CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

Dear Member

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 15 March 2022 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.

Don Donaldson
ASSESSMENT MANAGER

Dated 07/03/2022

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

15 March 2022

MEMBERS:

Mr Brenton Burman
Mr Michael McKeown
Ms Colleen Dunn
Mr Ross Bateup
Dr Jennifer Bonham

APOLOGIES: Mrs 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 8 February 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

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Item No	**Planning, Development Infrastructure Act Applications**	
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3	89 Ferguson Avenue, Myrtle Bank – 21024746	183 - 330
4	26 Cheltenham Street, Highgate - 21023135	331 - 440

Item No	Appeals Against Decision of Assessment Manager (PDI Act)	Page
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Item No	ERD Court Compromise Reports - CONFIDENTIAL	Page
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	Nil	

Any Other Business
Matters for Council's consideration

ITEM 1
DEVELOPMENT APPLICATION – 090/237/2021/C2 – 23 RIVERDALE ROAD, MYRTLE BANK SA 5064 (FULLARTON)

DEVELOPMENT APPLICATION NUMBER:	090/237/2021/C2
ADDRESS:	23 Riverdale Road, Myrtle Bank SA 5064
DATE OF MEETING:	15 March 2022
AUTHOR:	Brendan Fewster/ Chelsea Spangler
DEVELOPMENT PROPOSAL:	Land Division (Torrens Title) to create 3 allotments from 1 existing allotment, construct 2 two-storey semi-detached dwellings with garages and verandahs and 1 two-storey storey detached dwelling with verandah and garage on boundary and combined fencing and retaining walls up to 2.6m in height
HERITAGE VALUE:	Nil
DEVELOPMENT PLAN:	15 October 2020
ZONE:	Residential Zone Infill Policy Area 12
APPLICANT:	Mpire Holdings Pty Ltd
OWNER:	Mpire Holdings Pty Ltd
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 2
REPRESENTATIONS RECEIVED:	YES – (2 oppose)
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Unresolved representations Recommendation for refusal
RECOMMENDATION:	Refusal
KEY PLANNING ISSUES:	Density Desired Character Building scale and appearance Impact on Regulated/Significant trees

1. BACKGROUND

The subject land contains a Significant River Red Gum and there is a further Regulated River Red Gum located on the Council verge along Way Avenue. As part of the original application documentation the applicant provided a Pre-Development Arboricultural Assessment and Report Arborist Report prepared by Adelaide Tree Surgery.

During the assessment of the application, staff requested the following information in relation to the trees:

- *Engineering drawings that highlight the recommendations made by the applicant's arborist, show site levels and underground service locations;*
- *Footing design, given this was the solution by the applicant's arborist and further details are required to determine if this will be appropriate, particularly given a two storey dwelling is proposed.*

It was highlighted to the applicant that the above information was requested by Council's consultant arborist in order to undertake a thorough assessment. The consultant arborist had indicated that given the close proximity of the new dwelling to the Significant tree, that it may not be supported.

Following the receipt of further information, including the footing design, Council's consultant arborist was unable to support the proposal. The applicant as such submitted amended proposal plans, footing construction report and arborist report in attempt to appease the concerns raised. Council's arborist again considered all this additional documentation and requested further clarification around the depth of footings and the overhang of the tree canopy over the proposed roofline and private open space areas. The applicant provided a further response to this, which is included within Attachment A.

2. DESCRIPTION OF PROPOSAL

The application is for a combined land division and dwelling proposal.

The proposed division of land is in the form of a Torrens Title land division to create two additional allotments (1 allotment into 3). The proposed allotments range in size between 300m² and 579m² with an average site area of 395m². The proposed allotments fronting Riverdale Road will have frontages of approximately 12.0 metres and reciprocal party wall rights while Lot 3 that fronts Way Avenue has a frontage of 23.77 metres.

The application includes the construction of two (2) two-storey semi-detached dwellings fronting Riverdale Road and a two-storey storey detached dwelling fronting Way Avenue.

The proposed semi-detached dwellings are designed with a modern and symmetrical form and appearance. The dwellings feature front porticos, feature fenestration, a mix of brick, render and timber cladding and a main pitched roof. The main front walls are setback 5.0 metres from the street boundary at ground level and 8.35 metres to the upper storey.

The proposed detached dwelling is also of a modern design with a series of large front windows, a mix of stone veneer, render and timber cladding and a flat roof behind parapet walls. The building has a L-shape footprint to provide separation to an adjacent Significant tree. The main front wall is setback approximately 5.2 metres from the Way Avenue frontage at both the ground and upper levels.

A 1.8 metre high masonry fence with steel gates is proposed along the Way Avenue frontage of Allotment 3 and retaining walls and fencing up to 2.6 metres in height are to be provided along side and rear boundaries.

3. SITE DESCRIPTION

The subject land is a residential allotment located at 23 Riverdale Road, Myrtle Bank.

The land is rectangular with a frontage of 21.33 metres to Riverdale Road, a frontage of 45.72 metres to Way Avenue and a total site area of 1184m². The land has a cross-fall of nearly 3.0 metres from the eastern boundary to the frontage of Riverdale Road.

Currently occupying the site is a single storey detached dwelling and outbuilding. The existing dwelling does not have any heritage status.

There is one Significant tree in the south-eastern corner of the site and one Regulated tree (street tree) on the Way Avenue footpath.

4. LOCALITY PLAN

5. LOCALITY DESCRIPTION

Land Use

The locality is entirely residential in land use. Existing development comprises a mix of detached and semi-detached dwellings and residential flat buildings at mostly low densities.

Land Division/Settlement Pattern

The original settlement pattern has been fragmented in some parts of the locality as a result of infill development. There are battle-axe allotments to north along Riverdale Road and narrower allotments

fronting Way Avenue. Front building setbacks vary and most dwellings are sited close to side boundaries.

Dwelling Type / Style and Number of Storeys

There is a mix of dwelling types and styles with conventional and modern dwellings most prevalent. Dwellings are predominantly single storey however there are several two storey buildings on Way Avenue and within surrounding streets.

Fencing Styles

Fencing styles and heights vary and include brush, masonry, Colorbond and timber pickets.

6. STATUTORY REFERRALS

No statutory referrals required.

7. NON-STATUTORY (INTERNAL) REFERRALS

Arboriculture (Consultant Arborist - Symatree)

The subject trees, both mature Eucalyptus camaldulensis, possess attributes worthy of protection. Tree One has been identified as regulated and Tree Two Significant under the Development (Regulated Trees Variation) Regulations 2011.

Both trees have a strong visual presence within the locality and are prominent features significantly contributing to the visual amenity of the locality. Eucalyptus camaldulensis is considered a local indigenous species. Tree Two is likely a remnant specimen and one of the largest River Red Gums located within the City of Unley.

When the levels of proposed encroachments are considered, major levels have been identified. Therefore, the development proposed cannot be supported given encroachments are contrary to the Australian Standard for the Protection of Trees on Development Sites (AS 4970) and are likely to result in tree damaging activity.

Refer to Attachment D for a full copy of the Tree Report prepared by Symatree. It is also noted that Consultant Arborist was asked to include both trees in the assessment, as the Council Arborist has recently resigned from Council.

Arboriculture (Council Arborist)

I have inspected the site and the 'regulated' street tree in relation to the proposed development at 23 Riverdale Rd, Myrtle Bank. The subject tree is located within the road reserve on Way Avenue and presents in good overall condition while offering attributes that deem it worthy of its legislative status.

To ensure the tree is adequately protected throughout development a Tree Protection Zone (TPZ) of 6.50 metres is required. This is a significantly reduced TPZ as a result of the existing built form, adjacent the tree. To this end, building upon the existing building footprint should not have a significantly detrimental impact upon the tree's health or structure.

The above-mentioned TPZ must be identified by a 1.80 metre chain-wire mesh fence and be appropriately sign posted with the words 'Tree Protection Zone - NO ENTRY'. This area must not be accessed without consent from Council's Arborist.

Following the above comments, amended plans and further details regarding footings were received. The Council Arborist has since provided the following comments:

I do not support the plans despite the applicant now providing information around footings, etc. Essentially, the proposed built form must be moved at least 6.50 metres from the street tree in question. Anything less than this will compromise tree health and subsequently structure. This distance (6.50m) is a significantly reduced TPZ, determined in the spirit of appeasing some reasonably development within the site.

Assets (new crossovers)

From an assets perspective I can see no issues with the proposed crossover locations.

I note that there is an SA Water Hydrant point in the roadway in line with the proposed new crossovers approx. 14m north of the southern boundary.

There may be requirements from a Traffic or SA Water perspective. Normally there would be no parking allowed over this SA Water Hydrant Point. Suggest to refer to the Council Traffic Team.

Traffic

I've reviewed the site plan and the proposed invert/crossover is at exactly 10.0 metres from Way Avenue. i.e. it meets the minimal requirement.

The location of the SA Water hydrant won't impact the invert/crossover but, it should be noted that in the event that SA Water require access, they will obstruct property access without regard to the inconvenience caused to the residents.

The client may or should confirm any specific requirements that SA Water may have as utilities requirements are amended from time to time.

It is noted that there is a 'COMMS' pit on what is now the existing footpath, which is proposed to be part of the crossover. If this is TELSTRA, they will insist that it be relocated and, if it isn't, they will exercise their right to have it relocated at the owner's expense.

I've experienced one of these situations in the past and it is in the applicant's best interest to liaise with TELSTRA and determine their requirements.

8. PUBLIC NOTIFICATION

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period, three (3) representations were received with one (1) representation subsequently withdrawn.

1. 7 Way Ave, Myrtle Bank (oppose – wish to be heard)	
ISSUES RAISED	**APPLICANTS RESPONSE**
Impact on Significant tree	• The proposal does not include removal of the Significant Tree on the subject land. • The applicant has engaged GAMA Consulting to engineer a footing system for the proposed dwellings that will not cause damage, or present a material risk, to the trees in question. • The design prepared by GAMA Consulting and the recommendations within the Arboricultural Assessment and Report will be applied to the development.
Contradicting information in relation to trees	As above
2. 21 Riverdale Rd, Myrtle Bank (oppose – does not wish to be heard)	
ISSUES RAISED	**APPLICANTS RESPONSE**
Loss of privacy	• The proposal does not include any balconies, roof terraces or raised platforms. • Upper-level windows will have minimum sill heights or comprise obscure glass to a height that is at least 1.5 metres above respective floor levels.
Impacts from boundary fencing	• The neighbour will be formally consulted via the correct processes during the replacement of any fencing. • Neighbouring garden beds will be identified and protected wherever possible. The neighbour will be consulted if a neighbouring plant will be compromised.

9. DEVELOPMENT DATA

Site Characteristics	Description of Development	Development Plan Provision
Total Site Area	1184m^2	
Frontage	21.33m Riverdale Road 45.72m Way Avenue	
Depth	48.77m	

Building Characteristics		
Site Area		
	305m² - D1 **300m² - D2** 579m² - D3	**350m² minimum**
Floor Area		
Ground Floor	D1 – 170m² D2 – 170m² D3 – 231m²	
Upper Floor	**D1 – 90m²** **D2 – 90m²** D3 – 94m²	50% of ground floor **(53% - minor departure)**
Site Coverage		
Roofed Buildings	**D1 – 56%** **D2 – 57%** D3 – 40%	**£50% of site area**
Total Impervious Areas	<70%	£70% of site
Total Building Height		
From ground level	D1 – 7.0m D2 – 7.0m D3 – 6.75m	Two storey
Setbacks		
Ground Floor		
Front boundary	D1 & D2 – 5.0m D3 – 5.2m	5m plus 1m for every 2m increase above 4m
Side boundary	D1 & D2 – 0.99m D3 – 0m	1m
Side boundary	D1 & D2 – 0.99m D3 – 1.0m	1m
Rear boundary	D1 & D2 – 5.5m **D3 – 3.27m**	5m
Upper Floor		
Front boundary	D1 & D2 – 8.35m D3 – 5.2m	Same as ground floor
Side boundary	D1 & D2 – 3.12m D3 – 4.65m	3m
Side boundary	D1 & D2 – 3.12mm D3 – 5.2m	3m
Rear boundary	**D1 & D2 – 5.5m** **D3 – 7.0m**	**8m**
Wall on Boundary		
Location	Eastern boundary	
Length	6.0m	£9m or £50% of the boundary length, whichever is the lesser
Height	**3.4m**	**£3m**
Private Open Space		

Total Area	D1 – 67m² (22%) D2 – 84m² (28%) D3 – 243m² (42%)	20%
Car parking and Access		
On-site Car Parking	3 per dwelling	2 per dwelling where less than 4 bedrooms or 250m² floor area 3 per dwelling where 4 bedrooms or more or floor area 250m² or more
Covered on-site parking	2 per dwelling	1 car parking space 2 car-parking spaces
Driveway Width	3.0m - 4.5m	3m Single 5m double
Garage/Carport Width	**D1 & D2 - 50% approx.** D3 – 20%	£6.5m or £30% of site width, whichever is the lesser
Colours and Materials		
Roof	Colorbond	
Walls	Brick Render Timber	

(*items in **BOLD** do not satisfy the relevant Principle of Development Control)*

10. <u>ASSESSMENT</u>

<u>Zone Desired Character and Principles of Development Control</u>

Residential Zone
Objective 1: *A residential zone comprising a range of dwelling types of up to two storeys.* ***Objective 2:*** *Dwellings at low to medium densities including new housing opportunities created through sensitive infill development of individual allotments and amalgamation of allotments and coordinated development particularly in close proximity to centres, public transport stops and public open spaces.* ***Objective 3:*** *The siting and design of development driven by contextual design considerations and environmentally sustainable outcomes.* ***Objective 4:*** *Development that contributes to the desired character of the zone.*
Desired Character
The Residential Zone covers various areas of the council including Wayville, Parkside, Fullarton, Malvern and Myrtle Bank. These residential areas consist of a wide range of housing eras and land division patterns. Pockets of pre-1940's character housing are interspersed with homes built since 1950 and mainly comprise conventional detached housing, but also provide examples of other dwelling types including group dwellings, residential flat buildings and supported accommodation. The zone will continue to display a diversity of different building eras with pre-1940's character housing interspersed with sympathetic contemporary dwellings. Design responses may vary but are underpinned by local area context characterised by the rhythm and patterns of sites and buildings, particularly where sites adjoin lower density residential zones. *The character of the Residential Zone will gradually evolve as sensitive infill re-development of existing sites occurs, complementing surrounding dwelling types and forms and having particular regard to the design and siting of built form. Whilst the dominant character is expected to be*

detached low density housing, smaller sites will also encourage other housing types, particularly semi-detached dwellings and small scale group dwellings. Medium density housing comprising residential flat buildings of up to 2 storeys in height is appropriate on larger sites and preferably in close proximity to centres, public transport and public open space
Sites greater than 5000 square metres will be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities higher than, but compatible with, adjoining residential development.
Sites for existing or proposed aged care housing, supported accommodation or institutional housing may include minor ancillary non-residential services providing that the development interface is compatible with adjoining residential development.
Residential neighbourhoods are to be interconnected with the retention and reinforcement of the traditional grid street pattern to promote social interaction and access to centres, community facilities and public open space via a street network of pedestrian and bicycle linkages.
New development is to achieve positive environmental outcomes through passive energy design, water sensitive design, urban landscaping and biodiversity.
Landscaping, particularly within front yards, garden areas, alongside driveways and parking areas, should be an important consideration to contribute to the character and amenity of the locality.

Assessment

Objective 1 of the Residential Zone envisages *"a range of dwelling types up two storeys"*. Furthermore, Objective 2 and the Desired Character encourage the replacement of existing dwellings with *"sensitive infill re-development"* and smaller sites that facilitate other housing types, such as semi-detached dwellings and small-scale group dwellings.

It is observed that the locality comprises a mix of detached and semi-detached dwellings and residential flat buildings at mostly low densities. Whilst dwellings are predominantly single storey, there are several two storey buildings on Way Avenue and within the surrounding area.

The Desired Character recognises that existing residential areas will gradually evolve through the creation of smaller sites and complementary dwelling types. Dwellings are envisaged on allotments of 350m² or more. The proposal is seeking semi-detached and detached dwellings in an area where such dwellings are the predominant form of development, and while the semi-detached dwellings will have site areas of less than 350m², the average site area of the development will be close to 400m² with a net density of only 25 dwellings per hectare. It is noted also that Allotments 1 and 2 would be capable of satisfying the minimum site area requirement were it not for the presence of a Significant tree on the eastern side of the site. Therefore, the form and density of the proposed development is generally consistent with the Desired Character.

From a built form perspective, the locality displays a variety of building styles that include modern and conventional dwellings amongst traditional dwellings. While dwellings are typically single storey, the Objectives and Desired Character support development of up to two storeys provided such development is complementary to the surrounding built form. The proposed dwellings are designed to address the street frontages and the contemporary form and articulated facades have sufficient regard for local area context in so far as:

- the existing character is gradually evolving with modern dwelling styles;
- the dwellings are either detached or semi-detached with frontages that are wide enough to maintain the existing development pattern;
- the dwellings would not appear cramped or visually overbearing due to their moderate building heights, upper storey recesses and spatial separation to side and rear boundaries;
- the roof forms and material palette would complement the existing built form character; and

- Front and rear setbacks would provide adequate opportunity for landscaping and the retention of adjacent significant trees.

When balanced against the policy intent of the Zone and the changing local area context, the proposal is considered to sufficiently meet the Objectives and Desired Character for the Residential Zone.

Relevant Zone Principles of Development Control	Assessment
PDC 3 *Vacant or underutilised land should be developed in an efficient and complementary manner with the pattern of the established residential development but with dwellings at increased densities to provide greater housing choice.*	The subject land is an existing residential allotment occupied by a detached dwelling. PDC 3 of the Residential Zone encourages the efficient use of land through increased densities to provide greater housing choice. The proposal would provide infill development at an appropriate density and with sufficient regard for the established pattern of development by creating rectangular shape allotments and dwellings that appropriately address the street.
PDC 7 *Low to medium density development that achieves net densities of between 28 to 33 dwellings per hectare.*	The proposed allotments have a site area of between 300m² and 579m². Based on the land having a total area of 1184m², the net residential density of the development has been calculated at 25 dwellings per hectare, which is well within the low density range. PDC 7 is therefore satisfied.
PDC 8 *Development should primarily be in the form of street fronting dwelling types and of low to moderate scale, up to 2 stores in building height, where any upper level should be* *(a) integrated sympathetically into the dwelling and overall building design;* *(b) articulated along the façades, between floor levels and around rooflines to minimize building bulk and provide appropriate separation and a gradual transition to adjacent sites;* *(c) complementary to the contextual design considerations (site and building patterns and forms) within the locality and contributes to the desired character.*	The proposed dwellings are designed to address the street with legible front entrances. While the proposed dwellings are of two storeys, their overall height of approximately 7.0 metres and the siting of the upper storeys well within the ground floor footprint result in buildings of "*low to moderate scale*" as envisaged by PDC 8. The articulated facades with recesses and well-proportioned fenestration and solid form would sufficiently minimise the building bulk. The modern building designs would not detract from the prevailing streetscape character, which is expected to experience further change given that smaller sites and a range of housing types and styles are desirable within the Zone.
PDC 9 *Buildings should be designed in accord with the following parameters:*	The proposed building height of 7.0 metres satisfies the recommended height parameters. The front setbacks of at least 5.0 metres generally satisfy the street setbacks recommended by PDC 9

<table><tr><th>Parameter</th><th>Value</th></tr><tr><td>Maximum height (from ground level)</td><td>7 metres (2 storeys)</td></tr><tr><td>Minimum setback from primary street boundary</td><td>5 metres (wall height less than or equal to 4 metres) 5 metres plus 1 metre for every 2 metres increase in wall height above 4 metres</td></tr></table>	and would complement the existing development pattern within the locality. The stepping of the garages and upper storeys also assist in providing an appropriate built form transition to adjacent properties.
PDC 10 *Land should only be divided where:* *(a) the resultant allotment(s) conform to minimum site areas and frontage widths of dwellings;* *(b) the resultant allotment(s) are consistent with the desired character for the zone.*	The proposal will create dwelling sites of between 300m² and 579m² with frontages of at least 12.0 metres wide. While Allotments 1 and 2 fronting Riverdale Road will have site areas that are less than the recommended minimum of 350m², the site area shortfalls would have a negligible planning impact as the proposed frontages are of sufficient width from a streetscape perspective and the average site area of the development will be in the order of 400m². Accordingly, the size and configuration of the proposed dwelling sites would be consistent with Desired Character for the zone in accordance with PDC 10.

Policy Area Desired Character

Infill Policy Area 12
Desired Character
This policy area comprises two precincts with low growth residential compatible infill character and allotment sizes of 300 and 350 square metres. The policy area is widely dispersed in pockets across council from Wayville to Parkside, Fullarton, Malvern and Myrtle Bank in the east.
Assessment
The Desired Character for the Policy Area envisages infill development that is compatible with the local area context. New allotments should be in the range of 300 to 350 square metres. As considered above, the proposed dwelling density and built form would contribute positively to the Desired Character for the Zone and Policy Area.

Relevant Council Wide Objectives and Principles of Development Control

An assessment has been undertaken against the following Council Wide Provisions:

City-wide Objectives and Principles of Development Control		
Design and Appearance	Objectives	1, 2
	PDCs	1, 2, 3, 9, 10, 12, 13, 14, 19, 20, 21
Energy Efficiency	Objectives	1, 2
	PDCs	1, 2, 3, 4
Form of Development	Objectives	1, 3, 4, 7
	PDCs	1, 2, 3
Interface Between Land Uses	Objectives	1, 2, 3

	PDCs	1, 2, 3
Landscaping	Objectives	1
	PDCs	1, 2
Public Notification	PDCs	1
Regulated and Significant Trees	Objectives	3
	PDCs	4, 5, 6, 7, 8, 9, 11, 12
Residential Development	Objectives	1, 2, 4
	PDCs	1, 5, 6, 7, 13, 14, 15, 16, 17, 19, 20, 23, 24, 32, 33, 34, 35, 36, 37, 40, 41, 42
Transportation (Movement of People and Goods)	Objectives	1, 2, 3, 5, 6
	PDCs	1, 2, 3, 5, 9, 10, 12, 13, 14, 18, 19, 20, 21, 22, 33

The following table includes the Council-wide provisions that warrant further discussion in regard to the proposed development:

Relevant Council Wide Provisions	Assessment
Regulated and Significant Trees	
PDC 1, 2, 4, 5, 6, 7, 8, 9 & 10 – Regulated/Significant Trees .	Council Wide PDC 1, 5, 6, 7 and 10 seek to ensure that development is designed and undertaken to retain and protect regulated and significant trees, particularly where such trees make an important contribution to the visual character and amenity of the local area or contributes to the habitat value of the area. There is a Significant tree in the south-eastern corner of the site and there is a Regulated tree (street tree) on the Way Avenue footpath. The applicant has provided an Arboricultural Assessment and Report prepared the Adelaide Tree Surgery and footing design details for the dwellings that have been prepared by Gama Consulting. Council's independent arborist (Symatree) has reviewed these documents and inspected the trees. Both trees are considered to contribute aesthetically to the local area. Council's independent arborist is not supportive of the proposal as it has not been demonstrated that the development would not result in a substantial tree-damaging activity. In particular, the "development proposed cannot be supported given encroachments are contrary to the Australian Standard for the Protection of Trees on Development Sites (AS 4970) and are likely to result in tree damaging activity". Further, the construction method is considered to cause both physical damage to the root systems of both trees and significantly alter their growing zones.

Relevant Council Wide Provisions	Assessment
	Concerns have also been raised with the potential for future branch drop, particularly from the Regulated street tree as the canopy of this tree will extend over the rear yard of Allotment 2. In relation to the Regulated street tree, Council's arborist is not supportive of the current proposal as the nearest dwelling is required to be located at least 6.5 metres from the street tree to protect the health and longevity of the tree. This distance (6.50m) is a significantly reduced TPZ to enable the site to be reasonably developed. For these reasons, the proposal is likely to result in a tree-damaging activity and is therefore at variance to the above provisions. As there are alternative development options and design solutions available to the applicant, the proposal is also at variance to PDC 2 and 8.
Residential Development	
PDC 13 & 14 – Side and Rear Boundary Setbacks	Council Wide PDC 13 recommends a minimum setback of one metre from side boundaries for single storey walls and 3 metres for two storey walls up to 7.0 metres in height. The proposal satisfies these setback requirements. The upper levels of the dwellings are setback between 5.5 and 7.0 metres from the rear boundaries. Council Wide PDC 13 recommends a rear setback of 8 metres for the upper levels. The rear setbacks are acceptable in this instance given the orientation of the dwellings and their wall and roof heights.
PDC 19 & 20 – Private Open Space	At least 67m² of private open space will be provided for the occupants of the proposed dwellings, which equates to 22% of the site area. The layout, orientation and amount of private open space satisfies Council Wide PDC 20 and is considered suitable for clothes drying, entertaining and other domestic activities.
PDC 38 & 39 – Overlooking / Privacy	Should the Panel be minded to approve the application, it is recommended that a condition of approval be included that requires all side and rear-facing upper storey window openings to be designed with either raised sills or fixed obscure glass to a height of 1.7 metres above the floor level.

Relevant Council Wide Provisions	Assessment
PDC 41 – Overshadowing and Natural Light	Given the orientation of the subject land, most shadow would be cast over the Way Avenue road reserve with only minimal shadowing affecting the eastern neighbour in the late afternoon. Council Wide PDC 41 is satisfied.
Transportation (Movement of People and Goods)	
PDC 13 & 20 – Access and Car Parking	A new vehicle crossover will be provided on both Riverdale Road and Way Avenue. The new access points would achieve adequate sight lines in both directions and would require the removal of two small street trees on Riverdale Road, which is acceptable. The proposed vehicular access arrangements are therefore safe and convenient in accordance with Council Wide PDC 13. When assessed against *Table Un/5 – Off Street Vehicle Parking Requirements*, there is a requirement for two on-site car parking spaces, with one space to be covered. The proposal includes the provision of two covered and one uncovered space for each dwelling, which satisfies Council Wide PDC 20.

11. CONCLUSION

Whilst the application is not considered to be seriously at variance with the Development Plan, the proposal is not considered to satisfy the relevant provisions of the Development Plan for the following reasons:

- the existing Regulated and Significant trees make an important contribution to the character or amenity of the local area and it has not been demonstrated that the development would not result in a substantial tree-damaging activity;
- the existing trees are likely to pose an unacceptable risk to private safety due to the design and siting of the development; and
- there are alternative development options and design solutions available to the applicant to minimise adverse effects on the health and longevity of the existing trees.

The application is therefore recommended for REFUSAL.

12. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/237/2021/C2 at 23 Riverdale Road, Myrtle Bank SA 5064 for Land Division (Torrens Title) to create 3 allotments from 1 existing allotment, construct 2 two-storey semi-detached dwellings with garages and verandahs and 1 two-storey storey detached dwelling with verandah and garage on boundary and combined fencing and retaining walls up to 2.6m in height is not seriously at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent for the following reasons:

1. The proposed development has not been designed to minimise adverse effects on Regulated and Significant trees.

2. The existing Regulated tree would pose an unacceptable risk to private safety due to the design and siting of the development;

3. There are alternative development options and design solutions available to the applicant to minimise adverse effects on the health and longevity of the Regulated and Significant trees; and

4. The proposal is at variance to the following provisions of the Unley Development Plan:

    - Council Wide Objective 1, 2 and 3 of the Regulated and Significant Tree Section; and
    - Council Wide Principle of Development Control 1, 2, 5, 6, 7, 8, 9 and 10 of the Regulated and Significant Tree Section.

List of Attachments		Supplied By:
A	Application Documents	Applicant
B	Representations	Administration
C	Response to Representations	Applicant
D	Internal Referral Comments	Administration

ATTACHMENT A

Ref: 20ADL-0312

9 April 2021

Mr Andrew Raeburn
City of Unley
PO BOX 1
UNLEY SA 5063

Email: araeburn@unley.sa.gov.au

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

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Melbourne
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03 8593 9650

urps.com.au

Dear Andrew

Land Division and 3 x Dwellings
23 Riverdale Road, Myrtle Bank

URPS has been engaged by our client [redacted] to provide the following planning advice in respect to the abovementioned property. This report is to be read in conjunction with the plans provided by Think Architects and arborist report by The Adelaide Tree Surgery.

Subject Land and Locality

Subject Land

The subject land is 23 (allotment 113) Riverdale Road, Myrtle Bank (Certificate of Title 5432/21), situated on the corner of Riverdale Road and Way Avenue.

The subject land has an approximate area of 1,184 square metres with frontage of 21.3 metres to Riverdale Road and 45.72 metres to Way Avenue.

The land is generally flat and currently comprises a detached dwelling, verandah, water tank and outbuildings.

A "Significant Tree" (River Red Gum) is situated on the land, adjacent the eastern boundary.

Locality

The locality is primarily characterised by detached dwellings on large allotments however there is evidence of more compact, infill development i.e. some semi-detached dwellings, group dwellings and residential flat buildings.

Allotments are primarily rectangular in shape and generally range from 470 to 1,180 square metres.

The era and style of architecture varies in the locality. Common features include brick walls with pitched iron or tiled roofing. Dwellings are primarily single storey however some two-storey dwellings are also evident.

Front fencing is not evident on every site and where it is, the styles vary. There are a mix of different street trees in Riverdale Road and Way Avenue.

Proposed Development

In summary, the proposal is for:

- Land division, 1 allotment into 3 allotments. The proposed allotment sizes range from 300 to 579 square metres.
- Construction of three, contemporary style dwellings including:
  - Two, two-storey semi-detached dwellings each comprising a double car garage, 4 bedrooms, 2 bathrooms, and open plan living and dining.
  - One detached dwelling also comprising a double car garage, 4 bedrooms, 2 bathrooms, and open plan living and dining.
- Retention of the Significant Tree situated on the land. Tree damaging activity has been limited with support provided by an arborist which ensures the development can work harmoniously with the tree.

Procedural Matters

Zone and Policy Area

The subject land is in the Residential Zone, Infill Policy Area 12 and Precinct 12.2 – Myrtle Bank of the Unley (City) Development Plan (consolidated 15 October 2020).

Assessment Pathway

The Zone prescribes a specific list of developments which are "non-complying" for assessment purposes.

No part of the proposal is prescribed as "complying" or "non-complying" and the proposal will therefore be assessed on its merits.

Public Notification Category

Table Un/8 of the Development Plan assigns particular forms of development as Category 1 or 2 for public notification purposes.

The proposed land division defaults to Category 2 as it creates allotments that do not strictly meet particular provisions of the Zone, Policy Area or Precinct.

The proposed dwellings also trigger a Category 2 assessment in accordance with Table Un/8 because:

- The dwellings are all two-storeys in height.
- Portion of the development is within 600 millimetres of an allotment boundary, other than common side boundaries between the proposed semi-detached dwellings.

For all of these reasons, the proposed development defaults to Category 2 for public notification purposes, including the proposed land division.

Adjacent landowners will be given 10 business days to raise any matters and the applicant will be given 10 business days to respond.

Development Assessment

On my consideration of the relevant Development Plan, the following matters are most relevant to the assessment of this application:

- Land Use and Dwelling Type.
- Density.
- Site Area and Frontage.
- Desired Character.
- Height, Scale and Design.
- General Residential Development Considerations.
- Significant Tree.

The proposal's performance against the above matters is provided as follows.

Land Use and Dwelling Type

There is no change of use - the land is already put to a residential use.

Objective 1 of the Zone encourages residential development and a range of dwelling types, not just detached dwellings, which the proposal achieves.

The Desired Character of the Zone and Policy Area encourages a diversity of housing types and sensitive infill. The increased density is therefore anticipated.

The Desired Character of the Zone indicates that smaller sites will encourage other housing types, particularly semi-detached dwellings, which the proposal also achieves.

The proposed land use and dwelling types are therefore acceptable.

Density

Principle 7 of the Zone encourages low to medium density development that achieves net densities of between 28 to 33 dwellings per hectare.

Net density is calculated by dividing 10,000 by the total allotment area (1,184) and multiplying by the proposed number of allotments (3).

The proposal results in a net density of 25 dwellings per hectare meaning it satisfies that anticipated by the Zone and Policy Area.

Site Area and Frontage

All allotments satisfy the frontage standards expressed by Policy Area PDC 2.

The minimum site area for all dwelling types is 350 square metres in Precinct 12.2. The proposed allotments present an average site area of 394.6 square metres. The land is clearly capable of accommodating 3 dwellings and satisfying the site area parameters set out above. As proposed however, the presence of a Significant Tree causes some complications meaning that a higher proportion of land than would ordinarily be allocated is provided to Allotment 3.

To work comfortably with the tree and ensure its ongoing health (as discussed further below), a site area shortfall occurs with the remaining Allotments 1 and 2. The table below provides an assessment of each allotment against Principle 2 above.

Allotment	Frontage Guideline (metres)	Proposed Frontage (metres)	Site Area Guideline (square metres)	Proposed Site Area (square metres)
1 (semi-detached)	8	12.19	350	305
2 (semi-detached)	8	9.14 + corner cut-off	350	300
3 (detached)	10	23.77	350	579

The site area shortfall associated with Allotments 1 and 2 is acceptable because:

- When considered as a whole development site, the proposal results in average site areas of comfortably more than 350 square metres per allotment.
- The site area shortfall is a result of the careful work the applicant has undertaken to ensure a healthy Significant Tree is retained – had this tree not been present, there is no question all site area policies would be met.
- The development is complementary to the locality and satisfies the Desired Character expectations of the Policy Area – refer below comments in section 4.4.
- The development is able to satisfy most general residential policies and provide functional sites (and where shortfalls exist they do not manifest into any serious planning issues/impacts to adjoining land or the streetscape) – refer below comments in sections 4.5-4.6.

Desired Character

The proposal satisfies the Desired Character of the Zone and Policy Area because:

- Infill development is anticipated in the Zone at Low to Medium Densities. The proposal is an infill development occurring at low density and therefore satisfies this expectation.
- The proposal involves regular shaped allotments with street fronting dwellings, therefore will retain the desire for a “pattern of rectangular allotments and street fronting dwellings”.
- The proposal will increase and add to the variety of housing types throughout the locality therefore achieving housing diversity which caters for the broad and diverse socio-economic needs of the community.

- The locality has a varied architectural character however masonry walls and pitched roofing are common features that the proposal respects.
- The Significant Tree on the land will be retained and landscaping will feature on both street frontages contributing towards the amenity of the surrounding streetscapes.

On this basis, the proposal satisfies the important Desired Character statements set out within the Zone and Policy Area.

Height, Scale and Design

Principle 8 in the Zone states:

8 **Development should primarily be in the form of street fronting dwelling types and of low to moderate scale, up to 2 storeys in building height, where any upper level should be:**

(a) integrated sympathetically into the dwelling and overall building design;

(b) articulated along the façades, between floor levels and around rooflines to minimize building bulk and provide appropriate separation and a gradual transition to adjacent sites;

(c) complementary to the contextual design considerations (site and building patterns and forms) within the locality and contributes to the desired character.

Principle 9 further guides that development should have a maximum height of 7 metres.

