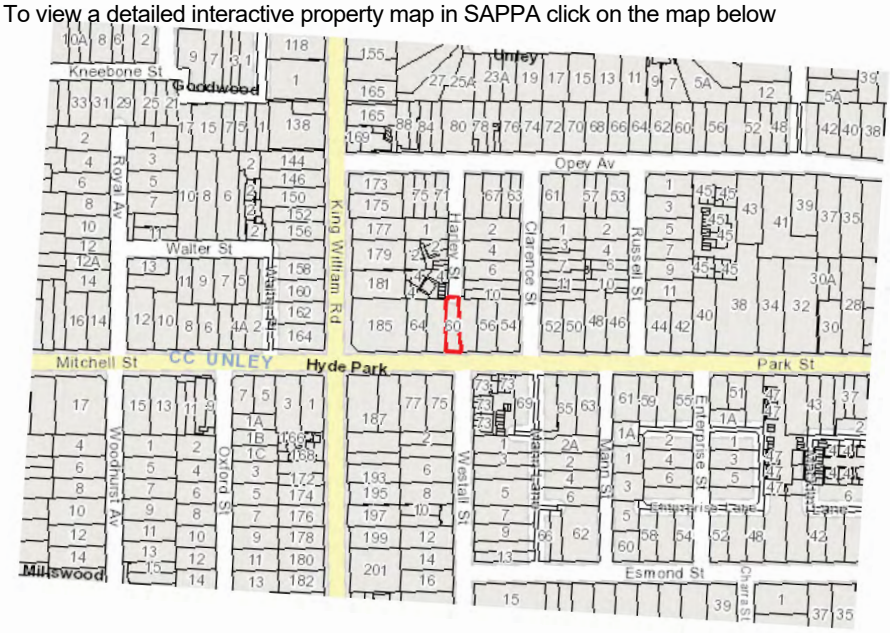
Andrew Stevens.
Heritage Advisor.
29 August 2021.

ATTACHMENT 7

Address: **60 PARK ST HYDE PARK SA 5061**

Click to view a detailed interactive in SAILIS

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



Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 5.7m)*

Minimum Frontage *(Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m)*

Minimum Site Area *(Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm)*

Maximum Building Height (Levels) *(Maximum building height is 1 level)*

Minimum Side Boundary Setback *(Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher)*

Site Coverage *(Maximum site coverage is 50 per cent)*

Overlay

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

Building Near Airfields

Historic Area *(Un7)*

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Zone

Established Neighbourhood

Selected Development(s)

Semi-detached dwelling

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

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the 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) Office (f) Recreation area (g) Shop.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road or Allotments/sites for residential purposes accord with the following: (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): **Minimum Site Area**

	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm and (b) site frontages (or allotment frontages in the case of land division) are not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site coverage	
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: **Site Coverage** Maximum site coverage is 50 per cent In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.

Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Metres)** Maximum building height is 5.7m **Maximum Building Height (Levels)** Maximum building height is 1 level (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
Primary Street Setback	
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 5.1 The building line of a building is 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) in all other cases, no DTS/DPF is applicable.
Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	DTS/DPF 6.1 Building walls are set back from the secondary street boundary (other than a rear laneway): (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher

	or (b) 900mm, whichever is greater or (c) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street. In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.
Boundary Walls	
PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) **Minimum Side Boundary Setback** Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher or (b) where no side boundary setback value is returned in (a) above, and except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1	DTS/DPF 8.1

Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary: (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher (b) in all other cases (i.e. there is a blank field), then: (i) at least 900mm where the wall is up to 3m (ii) other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m (iii) at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way): (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded

irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool (q) verandah (r) water tank.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)

	or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity.	None specified.
6. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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

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

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

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the	DTS/DPF 2.5 None are applicable.

historic area.	
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Unley	
Un7	**Residential Compact Unley West and Hyde Park Historic Area Statement (Un7)** The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality. These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area. The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1880 to 1930 built development.
Allotments, subdivision and built form patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.
Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the

	identified architectural styles.
Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
Setting, landscaping, streetscape and public realm features	Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.
Representative Buildings	*[Not identified]*

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use	DTS/DPF 1.1 Residential development comprising detached, semi-detached or

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.

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^2

(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater

(iv) with a minimum total capacity in accordance with Table 1

(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank

(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m^2)	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 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following: **Site size per dwelling (m^2) / Tree size* and number required per dwelling** \<450 — 1 small tree 450-800 — 1 medium tree or 2 small trees >800 — 1 large tree or 2 medium trees or 4 small trees *refer Table 1 Tree Size **Table 1 Tree Size** Small — 4 m — 2m — $10m^2$ and min. dimension of 1.5m Medium — 6 m — 4 m — $30m^2$ and min. dimension of 2m Large — 12 m — 8m — $60m^2$ and min. dimension of 4m The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B

and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

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

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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

Design in Urban Areas

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (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 (b) use an area also used as a driveway

	(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (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 or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Overlooking / Visual Privacy (low rise buildings)	

PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or	DTS/DPF 20.1 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 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1	DTS/DPF 22.1

Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point

	provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage

location screened from public view.	area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (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 (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.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or		Total area: $16m^2$, which may be uses as second car parking space, provided on each site

caravan and tourist park		intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the	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

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.	allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.

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

Site Contamination

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has

	taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
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.
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

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is

reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.

Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m^2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m^2 of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m^2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m^2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m^2 of gross leasable floor area 1 space per 100m^2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m^2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

	5 spaces per 100m^2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m^2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m^2 of total floor area.
Community facility	10 spaces per 100m^2 of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.

Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m^2 of total floor area in a public bar plus 1 space for every 6m^2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m^2 of total floor area for a Fitness Centre 4.5 spaces per 100m^2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m^2 total floor area 1 spaces per 100m^2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m^2 of total floor area.
Store	0.5 spaces per 100m^2 of total floor area.
Timber yard	1.5 spaces per 100m^2 of total floor area 1 space per 100m^2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m^2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m^2 of total building floor area.

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

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

(a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)

or

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

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m^2 of gross leasable floor area.	5 spaces per 100m^2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m^2 of gross leasable floor area.	6 spaces per 100m^2 of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone

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

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

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

(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2)
(b) is within 400 metres of a bus interchange(1)
(c) is within 400 metres of an O-Bahn interchange(1)
(d) is within 400 metres of a passenger rail station(1)
(e) is within 400 metres of a passenger tram station(1)
(f) is within 400 metres of the Adelaide Parklands.

(c) Urban Corridor (Boulevard) Zone
(d) Urban Corridor (Business) Zone
(e) Urban Corridor (Living) Zone
(f) Urban Corridor (Main Street) Zone
(g) Urban Neighbourhood Zone

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