The proposal satisfies Principles 8 and 9 because:

- All proposed dwellings are street fronting (i.e., they are orientated to face their respective street).
- All dwellings are of a low to moderate scale, up to two-storeys and not exceeding 7 metres.
- The proposed upper levels are carefully integrated into the design of each dwelling. They are set in from the levels below (at the sides) and proportionate to the remainder of their respective dwelling with complementary materials and finishes.
- All facades are highly articulated with attractive and proportionate design features.
- Roof lines have been kept low to minimise scale and bulk.

General Residential Development Considerations

The proposal satisfies most general residential Development Plan provisions, as discussed below:

Boundary Setback

Principle 9 of the Zone guides that dwellings should be setback 5 metres from their primary street frontage up to a height of 4 metres, plus an additional 1 metre for every component of the dwelling that increases 2 metres above the 4-metre height guideline.

Dwelling 3 achieves the front setback guideline.

Dwellings 1 and 2 achieve the front setback guideline at upper level with some minor encroachments at ground level. These are acceptable because:

- The primary encroachment is open fronted porches that are minor features and complement the remaining architecture of each dwelling.
- Each dwelling will enable an attractive front garden.
- Dwellings adjacent the subject land at 14 and 16 Riverdale Road, 1 and 2 Auburn Avenue, 15 Way Street and various others, are situated quite close to Riverdale Road.

Secondary Street Setback

Dwelling 2 is proposed to have a secondary frontage to May Avenue.

Council Wide Principle 7 guides a secondary street setback based on building height and frontage width. Given the circumstances, the setback guideline is considered to be 2.5 metres.

The proposed secondary street setback arrangement is considered acceptable for the following reasons:

- The staggered lower and upper-level setback from the secondary frontage is considered appropriate and will enhance building articulation.
- Numerous street trees along the Way Avenue frontage, coupled with the proposed boundary fencing, will visually screen much of the lower level adjacent the secondary street boundary.

Side and Rear Setbacks

Council Wide Principle 13 guides side and rear setbacks based upon building height and proposed site area.

These are acceptable noting the following:

- The complementary design of the proposed dwellings.
- It is the result of the preservation of the Significant Tree on the land.
- Each dwelling being provided with a front garden area and retention of all street trees.
- Suitable private open spaces areas are provided as discussed further below.

Site Coverage

Council Wide, Residential Development Principle 17 guides:

- Site coverage should not exceed 50 percent of the respective site.
- Impervious areas should not exceed 70 percent of the respective site.

These numeric guidelines are achieved when considering the entire development site, rather than individual allotments as proposed.

In accordance with Council Wide, Residential Development Principle 16, the proposed dwellings also have sufficient space for vehicle access and parking, storage and clothes drying, private open space and landscaping.

Car Parking

The proposed dwellings each have space for at least 3 or potentially 4 on-site car parking spaces, 1 of which is covered within a secure garage.

Private Open Space

Council Wide, Residential Development Principle 20 guides the following with respect to private open space:

- Be located adjacent or behind the primary street facing building façade.
- Be exclusive of storage areas, outbuildings, carport, driveways, parking spaces etc.
- Be screened from public areas with fencing not less than 1.8 metres.
- Be sited to receive winter sunlight.
- Have sufficient area (20 percent for allotments greater than 300 square metres, 35 square metres for allotments below 300 square metres).
- Minimum dimension of 4 metres.

Each of these provisions are reasonably achieved, particularly noting that Dwelling 3 will have a street fronting fence for added privacy and all dwellings will be provided with a high-quality living environment.

Significant Tree

A Eucalyptus Camaldulensis (River Red Gum) resides on the subject land, and what is proposed to be Allotment 3.

The applicant has engaged 'The Adelaide Tree Surgery' who have identified the tree as "Significant" in accordance with the Development Act 1993. This is because the trunk circumference is greater than 3 metres when measured 1 metre above the surrounding ground level.

At the time of inspection, the tree was showing good health and condition. No obvious structural defects were visible however some branch failures were notable.

To ensure the health and condition of the tree is not compromised by the proposed development, tree root investigations have been undertaken.

The attached report prepared by 'The Adelaide Tree Surgery' aims to establish any important tree protection measures in accordance with applicable Australian Standards, such that the proposed development can occur in harmony with the ongoing health of the tree.

The report explains the following:

- The proposal will need to be designed using a footing system that is not invasive.
- A non-invasive footing system is recommended.
- An existing shed, garage, carport, and driveway currently encroach 10 percent into the Tree Protection Zone (TPZ) of the River Red Gum. The removal of these structures will benefit the tree.
- The proposed dwelling increases the encroachment into the TPZ however use of a footing system such as screw piles can allow Dwelling 3 to be constructed in the proposed location.

The report concludes particular recommendations that need to be implemented during the construction and demolition phases of the proposed development. The applicant will fully adopt these so that the proposal can be developed and used in harmony with the protection of the Significant Tree.

Summary and Conclusion

In summary:

- The proposed land use and dwelling type are appropriate.
- The proposal will retain the desire for a "pattern of rectangular allotments and street fronting dwellings".
- The proposal is a low-density development, and the associated site area shortfall is acceptable given the overall land area easily provides for three dwellings and it is only the tree that gives rise to the shortfall. The shortfall also does not give rise to any unacceptable impacts on land in the locality.
- The proposal will increase the density of dwellings on the land as anticipated by the Zone, Policy Area and Precinct desirably adding diversity in housing type to meet the diverse socio-economic needs of the community.
- The proposal will provide an attractive street appearance and be of a height and scale that satisfies the Development Plan and is complementary to the height and scale of nearby development.
- The proposal includes landscaping that complements the locality's garden features.
- All dwellings will satisfy off-street car parking guidelines.
- All dwellings will be provided with high-quality private open spaces that are directly accessible from internal living areas.
- The proposal does not include the removal of street trees.
- The proposed dwellings have been designed and will be constructed in a manner that preserves the Significant Tree on the land.

The proposal therefore warrants Development Plan Consent.

Please call me on 8333 7999 if you have any questions regarding this application.

Yours sincerely

[redacted]

Matthew King
Managing Director

Ref: 20ADL-0312

AMENDED PLAN / DOCUMENT
DATE: 2/08/2021

2 August 2021

URPS

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Ms Chelsea Spangler
Planning Officer
City of Unley
PO BOX 1
UNLEY SA 5063

Email: cspangler@unley.sa.gov.au

Dear Chelsea

Application Number 090/237/2021/C2 – Land Division and Dwellings - 23 Riverdale Road, Myrtle Bank

Thank you for your letter dated 13 May 2021.

On behalf of [redacted], I provide the following response, in which each matter is addressed in corresponding order.

Response to Information Request

Undersized Allotments

You have indicated that the proposal presents two undersized allotments with respect to Principle 2 within the Policy Area.

You have further indicated that, on balance and considering overall site outcomes, you are willing to favourably consider the undersized allotments provided certain matters are improved to produce an outcome more suited to the Desired Character.

Those matters are discussed further below in this letter, and I believe the changes made by the architect on the attached updated plans, now present an improved outcome that better justifies the proposed allotment sizes.

In addition, with specific respect to the proposed allotment sizes, I would like to reiterate:

- The Desired Character of the Zone and Policy Area encourages a diversity of housing types and sensitive infill. The increased density hereby proposed is therefore anticipated.

- The Desired Character of the Zone indicates that smaller sites will encourage other housing types, particularly semi-detached dwellings, which the proposal achieves.
- Principle 7 of the Zone encourages low to medium density development that achieves net densities of between 28 to 33 dwellings per hectare. The proposal results in a net density of 25 dwellings per hectare meaning it generally satisfies that anticipated by the Zone and Policy Area.
- All allotments satisfy the frontage standards expressed by Policy Area PDC 2.
- The minimum site area for all dwelling types is 350 square metres in Precinct 12.2. The proposed allotments present an average site area of 394.6 square metres.
- The land can accommodate 3 dwellings and satisfy the site area parameters. As proposed however, the presence of a Significant Tree causes some complications meaning that a higher proportion of land than would ordinarily be allocated is provided to Allotment 3.
- To work comfortably with the tree and ensure its ongoing health, a site area shortfall occurs with the remaining allotments 1 and 2.

We understand that Council generally concurs with these comments.

Site Coverage

With reference to Council Wide, Residential Development Principle 17, you have stated that the proposed dwellings exceed site and impervious coverage.

Principle 17 specifically guides that roofed buildings (excluding verandah's and eaves up to 2 metres in width...) should cover no more than 50 percent of the area of the site and impervious areas cover not more than 70 percent.

In considering this, the proposal has now been amended to:

- Reduce the lower-level floor areas of dwellings 1 and 2.
- Enlarge front gardens by increasing primary street setback and narrowing driveways.
- Additional garden beds to the rear of dwellings 1 and 2.

The table below provides an updated assessment of each dwelling against the site and impervious coverage guidelines.

Dwelling	Site Area	Proposed Site Coverage	Impervious Coverage
1 (semi-detached)	305m²	55.7%	79%
2 (semi-detached)	300m²	56.6%	80%
3 (detached)	579m²	38.9%	51%

Notably, dwelling 3 satisfies the 50 percent site coverage guideline.

If the proposed open-sided alfresco's were removed from dwellings 1 and 2, the numeric site coverage guideline would be achieved. This demonstrates that the proposed site coverage of dwellings 1 and 2 is of little consequence in this circumstance.

In addition, when considering the development wholistically, the total site coverage amounts to 47.7 percent which satisfies the 50 percent guideline.

Likewise, dwelling 3 satisfies the 70 percent impervious coverage guideline while dwellings 1 and 2 are over. Yet, when considering the development wholistically, the impervious coverage amounts to 66 percent and satisfies the guideline.

The reductions in site and impervious coverage now better present a development that is suitable to its locality while also ensuring functional and high-quality living arrangements for the future occupants of each dwelling.

Building Height

With reference to Zone Principle 9, you have stated that dwellings 1 and 2 exceed maximum building heights.

Specifically, Zone Principle 9 guides a maximum building height of 7 metres and two-storeys.

Each dwelling remains two-storey however the roof form of dwellings 1 and 2 has been amended, such that all dwellings do not exceed the 7-metre height guideline.

Setback from Primary Street

With reference to Zone Principle 9, you have stated that dwellings 1 and 2 do not comply with the primary street setback.

Principle 9 guides that the primary street setback should be:

- 5 meters where the wall height is less than or equal to 4 metres.
- 5 metres, plus 1 metre for every 2-metre increase in wall height above 4 metres.

The ground level of dwellings 1 and 2 is now setback 5 metres while the upper levels are setback 8.35 metres. The proposed dwellings now satisfy the numeric primary street setback guideline.

I note that the porch of dwellings 1 and 2 will marginally encroach into the 5-metre setback guideline, however these features are open-fronted/sided and enhance street presentation and façade materiality. I believe this encroachment is therefore acceptable in this circumstance.

Upper-Level Side Setbacks

With reference to Council Wide, Residential Development Principles 7 and 13, you have indicated that dwellings 1 and 2 do not comply with upper-level side setback guidelines.

These Principles provide varied setback guidelines depending on whether the side boundary forms a secondary frontage. An assessment of upper-level side setbacks is displayed in the table below.

Please note that this assessment does not include the proposed central boundary between dwellings 1 and 2, given semi-detached dwellings are an anticipated form of development in the Zone, Policy Area and Precinct such that abutting walls on this central boundary are reasonable.

Dwelling	Applicable Setback Guideline	Proposed Setback
1 (semi-detached)	3 metres from northern side boundary	2.98 metres
2 (semi-detached)	4 metres from secondary frontage	2.98 metres
3 (detached)	3 metres from eastern and western side boundaries	4.65 and 5.19 metres

In my view, all dwellings now reasonably achieve the upper-level side setback guidelines despite some marginal numeric shortfalls.

The upper-level side setback of dwelling 2 is reasonable given substantial space is retained in the streetscape such that the low-density character of the locality or streetscape is not unreasonably compromised. In addition, the secondary frontage

comprises a large street tree that will somewhat screen the side elevations from particular angles.

Boundary Wall Height

With reference to Council Wide, Residential Development Principle 14, you have stated that the height of the boundary wall for dwelling 3 does not comply.

We remain of the opinion that this wall is acceptable noting its flat roof, limited boundary length and position adjacent a driveway rather than a primary living area. I also note that an existing carport is already situated in place of the proposed boundary development.

Form and Character

You have requested that the form and character of the dwellings be reviewed such that they are more consistent with the Desired Character of the Zone.

The Desired Character of the Zone identifies the following character traits with respect to dwellings:

- A wide range of housing eras comprising pockets of pre-1940's housing interspersed with homes built since 1950.
- Mainly comprising detached dwellings, but also examples of other dwelling types.
- A diversity of different building eras.
- An evolving character as sensitive infill occurs yet complementary to surrounding dwelling types and forms.
- Buildings up to two-storeys.
- Landscaping, particularly within front yards, garden areas, alongside driveways and parking areas.

To better complement existing surrounding dwellings and the Desired Character of the Zone, the following changes have been made:

- A rendered finish has been applied to the face brick of dwellings 1 and 2 to complement the colours used on older/traditional style dwellings within the locality.
- Replacement of face brick around the porches of dwellings 1 and 2 with sandstone cladding, again to better complement the colours used on older/traditional style dwellings within the locality.
- Increased primary street setbacks and narrowed driveways to increase landscaping areas.

- Continued retention of the Significant Tree on the land, and all street trees. It is accepted that the retention of these trees substantially contributes to the retention of existing character.
- Increased ground and upper-level setbacks from the primary street to better complement the rhythm of buildings within the streetscape.
- Reduced roof height and mass of dwellings 1 and 2 to ensure upper levels are less dominant and to comply with numeric height guidelines.
- Retaining upper-level separation between dwellings 1 and 2 such that they somewhat reflect a detached dwelling character.

Although the proposed dwelling designs do not strictly reflect pre-1940's dwellings, they do reinforce an evolving character and the diversity of different building eras already within the locality, and as anticipated by the Desired Character of the Zone.

The amendments hereby proposed better reflect the character of dwellings in the locality, while also reinforcing the diverse and evolving character that the Zone anticipates.

Upper-Level Floor Areas

With reference to Council Wide, Residential Development Principle 18, you have stated that the upper-level floor areas exceed 50 percent of the ground floor areas.

We understand the intent of this provision is to ensure that dwellings have an appropriate mass and scale, while enhancing building design and appearance by ensuring upper levels are set in from the ground levels below.

The upper levels of each dwelling still exceed the 50 percent guideline however have been reduced in length and width to minimise building mass and increase boundary setbacks (as explained above).

In acknowledging that Principle 9 of the Zone specifically anticipates two-storey development, we believe the upper levels of each dwelling now have a suitable floor area ratio when compared to the ground levels below.

Overlooking

You have stated that direct overlooking from the north facing upper-level windows of dwelling 1 have not been minimised.

The windows have now been reviewed and amended such that they have minimum sill heights or comprise frosted glass up to 1.55 metres above the respective finished floor level.

While this does not strictly achieve the numeric guideline of 1.7 metres within Council Wide, Residential Development Principle 39, it does achieve the most up to date guidelines with respect to privacy as per the current Planning and Design Code and is therefore considered appropriate.

The upper-level north-facing window from bedroom 1 within dwelling 1 is considered acceptable without any privacy treatments given it will only look upon the streetscape and the front garden of 21 Riverdale Road, both of which are already publicly visible.

Engineering and Footing Design

Council's Consultant Arborist has requested:

- Engineering drawings that highlight the recommendations of Adelaide Tree Surgery, including site levels and underground service locations.
- Footing design for the proposed dwellings.

We request that the Site Works and Drainage Plan be provided after Council's further assessment and after the public notification period. This approach will prevent any re-work and allow all matters to be addressed wholistically if further considerations are necessary.

Crossovers

We acknowledge that Council's Assets Department has no concern with the location of proposed crossovers.

We also acknowledge the following:

- Driveway crossovers are not to be constructed from concrete over the footpath area between the kerb and boundary.
- Driveways and boundary levels at fence line must be between 2 and 2.5 percent above kerb height.
- Crossovers are not to exceed 2.5 percent or 1:40 cross fall gradient from boundary to kerb invert.
- Redundant crossovers are to be closed and returned back to kerb and gutter.

Site Works and Drainage Plan

We acknowledge that a Site Works and Drainage Plan will need to be prepared.

We request that the Site Works and Drainage Plan be provided after Council's further assessment and after the public notification period. This approach will prevent any re-

work and allow all matters to be addressed wholistically if further amendments are necessary.

Please call me on 8333 7999 if you have any questions regarding this application.

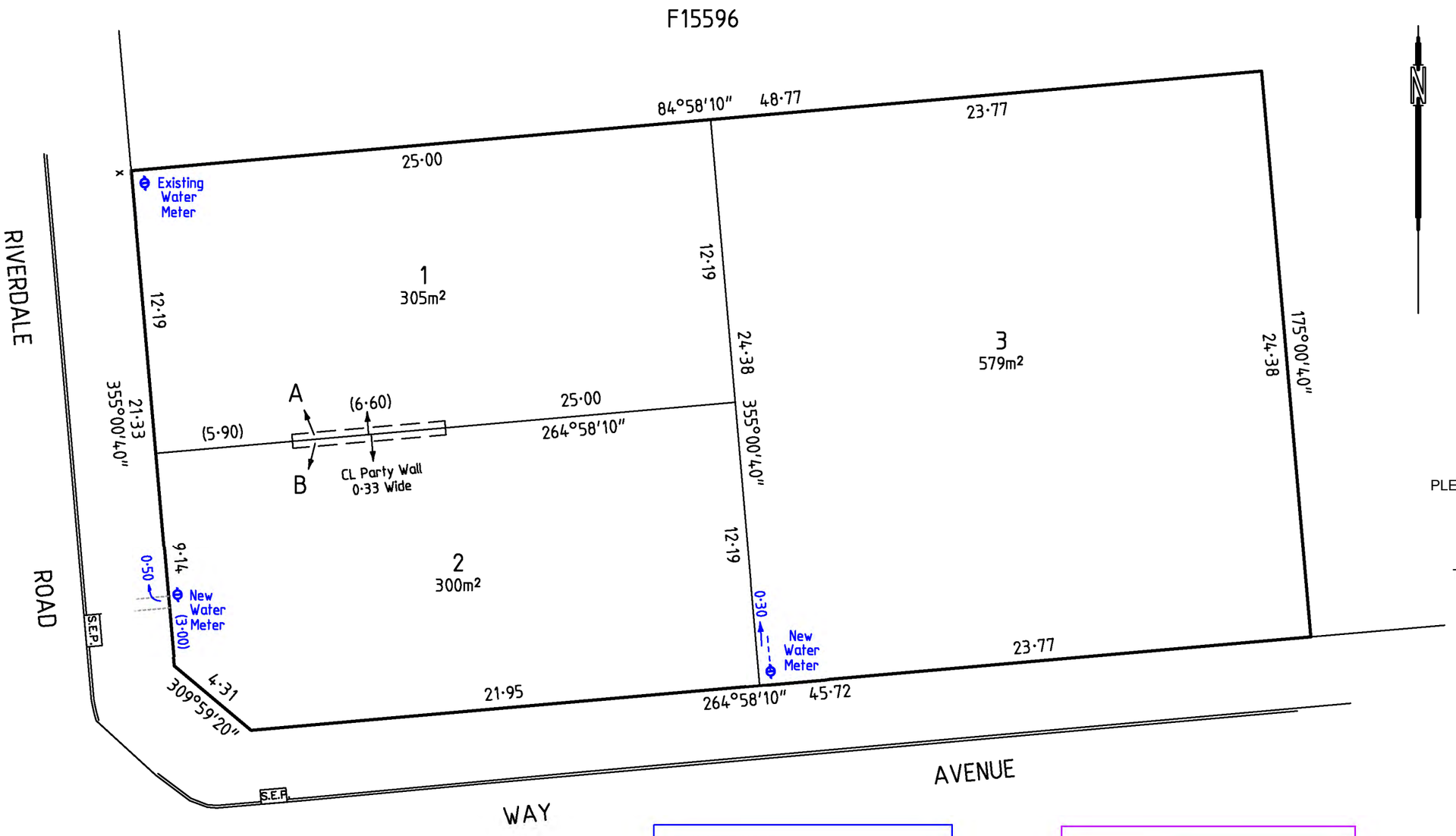
Yours sincerely

[redacted]

Phil Harnett
Senior Consultant

SHAPING GREAT COMMUNITIES

PLAN OF PROPOSED DIVISION



SCAP DEVELOPMENT NUMBER

090/D014/21

SUBJECT LAND DETAIL

ALLOTMENT 113 IN FP 15596
HUNDRED OF ADELAIDE

IN THE AREA NAMED

MYRTLE BANK

23 RIVERDALE ROAD
MYRTLE BANK SA 5064

TITLE REFERENCES

C.T. VOL. 5432 FOL. 21

MAP REFERENCE: 6628/49/B

TORRENS DIVISION

TOTAL SITE AREA: 1184m²
NO. OF EXISTING ALLOTMENTS: 1
NO. OF PROPOSED ALLOTMENTS: 3
NO. OF ADDITIONAL ALLOTMENTS: 2

COUNCIL: UNLEY

ANNOTATIONS / EASEMENTS

PLEASE REFER TO LAND USE APPLICATION PREPARED BY THINK ARCHITECTS

EXISTING DWELLING & STRUCTURES TO BE DEMOLISHED AND SITE CLEARED.

NEW EASEMENTS

RECIPROCAL PARTY WALL RIGHTS TO BE CREATED OVER PORTIONS OF ALLOTMENTS 1 & 2 MARKED A & B.

SA WATER NOTE:

EXISTING WATER METER ON ALLOTMENT 1 IS TO REMAIN IN ITS CURRENT POSITION.

NEW WATER METER FOR ALLOTMENT 2 IS TO BE CONSTRUCTED 3.00M NORTH OF THE CORNER CUT ALONG RIVERDALE ROAD.

NEW WATER METER FOR ALLOTMENT 3 IS TO BE CONSTRUCTED 0.30M FROM THE WESTERN BOUNDARY AND ROTATED TO BE IN LINE WITH THE SIDE BOUNDARY.

PLANNER NOTE:

THIS APPLICATION IS A COMBINED LAND USE & LAND DIVISION APPLICATION. ALL DOCUMENTS PERTAINING TO THE LAND USE APPLICATION WILL BE UPLOADED ON EDALA.

PLANNER NOTE:

PLEASE INSTRUCT YOUR RATES DEPARTMENT TO PROVIDE STREET NUMBERING WITH THE DECISION NOTIFICATION FORM AS PER SAPN AND NBN UTILITIES REQUIREMENTS.

0 5 10 15 20
SCALE METRES

ALL DATA IS APPROX ONLY
SUBJECT TO SURVEY AND FINAL PLAN
ALL DIMENSIONS IN METRES. DO NOT SCALE DRAWING.

CAVALLO FOREST
LICENSED SURVEYORS
9 George Street
Hindmarsh SA 5007
(08) 8346 0440
surveying@cavalloforest.com.au

DATE	09/12/2020	FIELD	--	DRAWN	JC
REF No	20-195	CHK	RC	REV	03

AMENDED PLAN / DOCUMENT
DATE: 21/12/2021

CONSTRUCTION MATERIALS:

-POWER PANEL CONSTRUCTION TO UPPER LEVEL

-BRICK VENEER CONSTRUCTION TO LOWER LEVEL

-COLORBOND ROOF SHEETING

- ALUMINIUM WINDOWS & DOORS

-TIMBER CLADDING FEATURE THROUGHOUT

-CONCRETE PAVING AND DRIVEWAY TO FRONT AND PERIMETER

SITE DRAINAGE:

NOTE:
REFER TO ENGINEERS DETAILS AND DOCUMENTATION FOR ALL SITEWORKS, DRAINAGE AND ALL LEVEL DESIGN

RAIN WATER TANK:

THE REQUIRED RAINWATER TANK (MIN 1000 LITRES) COLLECTING A MINIMUM OF 50 M2 OF ROOF CATCHMENT AREA AND PLUMBED TO A WATER CLOSET , WATER HEATER OR LAUNDRY COLD WATER OUTLETS. THE TANK MUST ALSO BE FITTED WITH MOSQUITO PROOF, NON DE-GRADABLE SCREENS, FORMED FORM NOT LESS THAN .315MM DIAMETER MATERIAL AND HAVE A MINIMUM OF 6 X 7 OPENINGS PER CM2. IN THE EVENT THAT THE TANK IS TO BE SUPPORTED ON A STAND THE STAND SHALL BE DESIGNED TO BE ABLE TO ACCOMMODATE THE IMPOSED DEAD LOADS, WIND LOADS AND WHERE APPLICABLE THE EARTHQUAKE LOADS AS REQUIRED BY CLAUSE 3.11.2 OF THE NCC (APPLICABLE AS OF JULY 1ST 2006 NCC-SA 2.1

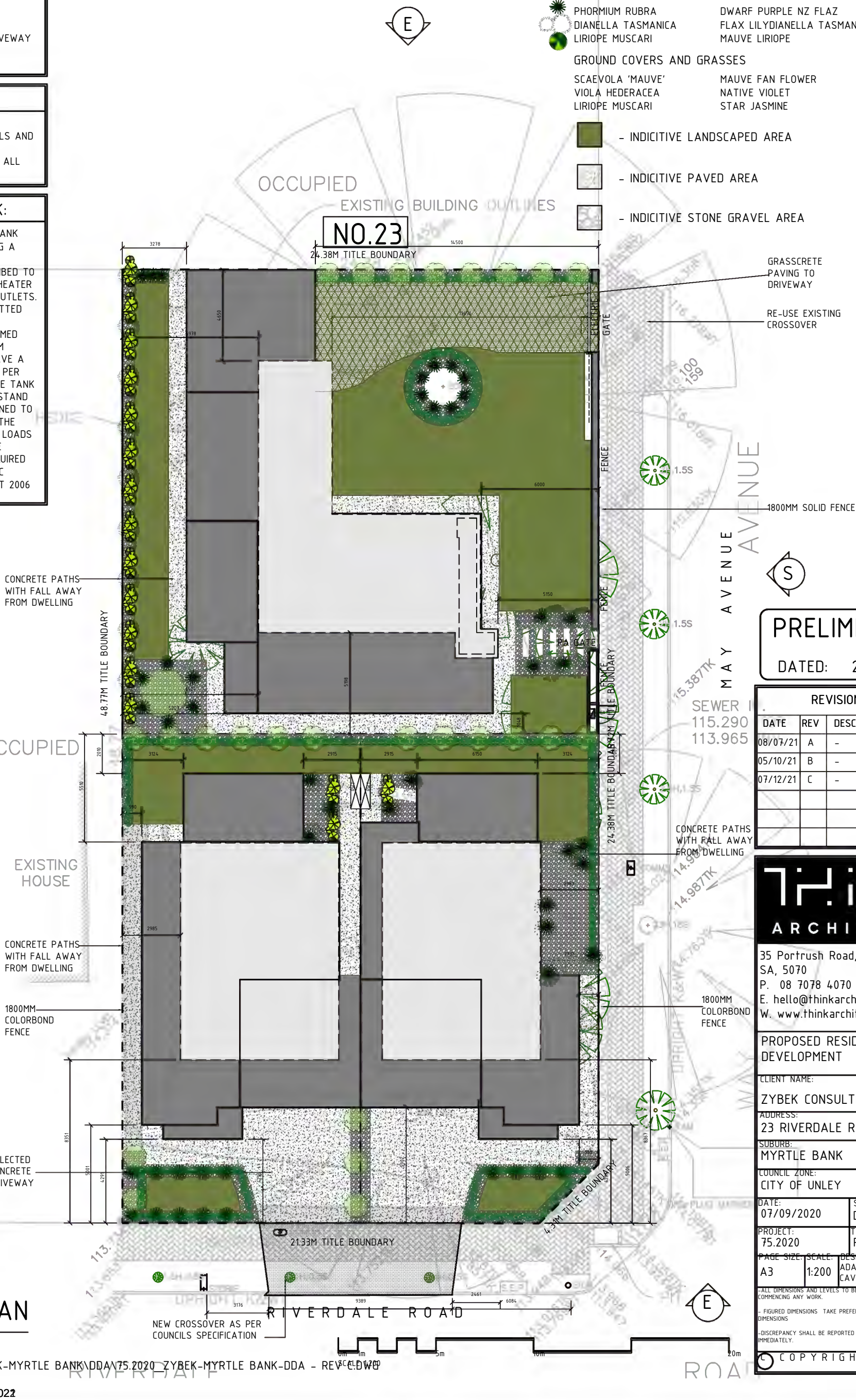
INDICATIVE LANDSCAPING SCHEDULE

TREES	COMMON NAMES	HEIGHT
PYRUS CALLERYANA 'CHANDICLEER'	ORNAMENTAL PEAR	5.0 - 6.0m
SHRUBS		
CROWEA EXCELATA	PINK CROWEA	1.0m
CAMELIA SASANQUA	SASANQUA CAMELIA	2.0 - 2.5m
ABELIA GRANDIFLORA NANA	DWARF ABELIA	
LAVANDULA DENTATA	FRENCH LAVANDER	1.0m
CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	0.8 - 1.0m
BUXUS JAPONICA	JAPANESE BOXED HEDGE	0.4 - 1.5m
STRAP LEAF PLANTS		0.5 - 0.8m
PHORMIUM RUBRA	DWARF PURPLE NZ FLAZ	0.5 - 0.8m
DIANELLA TASMANICA	FLAX LILYDIANELLA TASMANICA	0.5 - 0.8m
LIRIOPE MUSCARI	MAUVE LIRIOPE	

GROUND COVERS AND GRASSES

SCAEVOLA 'MAUVE'	MAUVE FAN FLOWER
VIOLA HEDERACEA	NATIVE VIOLET
LIRIOPE MUSCARI	STAR JASMINE

- INDICITIVE LANDSCAPED AREA
- INDICITIVE PAVED AREA
- INDICITIVE STONE GRAVEL AREA



SITE PLAN

SCALE 1:200

PRELIMINARY
DATED: 26/11/2020

REVISIONS

DATE	REV	DESCRIPTION	BY
08/07/21	A	-	MB
05/10/21	B	-	MB
07/12/21	C	-	MB

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PROPOSED RESIDENTIAL DEVELOPMENT

CLIENT NAME: ZYBEK CONSULTING

ADDRESS: 23 RIVERDALE ROAD

SUBURB: MYRTLE BANK

COUNCIL ZONE: CITY OF UNLEY

DATE:	SHEET NO:
07/09/2020	DDA 01 OF 13

PROJECT:	TYPE:
75.2020	RESIDENTIAL

PAGE SIZE:	SCALE:	DESIGNED BY:	DRAWN:
A3	1:200	ADAM CAVUOTO	AC

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AMENDED PLAN / DOCUMENT
DATE: 21/12/2021

GENERAL NOTES:

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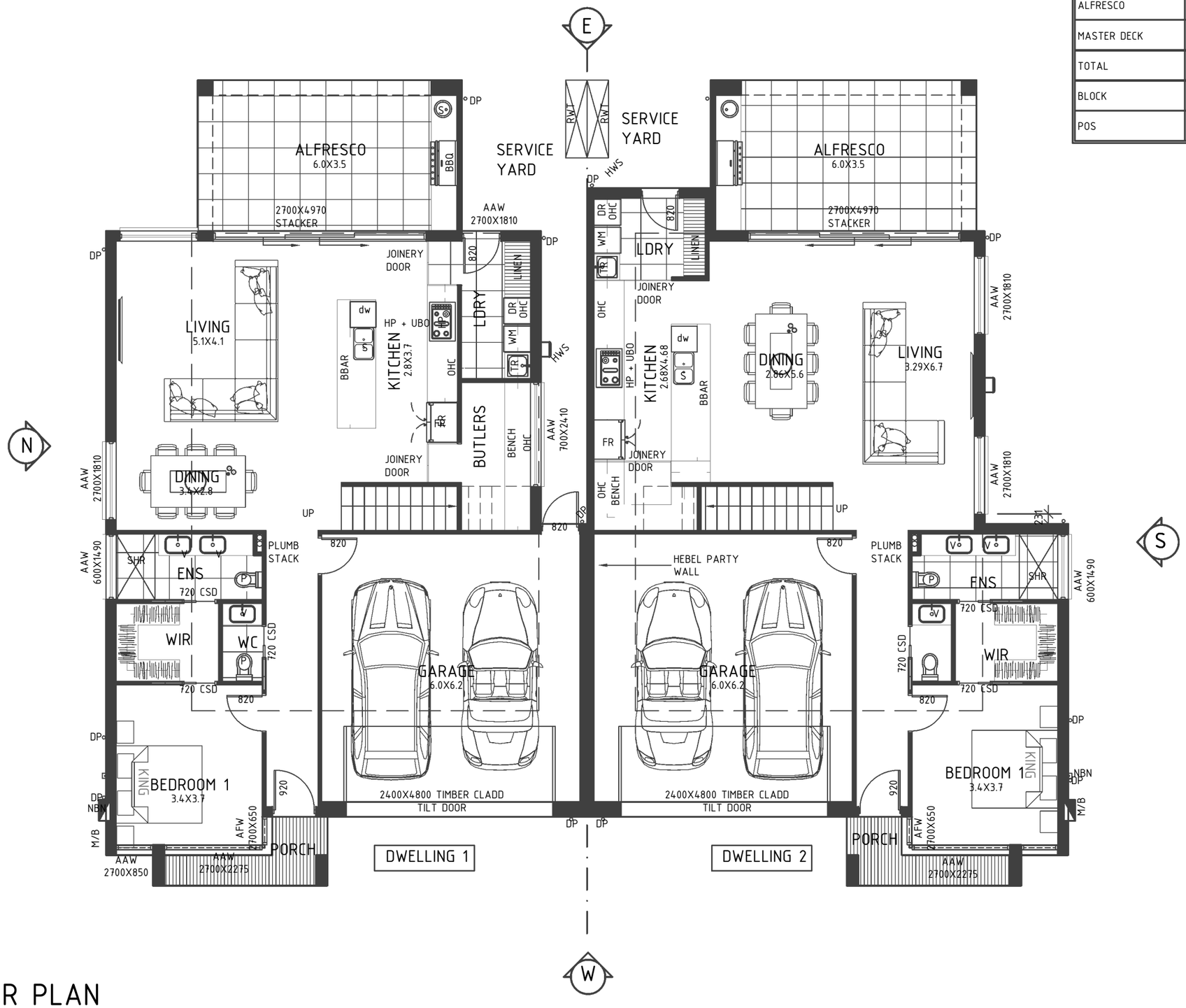
*	REMOVABLE DOOR HINGES FITTED IN ACCORDANCE WITH NCC VOLUME TWO- PART 3.8.3.3
SC	STEEL COLUMN. REFER TO ENGINEER'S DRAWINGS FOR SIZE
V	SELECTED VANITY BOWL
P	SELECTED CISTERN
HP	SELECTED HOT PLATE
MV	MICROWAVE BUILT IN
OHC	OVERHEAD CUPBOARDS
WO	WALL OVEN
FR/FZ	FRIDGE/FREEZER
DWP	DISHWASHER PROVISION
RHO	RANGEHOOD OVER
CM	COFFEE MACHINE BUILT IN
TR	SELECTED LAUNDRY TROUGH
WM	WASHING MACHINE PROVISION
TH	TOWEL HOLDER
TL	TOWEL LADDER
RH	ROLL HOLDER
M	MIXER TAP
SHC	SHOWER HEAD (CEILING)
SHW	SHOWER HEAD (WALL)
MC	MIRRORED CABINET
M	TOUGHENED MIRROR
TRH	TOILET ROLL HOLDER
FT	FLOOR TRAP



GROUND FLOOR PLAN

SCALE 1:100

0m 1m 2m 5m 10m
SCALE 1:100

W:\2020\75.2020_ZYBEK_MYRTLE_BANK\DDA\75.2020_ZYBEK_MYRTLE_BANK_DDA_-_REV_C.DWG

AREAS: DW 1		
L/LIVING	107.69	M²
U/LIVING	89.60	M²
GARAGE	40.76	M²
ALFRESCO	21.52	M²
MASTER DECK	4.02	M²
TOTAL	263.59	M²
BLOCK	300.00	M²
POS	67.00	M²

AREAS: DW 2		
L/LIVING	105.07	M²
U/LIVING	89.60	M²
GARAGE	40.76	M²
ALFRESCO	21.53	M²
MASTER DECK	4.02	M²
TOTAL	260.98	M²
BLOCK	300.00	M²
POS	84.05	M²

PRELIMINARY
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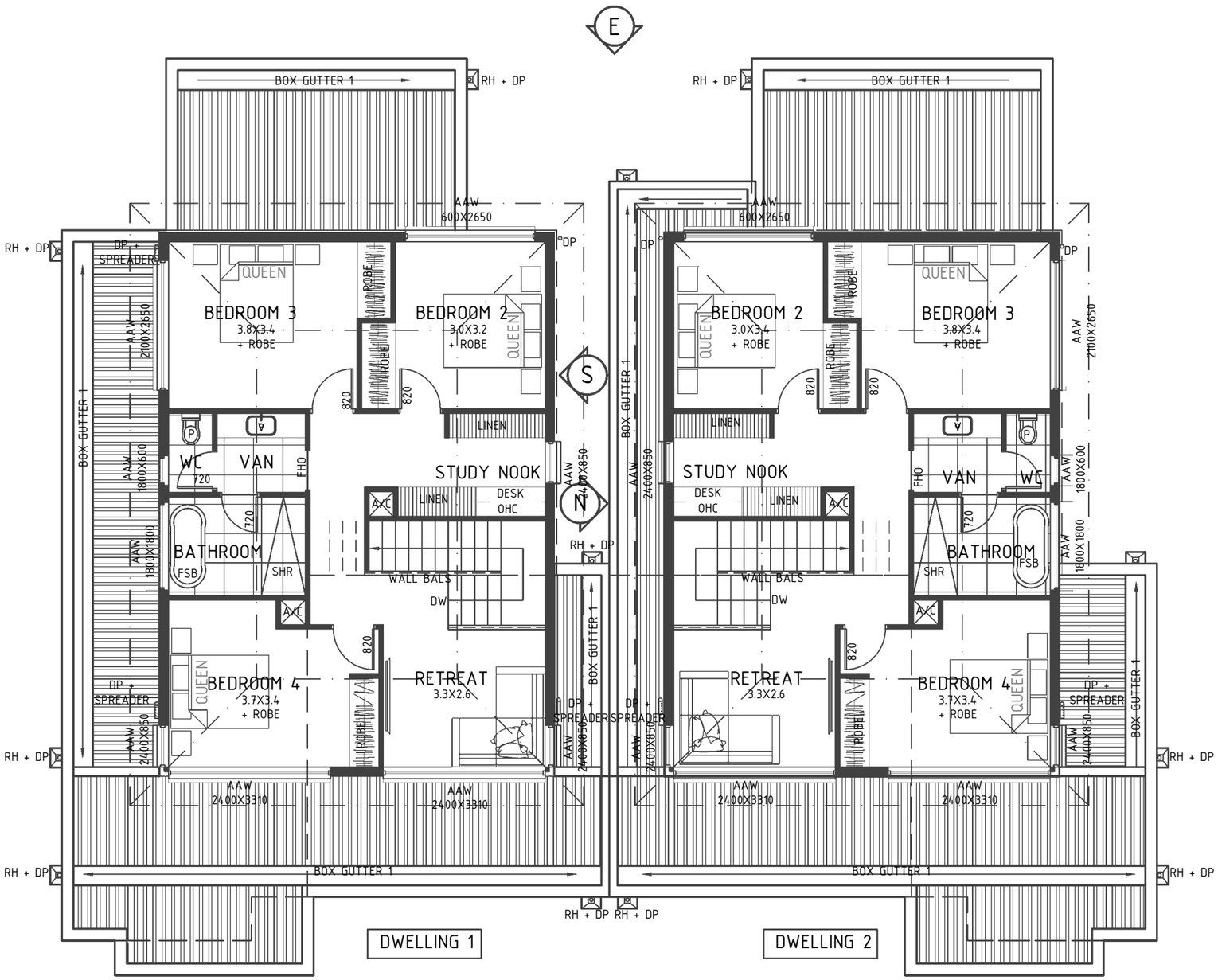
AMENDED PLAN / DOCUMENT
DATE: 21/12/2021



UPPER FLOOR PLAN

SCALE 1:100

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SCALE 1:100

PRELIMINARY

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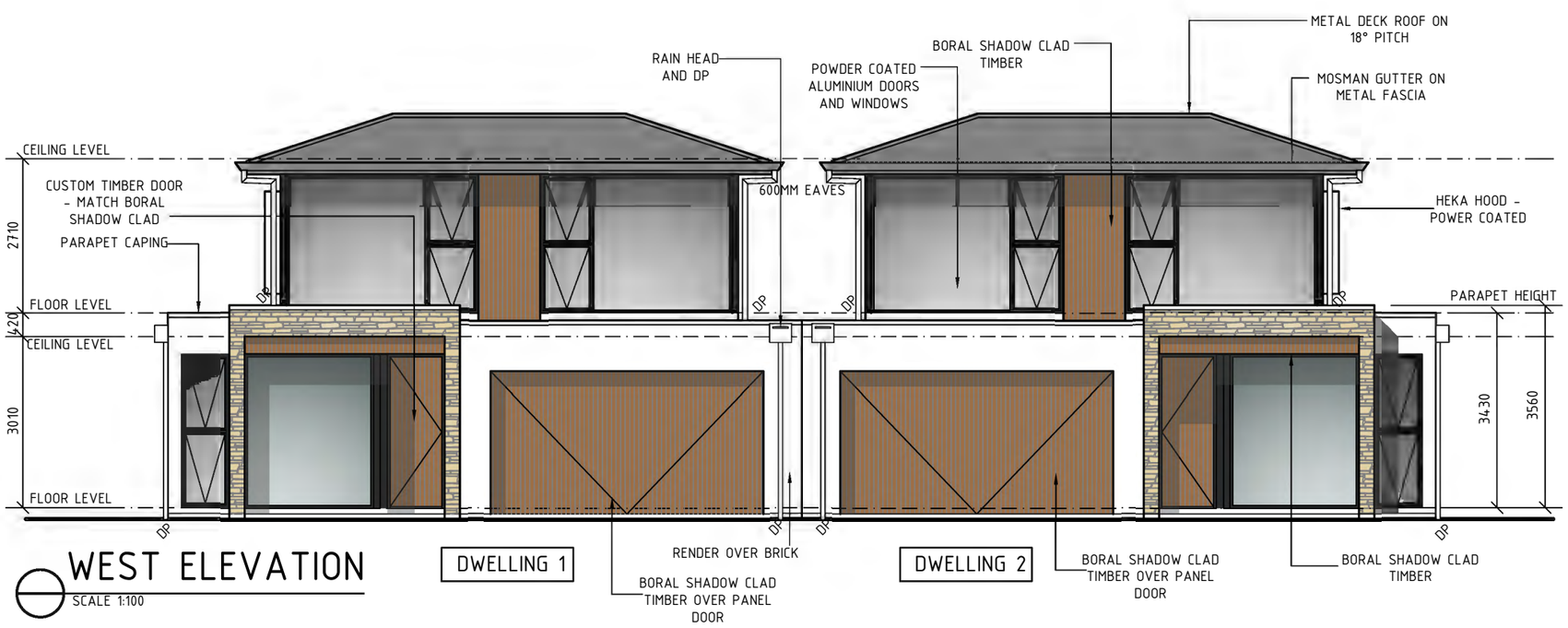
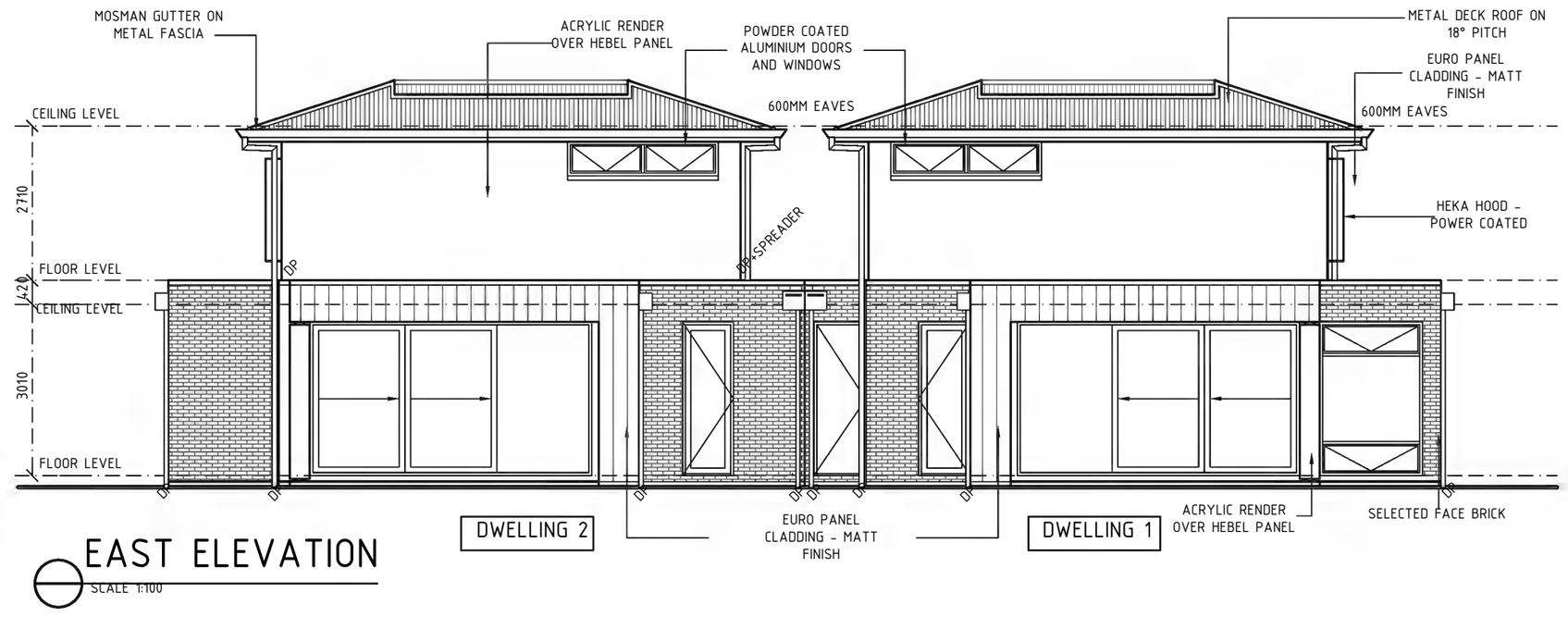


WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

EXTERNAL MATERIAL SELECTION:		
ITEM:	TYPE:	COLOUR:
FLASHINGS	COLORBOND	BASALT
ROOF SHEET	COLORBOND CUSTOM ORB	BASALT
RENDER	ACRYLIC TEXTURE 3 COAT SYSTEM	SURFMIST
WALL (UPPER LEVEL)	BORAL TIMBER SHADOW CLAD	BLACKBUTT
GUTTERS	COLORBOND	BASALT
COLORBOND BARGE/FASCIAS	COLORBOND	SURFMIST
STONE CLADDING	ECO OUTDOOR RANDOM ASHLAR STONE	CLANCY
BRICKWORK	AUSTRAL	CHIFFON
WINDOWS	POWDERCOATED ALUMINIUM	NIGHT SKY
DOORS (STACKING)	POWDERCOATED ALUMINIUM	NIGHT SKY
DOORS (SWING)	TIMBER	NIGHT SKY
DOORS (ENTRY)	MERANTI FRAME- DULUX PAINT FINISH	NIGHT SKY
TILT DOOR	BORAL TIMBER SHADOW CLAD	BLACKBUTT
DOWNPIPES/RAINHEADS	COLORBOND/DULUX PAINT	BASALT

PRELIMINARY
DATED: 26/11/2020

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0m 1m 2m 5m 10m
SCALE 1:100

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SUBURB: MYRTLE BANK
COUNCIL ZONE: CITY OF UNLEY
DATE: 07/09/2020
SHEET NO: DDA 04 OF 13
PROJECT: 75.2020
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DESIGNED BY: ADAM CAVUOTO
DRAWN: AC

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AMENDED PLAN / DOCUMENT
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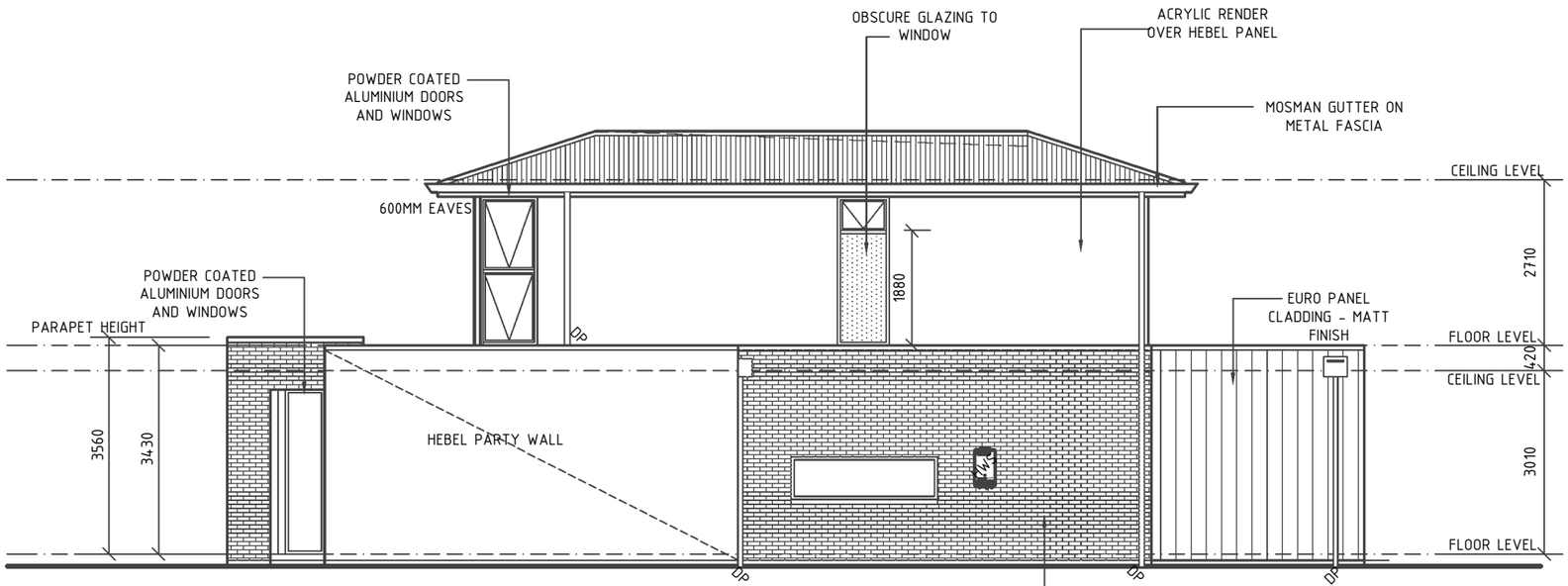
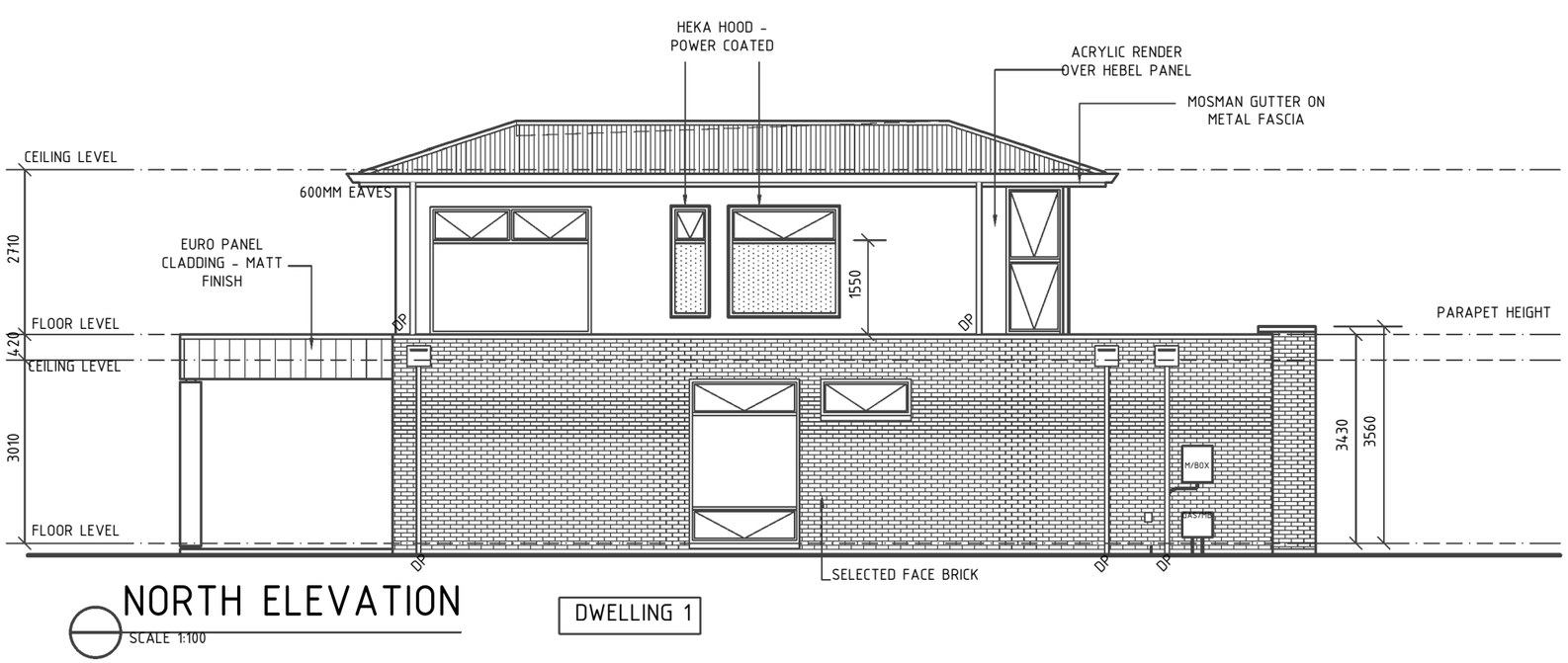


SOUTH ELEVATION

SCALE 1:100

DWELLING 1



NORTH ELEVATION

SCALE 1:100

DWELLING 1

0m 1m 2m 5m 10m

SCALE 1:100

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COUNCIL ZONE: CITY OF UNLEY

DATE: 07/09/2020 | SHEET NO: DDA 05 OF 13

PROJECT: 75.2020 | TYPE: RESIDENTIAL

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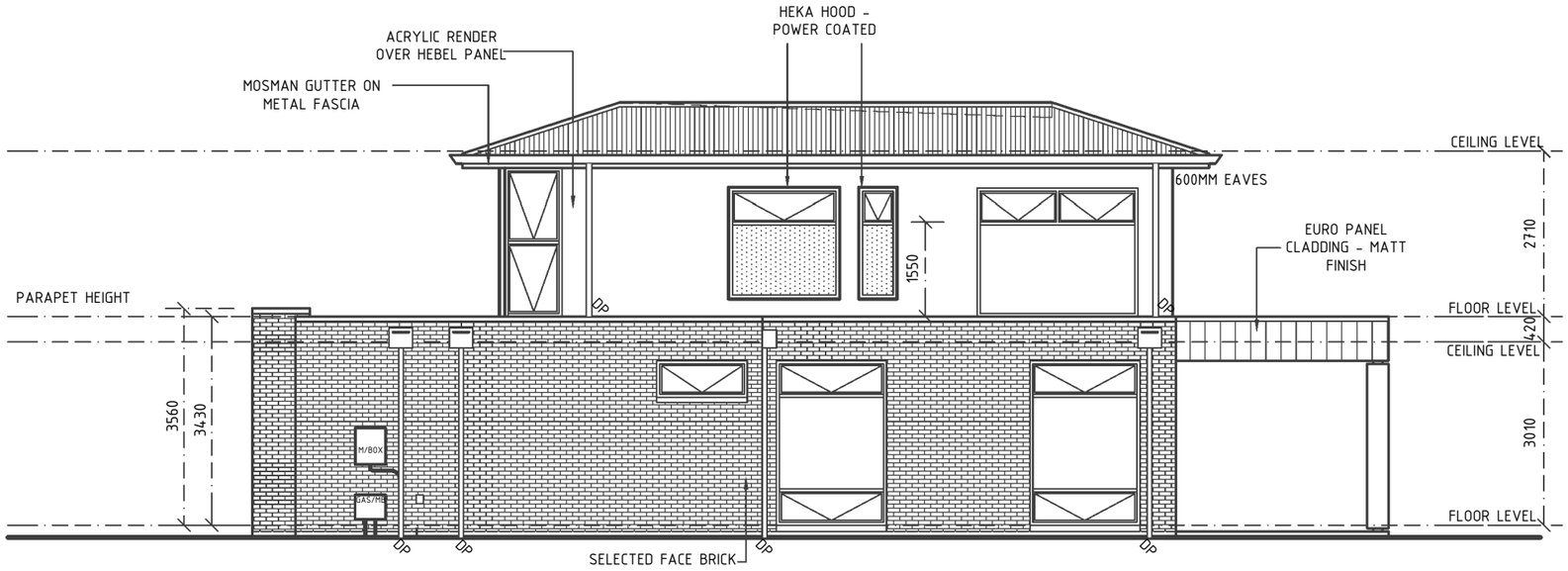
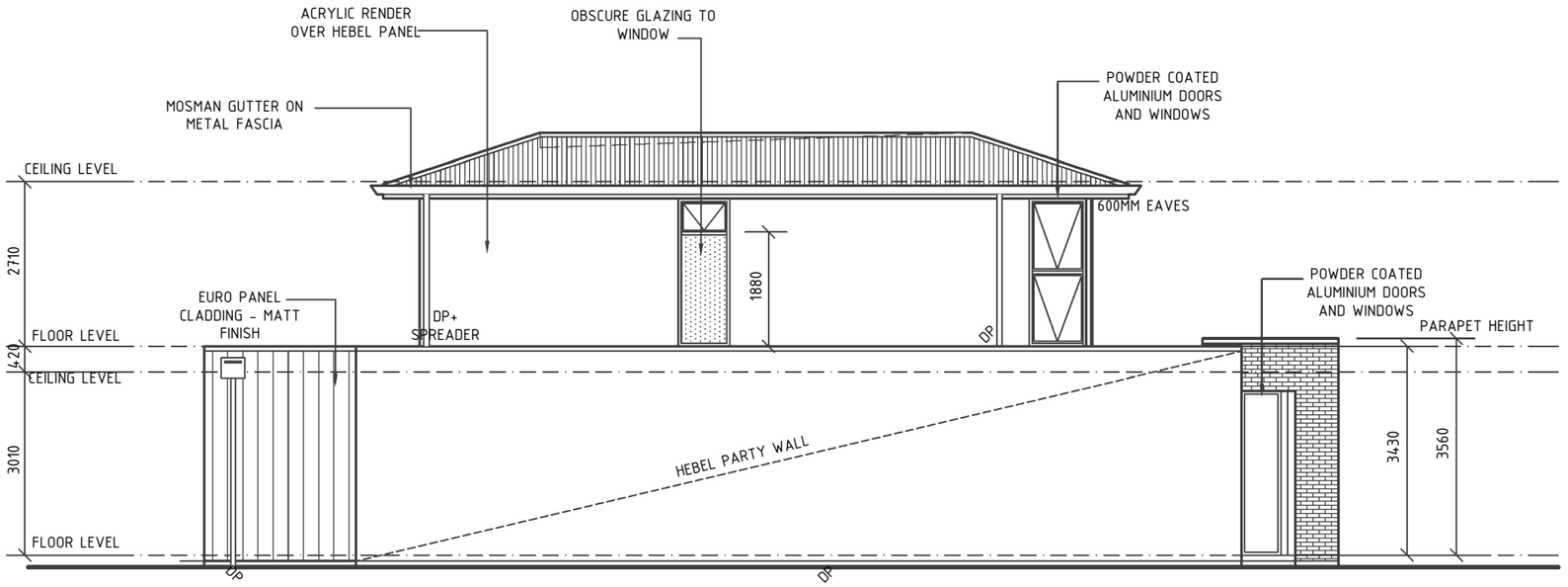


SOUTH ELEVATION

SCALE 1:100

DWELLING 2



NORTH ELEVATION

SCALE 1:100

DWELLING 2

0m 1m 2m 5m 10m
SCALE 1:100

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PRELIMINARY
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23 RIVERDALE STREET

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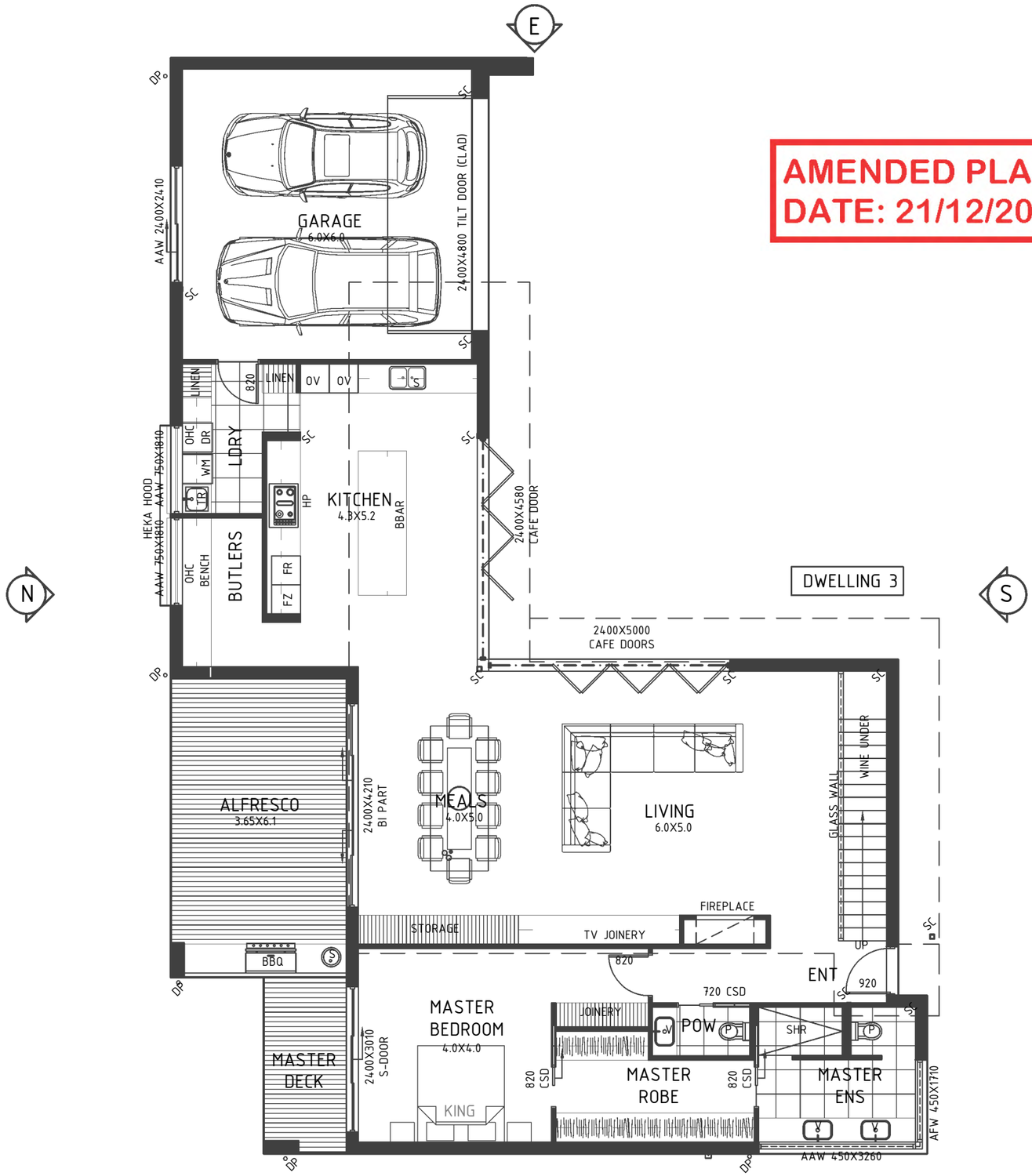

AMENDED PLAN / DOCUMENT
DATE: 21/12/2021

AREAS: DW 3		
L/LIVING	161.60	M²
U/LIVING	93.66	M²
GARAGE	41.25	M²
ALFRESCO	22.63	M²
MASTER DECK	6.27	M²
TOTAL	325.41	M²
BLOCK	579.00	M²
POS	243.00	M²

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LOWER FLOOR PLAN
SCALE 1:100

0m 1m 2m 5m 10m
SCALE 1:100

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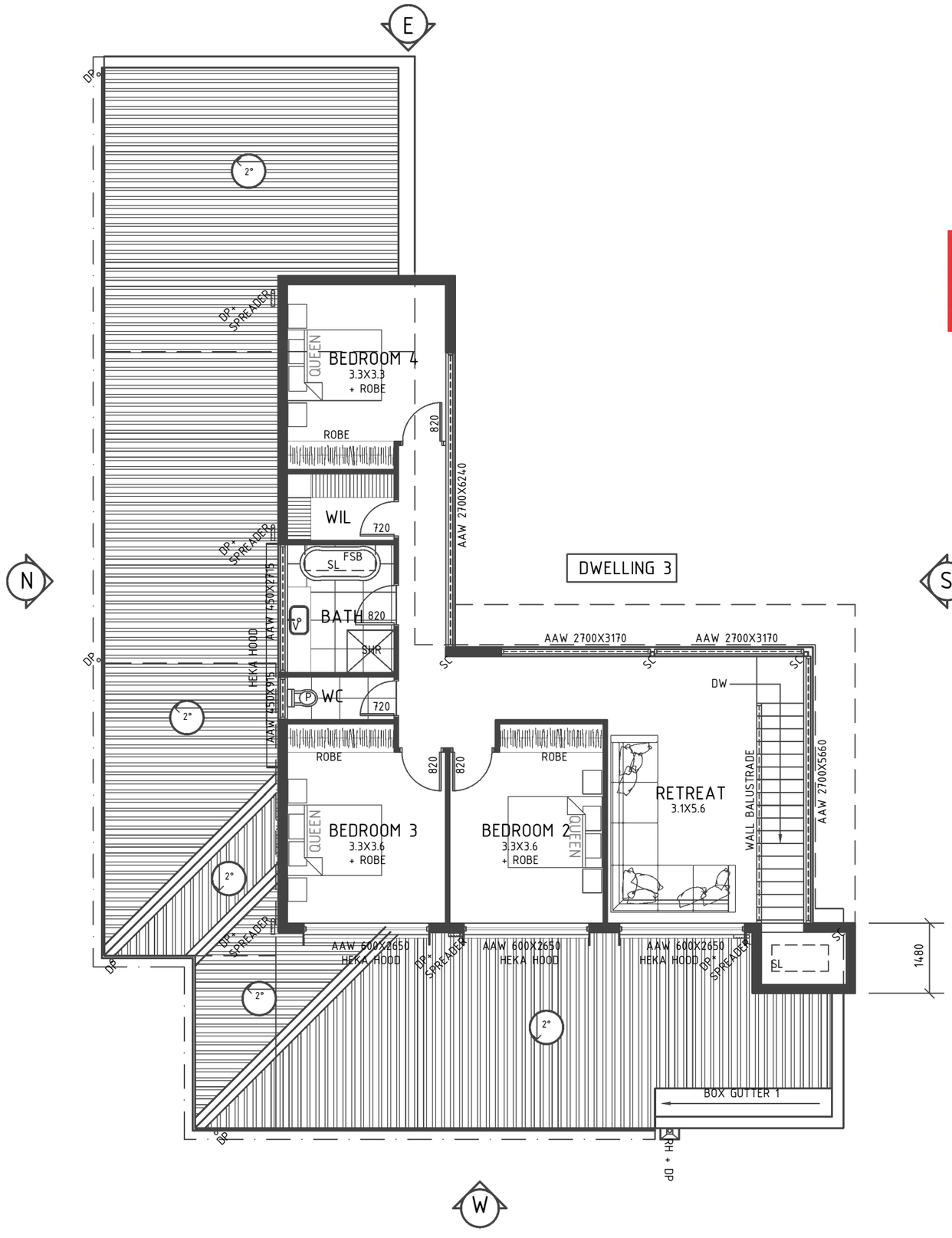

UPPER FLOOR PLAN

SCALE 1:100

0m 1m 2m 5m 10m

SCALE 1:100

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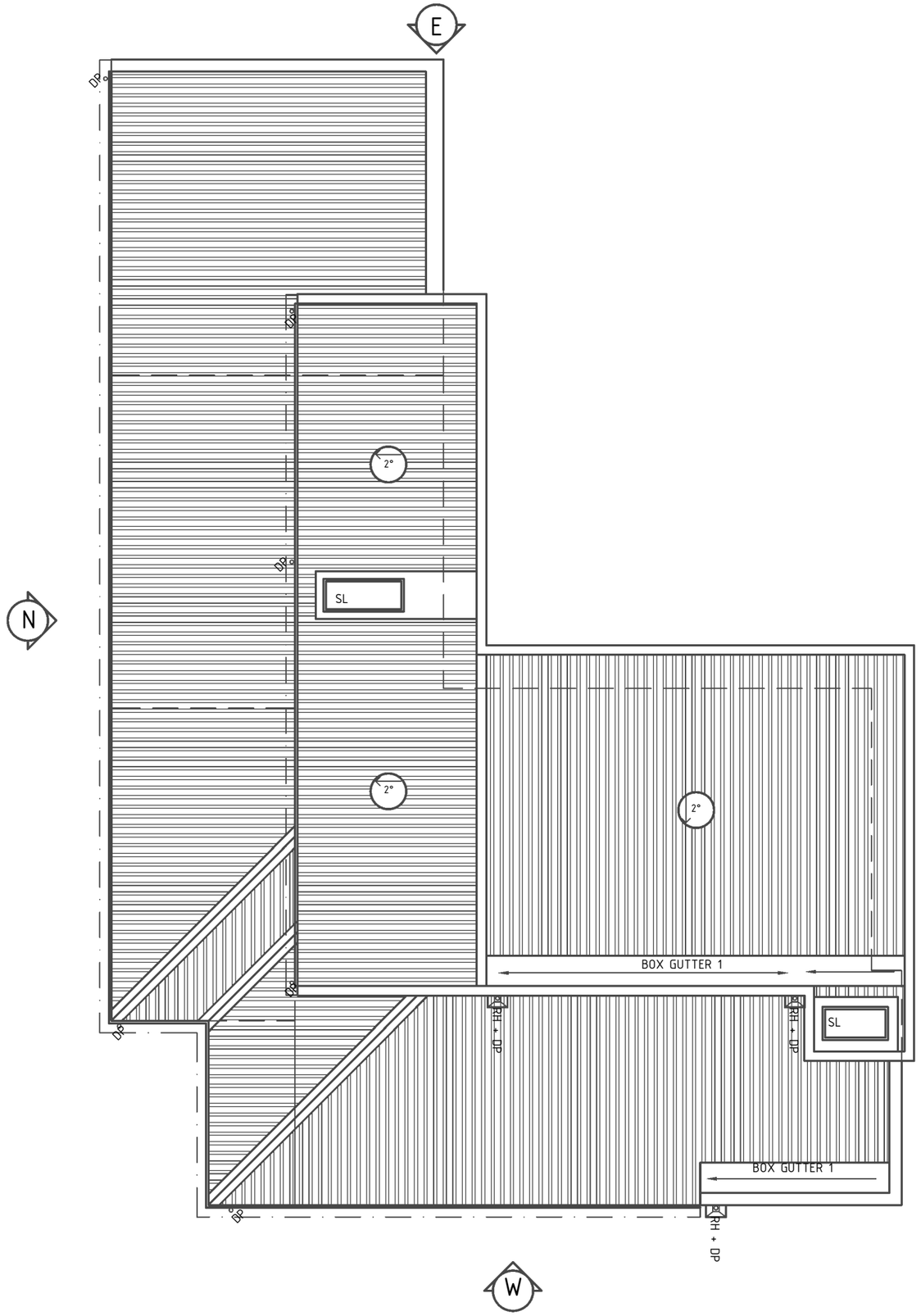

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75.2020	RESIDENTIAL

PAGE SIZE:	SCALE:	DESIGNED BY:	DRAWN:
A3	1:100	ADAM CAVUOTO	AC

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- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS

-DISCREPANCY SHALL BE REPORTED TO THINK ARCHITECTS IMMEDIATELY.

ROOF PLAN

SCALE 1:100

0m 1m 2m 5m 10m
SCALE 1:100

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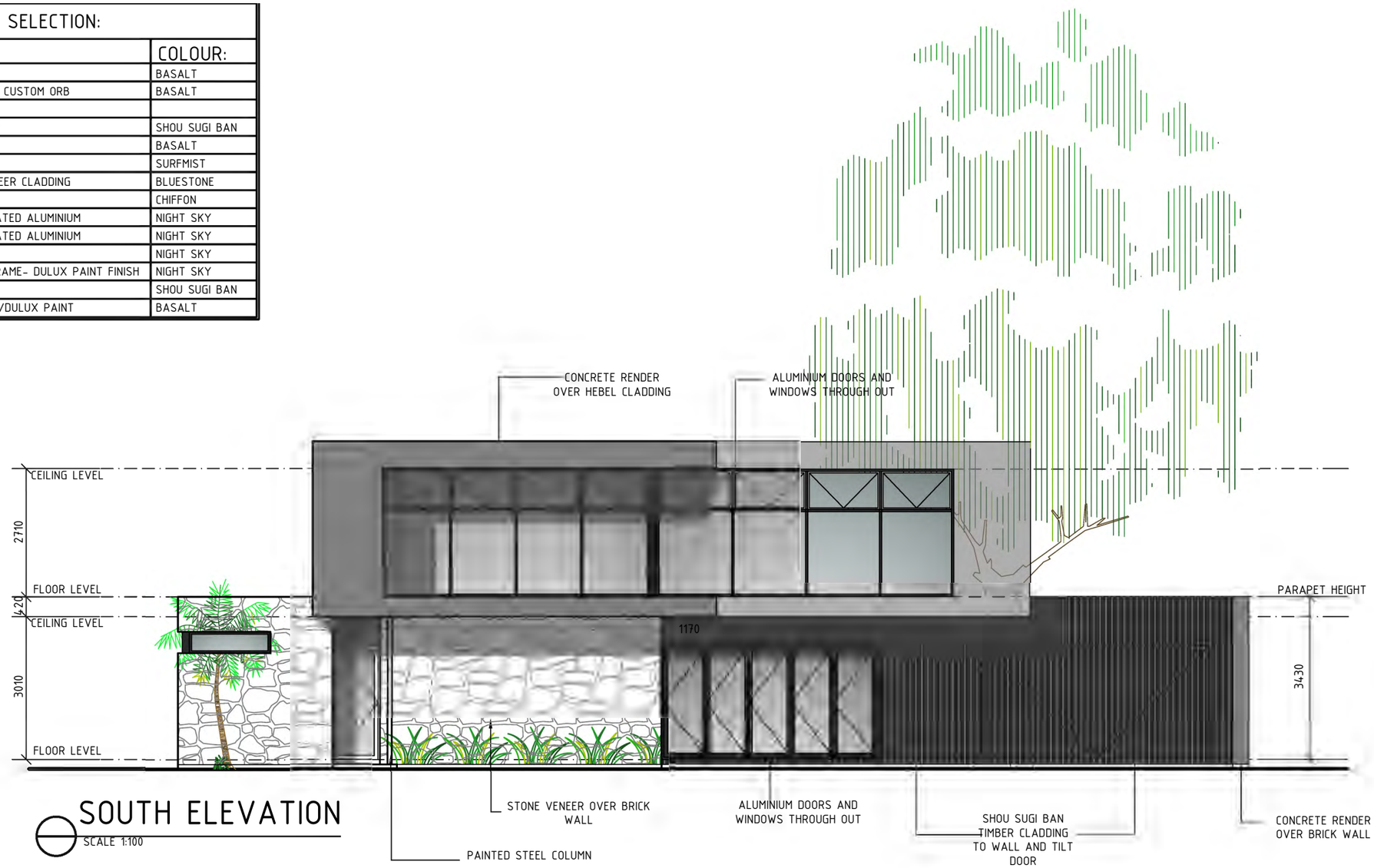
EXTERNAL MATERIAL SELECTION:		
ITEM:	TYPE:	COLOUR:
FLASHINGS	COLORBOND	BASALT
ROOF SHEET	COLORBOND CUSTOM ORB	BASALT
RENDER	CONCRETE	
WALL	ECO TIMBER	SHOU SUGI BAN
GUTTERS	COLORBOND	BASALT
COLORBOND BARGE/FASCIAS	COLORBOND	SURFMIST
STONE CLADDING	STONE VENEER CLADDING	BLUESTONE
BRICKWORK	AUSTRAL	CHIFFON
WINDOWS	POWDERCOATED ALUMINIUM	NIGHT SKY
DOORS (STACKING)	POWDERCOATED ALUMINIUM	NIGHT SKY
DOORS (SWING)	TIMBER	NIGHT SKY
DOORS (ENTRY)	MERANTI FRAME- DULUX PAINT FINISH	NIGHT SKY
TILT DOOR	ECO TIMBER	SHOU SUGI BAN
DOWNPIPES/RAINHEADS	COLORBOND/DULUX PAINT	BASALT



SOUTH ELEVATION

SCALE 1:100

FENCE ELEVATION

SCALE 1:100

AMENDED PLAN / DOCUMENT
DATE: 21/12/2021

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SCALE 1:100

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Document Set ID: 8046980
Version: 3, Version Date: 23/02/2022

PRELIMINARY

DATED: 26/11/2020

REVISIONS			
DATE	REV	DESCRIPTION	BY
08/07/21	A	-	MB
05/10/21	B	-	MB
07/12/21	C	-	MB

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PROPOSED RESIDENTIAL DEVELOPMENT

CLIENT NAME: ZYBEK CONSULTING

ADDRESS: 23 RIVERDALE STREET

SUBURB: MYRTLE BANK

COUNCIL ZONE: CITY OF UNLEY

DATE: 07/09/2020 | SHEET NO: DDA 10 OF 13

PROJECT: 75.2020 | TYPE: RESIDENTIAL

PAGE SIZE: A3 | SCALE: 1:100 | DESIGNED BY: ADAM CAVUOTO | DRAWN: AC

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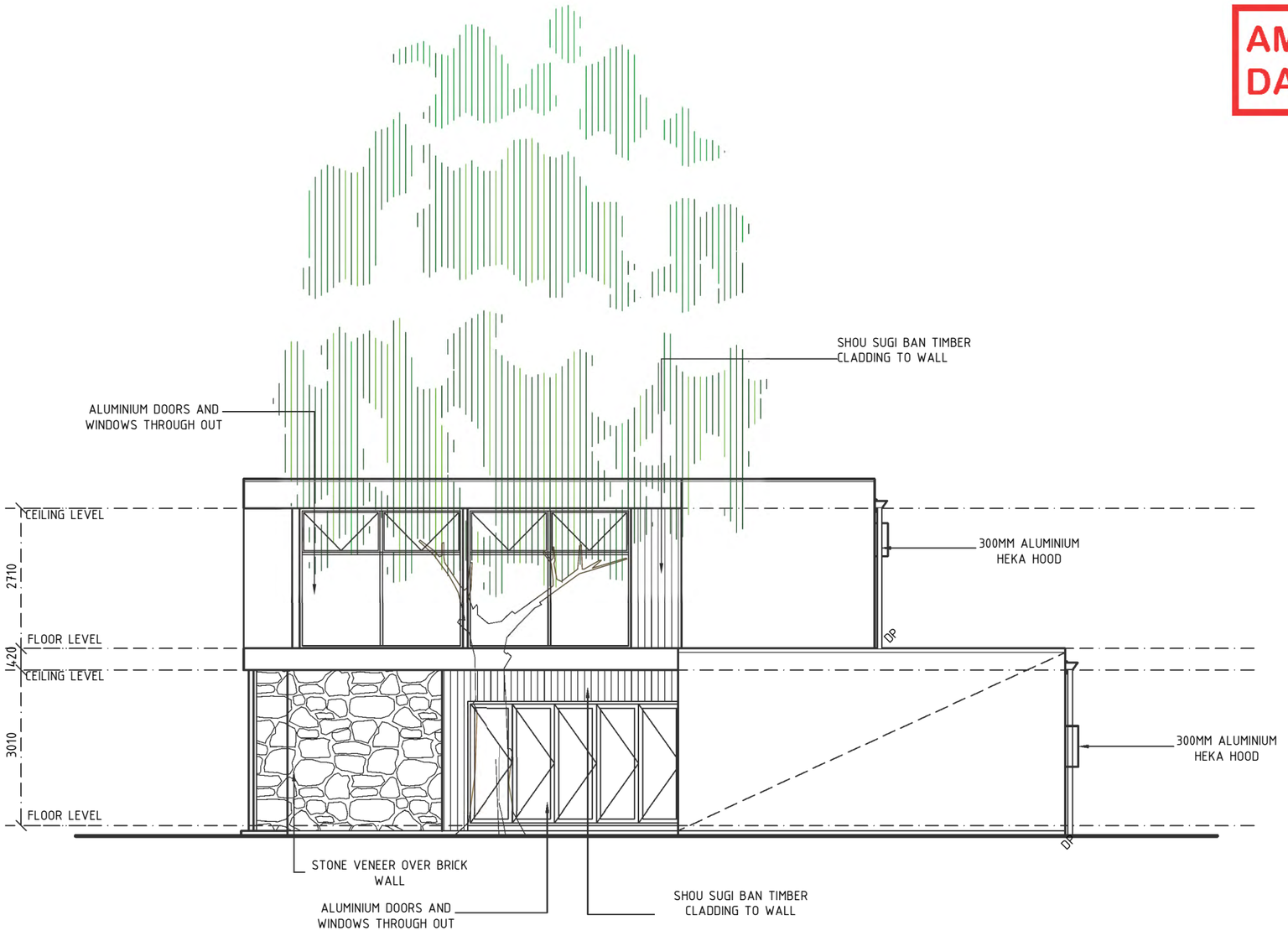

EAST ELEVATION
SCALE 1:100

0m 1m 2m 5m 10m
SCALE 1:100

PRELIMINARY
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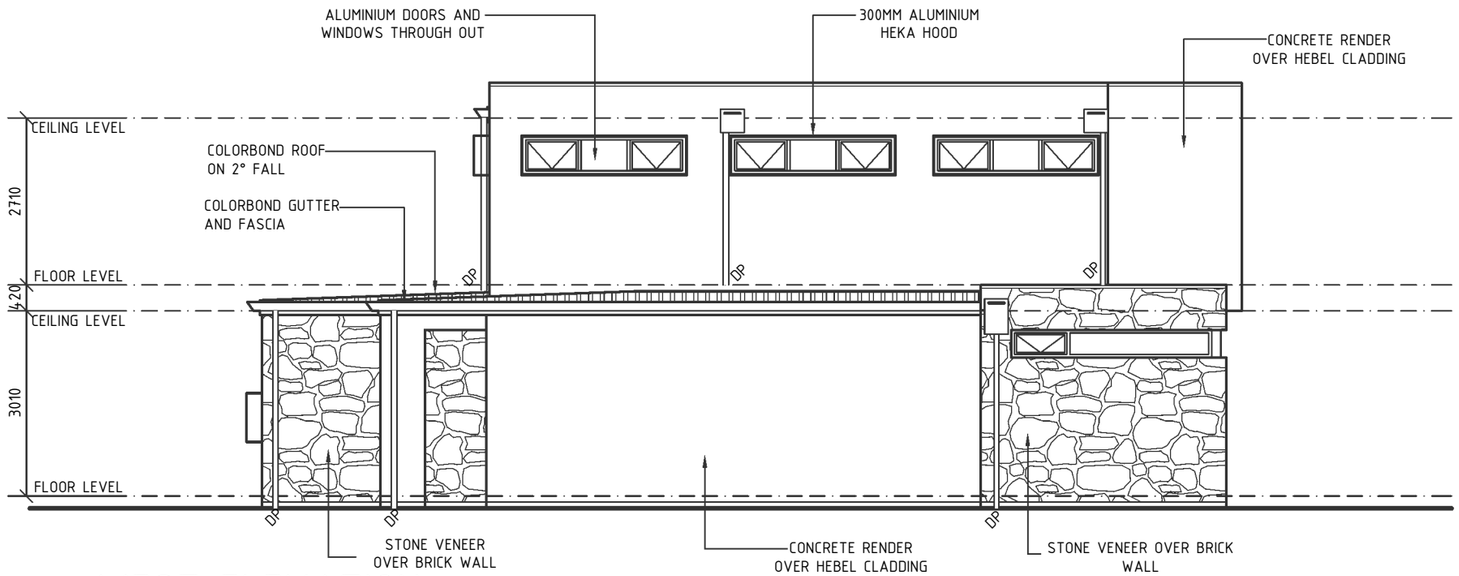

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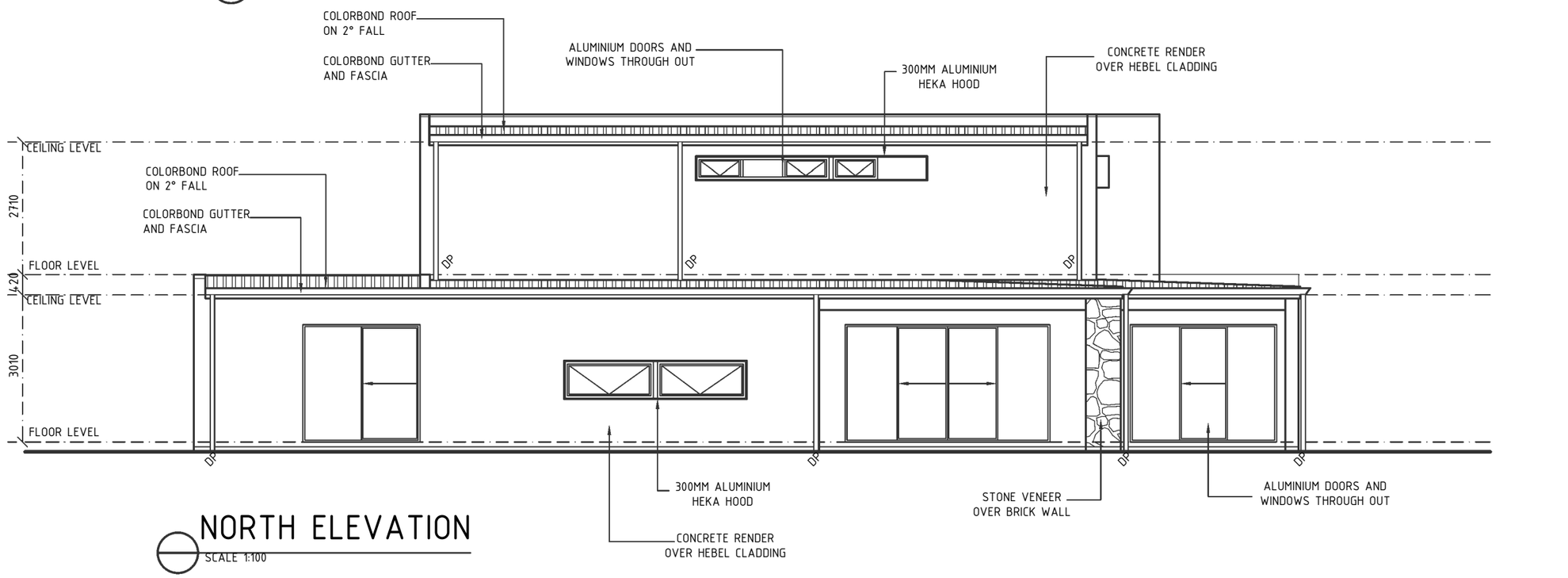
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

SCALE 1:100

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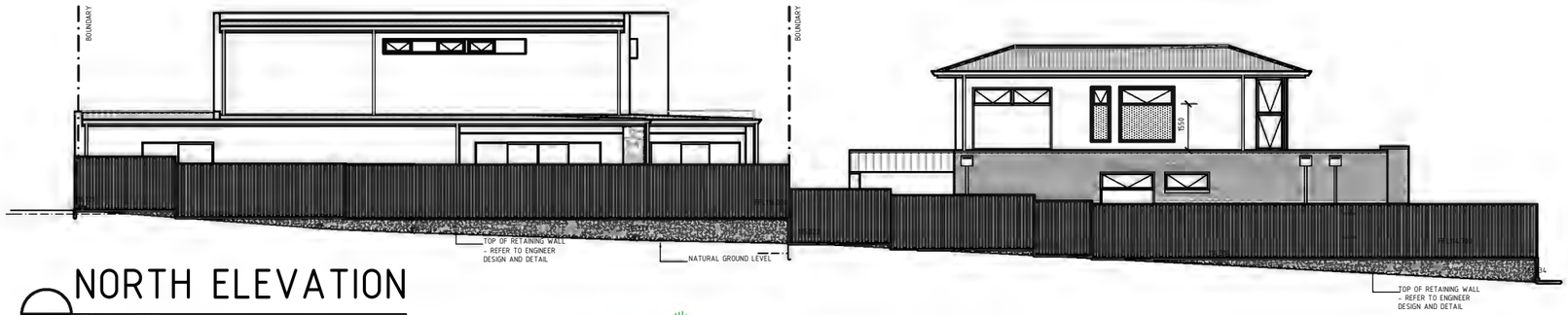
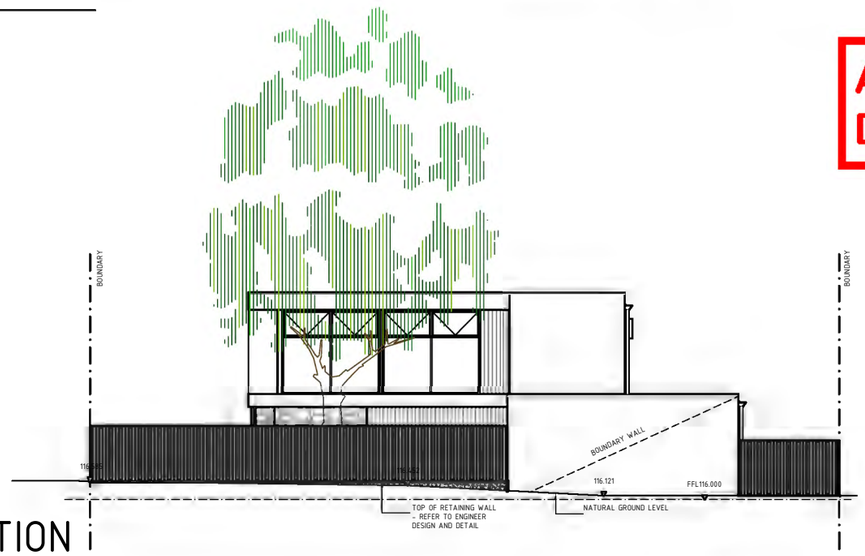
SOUTH ELEVATION
SCALE 1:200



NORTH ELEVATION
SCALE 1:200



EAST ELEVATION
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GAMA CONSULTING
engineers and project management

Site Classification & Footing Construction Report – Revision 2

Date: 15th December 2021

Job reference no.: 210250

Site: 23 Riverdale Road, Myrtle Bank

Project: Proposed Development

Client: [redacted]

Enclosures:

Surface Soil Borelog
Borehole Location Plan

Drawings

Sheets 210250-F01-C to F02-B	:	Footing Layout Plan & Details
Sheet 210250-C01-C	:	Site Plan & Details

Typical Standard Details

Sheets RSF1–RFS3	:	General Details for Raft Footing Slab Systems
Sheets WS1-WS2	:	General Details for Waffle Slab System
Sheet FD1	:	Footing System Step Details for Steps ≤2D
Sheet FD3	:	Typical Sewer & Stormwater Pipe Penetration Details
Sheet FD4	:	Concrete Paving Details for Residential Sites
Sheet SW1	:	General Drainage Details

Footing Construction Report Specifications

Sheet GFS-1	:	General Specification for Footing & Slab Construction.
Sheet GNSP-1	:	General notes on siteworks and building construction.
Sheet GNE-1	:	General conditions of use, performance, soil borelogs and site inspections.

Structural Design and Documentation

Pages 1 – 8	:	Footing design calculations

AMENDED PLAN / DOCUMENT
DATE: 21/12/2021

Soil Reactivity and Site Classification

GENERAL

The owner/agent must notify the engineer of any changes to the overall site conditions which may impact on the overall site classification.

For all sites (in particular sites with reactive soils) drainage and soil moisture conditions around the building need to be managed to maintain “normal” moisture conditions as defined in AS2870-2011.

The owner/agent must also reference the CSIRO BTF 18 document titled “Foundation Maintenance and Footing Performance: A Homeowners Guide”, please refer to the following link to purchase a copy (http://www.publish.csiro.au/pid/7076.htm)

The site has been classified in accordance with the techniques and principals outlined in AS2870-2011 The “Residential Slabs and Footings” code.

Refer to the Surface Soil Borelogs for a detailed description of the soil encountered in sampling at the site.

SOIL REACTIVITY ASSESSMENT

The natural foundation for this site was assessed predominately as being an ‘extremely reactive’ soil profile with deep seated moisture change characteristics - refer AS 2870-2011.

SITE CLASSIFICATION

This site is classified as being a ‘Class P’ – Problem Site.

The soils on this site may be subjected to differential soil moisture conditions beyond those for a “normal” site due to the effects of(existing trees and structures.

The tree effect parameters used in our footing system design are as follows:

Basis of design:	Single tree effects
Design tree height:	20m
Distance to building:	10m

It is recommended that the above parameters be independently verified by both the owner and owner employed qualified arborist prior to construction. The assessment shall apply to all trees which may influence the building and shall include existing trees and proposed future tree planting or removal. This office should be contacted immediately for further advice if the parameters are independently assessed to differ to the design parameters given above.

Please also note that current design practice attempts to account for tree effects by designing for a greater soil movement than would otherwise occur, however, due to the complex tree root geometry, variable moisture extraction by the tree and the difficulty in predicting future tree growth, a precise design for the effects of trees is outside current knowledge. The owner must be aware that although precautions have been taken for the effects of the trees in our design, some distortion must be accepted. Engineers are not experts in tree growth and cannot be expected to know the anticipated growth and mature height of trees.

Surface Soil Bore Log

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engineers and project management

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Project No. : 210250

Site Address : 23 Riverdale Road, Myrtle Bank

Sampling Method : DPT

Date Logged : 8/09/2021 Logged by: John Frangos

BORE 1 Depth (m)	BORE 2 Depth (m)	BORE 3 Depth (m)	BORE 4 Depth (m)	Soil Description	USC	Moisture Content	Bearing Strength	Est Ips (%)
0.00 - 0.15	0.00 - 0.15	0.00 - 0.15	0.00 - 0.15	Clayey SAND, frown, very low plasticity, friable,	SC	DRY	L-VL	0.02
0.15 - 0.50	0.15 - 0.35	0.15 - 0.35	0.15 - 0.30	Sandy CLAY, dark brown orange, low plasticity, firm	CL	<PL	L/M	1.2
0.50 - 1.35	0.35 - 1.05	0.35 - 1.05	0.30 - 0.90	CLAY some fine sand, red mottled, very high plasticity, very hard.	CH	≤PL	M	4.0
1.35 - 2.30	1.05 - 2.25	1.05 - 2.45	0.90 - 1.55	Silty CLAY with some sand and lime patches, red brown mottled with cream patches, very high/high plasticity, hard.	CH	≥PL	M	3.0 3.2 B2 3.5 B3
2.30 - 3.00	2.25 - 3.00	2.45 - 3.00		CLAY some sand and occasional lime flecks, red-orange brown with occasional cream flecks, very high/high plasticity, hard.	CH	<PL	M	3.5
			1.55 - 1.60	GRAVEL fine to coarse grained, Orange brown, non-plastic very dry, friable. Non penetrable at base	GP	VERY DRY	VH	0.0

General Overview (Also refer AS2870 – 2011)	Legend	
The overall soil profile is assessed predominantly as being very extremely reactive clay with deep-seated moisture change characteristics. These soils can undergo very large swelling and shrinkage movements under the action of wetting and drying. The soil bearing capacity of founding strata may be reduced with excessive wetting. Trees & shrubs can result in some very significant settlements due to their drying action on the soil, and root growth can affect structures. Internal soil moisture drainage is usually slow.	USC = Unified soil Classification. L = low M = Medium H = High V = Very NP = Non plastic PL = Plastic Limit	Bearing Capacity Guide VL ≤ 25 kPa L ~ 50 kPa M ~100 kPa MH ~150 kPa H ~ 200 kPa VH > 200 kPa

The number of bore logs taken on the site is in accordance with AS2870 and will be sufficient to gain the average soil characteristics. It is not economically viable or practical to determine every sub-surface feature on a site, consequently any variations or discrepancies found on site in soil type, colour, or horizon depth, shall be referred to the Engineer immediately.

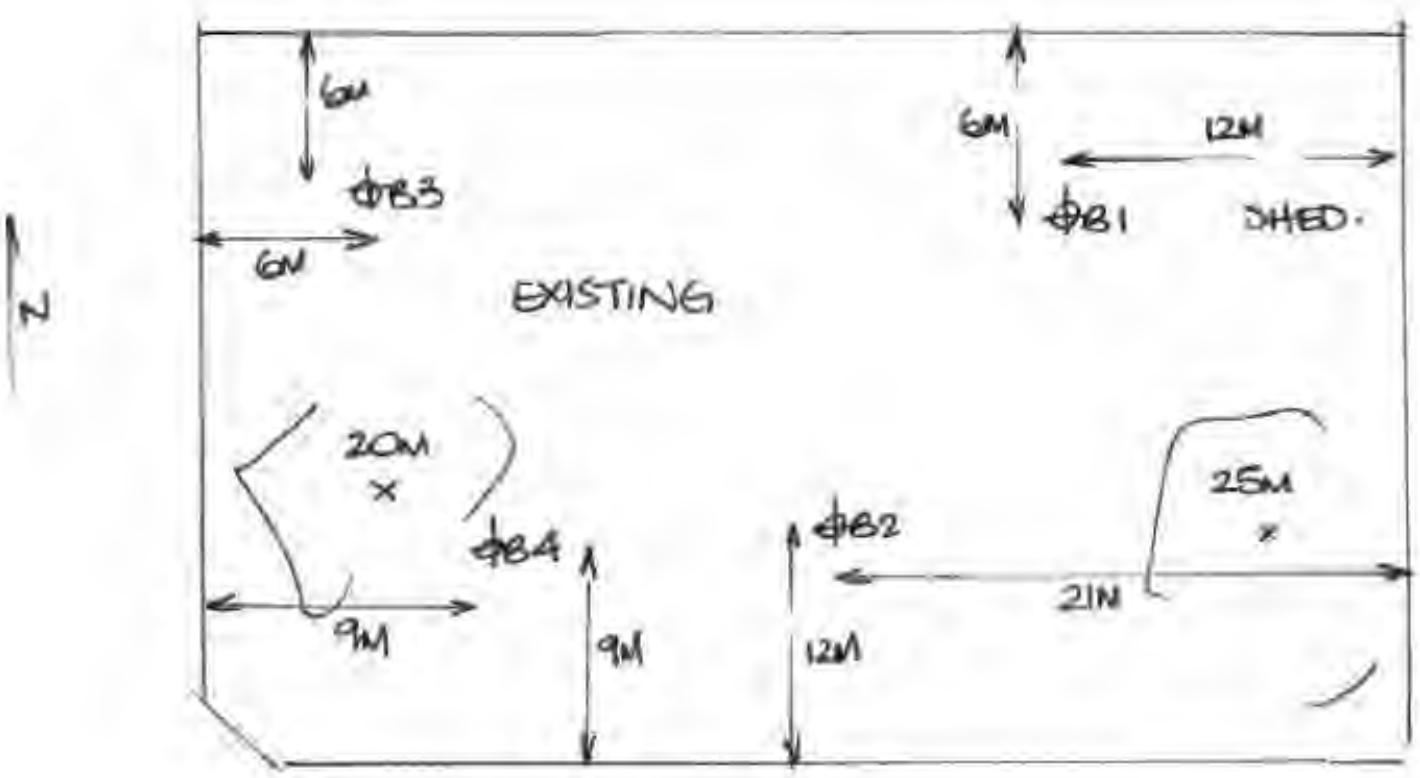
Gama Consulting will not accept liability for the use of this Surface Soil Bore Log by any third party until and unless permission has been duly granted in writing, as other matters not specifically mentioned on this sheet may have been considered in our assessment.

Bore Hole Location Plan

Project No. : 210250

Date Sampled : 8th September 2021

Site Address : 23 Riverdale Road, Myrtle Bank



Footing Construction Details (Report)

GENERAL

This report must be read in conjunction with all listed attachments. The owner and or his/her Agent* will comply and procure compliance in all respects and at all times with all terms and conditions and recommendations contained in or attached to this Footing Construction Report. Should the owner prefer to have the conditions and obligations contained within this Footing Construction Report personally explained, it is then recommended that the owner make an appointment with our office to facilitate such proceedings. Our fee for this service will be $200.00 + gst.

All construction shall comply with AS 2870-2011 “Residential Slabs and Footings”.

PROPOSED BUILDING CONSTRUCTION DETAILS

The footing system has been designed for the following construction:

Building Type:	Double storey dwellings
Wall Construction:	Articulated brick veneer to ground floor, lightweight to first floor
Roof Construction:	Lightweight cladding
Floor Construction:	Concrete to ground floor, timber to first floor

FOOTING SYSTEM TYPE

Recommended Footing System:

Dwellings 1-2 : RC Raft Footing
Dwelling 3 : RC Waffle Raft Footing

The footing system has been designed for tree effects –refer “Site Classification”. Should the owner wish to consider alternative tree effects in the design please contact this office. Additional fees may apply for requested amendments to the footing system design.

If the owner/agent requires a different type of footing to the one recommended, then this office shall be contacted accordingly. Additional fees may apply for requested amendments to the footing system design.

FOOTING SYSTEM DETAILS

The Specification for Materials and Workmanship and Standard Details for the footings are given in the attachments to this report.

REFER TO DRAWING 210250-F01 FOR FOOTING BEAM AND SLAB SIZES AND REINFORCEMENT.

Founding Note:
The founding depth of raft footing beams shall be a minimum of 100mm into firm natural soil.

The waffle raft footing system shall be supported by suitable void formers during construction. The base of the waffle footing shall be founded onto compased base-course with firm natural ground immediately under the base course.

SITE PREPARATION

Refer to Standard Notes GNSP-for general information

Remove surface soil containing grass, roots and organic matter from the building area and level as required.

Care should be exercised during demolition works to reduce soil disturbance. All disturbed soil and fill material on this site must be compacted in accordance with Section 6.4.2 of AS 2870-2011 and AS3798. Where the material is assessed and certified as "controlled fill" in accordance with AS 3798 by a NATA registered geotechnical consultant then;

a) the footings may be founded in the controlled fill
b) a 100mm thick slab reinforced with a single layer of SL82 top may be used throughout.

Where certification of the fill material is not provided then;

a) where the fill depth is less than or equal to 400mm, part b) above may apply
b) where the fill depth is greater than 400mm the slab design shall comply with the information contained in the General Comments & Requirements given below.

If the existing residence is of timber floor construction, then the soils under the floor will be naturally desiccated. Construction of the new raft slab footing shall not commence on these desiccated soils until the soils are left exposed for a sufficient period of time to enable them to achieve a moisture content similar to the surrounding previously exposed soils. This process may be accelerated by pre-wetting the site in accordance with Section 3 of Sheet GNSP-1.

SITE INSPECTIONS

Site inspection must be carried out at the following stages:

1. After trenching and before the plastic membrane is placed
2. After placement of all reinforcement
3. As requested by the client/contractor/engineer

Please note:
Each inspection will incur an additional charge in accordance with our current fee scales for inspections.

GENERAL COMMENTS & REQUIREMENTS

For the raft footing system, the slab thickness shall be increased to 125mm and be reinforced with an additional layer of SL72 mesh bottom to slab panels constructed over more than 300mm of rolled fill (600mm for sand fill).

Use SL92 top in-lieu of the specified top slab mesh where brittle floor coverings such as tiles or slate are to be used, except where the slab is left to cure for three (3) months, or a flexible adhesive such as 'Resaflex' is used. Refer section 5.3.7 of AS 2870-2011.

Ensure adequate drainage as per General Notes GNSP-1.

Provide full height control joints in walls at the locations shown on Sheet F01 and elsewhere as required for the material type and by the material manufacturer's specifications.

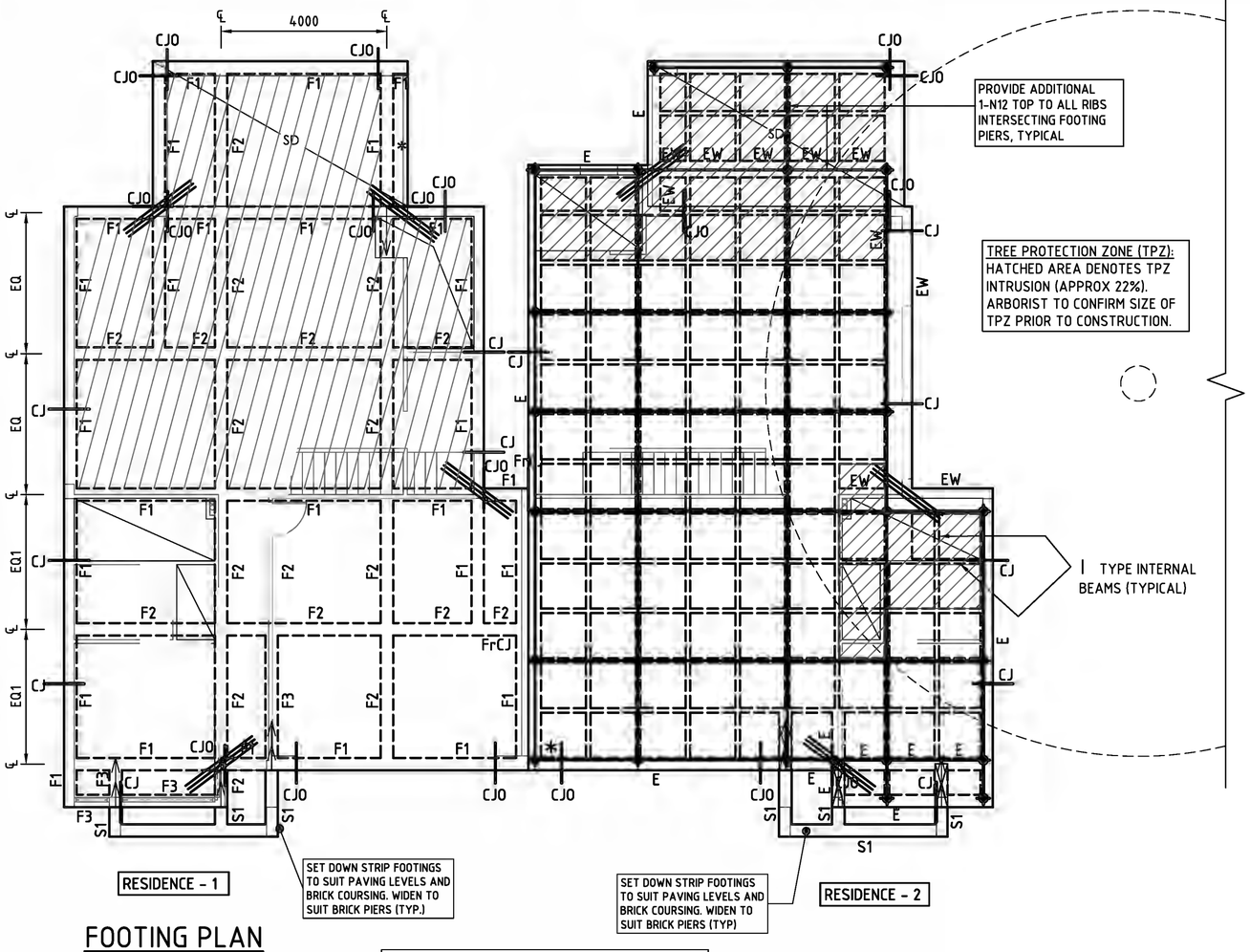
Flexible connection to sewer and stormwater pipes are required for this site. Sewer pipes shall be lagged with 40mm closed cell polyethylene, or similar lagging material.

COPYRIGHT STATEMENT

The site investigation and footing construction report has been prepared expressly for the property owner for the sole purposed of constructing the building described in the plans and specifications. This report is copyright to Gama Consulting. No part of this report shall be used for any other purpose nor by any third party without prior written consent of Gama Consulting.

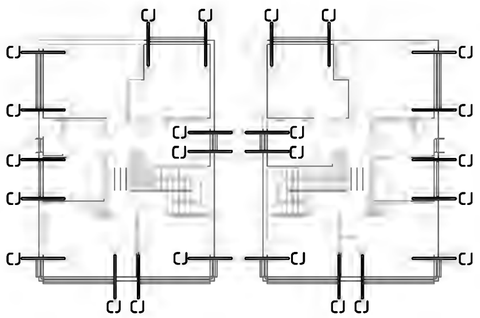
The owner is defined as the person or persons named in this report or the person or persons as for whom the named building company is acting as agent.

*The agent is defined as the person or persons who is authorised to act on behalf of the owner/owners and agrees to act on behalf of the owner/owners.



FOOTING PLAN
SCALE 1:100

BOUNDARY FOOTINGS TO BE FOUNDED 150mm MIN. INTO FIRM NATURAL SOIL AT A MIN. DEPTH OF 600mm BELOW THE ORIGINAL NATURAL GROUND LEVEL AND 150mm (MIN.) BELOW THE NEIGHBOURING GROUND LEVEL

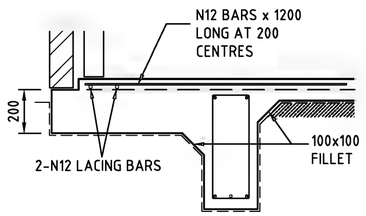


PROVIDE ADDITIONAL CONTROL JOINT IN POWER PANEL WALLS AT ALL EXTERNAL AND INTERNAL CORNERS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

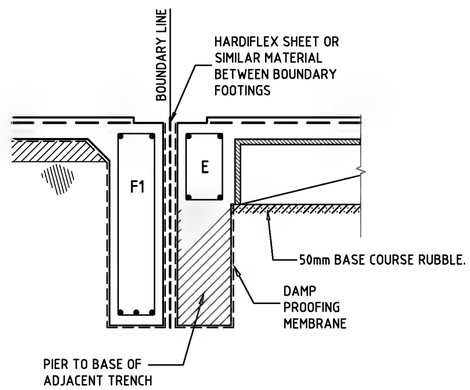
ADDITIONAL JOINTS, WHERE APPLICABLE, SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS

CONTROL JOINTS IN POWER PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S SPECIFICATIONS

UPPER FLOOR CJ PLAN (RES 1 & 2)
SCALE 1:200



* THICKENED EDGE DETAIL
SCALE: NTS



FOOTING ISOLATION JOINT DETAILS
SCALE: NTS

WAFFLE RAFT FOOTING SCHEDULE			
MARK	SIZE (WxD)	REINFORCEMENT	LIGATURES
E	300x400	2-N16-T, 2-N16-B	L6 AT 600 CTS.
I	110x400	1-N16-B	NOT REQUIRED
S1	300x700	3-N16-T, 3-N16-B	L6 AT 900 CTS.
SLAB	100mm THICK REINFORCED WITH SL82 MESH TOP.		
CONCRETE GRADE: N20 (EXTERNAL EXPOSED AREAS TO BE SUITABLY PROTECTED TO SUIT THE SITE ENVIRONMENT)			

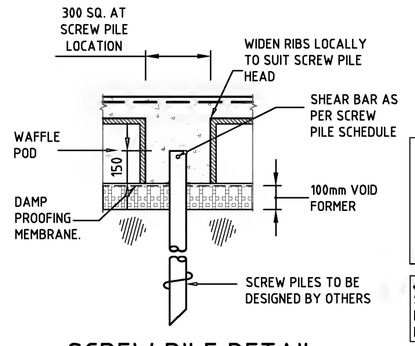
RAFT FOOTING SCHEDULE			
MARK	SIZE (WxD)	REINFORCEMENT	LIGATURES
F1	300x1000	2-N20-T, 3-N20-B	L10 AT 1200 CTS.
F2	300x1000	2-N20-T, 3-N20-B	L10 AT 1200 CTS.
F3	300x700	3-N16-T, 3-N16-B	L6 AT 1200 CTS.
S1	300x700	3-N16-T, 3-N16-B	L8 AT 900 CTS.
SLAB	100mm THICK REINFORCED WITH SL82 MESH TOP (U.N.O.)		
CONCRETE GRADE: N20 (EXTERNAL EXPOSED AREAS TO BE SUITABLY PROTECTED TO SUIT THE SITE ENVIRONMENT)			

GENERAL NOTES:
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE INFORMATION CONTAINED IN THE FOOTING CONSTRUCTION REPORT
2. BASE OF RAFT FOOTING TRENCHES SHALL BE FOUNDED 100mm MINIMUM INTO FIRM NATURAL GROUND OR ON TRENCHED PIERS FOUNDED 100mm INTO FIRM NATURAL GROUND.
3. 50mm THICK COMPACTED QUARRY SAND OR RUBBLE BASE-COURSE EXTENDING A MINIMUM OF 1000mm PAST THE EDGES OF THE WAFFLE RAFT SHALL BE PROVIDED.
4. BASE OF WAFFLE FOOTINGS SHALL BE FOUNDED ONTO THE COMPACTED BASE-COURSE WITH FIRM NATURAL GROUND IMMEDIATELY UNDER THE BASE-COURSE.

FOOTING SYSTEM DESIGN PARAMETERS:
1. SITE CLASSIFICATION TO AS 2870-2011 - CLASS P
2. EVALUATED Ys = 78mm
3. WITH CONSIDERATION THE FOOTING SYSTEM DESIGN HAS INCORPORATED TREE EFFECTS, EVALUATED Yt = 30mm

PLUMBING NOTES
1. FLEXIBLE PLUMBING CONNECTIONS TO SEWER AND STORMWATER DRAINS ARE REQUIRED FOR THIS SITE FLEXIBLE CONNECTIONS SHALL BE CARRIED OUT BY A SUITABLY QUALIFIED REGISTERED PLUMBER AND SHALL COMPLY WITH SECTION 5.6.4 OF AS 2870-2011 AND SHALL BE DESIGNED TO ACCOMMODATE A TOTAL RANGE OF DIFFERENTIAL MOVEMENT IN ANY DIRECTION OF NOT LESS THAN Ys+Yt
2. PIPES SHALL BE LAGGED WITH 40mm CLOSED CELL POLYETHYLENE, OR SIMILAR LAGGING MATERIAL.
3. WHERE A PLUMBING CONDUIT (OR CONDUIT LAGGING) IS LOCATED WITHIN 100mm OF THE BASE OF THE TRENCH, THE TRENCH MUST BE DEEPENED LOCALLY TO PROVIDE A MINIMUM OF 100mm CLEARANCE BETWEEN THE CONDUIT (OR LAGGING) AND THE BASE OF THE TRENCH.THE DEEPENED SECTION SHALL EXTEND FOR A DISTANCE OF NOT LESS THAN 1.0m EACH SIDE OF THE CONDUIT. REFER SHEET FOR DETAILS FD3

LEGEND
- WET AREA - SET DOWN 25mm GENERALLY, 50mm TO SHOWER.
- SD — SET DOWN SLAB TO ARCHITECTS DETAILS, MESH TO BE CONTINUOUS (LAPPED OR Z-MESH) AT STEP
- EXTERNAL FOOTING REINFORCEMENT TO CONTINUE 1000mm MIN. INTO INTERNAL FOOTING AT LOCATIONS SHOWN
- CJ — FULL HEIGHT CONTROL JOINTS
- CJO — CONTROL JOINTS ABOVE OPENING ONLY
- FrCJ — FIRE RATED CONTROL JOINT
- 3-N12-100 x 2000 LONG BARS TIED UNDER THE SLAB MESH TO RE-ENTRANT CORNERS CRANK BARS AT STEPS TO SUIT
- * SLAB EDGE THICKENING REFER DETAIL
- 125mm THICK SLAB TO AREAS SHOWN SHADED REINFORCE WITH 2 LAYERS OF MESH; SL82-TOP, SL72-BOTTOM
- STRIP FOOTING REINFORCEMENT TO CONTINUE 1000mm MIN. INTO RAFT SLAB AT LOCATIONS SHOWN
- TOP AND BOTTOM BARS OF FOOTING BEAMS TO BE CONTINUOUS (CRANKED)
- * DENOTES STARTING POINT FOR LAYING OF WAFFLE POD BOXES
- EW DENOTES EXTENDED WIDTH EXTERNAL RIB REFER TO SHEET WS2
- DENOTES PODS TO BE SET DOWN
- 1050 STEP IN FOOTING TO PROVIDE CONTINUITY BETWEEN THE LOWER AND UPPER LEVEL FOOTINGS. REFER DETAIL SHEET FD1



SCREW PILE DETAIL
SCALE: NTS

SCREW PILE SPECIFICATION
SIZE = 75x4.5 CHS
MIN. DEPTH = 5.0m
SWL = 50 KN
HELIX = 1/250
INSTALLATION TORQUE = 5000 Nm MIN.

◆ SCREW PILE - FOUNDING DEPTH 5.0m BELOW NATURAL GROUND LINE AND INTO FIRM NATURAL SOIL. (REFER TO SITE PLAN)

NOTE: FOOTING PLAN TO BE UPDATED UPON RECEIPT OF WORKING DRAWINGS.

REV	DATE	DESCRIPTION	DRN	APP'D
C	15/12/21	RES 2 TO WAFFLE FOOTING	IB	TF
B	14/12/21	ADJUSTED TPZ DESIGN	IB	TF
A	01/10/21	ISSUED FOR BUILDING APPROVAL	IB	NR

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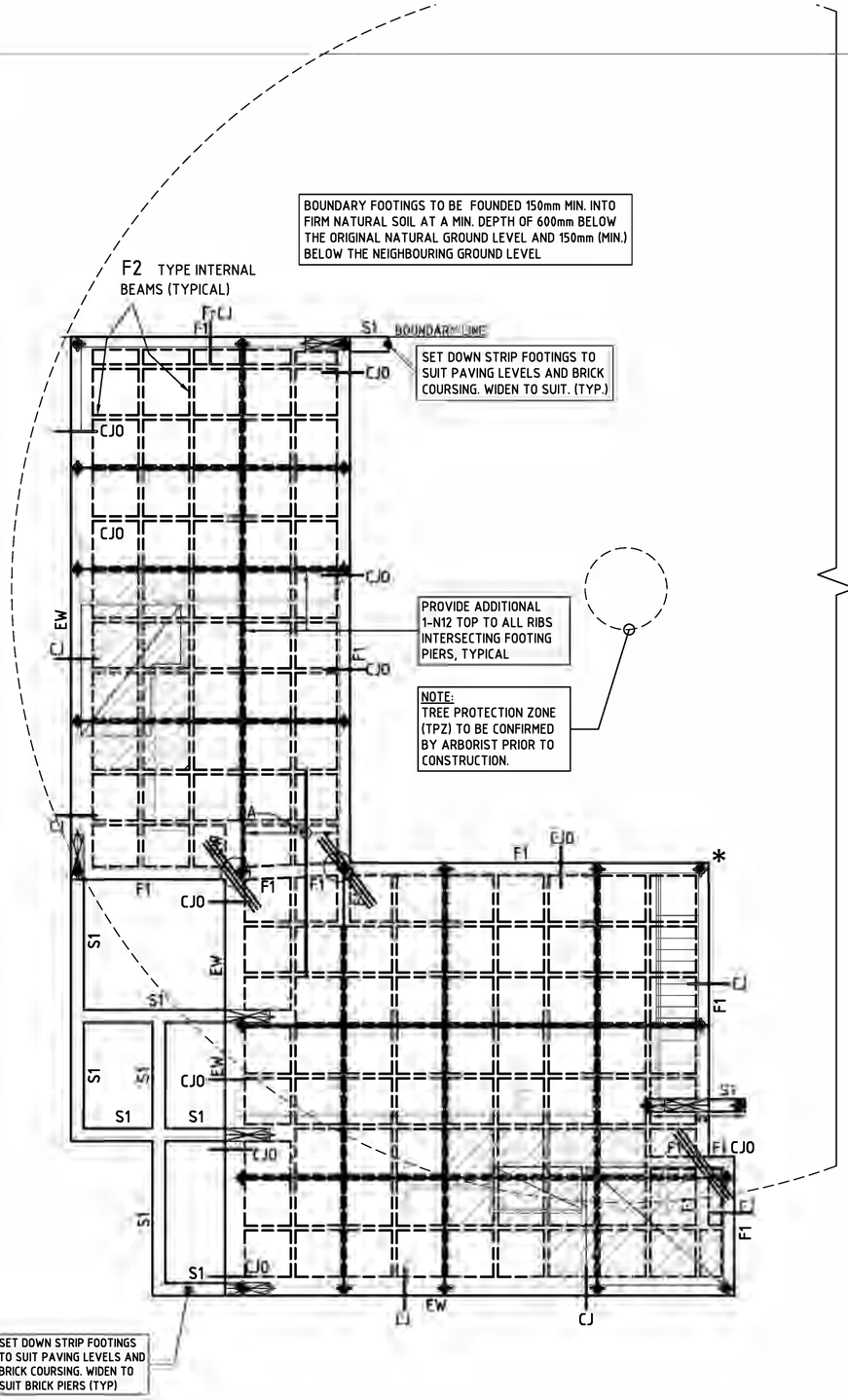
PROJECT PROPOSED DEVELOPMENT
23 RIVERDALE STREET
MYRTLE BANK, SA

CLIENT ZYBEK CONSULTING

STATUS	APPROVAL
COUNCIL	UNLEY
DESCRIPTION	FOOTING PLAN & DETAILS (RES 1 & 2)

DRAWN IB	DESIGN TF
DRAFT CHECK TF	DESIGN CHECK NR
DRAWING No.	210250-F01
SHEET SIZE A2	REVISION C

T:\202112\02 - FEB\210250\ACAD\CURRENT\210250-F01-REV.B.DWG



FOOTING PLAN (RESIDENCE 3)

SCALE 1:100

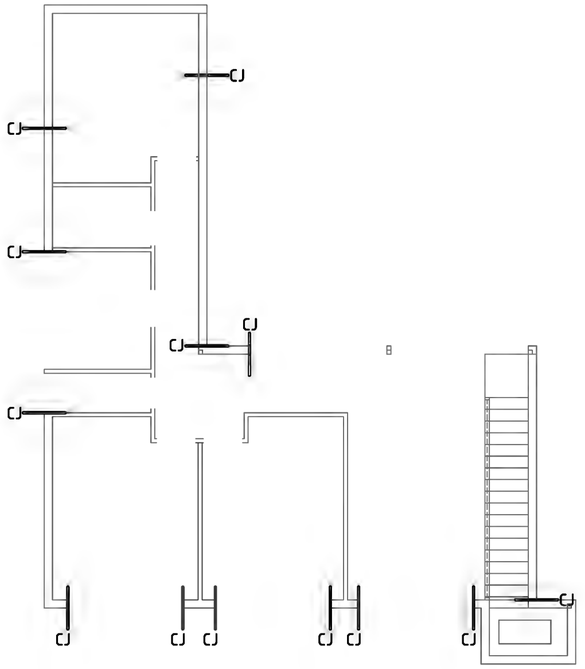
PROVIDE ADDITIONAL CONTROL JOINT IN POWER PANEL WALLS AT ALL EXTERNAL AND INTERNAL CORNERS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

ADDITIONAL JOINTS, WHERE APPLICABLE, SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS

CONTROL JOINTS IN POWER PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S SPECIFICATIONS

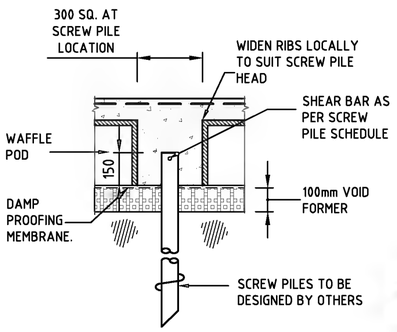
ADDITIONAL REINFORCEMENT FOR WAFFLE RIBS WHERE WIDTH IS GREATER THAN SPECIFIED. SIZE OF ADDITIONAL BAR TO MATCH TOP & BOTTOM BAR SIZES

ADDITIONAL RIB WIDTH (mm)	ADDITIONAL TOP RODS	ADDITIONAL BOTTOM RODS
0-110	1	1
111-220	2	2
221-330	3	3



UPPER FLOOR CONTROL JOINT PLAN (RES 3)

SCALE 1:100



SCREW PILE SPECIFICATION

SIZE = 75x4.5 CHS
MIN. DEPTH = 5.0m
SWL = 50 KN
HELIX = 1/250
INSTALLATION TORQUE = 5000 Nm MIN.

SCREW PILE - FOUNDING DEPTH 5.0m BELOW NATURAL GROUND LINE AND INTO FIRM NATURAL SOIL. (REFER TO SITE PLAN)

SCREW PILE DETAIL

SCALE: NTS

FOOTING SCHEDULE

MARK	SIZE (WxD)	REINFORCEMENT	LIGATURES
F1	300x400	2-N16-T, 2-N16-B	L6 AT 600 CTS.
F2	110x400	1-N16-B	NOT REQUIRED
S1	300x700	3-N16-T, 3-N16-B	L6 AT 900 CTS.
SLAB	100mm THICK REINFORCED WITH SL82 MESH TOP.		
CONCRETE GRADE: N20 (EXTERNAL EXPOSED AREAS TO BE SUITABLY PROTECTED TO SUIT THE SITE ENVIRONMENT)			

GENERAL NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE INFORMATION CONTAINED IN THE FOOTING CONSTRUCTION REPORT
2. 50mm THICK COMPACTED QUARRY SAND OR RUBBLE BASE-COURSE EXTENDING A MINIMUM OF 1000mm PAST THE EDGES OF THE WAFFLE RAFT SHALL BE PROVIDED.
3. BASE OF WAFFLE FOOTINGS SHALL BE FOUNDED ONTO THE COMPACTED BASE-COURSE WITH FIRM NATURAL GROUND IMMEDIATELY UNDER THE BASE-COURSE.

FOOTING SYSTEM DESIGN PARAMETERS:

1. SITE CLASSIFICATION TO AS 2870-2011 - CLASS P
2. EVALUATED Ys = 78 mm
3. WITH CONSIDERATION THE FOOTING SYSTEM DESIGN HAS INCORPORATED TREE EFFECTS, EVALUATED Yt = 30mm

PLUMBING NOTES

1. FLEXIBLE PLUMBING CONNECTIONS TO SEWER AND STORMWATER DRAINS ARE REQUIRED FOR THIS SITE FLEXIBLE CONNECTIONS SHALL BE CARRIED OUT BY A SUITABLY QUALIFIED REGISTERED PLUMBER AND SHALL COMPLY WITH SECTION 5.6.4 OF AS 2870-2011 AND SHALL BE DESIGNED TO ACCOMMODATE A TOTAL RANGE OF DIFFERENTIAL MOVEMENT IN ANY DIRECTION OF NOT LESS THAN Ys+Yt
2. PIPES SHALL BE LAGGED WITH 40mm CLOSED CELL POLYETHYLENE, OR SIMILAR LAGGING MATERIAL.
3. WHERE A PLUMBING CONDUIT (OR CONDUIT LAGGING) IS LOCATED WITHIN 100mm OF THE BASE OF THE TRENCH, THE TRENCH MUST BE DEEPENED LOCALLY TO PROVIDE A MINIMUM OF 100mm CLEARANCE BETWEEN THE CONDUIT (OR LAGGING) AND THE BASE OF THE TRENCH.THE DEEPENED SECTION SHALL EXTEND FOR A DISTANCE OF NOT LESS THAN 1.0m EACH SIDE OF THE CONDUIT. REFER SHEET FOR DETAILS FD3

LEGEND

- WET AREA - SET DOWN 25mm GENERALLY, 50mm TO SHOWER.
- CJ — FULL HEIGHT CONTROL JOINTS
- CJO — CONTROL JOINTS ABOVE OPENING ONLY
- FrCJ — FIRE RATED CONTROL JOINT
- 3-N12-100 x 2000 LONG BARS TIED UNDER THE SLAB MESH TO RE-ENTRANT CORNERS CRANK BARS AT STEPS TO SUIT
- STRIP FOOTING REINFORCEMENT TO CONTINUE 1000mm MIN. INTO RAFT SLAB AT LOCATIONS SHOWN
- * — DENOTES STARTING POINT FOR LAYING OF WAFFLE POD BOXES
- EW — DENOTES EXTENDED WIDTH EXTERNAL RIB REFER TO SHEET WS2
- A — N12-200-T x 5000 LONG
- TOP AND BOTTOM BARS OF FOOTING BEAMS TO BE CONTINUOUS (CRANKED)
- DENOTES PODS TO BE SET DOWN
- ** — DECREASE LIGATURE SPACING TO 300mm CTRS FOR EXTENT SHOWN.
- 1050 — STEP IN FOOTING TO PROVIDE CONTINUITY BETWEEN THE LOWER AND UPPER LEVEL FOOTINGS. REFER DETAIL SHEET FD1

NOTE: FOOTING PLAN TO BE UPDATED UPON RECEIPT OF WORKING DRAWINGS.

REV	DATE	DESCRIPTION	DRN	APP'D
B	14/12/21	RES 3 TO WAFFLE FOOTING	YD	TF
A	01/10/21	ISSUED FOR BUILDING APPROVAL	IB	NR

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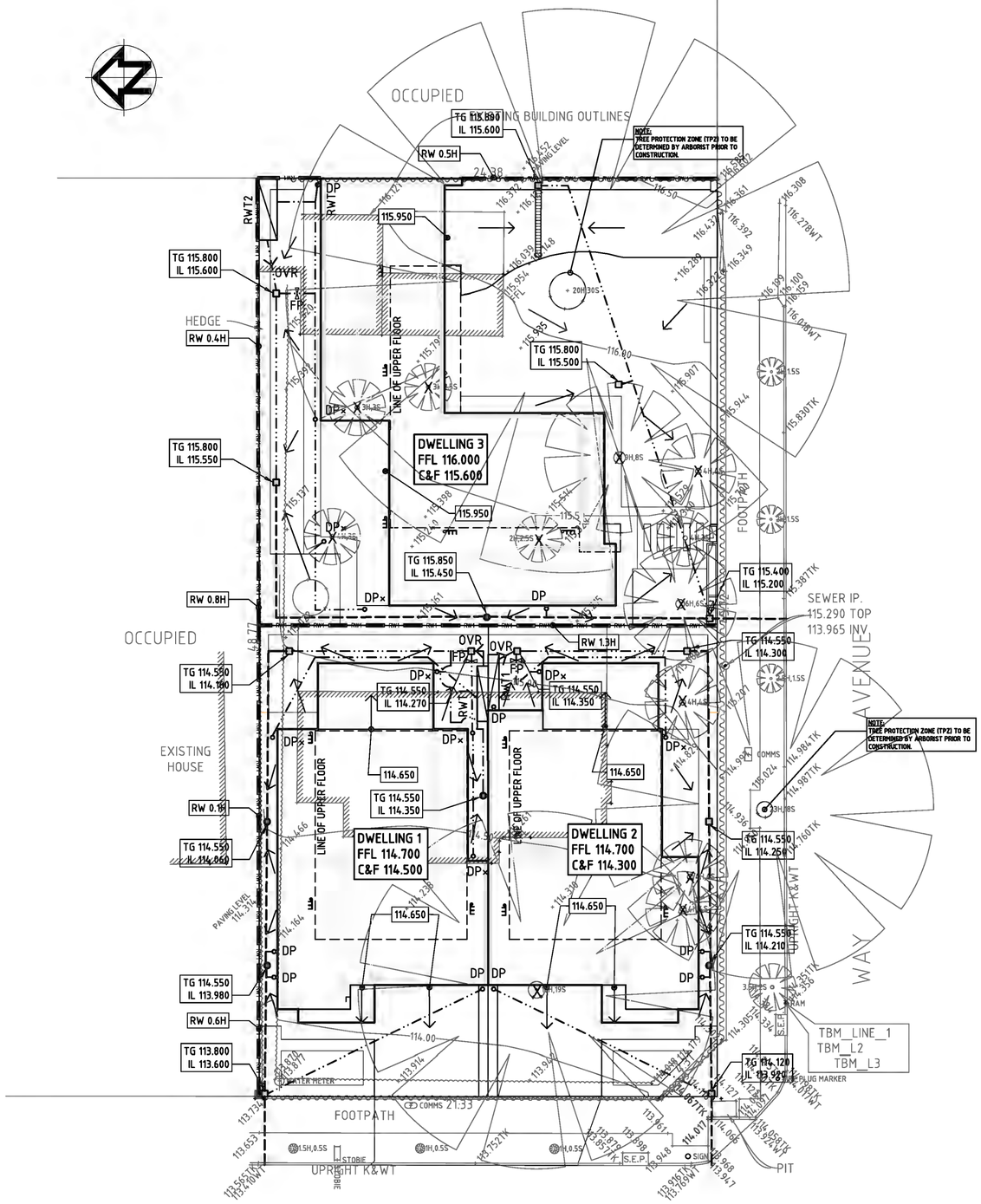
PROJECT PROPOSED DEVELOPMENT
23 RIVERDALE STREET
MYRTLE BANK, SA

CLIENT ZYBEK CONSULTING

STATUS	APPROVAL
COUNCIL	UNLEY
DESCRIPTION	FOOTING PLAN & DETAILS (RES 3)

DRAWN IB	DESIGN YD
DRAFT CHECK YD	DESIGN CHECK TF
DRAWING No.	210250-F02
SHEET SIZE A2	REVISION B

T:\202212\02 - FEB\210250\ACAD\CURRENT\210250-F01-REV.B.DWG



SITE PLAN
1:200

NOTE:
NEW CROSSOVER AND ALTERATIONS TO EXISTING TO BE IN ACCORDANCE WITH COUNCIL SPECIFICATIONS
ADJUST FOOTPATH TO SUIT NEW DRIVEWAY LEVELS
MAKE GOOD TO THE SATISFACTION OF COUNCIL

STORMWATER DETENTION EVALUATION

SITE AREA (RES 1 & 2): = 300m²
SITE AREA (RES 3): = 580m²

PERVIOUS AREA (RES 1 & 2) = 51m² < 30%
PERVIOUS AREA (RES 3) = 151m² < 35%

1000 L DETENTION REQUIRED TO ALL DWELLINGS

GENERAL NOTES

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

LEGEND

—ø90—	DN90 STORMWATER PIPE
—ø100—	DN100 STORMWATER PIPE
DP	DOWNPIPES
DP	DOWNPIPE WITH SPREADER
DP×	DOWNPIPES DRAINING INTO THE RAINWATER TANKS (SHOWN DP×) SHALL BE SEALED TO THE UNDERGROUND STORMWATER SYSTEM GRADE ALL SEALED SYSTEM STORMWATER TO FLUSH POINT
FP	FLUSH POINT IN SUMP PROVIDE REMOVABLE SCREW CAP TO END OF PIPE IN SUMP TO ALLOW FOR PERIODIC CLEANING OF SEALED SYSTEM
	90 PVC RISER + GRATE
	SUMP (CLASS A GRATED COVER, U.N.O)
IP	INSPECTION POINT
OVR	OVERFLOW AND 25ø RESTRICTED DISCHARGE ORIFICE
100.000	FINISHED DESIGN LEVELS
	SURFACE FALL
RW1	RETAINING WALL/CONCRETE PLINTH (1.3m MAX. HEIGHT) BY OWNER
RW 0.5H	RETAINING WALL HEIGHT
X	REMOVE EXISTING TREE
	STRIP DRAIN TO ARCHITECTS SELECTION
TG 99.875 IL 99.675	DESIGN LEVEL: TG-TOP OF GRATE IL- INVERT LEVEL
RWT1	RAINWATER RETENTION/DETENTION TANKS (3000 LITRE MIN. CAPACITY) 1000 LITRES DETENTION, 2000 LITRES RETENTION CONNECTED TO ONE TOILET AND EITHER THE LDRY COLD WATER OUTLETS OR HOT WATER SERVICE. ROOF AREA TO TANK = 110m²(60%) CONNECTED TO TANK BY DN100 PIPE
RWT2	RAINWATER RETENTION/DETENTION TANKS (5000 LITRE MIN. CAPACITY) 1000 LITRES DETENTION, 4000 LITRES RETENTION CONNECTED TO ONE TOILET AND EITHER THE LDRY COLD WATER OUTLETS OR HOT WATER SERVICE. ROOF AREA TO TANK = 151m²(63%) CONNECTED TO TANK BY DN100 PIPE

REV	DATE	DESCRIPTION	DRN	APP'D
C	15/12/2021	LEVELS ADJUSTED TO SUIT WAFFLE	IB	TF
B	14/12/2021	AMENDED FLOOR PLAN RES 2	IB	TF
A	01/10/2021	ISSUED FOR BUILDING APPROVAL	IB	NR

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PROJECT ZYBEK DEVELOPMENT
23 RIVERDALE STREET
MYRTLE BANK, SA

CLIENT THINK ARCHITECTS

STATUS APPROVAL
COUNCIL UNLEY
DESCRIPTION SITE PLAN

DRAWN	DESIGN
IB	TF
DRAFT CHECK	DESIGN CHECK
TF	NR

DRAWING No. 210250-C01
SHEET SIZE A2 | REVISION C

T:\2021\210250 - FEB\210250\ACAD\CURRENT\210250-C01-REV C.DWG

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GENERAL DETAILS FOR RAFT FOOTING SLAB SYSTEM

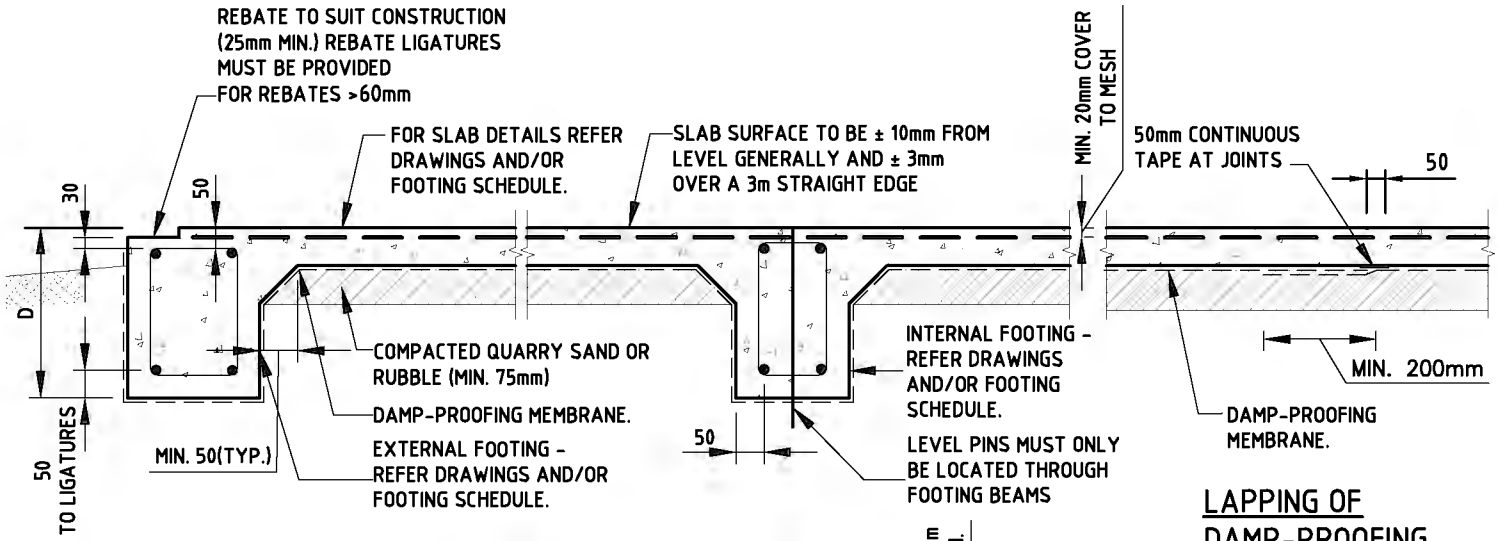
SHEET NO: RSF1
SCALE: 1:20(A4)
DATE: Jul-18

GENERAL REQUIREMENTS

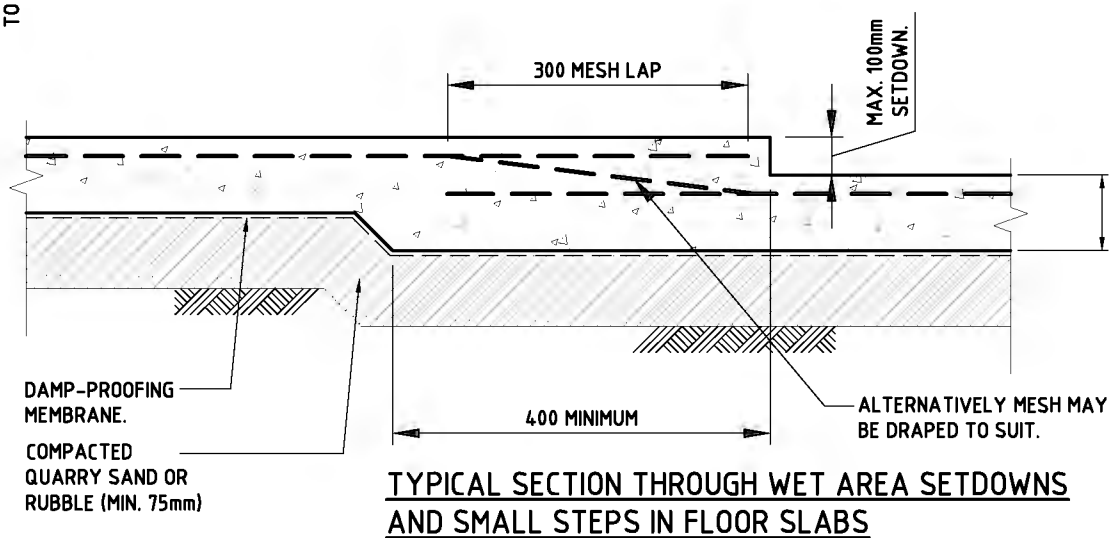
NOTE: DIMENSIONS SHOWN ARE FROM EXTERNAL FACE OF FOOTING TO HANGERS

ENSURE COLLAPSED TRENCHES ON EXTERNAL FOOTING BEAMS ARE LINED WITH FRC SHEETING ON THE EXTERNAL FACE (OR SIMILAR) BEHIND DAMP-PROOFING MEMBRANE TO PREVENT OVERPOUR ON THE EXTERNAL FACE OF FOOTING BEAM.

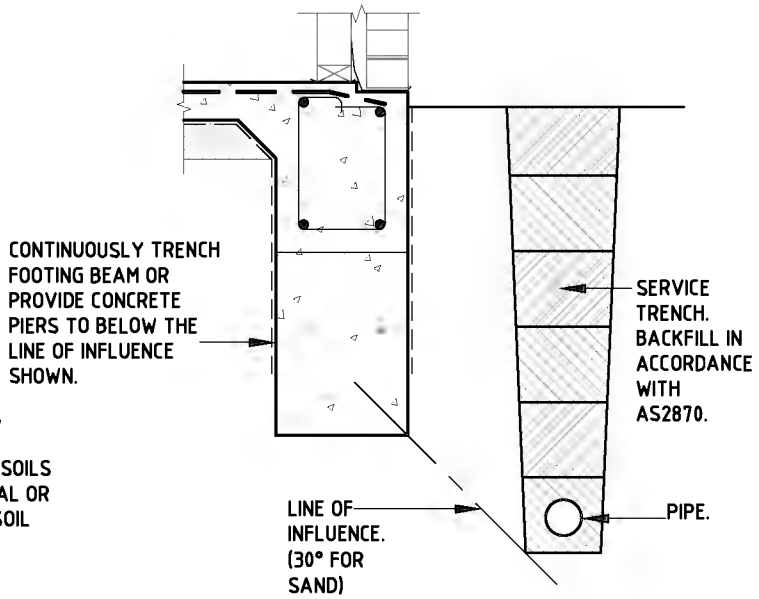
IT IS RECOMMENDED THAT SECTION C5.5 OF AS2870-2011 BE REFERRED IN RELATION TO REMEDIATION MEASURES THAT SHOULD BE CONSIDERED FOR ANY RESULTING OVER-POUR UNDER FORM BOARDS.



LAPPING OF DAMP-PROOFING MEMBRANES



TYPICAL SECTION THROUGH WET AREA SETDOWNS AND SMALL STEPS IN FLOOR SLABS



FOOTING DETAIL ADJACENT TO SERVICES TRENCHES AND SIMILAR EXCAVATIONS

NOTE: UNLESS SHOWN OTHERWISE ON DRAWINGS PIERS SHALL BE MIN. 1000mm LONG WITH CLEAR SPACING NOT EXCEEDING 1500mm. PIERS SHALL NOT BE USED WHERE SOILS HAVE BEEN DESCRIBED AS HAVING COLLAPSE POTENTIAL OR ARE OF LOW BEARING STRENGTH. REFER TO SURFACE SOIL BORELOG.

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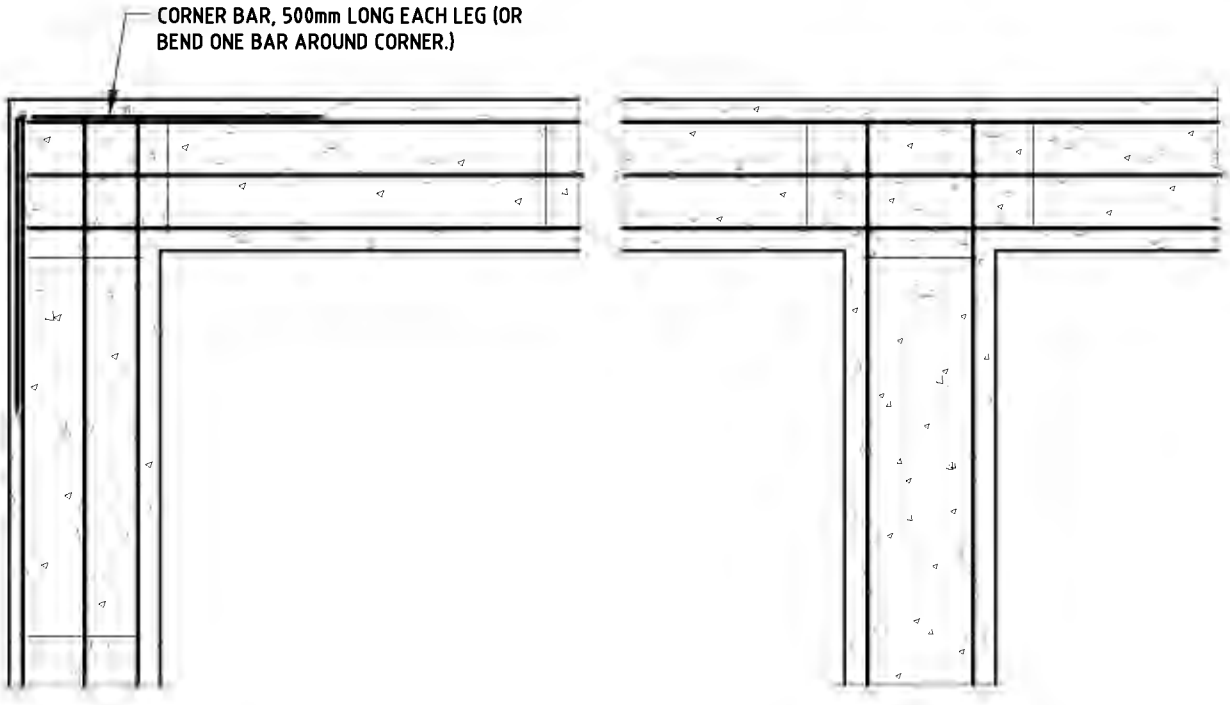
GENERAL DETAILS FOR RAFT FOOTING SLAB SYSTEM

SHEET NO: RSF2

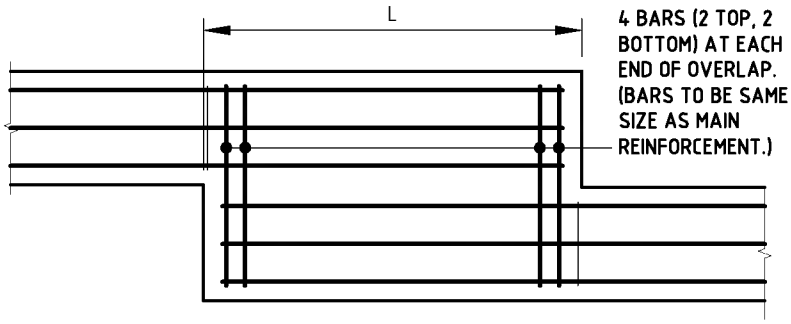
SCALE: 1:20(A4)

DATE: Jul-18



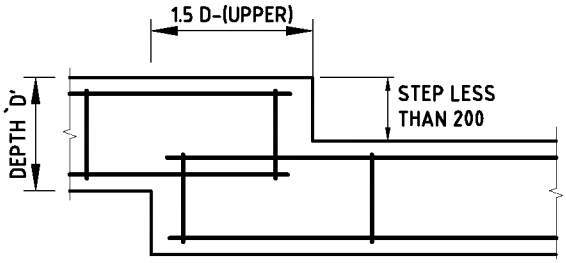
PLAN AT 'L' INTERSECTIONS

PLAN AT 'T' INTERSECTIONS



TYPICAL PLAN DETAIL OF 'OVERLAP' IN BEAMS

NOTE: DIMENSION 'L' SHALL BE AS SPECIFIED ON THE DRAWINGS BUT NOT LESS THAN 60 BAR DIAMETERS.



TYPICAL SECTION THROUGH FOOTING BEAM STEP DETAILS FOR STEPS LESS 200

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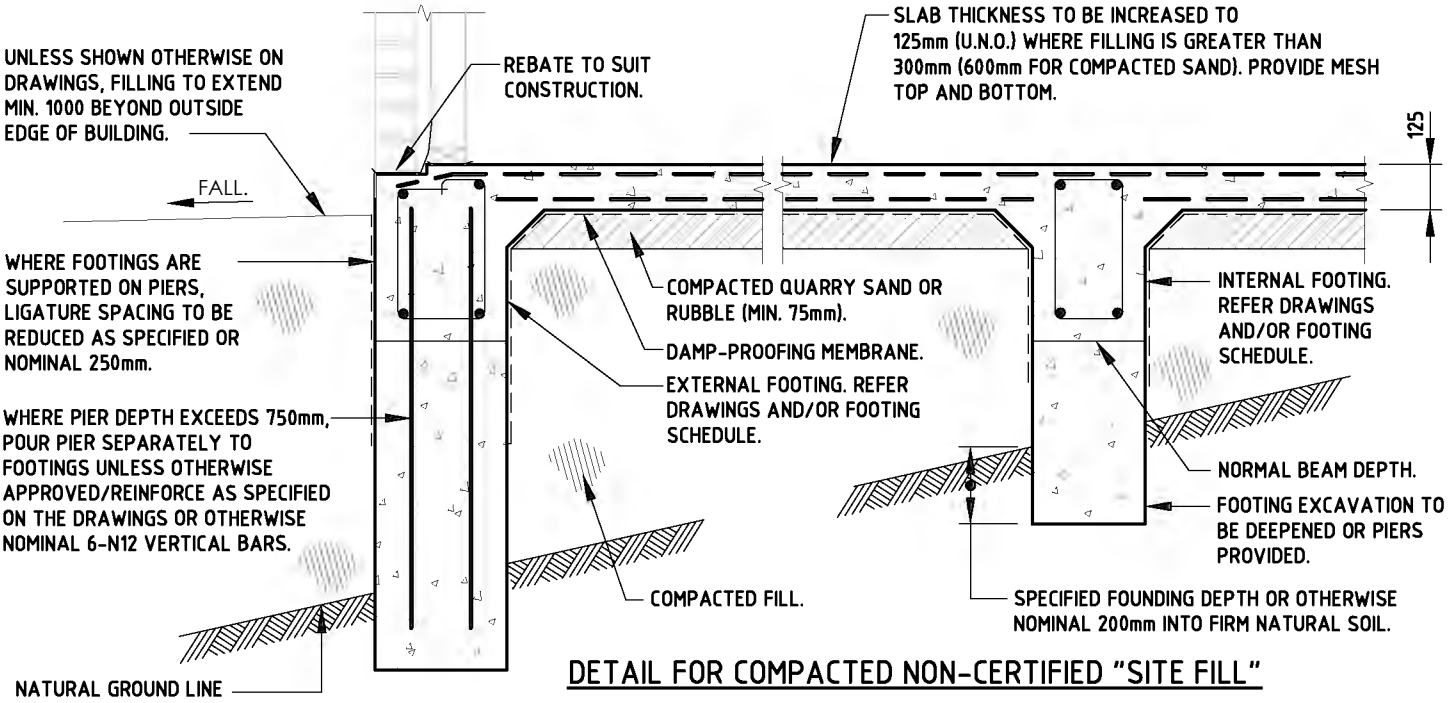
GENERAL DETAILS FOR RAFT FOOTING SLAB SYSTEM

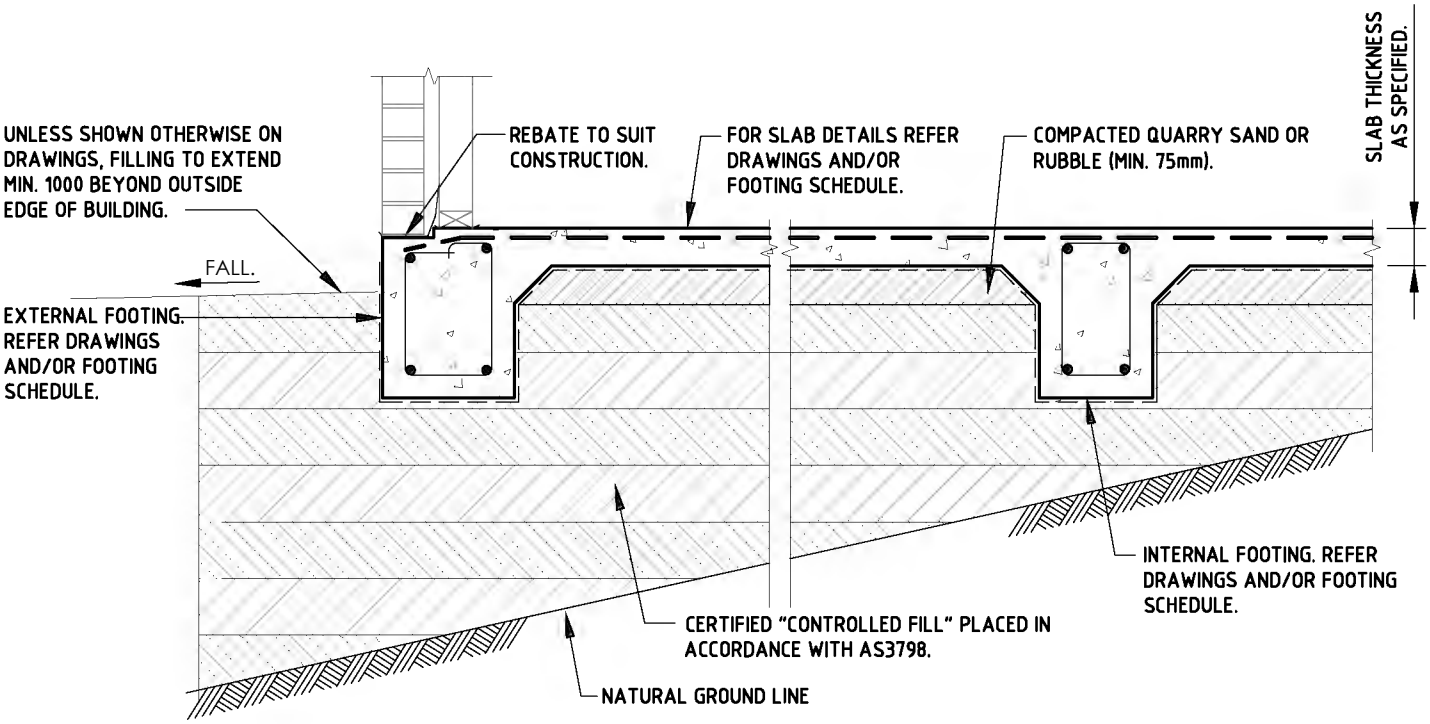
SHEET NO: RSF3

SCALE: 1:20(A4)

DATE: Jul-18



DETAIL FOR COMPACTED NON-CERTIFIED "SITE FILL"



DETAIL FOR COMPACTED CERTIFIED "CONTROLLED FILL"

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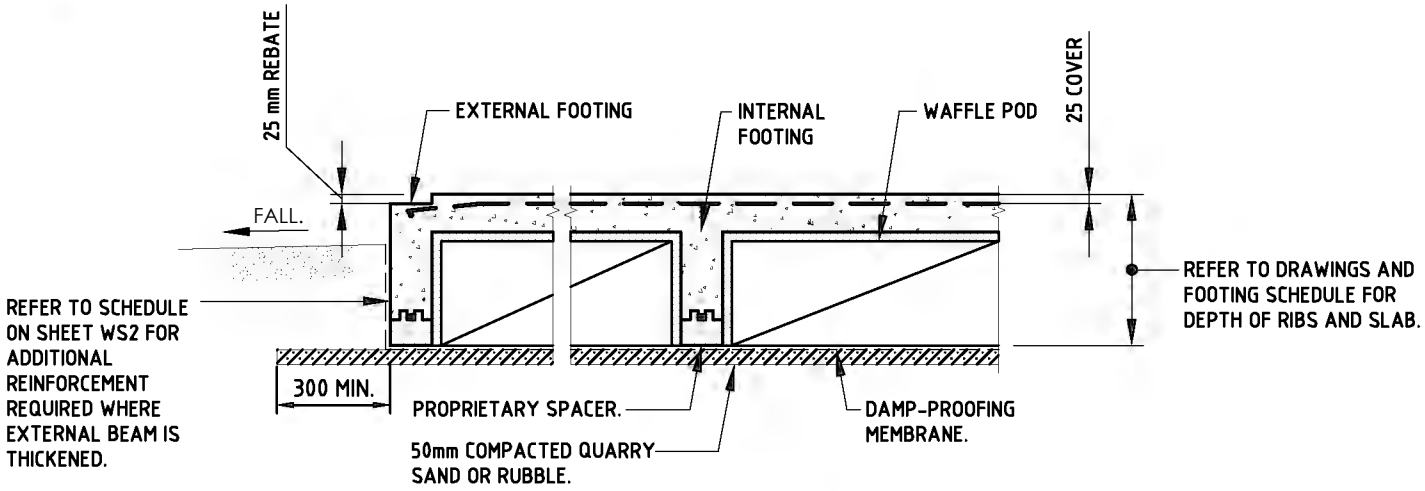
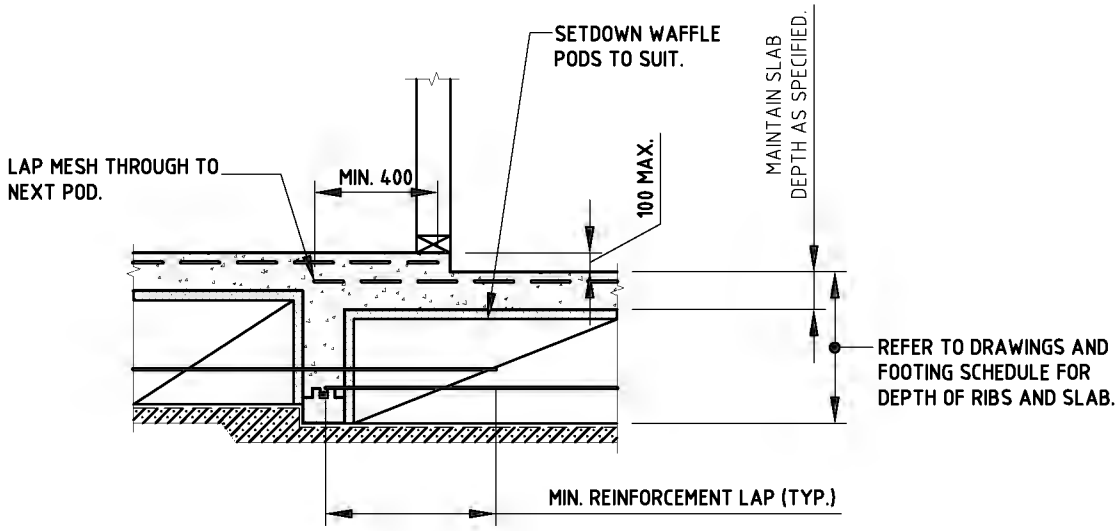
GENERAL DETAILS FOR WAFFLE SLAB SYSTEM

SHEET NO: WS1
SCALE: 1:20(A4)
DATE: Jul-18

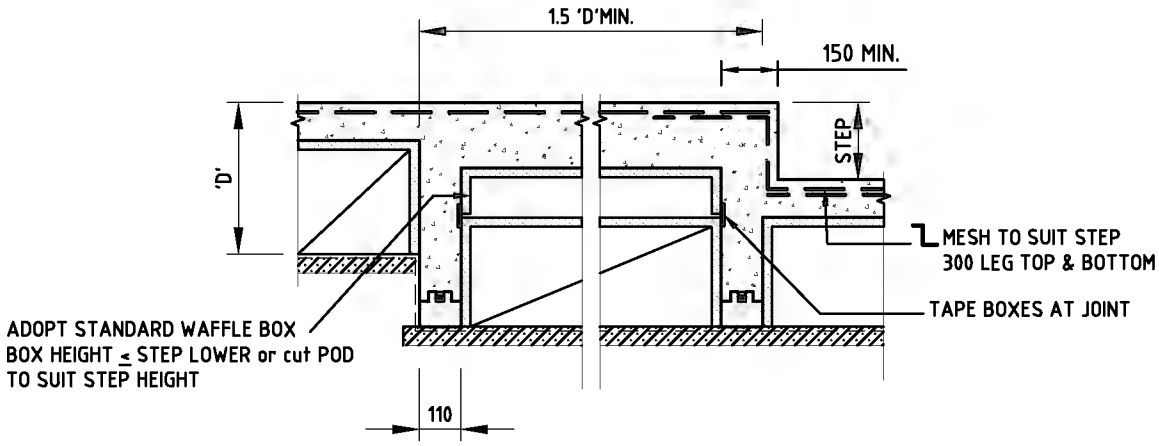


TYPICAL SECTION THROUGH WAFFLE SLAB

NOTE: FOR REBATES > 25mm THE EXTERNAL FOOTING WIDTH SHALL BE WIDENED TO 250 MIN. UNLESS NOTED OTHERWISE ON DRAWINGS



TYPICAL WET AREA SETDOWN OR SMALL STEPS IN FLOOR SLABS



TYPICAL SECTION THROUGH STEP IN FLOOR

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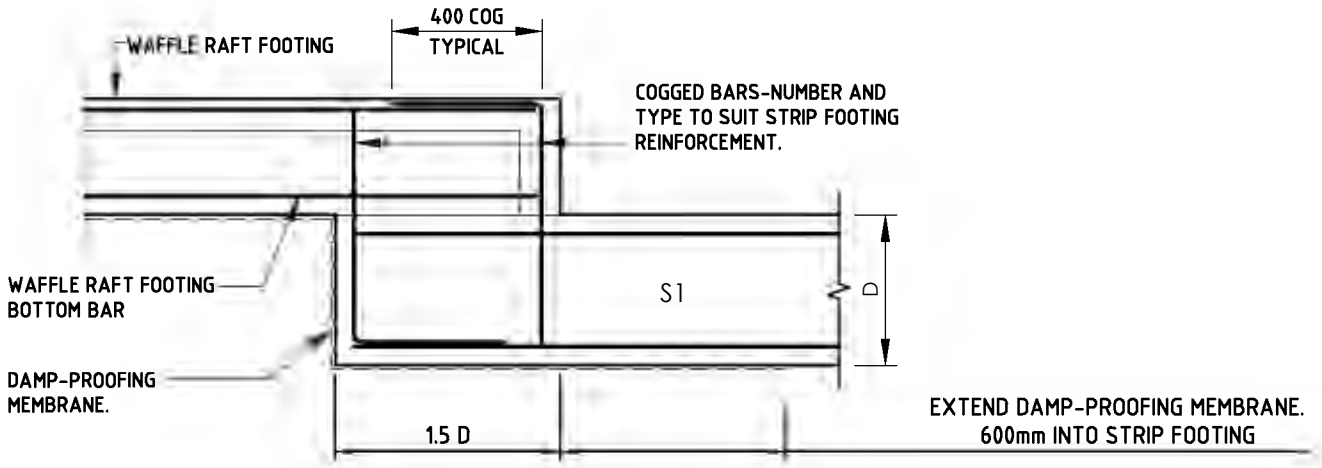
GENERAL DETAILS FOR WAFFLE SLAB SYSTEM

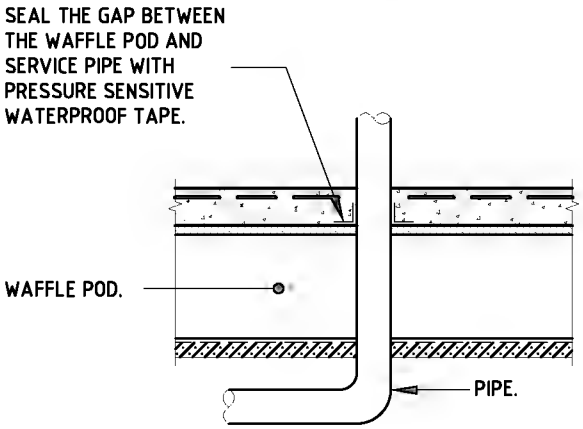
SHEET NO: WS2

SCALE: 1:20(A4)

DATE: Jul-18

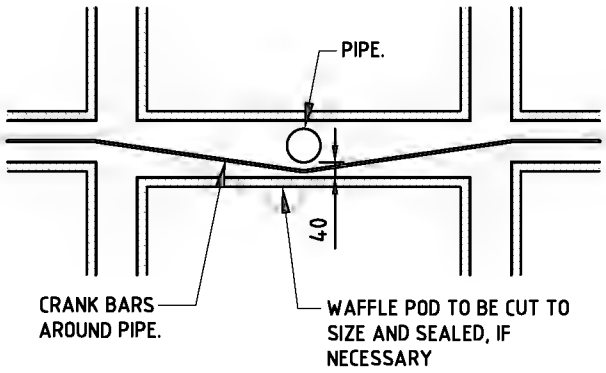


TYPICAL WAFFLE RAFT STEP DETAIL TO STRIP FOOTINGS



TYPICAL SECTION AT SERVICE PENETRATION

NOTE: ARRANGEMENTS SHOWN ARE TYPICAL ONLY AND MAY BE MODIFIED TO SUIT PIPE SIZE LOCATION, FOOTING WIDTH AND REINFORCEMENT, SUBJECT APPROVAL BY THIS OFFICE



TYPICAL PLAN AT SERVICE PENETRATION

NOTE: INCREASE BEAM WIDTH TO ALLOW BAR TO BE CRANKED AS SHOWN

ADDITIONAL REINFORCEMENT FOR EXTERNAL RIBS WHERE WIDTH IS GREATER THAN SPECIFIED. SIZE OF ADDITIONAL BAR TO MATCH SPECIFIED TOP & BOTTOM BAR SIZES		
ADDITIONAL RIB WIDTH	ADDITIONAL TOP RODS	ADDITIONAL BOTTOM RODS
0-110	1	1
111-220	2	2
221-330	3	3

MINIMUM REINFORCEMENT LAP LENGTHS	
N12	500mm
N16	750mm
N20	1000mm

NOTES:

1. THE POD BOXES ARE TO BE SPACED 110mm APART USING THE `PODLOCK' SPACERS OR SIMILAR APPOVED
2. THE SLAB MESH IS TO BE PLACED ON MINIMUM 4 CHAIRS PER POD AND TO ALLOW 25mm TOP COVER
3. CONTINUE DAMP-PROOFING MEMBRANE UP SIDE OF EXTERNAL FOOTINGS IF SOIL IS TO BE BACKFILLED AGAINST FOOTING.

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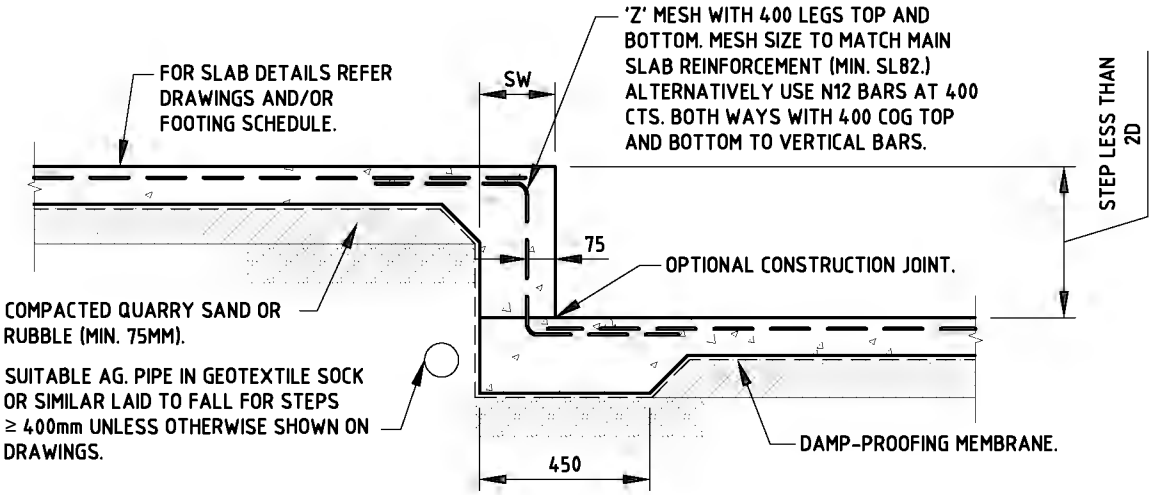
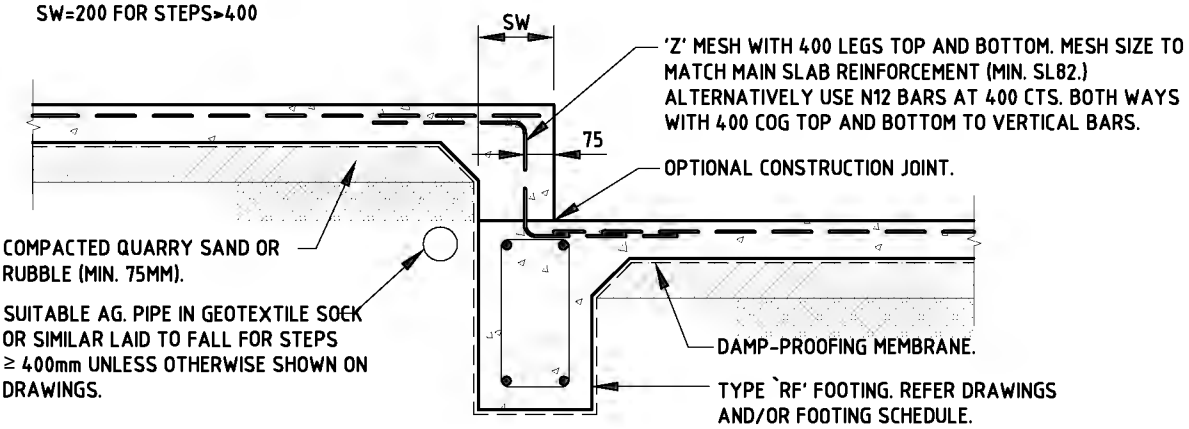
FOOTING SYSTEM STEP DETAILS FOR STEPS ≤ 2D

SHEET NO: FD1
SCALE: 1:20(A4)
DATE: Jul-18

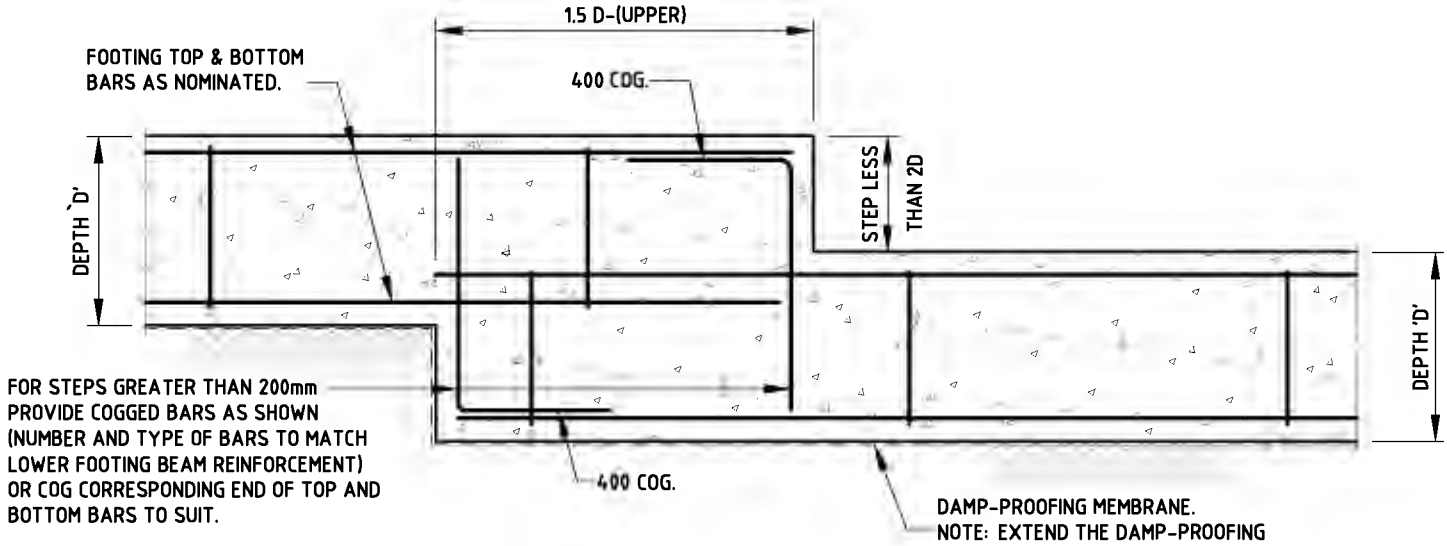


TYPICAL SECTION THROUGH SLAB

SW=150 FOR STEPS ≤ 400
SW=200 FOR STEPS>400



TYPICAL SECTION THROUGH SLAB & INTERNAL BEAM



TYPICAL SECTION THROUGH FOOTING BEAM

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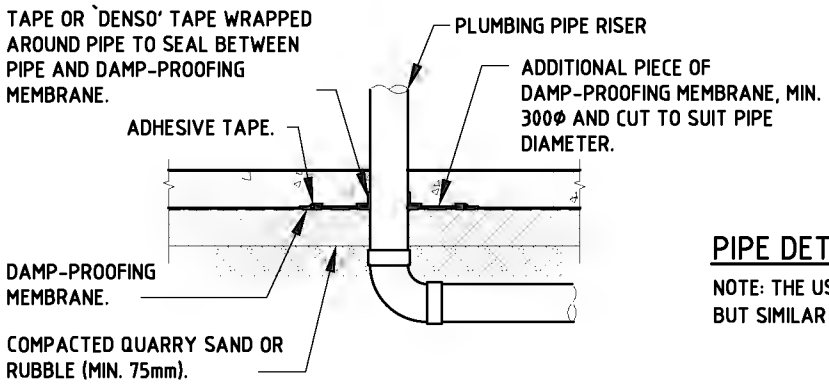
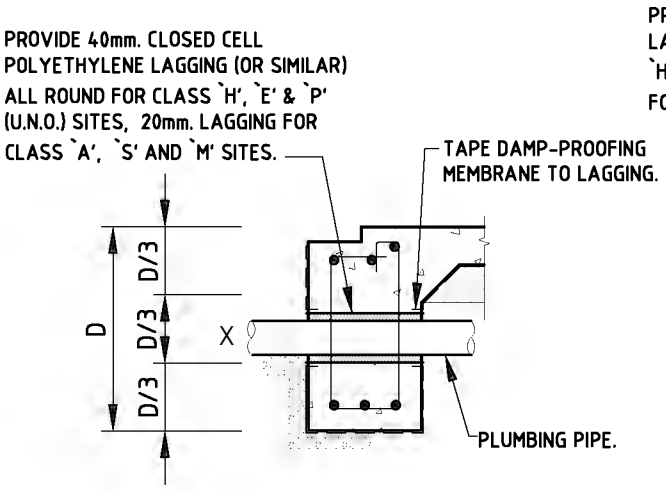
FOOTING SYSTEM TYPICAL SEWER & STORMWATER PIPE PENETRATIONS DETAILS

SHEET NO: FD3
SCALE: 1:20(A4)
DATE: Jul-18



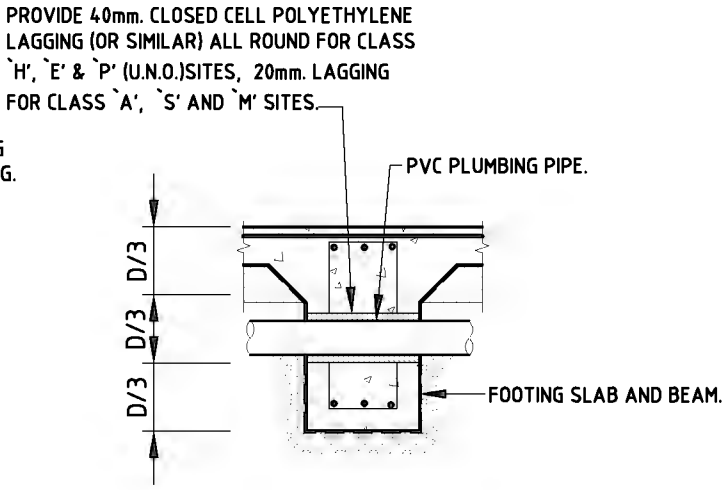
PIPE DETAIL THROUGH SLAB

NOTE: THE USE OF `DENSO' TAPE IS RECOMMENDED, BUT SIMILAR EQUIVALENT IS ACCEPTED.

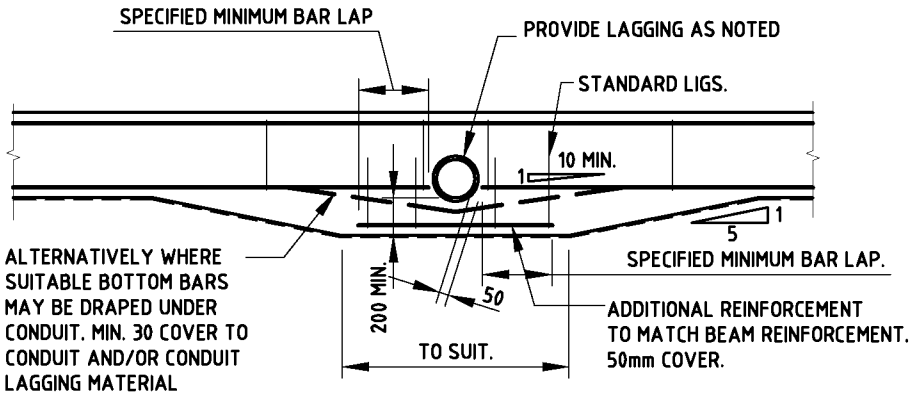


PIPE DETAIL THROUGH EXTERNAL FOOTING BEAM (STRIP FOOTING DETAIL SIMILAR)

NOTE: IT IS PREFERABLE TO PASS PIPES UNDER FOOTING, BUT IF IT IS NOT POSSIBLE, THEN ONLY IN ZONE MARKED `X'



TYPICAL SECTION THROUGH INTERNAL FOOTING BEAM



TYPICAL SERVICE PENETRATION ELEVATION WHERE PIPE PASSES BELOW MID THIRD OF BEAM

SCALE N.T.S.

NOTE: REMOVE LIGATURES AS NECESSARY TO MAINTAIN HORIZONTAL ALIGNMENT OF TOP BARS

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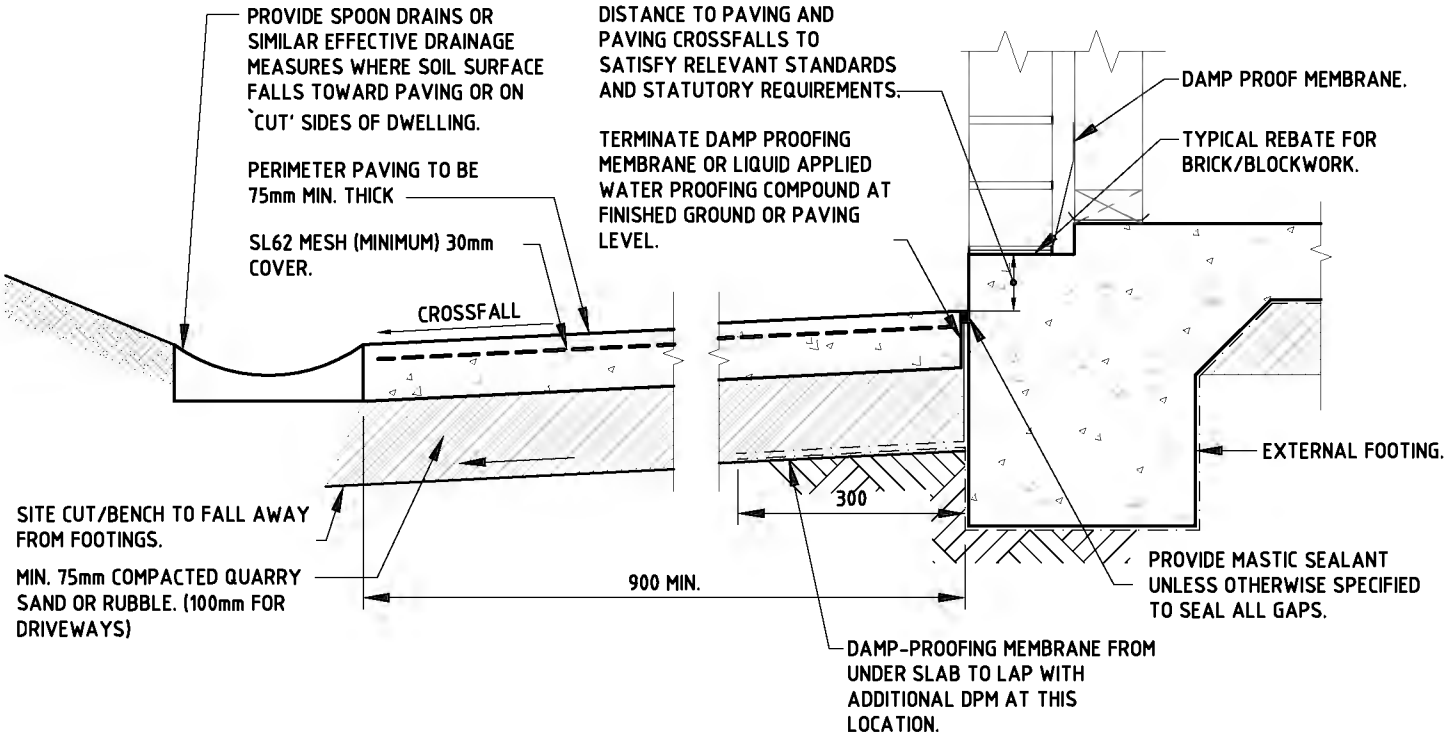
CONCRETE PAVING DETAILS FOR RESIDENTIAL SITES

SHEET NO: FD4

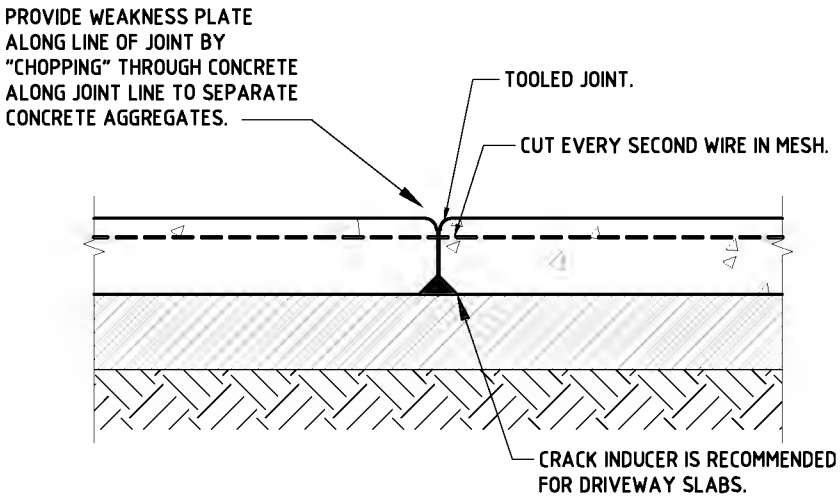
SCALE: 1:20(A4)

DATE: Jul-18

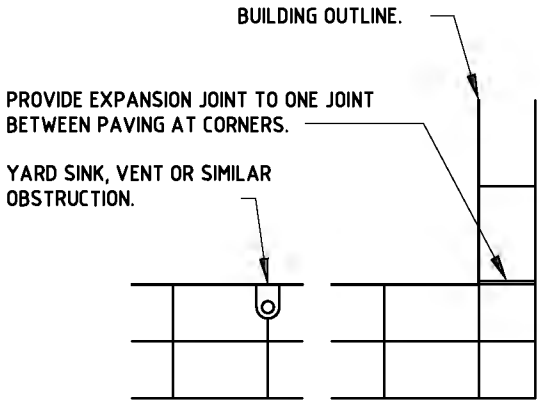


TYPICAL SECTION THROUGH EXTERNAL PAVING

NOTE: REFER TO AS3660 FOR PAVING SETDOWN REQUIREMENTS IN REGARD TO VISIBLE TERMITE INSPECTION ZONES AND TERMITE PROTECTION.



TYPICAL TOOLED JOINT DETAIL



TYPICAL PAVING INTERSECTION DETAIL

NOTES:

1. MESH TO BE CONTINUOUS THROUGH JOINTS, WITH EVERY 2ND WIRE TO BE CUT.
2. ALL CONCRETE TO BE 20MPa UNLESS NOTED OTHERWISE.
3. JOINTS ARE RECOMMENDED AT BETWEEN 2.0M & 3.0M CENTRES TO ALL CONCRETE SURFACES, SUBJECT TO SLAB GEOMETRY
4. INSTALL CONNELLY KEY JOINTS OR SIMILAR WHERE SLAB SPANS EXCEED 20.0M
5. REINFORCEMENT MUST BE TAKEN TO WITHIN 50MM. OF EDGES AND CORNERS TO REDUCE DIAGONAL CRACKING ACROSS CORNERS.
6. PAVEMENTS FOR DRIVEWAYS AND OTHER AREAS SUBJECT TO VEHICULAR TRAFFIC SHALL BE MINIMUM 100mm THICK AND REINFORCED WITH MIN. SL72 MESH.
7. PROVIDE MASTIC SEALANT TO ALL GAPS BETWEEN PAVING SLAB AND THE EXTERNAL FACE OF THE FOOTING.

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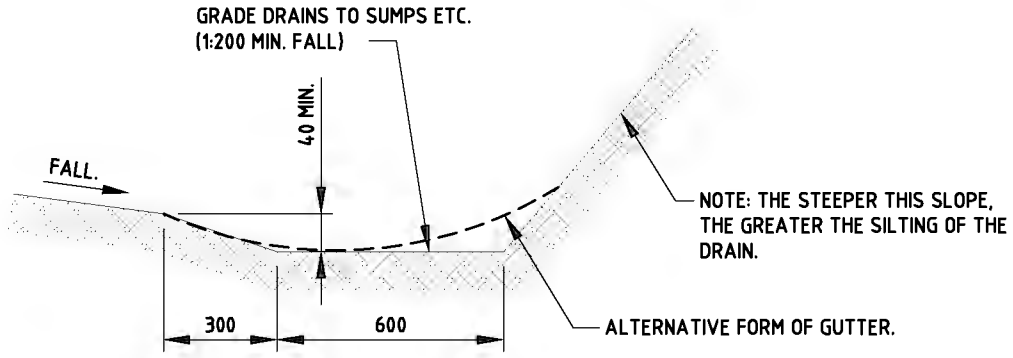
GENERAL DRAINAGE DETAILS

SHEET NO: SW1

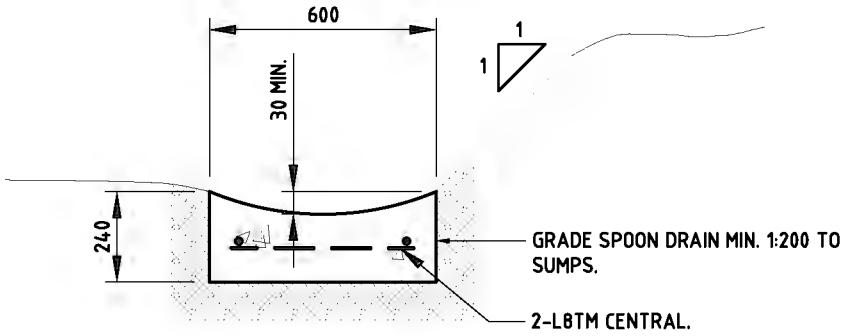
SCALE: 1:20(A4)

DATE: Jul-18



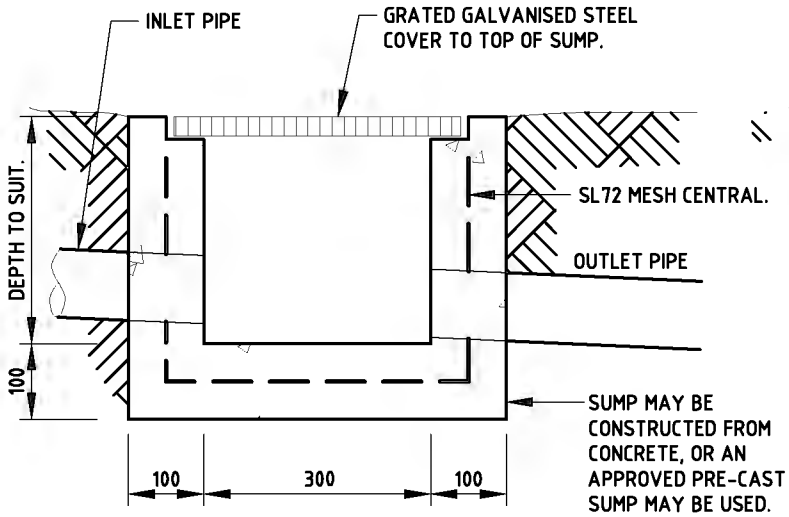
UNLINED EARTH SPOON DRAIN DETAIL

NOTE: WHERE THIS DETAIL IS USED THE OWNERS ATTENTION TO MAINTENANCE IS MOST IMPORTANT TO PREVENT SILT BUILD-UP.

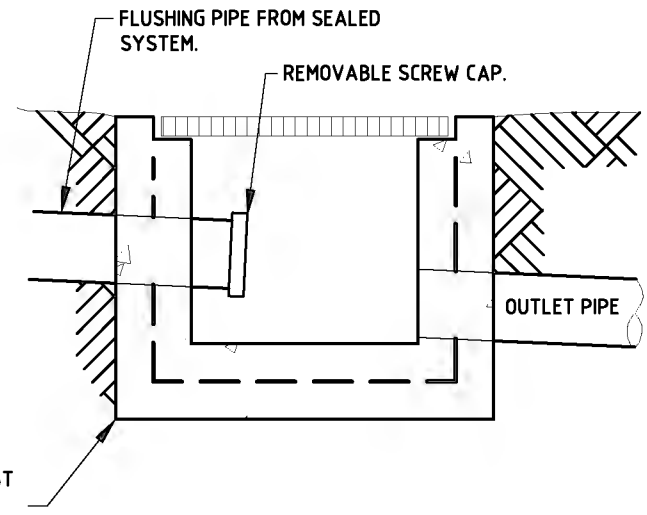


CONCRETE SPOON DRAIN DETAIL

NOTE: PROVIDE 2-R10 DOWELS ACROSS CONSTRUCTION JOINTS AT MAX. 6.0m CTS.



TYPICAL SUMP DETAIL



TYPICAL SEALED SYSTEM FLUSH POINT DETAIL

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1. GENERAL

1.1 The specific type of building construction is stated in the Footing Construction Details specified in the Footing Construction Report.
1.2 The standard details shown are typical only, and specific items (e.g. footing dimensions, number of bars) are to be noted as in the Footing Construction Report.
1.3 Where specific requirements or details provided in the Footing Construction Report or on the drawings, conflict with these general specifications, the report and / or drawings shall take precedence. Some details may not be applicable to the site. Only appropriate details need be incorporated.
1.4 The specifications below shall apply unless noted otherwise.

2. DAMP-PROOFING MEMBRANE

2.1 The damp-proofing membrane shall be branded continuously 'AS 2870 Concrete Underlay, 0.2 mm High Impact Resistance' together with the manufacturer's or distributor's name.
2.2 The damp-proofing membrane shall be provided throughout the underside of all habitable areas and shall be continuous under all beams and slabs as depicted on the appropriate typical detail sheets.
2.3 All joints shall be lapped a minimum of 200 mm and sealed with a 50 mm wide strip of pressure-sensitive waterproof tape.
2.4 All service penetrations shall be securely flashed and taped. Perforation of the damp-proofing membrane shall be sealed before placing concrete.
2.5 Where the depth of the footing trench exceeds 800 mm, the damp-proofing membrane shall extend down the sides of the trench only.
2.6 Where the depth of the footing trench exceeds 1000 mm, provide two layers of damp-proofing membrane to full depth each side of the trench.
2.7 Where strip footings are continuous beyond the slab (e.g. carports, footings), the sides and base of the strip footings shall be lined with a damp-proofing membrane for a distance of not less than 600 mm beyond the edge of the slab, unless Clause 2.5 prevails.
2.8 The damp-proofing membrane is not mandatory under exposed slabs (carports, verandas, etc) where they are poured separately to the footing beams. Where future enclosure of carport or similar structure is proposed, then it is a requirement to provide the damp-proofing membrane.

3. LEVEL PINS

3.1 Level pins puncturing the damp-proofing membrane may be used in the footing trenches but must not be used in the area of the floor slab.
3.2 Level pins shall have 30 mm cover to all reinforcement.
3.3 Any pins used to support service pipes must be driven to a minimum of 30 mm below the finished floor level, and be fully taped to the pipe.

4. SERVICE PENETRATIONS AND FLEXIBLE CONNECTIONS

Service penetrations are permitted through footings subject to the following requirements:

4.1 A minimum of 50 mm cover shall be provided between the pipe and any reinforcement.
4.2 Pipes shall be placed through the middle third of the footing beam depth. Penetrations outside this area may require additional concrete depth or reinforcement. Where any reinforcement is cut to suit the location of pipes, additional reinforcement shall be provided, correctly placed and lapped with the main reinforcement. Such reinforcement shall be in accordance with standard detail sheet SD3 "General sewer and stormwater pipe penetration details through footing beams and slab" and / or to the direction of the Engineer inspecting the work.

4.3 Where the pipe is close to the bottom bars and adequate cover is not available, additional excavation must occur below the pipe and the bottom rods placed and lapped so as to provide the correct cover.
4.4 Pipes embedded within the floor slab shall generally have 100 mm of cover over the pipe. Where this cannot be achieved the minimum cover may be reduced to 40 mm provided that the reinforcing fabric is continuous over the pipe, and the sand/ rubble base is excavated to provide 100 mm of concrete all around the remainder of the pipe.
4.5 Holes provided for service penetrations through the floor slab shall not exceed 600 mm square without approval from the Engineer.

5. CONCRETE

5.1 Construction methods, materials, tolerances and finishes are to comply with AS 3600 Concrete Structures Code and all other relevant Australian Standards, the National Code Construction Series (Building Code of Australia) and any specific requirements of the Local Council.
5.2 Unless otherwise specified, concrete shall be as follows:
- Grade N20 (i.e. 20 MPa) to slab on ground, footings protected by damp-proofing membrane and residential strip / pad footings;
- Grade N25 to suspended slabs, beams and columns and non-residential footings unprotected by damp-proofing membrane;
- Grade N32 to members in exposed exterior environments or where concrete is to have a polished finish;
- Maximum aggregate 20 mm; Slump 100 mm in accordance AS1379.

5.3 For sites within 100m of the shoreline of large expanses of salt water (1km for areas subjected to breaking surf) or heavy industrial areas where surfaces (e.g. verandahs, balconies, carports) are exposed, the surface shall be protected with suitable approved topping, sealer, tiles etc or the concrete grade shall be not less than N32 (N40 for high permeability soils in groundwater).
5.4 For sites containing high sulphate or highly saline soils (or in heavy industrial areas), the concrete surface is to be protected from the aggressive soil by a 0.2 mm branded and certified damp-proofing membrane. Alternatively, use a concrete grade of N32 or greater (N40 for high permeability soils in groundwater).
5.5 Concrete shall be supplied in accordance with AS 1379-2007 The specification and supply of concrete. Site mixed concrete shall not be used without written approval from this office.
5.6 Project control testing is not required, unless specifically noted elsewhere in the contract documents.
5.7 Sulphate-resisting cement (Type SR - AS 3972-2010 General purpose and blended cements) shall be used when specified, or when it is known by the owner, builder, local council, or concrete supplier that this cement should be used at the site.
5.8 Chemical admixtures may be used, provided the concrete supplier accepts responsibility for their use.

Placement of Concrete

5.9 The concrete shall be placed as close as possible to its final position, and the pour shall proceed in one continuous operation, ensuring that no more than 45 minutes elapse before placing fresh concrete against previously placed, in order to eliminate 'cold joints'.

5.10 To ensure that the concrete is thoroughly, all concrete shall be mechanically vibrated and all excess air voids removed. Care shall be taken to ensure that the concrete does not become segregated by local over-vibration.

5.11 Construction joints will not be permitted in the footings without approval from the Engineer, with the only exception where noted on the detail drawings. If a raft footing system is specified it is required that the footing be poured integrally with the floor slab. If it is necessary to pour the footing beams separately to the floor slab, the beams shall be poured to a level exposing the top reinforcement by approximately 100 mm. Where construction joints are used, the concrete surface shall be formed up vertically and the hardened surface of the first pour shall be thoroughly cleaned of all laitance, dirt, loose aggregate etc. The hardened concrete shall be thoroughly wetted and neat slurry shall be applied to its surfaces in a thin layer cement immediately prior to pouring fresh concrete.

5.12 The construction of a slab shall achieve the following dimensional tolerances:

- The cover to the reinforcement from the surface in contact with the ground shall be within +40 mm and -10mm of the specified cover, except that the bottom cover to beams may be increased where the beams are deeper than specified;
- The cover to the reinforcement from the internal surface shall be within +20 mm and -10 mm of the specified cover;
- The surface level to be within +10 mm of the specified finished floor level (for levelness);
- In the absence of any specification, a steel trowel finish with a tolerance of +/-5 mm from a 3 m
- straightedge shall be used (for flatness);
- The thickness of the slab and the width and depth of the beam shall not be less than the specified
- Dimension in the Footing Construction Report;
- More stringent tolerances may be required for some applications such as polished concrete floors where the reflection from the surface may highlight slight undulations.

Curing

5.13 Curing of the slab shall commence as soon as possible after the pour and no later than 3 hours.

5.14 Curing may be achieved by covering with polythene sheeting for a minimum of 7 days, or by spraying with an approved curing compound, subject to compatibility with the proposed surface finishes and providing the concrete is sprayed immediately following the final finishing of the slab surface.

Hot Weather Concreting

5.15 Concrete shall not be poured when the forecast temperature exceeds 36° Celsius, without specific approval from the Engineer.

5.16 When the forecast temperature is between 32° Celsius and 36° Celsius pouring will only be permitted under the following conditions:

- When pouring can be completed prior to the air temperature reaching 32° Celsius.
- When the site is protected from hot drying winds.
- When the slab surface can be covered with plastic sheeting, or hessian (kept wet), within 2 hours of finishing.

6. REINFORCEMENT

6.1 In accordance with AS/NZS 4671-2001 Steel reinforcing materials, reinforcement designations are:

- R: Plain round structural bar
- F: Hard drawn wire fabric
- W: Hard drawn wire bar
- N: Hot rolled deformed bar
- SL: Square ribbed fabric
- RL: Rectangular ribbed fabric

6.2 Reinforcement shall be supported on concrete blocks or bar chairs, or suspended from formwork.

6.3 Reinforcement shall be placed evenly throughout the footing system, the reinforcement must be straight and adequately wire-tied to prevent any movement and to hold it in the correct position during pouring of concrete.

6.4 Fabric shall be supported on concrete blocks or bar chairs, placed under the intersection of cross wires at 800 mm x 800mm (maximum centres). Where the base for the slab is soft, provide spreader pans for bar chairs and / or close up the support centres as necessary.

6.5 Where rod reinforcement is spliced, the minimum lap lengths shall be:

Bar Size	N12	N16	N20	N24	N28	N32	N36
Lap Length (mm)	500	750	1000	1450	1800	2150	2600

6.6 Fabric shall be lapped one full square plus 25 mm at all joins.

6.7 Where brittle floor coverings are to be used (e.g. tiled areas), additional measures are required to control the effect of shrinkage cracking.

Such measures shall include one or more of the following:

- A flexible grout bed shall be provided, 'Resaflex' or similar.
- The placement of floor coverings shall be delayed.
  Note: A minimum of 6 months drying of the concrete is usually required before the placement of brittle floor covering.
- Installation of control joints within the brittle floor coverings where the area exceeds 20 m^2.
- 2 layers of SL72T (or 1 layer of SL92T).

Cover

6.8 Clear concrete cover to reinforcement, (including fitments and wire ties) shall be:

- Internal slab on fill (excludes carports): 30 mm bottom and sides, 20 mm top.
- Footings protected by damp-proofing membrane: 40 mm bottom and sides, 20 mm top.
- Residential footings unprotected by damp-proofing membrane: 40 mm top, 50 mm bottom and sides.
- Non-residential footings unprotected by damp-proof membrane: 50 mm top, bottom and sides.

6.9 If footing beams are over-excavated, the reinforcing 'cage' must be positioned such that the steel cage is to be kept towards the top of the footing beam.

7. EDGE REBATES

7.1 Edge rebates shall be provided to all masonry cavity or veneer walls.

7.2 The minimum rebate depth shall be 25 mm, but may be increased to suit masonry coursing. The maximum rebate depth shall be 100 mm.

7.3 Rebates are not required for single leaf masonry walls, timber frame clad walls or walls on strip footings.

8. HEATING CABLES AND PIPES

8.1 Electric heating cables may be embedded in the slab without any increase in thickness.

8.2 Hydronic heating pipes may be embedded in the slab provided the slab thickness is increased by 25 mm. An additional layer of fabric (SL42 or larger) shall be provided under the pipes. The main fabric shall be placed with 20 mm cover to the top face.

9. SLABS ON FILL

9.1 Filling used under a slab, (whether existing on site or placed during site works) except where the slab has been designed as suspended, shall consist of controlled fill or rolled fill.

9.1.1 Controlled fill is material that has been placed and compacted within a defined moisture range, in layers by compaction equipment to a defined density requirement. Except as provided below, controlled fill shall be placed in accordance with engineering principles. One test for each 100 m^2 of building area (or 3 tests minimum per visit - whichever is greater) is required for every 600 mm thickness of compacted material.

Sand fill, well compacted in not more than 300 mm layers by a vibrating plate or vibrating roller, shall be deemed to comply with this requirement. This will need to be verified using acceptable testing methods.

Non-sand fill well compacted in not more than 150 mm layers by a mechanical roller, shall be deemed to comply with this requirement. In accordance with AS 1289 .5.1.1-2003 (Standard compactive effort), non-sand fill shall be compacted to 95% maximum dry density when tested.

9.1.2 Rolled fill consists of material compacted in layers of repeated rolling by an excavator. Rolled fill shall not exceed 300 mm compacted in layers of not more than 150 mm.

9.2 The fill shall be tested to ensure that it has been compacted to the specified density, OR

- The slab shall be increased in thickness by 25 mm, and reinforced with an additional layer of fabric (of the same size as the top fabric), placed with 30 mm cover to the damp-proofing membrane. The thicker slab, and additional fabric, shall be provided to the full area of any floor panel (maximum panel size of 20 m^2) (i.e. from beam-to-beam) over the deep fill, OR
- Piers 600 mm (minimum) square shall be provided under the slab panel, extending to the specified minimum footing founding depth. Piers shall be located such that the distance between adjacent piers, or between a pier and a footing beam, does not exceed 1.8 m.
- The above requirements may be waived when the Engineer is satisfied that the design / proposed construction is adequate.

10. TERMITE PROTECTION

10.1 Termite protection systems shall be in accordance with AS 3660.1-2000 Termite management – New building work.

1. EARTHWORKS

1.1 Statutory requirements giving the relationship between finished floor level, road levels, external paving and/or the sewer flood gully, and paving requirements, must be adhered to with any discrepancies reported immediately to an engineer in our office prior to any works being commenced.

1.2 Unless otherwise specified in the footing construction report, selected approved site materials, excluding topsoil or organic-bearing soil, may be used for compacted filling. Where site materials are unsuitable because of their nature or moisture content or environmental impact, quarry rubble or other approved filling material may be used.

1.3 Where the surface slope of an area which is to receive filling is steeper than the ratio 1 (vertical) in 8 (horizontal), a series of berms (level benches) must be excavated along the contour over the whole of the area which will receive filling. This will stabilize the fill against downhill slip.

1.4 Care must be taken when using vibrating rollers/machinery. If there are buildings close to the area being compacted and there is concern regarding potential damage to surrounding structures our office should be contacted immediately.

1.5 The footings specified in the footing construction report have been proportioned assuming that the builder will achieve the specified compaction. No footing beam shall be founded in the filling unless the Engineer has checked its compaction standard and given his written acceptance of its compliance with the specifications.

1.6 If the builder chooses to place shallow filling without the use of appropriate compaction equipment, the filling will be assumed to be incapable of supporting any building loads, and any concrete slab over such filling will be have increased thickness and reinforcement (refer to the standard details for the specified footing type which shows these additional requirements). The Engineer may waive this requirement if his inspection and/or checking of the filling shows it will be able to support floor slabs or other loads. Note that settlement of loose fill can lead to damage to pavements, services etc.

2. EXCAVATOR

2.1 It is imperative that sufficient supervision of the cut and fill operation is provided in order to ensure that satisfactory completion of the siteworks and drainage scheme proposal are adhered to.

2.2 Vegetation and roots must be scraped off and removed from the building area at the commencement of cutting and filling. Unless otherwise noted, or determined on site during excavation, unsuitable topsoil may be taken as the top 100mm of the natural soil profile.

2.3 Where trees and large shrubs are removed from reactive clay soils, the surrounding soils, where desiccated, must be watered for a suitably sufficient period to raise the moisture content to that of the other soils unaffected by the desiccating effect of the trees and shrubs (Also refer Clause 3.4).

2.4 Filling under a slab (except where the slab is suspended) shall consist of controlled fill or rolled fill as follows:

- Controlled fill is material that has been placed and compacted within a defined moisture range in layers by compaction equipment to a defined density requirement. Except as provided below, controlled fill shall be placed in accordance with engineering principles.
- Sand fill up to 800mm deep, well compacted in not more than 300mm layers by a vibrating plate or vibrating roller, shall be deemed to comply with this requirement. Sand fill shall achieve a blow count of 7+ per 300mm using a penetrometer to AS 1289 6.3.3.
- Non-sand fill up to 400mm deep, well compacted in not more than 150mm layers by a mechanical roller, shall be deemed to comply with this requirement. Clay fill shall be at near equilibrium moisture condition during compaction. Non-sand fill shall be compacted to 95% max. dry density when tested in accordance with AS 1289 5.1.1.
- Rolled fill consists of material compacted in layers by repeated rolling by an excavator. Rolled fill shall not exceed 600mm compacted in layers not more than 300mm for sand material or 300mm compacted in layers not more than 150mm for other material.
- Any existing fill shall be considered as uncompacted unless the fill is certified as controlled fill.

2.5 The extent of the cut and fill outside the building line shall comply with the following requirements:

- Cut or fill on the boundaries should not exceed 600mm (unless a suitable retaining wall is specified in the site plan), and shall not undermine any structure that exists on an adjacent property.
- Generally cut or fill within the property (i.e. not on boundary) should not exceed 800mm (unless a suitable retaining wall is specified in the site plan).

2.6 Where bank heights do not exceed 1.5m and the natural slope of the site does not exceed a ratio of 1 in 5, the batter slopes recommended below may be used.

Material	Surface slope (Max.)
Stiff clays	1 vertical to 1 horizontal
Sands/cohesionless soils	1 vertical to 2 horizontal
Stiff sandy clays and silty clays	1 vertical to 1.5 horizontal
Weathered rock in good condition (Visual assessment can be provided by this office upon request.)	1 vertical to 0.5 horizontal
Rock in very good condition (Sound Rock)	Nearly vertical

2.7 If a retaining wall has been specified, the cut/fill must not exceed the design height of the wall.

2.8 Slopes and grades of the cut bench or platform shown on the site plan are to be strictly adhered to, this this is to allow for the site to be drained. In particular, a temporary toe may need to be cut in the ground at the base of cut banks to provide a drain, with a fall sufficiently to the low side so that water does not pond. On sites where erosion may be a critical problem (eg. Sand sites), provision of trench drains above the cut bank may be required to prevent erosion during the construction phase.

3. SITE PREPARATION

3.1 Upon completion of primary earthworks the site must be prepared for footing construction. Ideally, for raft construction, or strip footings where the soil surface under the floors in sealed, soils beneath the building area should be kept in as moist a condition as possible. For strip footings where the soil surface under the floors is not sealed, the building area should be kept as dry as possible.

3.2 For concrete floors provide a working surface of a minimum compacted thickness of 75mm of quarry sand or rubble or other approved material. The surface must be free of any sharp aggregate which could damage or penetrate the vapour barrier. Blinding sand shall be provided where necessary.

3.3 On sites where the overall soil profile is defined in the footing construction report as Highly Reactive or Extremely Reactive, pre-wetting of soil under slabs is most advantageous, especially if construction occurs in summer or autumn. In some cases, pre-wetting of the site will be mandatory, but in all cases it is a desirable procedure to reduce the future heave of reactive clays. Pre-wetting is to be carried out by watering the site before under-floor fill is placed, using garden sprinklers for a minimum of 2 hours continuous daily for up to 14 days immediately prior to commencement of construction. The amount of pre-wetting will vary considerably depending on seasonal and soil conditions, and it may be possible to eliminate watering if construction commences after prolonged rain. Care must be taken to ensure that the soil does not become too saturated, otherwise siteworks/excavation may be difficult. Once the site has been pre-wet, the under-floor filling must be placed within a period of not more than 2 days.

3.4 The soils in the vicinity of trees/shrubs will be naturally desiccated. Where existing trees/shrubs are removed from Highly reactive and Extremely reactive soil sites, the resultant excavation of the removal of the tree(s)/shrub(s) shall be widened to approximately 1.5m to 2.0m in diameter. The resultant hole from the tree(s)/shrub(s) removal shall be kept filled with water for a period of at least 2 weeks. After this period the excavation shall be backfilled in layers with a moist clayey soil, and compacted as specified in Section 6.4.2 of AS 2870 – 2011. The above process must be completed prior to the construction of the footings. It may be possible to eliminate watering where the trees are removed prior to prolonged periods of rain before the footings are constructed, this must be confirmed with an engineer from our office.

3.5 If an existing residence on the property is removed and the residence is of timber floor construction, then the soils under the floor will be naturally desiccated. Construction of the new footings shall not commence on these desiccated soils until the soils are left exposed for a sufficient period of time to enable them to achieve a moisture content similar to the surrounding previously exposed soils. We strongly recommend that the site is pre-wet in accordance with section 3.3.

4. SITE DRAINAGE

4.1 Moisture variation (i.e. wetting or drying) is one of the main cause of movement in clay soils. Site drainage is an important factor in the life of the building as it reduces the chance of footings having to cope with extremes of soil movement.

Common causes of moisture variation are given below.

Wetting up

4.2 Sloping sites and inadequate drainage causing water to pond or collect close to the building.

4.3 Leaking sewer, water or stormwater pipes.

4.4 Over-watering of gardens and lawns.

4.5 Downpipes discharging adjacent to the building.

4.6 Seepage on sloping sites caused by water travelling on the topsoil-clay, or soil-rock, interface. Cut-off drains are required in this situation.

4.7 Gardens or lawn watering immediately adjacent to the footings. As a general rule this is not acceptable and must not be done without approval of an Engineer from our office.

4.8 Inadequate soakage trenches to septic tanks, stormwater drains.

4.9 Flooding during, and after, building construction.

Drying out

4.10 The non-provision of paving, particularly on the north and west sides of the building, coupled with the non-establishment of a garden.

4.11 A change from an established garden situation to a native garden coupled with a substantially reduced level of watering.

4.12 Trees and large shrubs require substantial amounts of water, and if the soil near the tree dries out, the roots will extend in search of soil moisture. Clays will shrink as they dry, and the building may settle.

Removal of large trees creates the opposite problem. As soil moisture is gradually restored, clays swell and may lift shallow footings.

Many factors determine the extent of clay-drying by trees, mainly the soil type, the size and number of trees, and their species. Trees obtain moisture from roots that spread sideways and the drying zone is influenced by the extent of these roots. For single trees, the drying zone is usually one-half to twice the tree height, but the zone may be larger for groups or rows of trees. Although it is known that the species can influence the extent and severity of the drying zone, little definite information is currently available. Some Australian trees are particularly efficient in extracting water from very dry soils and can be more dangerous than non-Australian species that use large amounts of water in normal conditions. The effect of tree drying on the amount of movement is also related to the reactivity of the clay. To minimize the risk of damage, trees (especially groups of trees) should not be planted near the house on a reactive clay site, and the distance of the tree from the building should be at least 0.75 "h" for Moderately reactive soil sites, 1.0 "h" for Highly reactive soil sites, and 1.5 "h" for Extremely reactive soil sites, where "h" is the eventual mature height of the tree. These values should be increased by 50% if the trees are in a dense group. If larger trees are desired, it may be practical to adopt a specially designed footing system, e.g. piled footings.

4.13 To minimize the detrimental effects of the above factors the following work must be carried out:

- Establish lawns and gardens around the building as soon as possible, within a maximum of 6 months of occupation of the building.
- Ensure all roof storm water is discharged to the street where possible or alternatively discharged on the low side of the site not less than 7m from the building, ensuring that the flow of water is not concentrated onto the neighbouring property. Stormwater pipes shall be of a size to suit the design flow, and shall have a grade of not less than 1 in 100 away from the building. All trenches for pipes shall have a grade of the same magnitude and direction as the pipe.
- Large garden beds should not be located near the building. This will avoid the possibility of introducing too much moisture to the foundation soil by over watering. The zone near the building should be planned for paths or covered with gravel and plastic sheeting.
- After constructing footings, the surface adjacent to the footings shall be graded by cutting and/or filling to provide a fall away from the building for a distance of not less than 1.0m. Any channel formed must be graded to discharge runoff away from the building area. Generally, any cut area shall be drained via a surface drain at the base of the cut embankment discharging to the low side of the site. On sites where significant catchment area is present uphill from the building, a surface drain must also be constructed across the top of the embankment.
- Water must not pond within surface footing beams or adjacent to footings. If this occurs water must be pumped out immediately and the above grading and drainage implemented.

4.14 Where specified in the recommendations or shown on the site plan, sub-surface drainage shall be installed in accordance with details provided.

Note: Potential seepage or sub-surface drainage problems cannot always be recognised from the results of the site investigation. All the potential problems with respect to sub-surface water flow or seepage may not be evident at the time of the investigation, or even at the time of construction.

4.15 Due to constraints of site and building levels, the cover to underground pipes may be less than the manufacturer's specifications. This is necessary to prevent very significant cost increases in site works which would otherwise be required. Some damage (which must be repaired immediately) may occur to pipes if trenching for other services is undertaken, or if vehicles travel over garden areas. Modifications to site levels can be made if the owner does not accept these conditions.

4.16 Where site drainage designs are not included with this report, they shall be prepared by others experienced in site drainage, and shall comply with the details and requirements of this Report.

4.17 The following table, and attached drawings, show typical details for drainage away from the building; refer to site works plan to determine which details are appropriate.

Site Class	Comments on perimeter paving	Min slope 1 in			
		Paving		Open Drains	
		sealed	unsealed	lined	unlined
A or S	Paving not mandatory, provided surface sheds water away from building for a minimum of 1.2m.	40	20	200	100
M	Paving desirable but not mandatory, provided surface sheds water away from building for a minimum of 1.8m.	30	20	100	75
H1, H2 or P	Paving mandatory on uphill side, and desirable, but not mandatory, on side slopes and downhill side, provided surface sheds water away from building for a minimum of 1.8m.	25	15	75	50
E	Paving mandatory	20	10	50	30

5. PAVING REQUIREMENTS

5.1 Concrete pavements shall comply with the following table:

Site Class	Minimum Cross Fall: 1 in	For Foot Traffic Only		For Light Vehicle Traffic	
		Thickness (mm)	Reinforcement	Thickness (mm)	Reinforcement
A or S	50	75	*	100	SL72
M	30	75	*	100	SL72
H1, H2 or P	25	75	SL62	110	SL72
E	20	100	SL62	120	SL72

* SL62 mesh is not mandatory, but is recommended to limit shrinkage cracking.

5.2 Control joints shall be provided in concrete pavements in accordance with the enclosed standard details or otherwise in accordance with the recommendations of the Cement and Concrete Association of Australia.

5.3 Alternative pavements may be provided, e.g. brick or block pavers, hotmix etc. Construction must be in accordance with the manufacturers' or suppliers' specifications.

5.4 Perimeter pavements shall not be less than 900mm in width (unless noted elsewhere on the site plan).

5.5 Paving shall be constructed on a firm clean ground base. Ensure that all building debris is removed from under paving areas. Provide a compacted quarry rubble base if necessary to elevate paving and achieve the necessary falls.

5.6 The paving shall not be constructed above any damp-proof course or built-in damp-proof membrane, unless other adequate damp-proofing measures are taken. (Refer to the standard detail for the appropriate footing type for a typical detail of the junction between the pavement and the footing).

5.7 On reactive soil sites it may be found that paving separates horizontally from the perimeter of the building. It is important that any gaps between the building and paving be immediately sealed with a flexible mastic sealant.

6. GRADIENTS OF DOMESTIC DRIVEWAYS

6.1 The maximum gradients of driveways at domestic properties shall be as follows, unless specifically required or permitted otherwise by the local regulatory authority (e.g. local council):

- Across footpath i.e. between edge of the front roadway and the property line; 1 in 40 (2.5%)
- Within the property; 1 in 5 (20%)

6.2 Grade changes shall ensure that vehicles will not scrape when negotiating them. Changes in grades in excess of 12.5% (ratio: 1 in 8) will require the introduction of transitions between the main grade lines. Grade change is computed by subtracting one grade expressed as a percentage, from the adjacent grade (Note: uphill is positive grade, downhill is negative grade).

Transitions of 2.0m in length will usually be sufficient to correct bottoming or scraping. They may be in the form of a simple chord with grade calculated as half the algebraic sum of the two adjacent grades, but for vehicle occupant comfort are desirably constructed as short vertical curves. Grade changes greater than 12.5%, or the need to cater for vehicles with unusually small ground clearances, may require longer transitions.

6.3 Grade changes should be checked by use of the method and template contained within Australian Standard AS/NZS 2890.1:2004 Parking facilities—Off-street car parking.

7. BUILDING CONSTRUCTION AND ARTICULATION

7.1 It should be realised that there are many factors which affect the performance of the building. Visible cracking can be caused by shrinkage and warping of timbers, crazing of plaster, expansion of brickwork (brick growth) and shrinkage of concrete, as well as the most commonly attributed cause, viz. footing distortion.

7.2 It is generally recommended that masonry walls be articulated at some or all openings. Articulation involves the incorporation of control joints at doors and windows. The provision of all control joints at locations specified in the footing construction report, or on the control joint marking plan, is mandatory.

7.3 Control joints detailed in the footing construction report are specified for compliance with footing movement criteria – additional joints may be required to comply with the requirements of the manufacturer's specifications or the relevant Australian Standards. The detailing of joints for other than footing movements is not part of our brief.

7.4 Where no control joints are specified for footing movement requirements, expansion joints must be provided in walls longer than 10m.

Note: significant economies in footing costs may be achieved by using an articulated structure

8. **SERVICES**

8.1 On Class H1, H2, E or Class P sites, special care must be taken to ensure that flexible service connections are used so as to allow for differential soil movement. Drains attached to or emerging from underneath the building shall incorporate flexible joints immediately outside the footing and commencing within 1 m of the building perimeter to accommodate a total range of differential movement in any direction equal to the estimated characteristic surface movement of the site (ys). In the absence of specific design requirements, the fittings or other devices that are provided to allow for the movement shall be set at the mid position of their range of possible movement at the time of installation, so as to allow for movement equal to 0.5ys in any direction from the initial setting. This requirement applies to all stormwater and sanitary plumbing drains and discharge pipes and the design of such systems shall be carried out by a suitably qualified plumber. Additional statutory requirements or recommendations must also be adhered to.

8.2 Unless approved otherwise service trenches must be positioned so that the distance between the trench and the edge of the footing is not less than the depth of the trench below the base of the footing. If this cannot be achieved the Engineer must be notified before footing construction commences so that appropriate alternatives can be made to the footing design.

8.3 Service penetrations are permitted through footings subject to the requirements detailed in the footing construction specifications.

8.4 All sewer trenches both inside and outside the perimeter of the building must be carefully backfilled with approved material, and compacted. On reactive clay sites the trenches should be sloped away from the building, and should be backfilled with clay in the top 300mm within 1.5m of the building, and where pipes pass under the footings, the trench should be backfilled with clay or concrete to prevent the ingress of water beneath the footing.

1. GENERAL CONDITIONS OF USE

1.1 This construction report has been prepared at the request of the Owner or such person or persons that act on the owners behalf (his or her agent). It is a condition of the use of this report that the Owner accepts the basis on which the footing design has been prepared (as outlined in clause 2 below), and that the Owner ensures that the Engineer is advised of the times he should attend for each of the mandatory site inspection.

1.1.1 It is essential that the owner/agent reads the entire Footing Construction Report, as it contains important information relating not only to the construction of the footings, but also to the obligations, liabilities and requirements for site management.

1.2 This report contains advice designed to minimise risk to the building. It is an important document and should be kept in a safe place. It is essential that this report be supplied to subsequent owners so that they are aware of the consequences of making changes to the building, garden, and surrounding areas. Without this information, they may institute changes to site management that could jeopardise the long term serviceability of the building.

1.3 The Engineer may (and the Owner hereby authorises the Engineer to):

1.3.1 make such modifications to the report as the Engineer may deem necessary during the course of construction of the building;

1.3.2 issue instructions (including an instruction to cease construction) on behalf of the Owner to any person engaged in the construction of the building or any part thereof to ensure construction of the building in accordance with this report and any modification thereof, provided that if any modification as aforesaid would be likely to result in additional construction costs exceeding $3,000.00. The Engineer may only issue an instruction to cease construction in order to obtain the approval of the Owner to such modification.

1.4 The Owner shall be responsible for, and indemnify the Engineer against, all and any costs and charges and all claims and demands made for any additional costs incurred by reason of any act, requirement or instruction of the Engineer made or given pursuant to clause 1.3.

1.5 The Owner will comply and procure compliance in all respects and at all times with all terms, conditions and recommendations contained in, or attached to, this report.

1.6 The Engineer shall not be liable for any defect in or damage to the building (which includes the footing) arising from footing inadequacy or movement of the building, including its footing, caused by or contributed to by any breach of the terms, conditions and recommendations committed, permitted or allowed by the Owner.

1.7 Where more than one person is named as the Owner, all these terms, conditions and recommendations shall bind all such persons jointly and each such person severally, and any instruction or information given to the Engineer by any one such person shall be deemed to be given by all other such persons.

1.8 For the purposes of these conditions any builder or supervisor (and any of their respective servants or agents) engaged in the construction of the building shall be deemed to be an agent of the Owner.

1.9 It is imperative that the owner is aware of his/her responsibilities with regard to site management. Gama Consulting Pty Ltd will not be liable for any problems on site that may arise on site as a result of non-compliance or negligence by the owner (or agent).

2. FOOTING PERFORMANCE

The following information represents the basis on which the report has been prepared.

2.1 The intent of the AS 2870-2011 “Residential slabs and footings”, on which the design of the footing systems are based, is for the economical design of footings and slabs. Limits on the expected performance of engineered footings are set out in tables C1 and C2 of AS2870-2011, reproduced below. While occasional Category 2 behaviour may occur, Category 0 and 1 should be the limit for most situations.

2.2 AS2870-2011 adopts an accepted probability of category 3 damage occurring in the life of the building, which may be 50 years, is 5%. This equates to the probability that 1 in 20 buildings will experience a crack of 5mm width some time during the 50year design life and is a level of risk adopted in AS2870.

2.3 If the owner requires a different type of footing to that recommended, or stronger footings to reduce any possible movement, the Owner must notify our office prior to the commencement of construction, and we will advise accordingly.

2.4 The owner should appreciate that on reactive clays it is impossible to design an economical footing system that will totally prevent movement. Sime minor aesthetically undesirable cracking may also occur as a result of movements associated with the properties of modern day building materials.

2.5 Limits of performance are detailed in the CSIRO BTF 18 document titled "Foundation Maintenance and Footing Performance: A Homeowners Guide" and while occasional Category 2 behaviour may occur, for most situations Categories 0 and 1 should be the limit. Even significant masonry cracking with widths over 5mm (Category 3) usually has no influence on the function of the wall and only presents an aesthetic problem.

2.6 It is important for owners to understand that reactive clays move because of moisture changes and even relatively stable clays will move significantly if subjected to extreme moisture changes (e.g. too much or too little garden watering). It is neither possible nor economical to design for extreme conditions. The Owner is the only person who can maintain reasonable moisture conditions at the site.

2.7 The Owner should appreciate it is impossible to design a footing system that will totally prevent movement. Some minor aesthetic (non-structural) cracking, whilst undesirable, will occur in a significant proportion of buildings. Limits of performance are set out in Tables A1 & A2 and while occasional Category 2 behaviour may occur, for most situations Category 0 and 1 should be the limit. Even significant wall cracking with widths over 5mm (Category 3) usually has not influence on the function of the wall and only presents and aesthetic problem.

2.8 Just as it is impossible to design an immovable footing system, it is almost impossible to provide remedial measures that will prevent further movements if distress does occur. Consequently, extreme remedial measures should not be undertaken for minor problems.

2.9 Buildings constructed on sites subject to abnormal moisture conditions have a higher probability of damage. For protection against the possibility of damage and where the feature is sufficiently close to affect the ground moisture under the building and/or the event was sufficiently recent that the following examples of abnormal moisture conditions shall be avoided:

(a) The effect of trees too close to a footing.
(b) Excessive or irregular watering of gardens adjacent to the building.
(c) Failure to maintain site drainage.
(d) Failure to repair plumbing leaks.
(e) Loss of vegetation from near the building.

2.10 The owner shall be aware that normal sites can be expected to be adversely impacted by irregular climatic effects – this could include prolonged drought.

2.11 It has been assumed that aspects of site drainage, paving and landscaping which are described in this report have been, or will be, implemented. Where all of these aspects do not form part of the building contract, it is a mandatory requirement that they be carried out within a period of 3 months from date of completion, provided always that adequate temporary drainage is provided.

2.12 For protection against the possibility of damage, the planting of trees should be avoided on reactive clay sites. This is not normally practicable but the planting of trees must accord with recommendations set out elsewhere in these notes.

2.13 When additions are made to an existing building, special conditions will apply. The footings of the existing building and the footings of the addition are always separate structures. Even though some connection may be made between the footings, the footings will move differentially, meaning that cracking may occur at the junction of the two footings and control joints will open and/or close. The presence of the addition should not be expected to stabilise any pre-existing movements in the existing building.

2.14 Attachment of floor surfacing to concrete slabs that have not fully dried can cause problems via shrinkage or moisture reactions with glues. Drying times up to 6 months may be required. Recommendations given in Martin et al (1983) should be followed. Concrete shrinks as it dries and this results in some cracking, often of the order of 1mm wide. This has little effect on structural performance or watertightness of the slab but could affect some brittle floor coverings if installed too soon.

TABLE C1: CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit	Category and degree of damage
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 may 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 to 5 mm in one group)	3 – Moderate
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. 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 3m straight edge centered over defect ([5])	Category and degree of damage
Hairline cracks, insignificant movement of slabs 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, of more than 1:100 will normally be clearly visible. Overall deviations 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.

3. SOIL BORELOGS

3.1 The soil profiles as indicated by the test bores, form the basis of the footing recommendations contained within this report. The Owner should appreciate that soil samples obtained at the site may not disclose all types of soil existing at the site.

3.2 The footings have been selected on the basis of the recognised characteristics of the soil profile. Unless otherwise stated these characteristics have been visually assessed and related to known performance of the soils under optimum conditions of site development and uses.

3.3 It is not economically possible or practical to determine every sub surface feature on a site. Because of this any variations or discrepancies in soil type, colour, or horizon depth which come to the attention of the Owner or his agents must be referred to the Engineer immediately.

3.4 The soil sampling investigation carried out on your site follows recommendations in AS2870. Most times be this will be sufficient to determine the average soil characteristics. If the owner and/or the agent are or become aware of any unusual soil properties, our office must be informed immediately.

4. **SITE INSPECTIONS**

4.1 The intention of the inspections is that the work is being carried out substantially in accordance with the requirements of the report. The inspections shall not be of a detailed supervisory nature, and it shall remain the clients or agents responsibility to ensure the overall adequacy. Inspections specifically exclude the particular architectural details, checking of levels, layout dimensions, squareness, relationship to boundaries and matters which will not affect the structural performance of the building.

4.2 The Owner (or appointed Builder) shall ensure that the Engineer is advised at least 24 hours in advance of the time he should attend for each of the mandatory inspections, and shall ensure that construction of the building is not allowed to proceed beyond any stage at which an inspection is required, unless the Engineer has approved the work at that stage.

4.3 Fees for site inspections have not been included in the initial design fees, and will be charged in accordance with current fee scales.

Please see below for a list of possible inspections. Please note that the inspections listed below are strongly recommended with some inspections possibly optional, and can be carried out at the discretion of the Owner; however it is stressed that incorrect construction, detected at a later stage, may result in increased costs for remedial work.

4.4 Stages for Inspections:-

4.4.1 Upon completion of primary earthworks, where the depth of excavation exceeds 600mm. Alternatively, this inspection may be carried out at the same time as later inspections, provided the Owner accepts the consequences of any changes to the footing construction that may be required, as a result of the primary earthworks. The inspection shall be limited to a visual assessment of the earthworks, and any approval shall be conditional upon the Owner completing the final earthworks to the correct levels and slopes at a later stage. Where the Engineer considers that additional testing or investigation is required as a result of the earthworks, work shall not proceed until the additional services have been completed. Any such additional testing, investigation and reporting shall incur additional fees.

4.4.2 Upon completion of excavation for footings and prior to the placement of any damp-proofing membrane or reinforcement. Where footing construction is completed in stages (e.g. pier-and-beam construction, split-level buildings) an inspection must be carried out at each stage. If inspection 4.1 has not been carried out, the earthworks will be checked at this stage.

4.4.3 Upon completion of fixing of reinforcement and at, or prior to, the commencement of the concrete pour. The following items shall be checked during this inspection, but it shall remain the Client's responsibility to ensure that the correct cover to reinforcement, concrete quality and quality of workmanship are maintained, damp-proofing membrane are not punctured, and that the concrete is finished to the correct levels.

4.4.4 Upon completion of excavation for main sewers to ensure that the trenches, as constructed, do not contravene the original plans. Checking sewers for compliance with the requirements of statutory authorities is excluded. This inspection is only mandatory when the depth of any sewer trench exceeds the distance from the trench to the building. (This does not apply to trenches up to 900mm deep perpendicular to the building).

4.4.5 Upon completion of any masonry (where it is specified to be articulated) to ensure that the control joints have been provided at the specified locations. Checking joint details which are not visible is excluded and no responsibility is taken for any problem arising from such joint details. Alternatively, this inspection may be carried out at the same time as 4.5.6, provided the Owner accepts the consequences of any remedial works required as a result of incorrect joint construction.

4.4.6 Upon completion of the installation of paving, stormwater drains, pipes and structures, to check their compliance with drainage requirements. The checking of sections which are not visible is excluded and no responsibility is taken for any problem arising from such sections. Maintenance of ground slopes to ensure continued proper drainage will be required subsequent to the inspection, and shall remain the Owner's responsibility. If inspection 4.4.5 has not been carried out, any control joints will be checked at this stage.

This work must have been completed, and inspected, within 3 months of the date of practical completion.

5. TERMS OF ENGAGEMENTS

5.1 All work will be carried in accordance with Gama Consulting's "Terms and Conditions of Engagement for Consulting Services'

GAMA CONSULTING
engineers and project management

Project No: 210250 Sheet 1

Date: 1/10/21

GROUND MOVEMENT COMPUTATION

SITE LOCATION:
23 Riverdale Street
Myrtle Bank, SA

Tree Parameters	Single tree
Design height of tree	HT = 20.0m
Dist. of tree to building	Dt = 10.0m
Max. Des. Drying Dep	Ht = 4.0m
Influence Distance	Di = 20.0m
Δu_{base}	0.43pF

Location	Adelaide
Δu	1.20pF
H_s	4.0 m

REFER TO THE SURFACE SOIL BORELOGS FOR THE DESCRIPTION OF THE SOIL HORIZONS

α		Ipt %		Depth (m) BORE 1	R	BORE 2	R	BORE 3	R
1		0.2		0.00 - 0.15		0.00 - 0.15		0.00 - 0.15	
1		1.2		0.15 - 0.50		0.15 - 0.35		0.15 - 0.35	
1		4.0		0.50 - 1.35		0.35 - 1.05		0.35 - 1.05	
1		3.0		1.35 - 2.30					
1		3.2				1.05 - 2.25			
1		3.5						1.05 - 2.45	
1		3.5		2.3 - 3.0		2.3 - 3.0		2.45 - 3.00	

SITE CLASSIFICATION: CLASS - P

PROBLEM FACTORS: See Footing Construction Report

OVERALL SOIL REACTIVITY: Extremely Reactive

	BORE 1		BORE 2		BORE 3	
y_s	71.7		75.5		78.0	
y_t	29.3		29.6		30.2	
y_s+y_t	101.0		105.1		108.2	
	c/h	e/h	c/h	e/h	c/h	e/h
y_m	79.5	50.2	82.4	52.8	84.8	54.6
D_{cr}	3.7	2.6	3.9	2.7	4.0	2.8

PROPERTIES OF THE OVERALL SOIL PROFILE

These soils can undergo very large swelling and shrinkage movements under the action of wetting and drying. The soil bearing capacity of founding strata may be reduced with excessive wetting. Trees & shrubs can result in some very significant settlements due to their drying action on the soil, and root growth can affect structures. Internal soil moisture drainage is usually slow.

GENERAL NOTES

Information contained in this borelog must not be used by others for design purposes without written permission from this office.
Department, & other statutory authorities regarding unnatural features (wells, mineshafts, filled areas, etc.), land use (toxic waste disposal etc.), or other features typical to the area (landslip, springs etc)
Soil properties are based on standard visual-tactile testing procedures unless specifically noted otherwise.
Site details are obtained visually to assist in a general understanding of the site for soil assessment only.
Site details must not be used for other purposes (eg. in lieu of a contour plan).

GAMA CONSULTING
engineers and project management

Project No: 210250 Sheet 1

Date: 1/10/21

GROUND MOVEMENT COMPUTATION

SITE LOCATION:
23 Riverdale Street
Myrtle Bank, SA

Tree Parameters	Single tree	Location	Adelaide
		Δu	1.20pF
Design height of tree	HT = 20.0m	H_s	4.0 m
Dist. of tree to building	Dt = 10.0m		
Max. Des. Drying Dep	Ht = 4.0m		
Influence Distance	Di = 20.0m		
Δu_{base}	0.43pF		

REFER TO THE SURFACE SOIL BORELOGS FOR THE DESCRIPTION OF THE SOIL HORIZONS

α		Ipt %		Depth (m) BORE 4	R	BORE	R	BORE	R
1		0.2		0.00 - 0.15					
1		1.2		0.15 - 0.30					
1		4.0		0.30 - 0.90					
1		3.2		0.90 - 1.55					
1		0.0		1.55 - 1.60	R				

SITE CLASSIFICATION: CLASS - P

PROBLEM FACTORS: See Footing Construction Report

OVERALL SOIL REACTIVITY: Highly Reactive

	BORE 4					
y_s	44.2					
y_t	4.3					
y_s+y_t	48.5					
	c/h	e/h	c/h	e/h	c/h	e/h
y_m	35.3	30.9				
D_{cr}	2.0	1.8				

PROPERTIES OF THE OVERALL SOIL PROFILE

These soils can undergo significant swelling and shrinkage movements under the action of wetting and drying. The soil bearing capacity of founding strata may be reduced with excessive wetting. Trees & shrubs can result in some significant settlements due to their drying action on the soil, and root growth can affect structures. Internal soil moisture drainage is usually slow to moderate.

GENERAL NOTES

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Department, & other statutory authorities regarding unnatural features (wells, mineshafts, filled areas, etc.), land use (toxic waste disposal etc.), or other features typical to the area (landslip, springs etc)
Soil properties are based on standard visual-tactile testing procedures unless specifically noted otherwise.
Site details are obtained visually to assist in a general understanding of the site for soil assessment only.
Site details must not be used for other purposes (eg. in lieu of a contour plan).

INPUT DATA

Footing Analysis by:SLOG

Site: Myrtle Bank
Reference: 210250
Date: 2021

Structure geometry

Length of Structure L:	13.6	m
Breadth of Structure:	11.2	m
No. beams parallel to Long Span:	4	
No. beams parallel to Short Span:	5	
Deflection Ratio △/L:	400	
Maximum Allowable Deflection △:	30	mm
Depth Footing not Embedded:	0.2	m

Soil Properties

Soil Heave Ym:	85	mm
Depth of suction change Hs:	4	m
Mound stiffness k:	1294	kPa/m

Structure loads

Edge Load on West End:	10.5	kN/m
Edge Load on East End:	11.3	kN/m
Edge Load on North Side:	19.4	kN/m
Edge Load on South Side:	19.4	kN/m
North-South Centre Load:	0	kN/m
East-West Centre Load:	0	kN/m
Uniform distributed load:	1.09	kPa

Raft Footing Properties (for Input Steel)

Sub-Beam Width:	300	mm
Sub-Beam Top Bars:	603	mm^2
Sub-Beam Bottom Bars:	603	mm^2
Sub-Beam Steel Grade:	500	MPa
Top Concrete Cover:	50	mm
Bottom Concrete Cover:	50	mm
Slab Thickness:	100	mm
Area Slab Steel:	227	mm2/m
Slab Steel Grade:	500	MPa
Concrete Compressive Strength f'c:	20	MPa
Concrete Tensile Strength Hogging:	1.8	MP^a
Concrete Tensile Strength Sagging:	2.7	MPa
Young's Modulus of Concrete:	15000	MPa
Requested Mu/Mcr Ratio Hogging:	1.5	
Requested Mu/Mcr Ratio Sagging:	1.5	
Slab Panel Width:	1300	mm

Additional Properties

Soil Edge Heave:	55	mm
Beam Side Friction:	0	kPa

OUTPUT - Raft Footing

Footing Analysis by: SLOG

Site: Myrtle Bank
Reference: 210250
Date: 2021

Required Capacities per Beam

	Long Span		Short Span	
Centre Heave				
Ultimate Negative Moment:	-306.1	kNm	-370.1	kNm
Ultimate Positive Moment:	0.0	kNm	0.0	kNm
Max Shear:	-81.8	kN	-93.5	kN
Required Stiffness:	168.426	MNm^2	139.715	MNm^2
Edge Heave				
Ultimate Negative Moment:	-8.1	kNm	-14.4	kNm
Ultimate Positive Moment:	10.7	kNm	3.9	kNm
Max Shear:	12.4	kN	-26.6	kN
Required Stiffness:	2.800	MNm^2	2.720	MNm^2

RAFT REQUIREMENTS

Sub-beams:	300	**mm wide x**	940	**mm deep**		
Slab:	100	**mm**	227	**mm^2/m Steel**	500	**MPa**
Subbeam top bars:	603	**mm^2 Steel**	500	**MPa**		
Subbeam bottom bars:	603	**mm^2 Steel**	500	**MPa**		
Concrete:	20	**MPa**				

Actual Capacities per Beam

	Centre Heave		Edge Heave	
Sub-beam depth:	940	mm	940	mm
Input top bars	603	mm^2		
Input bottom bars			603	mm^2
Ultimate Moment Mu:	379.5	kNm	266.2	kNm
Cracking Moment Mcr:	169.3	kNm	157.7	kNm
Mu/M* =	1.28		31.15	
Mu/Mcr =	2.24		1.69	
Stiffness:	173.480	MNm^2	508.052	MNm^2

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engineers and project management

Project No: 210250 Sheet 1

Date: 1/10/21

GROUND MOVEMENT COMPUTATION

SITE LOCATION:
23 Riverdale Street
Myrtle Bank, SA

Tree Parameters	Single tree
Design height of tree	HT = 20.0m
Dist. of tree to building	Dt = 10.0m
Max. Des. Drying Dep	Ht = 4.0m
Influence Distance	Di = 20.0m
Δu_{base}	0.43pF

Location	Adelaide
Δu	1.20pF
H_s	4.0 m

REFER TO THE SURFACE SOIL BORELOGS FOR THE DESCRIPTION OF THE SOIL HORIZONS

α		Ipt %		Depth (m) BORE 1	R	BORE 2	R	BORE 3	R
1		0.2		0.00 - 0.15		0.00 - 0.15		0.00 - 0.15	
1		1.2		0.15 - 0.50		0.15 - 0.35		0.15 - 0.35	
1		4.0		0.50 - 1.35		0.35 - 1.05		0.35 - 1.05	
1		3.0		1.35 - 2.30					
1		3.2				1.05 - 2.25			
1		3.5						1.05 - 2.45	
1		3.5		2.3 - 3.0		2.3 - 3.0		2.45 - 3.00	

SITE CLASSIFICATION: CLASS - P

PROBLEM FACTORS: See Footing Construction Report

OVERALL SOIL REACTIVITY: Extremely Reactive

	BORE 1		BORE 2		BORE 3	
y_s	71.7		75.5		78.0	
y_t	29.3		29.6		30.2	
y_s+y_t	101.0		105.1		108.2	
	c/h	e/h	c/h	e/h	c/h	e/h
y_m	79.5	50.2	82.4	52.8	84.8	54.6
D_{cr}	3.7	2.6	3.9	2.7	4.0	2.8

PROPERTIES OF THE OVERALL SOIL PROFILE

These soils can undergo very large swelling and shrinkage movements under the action of wetting and drying. The soil bearing capacity of founding strata may be reduced with excessive wetting. Trees & shrubs can result in some very significant settlements due to their drying action on the soil, and root growth can affect structures. Internal soil moisture drainage is usually slow.

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GAMA CONSULTING
engineers and project management

Project No: 210250 Sheet 1

Date: 1/10/21

GROUND MOVEMENT COMPUTATION

SITE LOCATION:
23 Riverdale Street
Myrtle Bank, SA

Tree Parameters	Single tree	Location	Adelaide
		Δu	1.20pF
Design height of tree	HT = 20.0m	H_s	4.0 m
Dist. of tree to building	Dt = 10.0m		
Max. Des. Drying Dep	Ht = 4.0m		
Influence Distance	Di = 20.0m		
Δu_{base}	0.43pF		

REFER TO THE SURFACE SOIL BORELOGS FOR THE DESCRIPTION OF THE SOIL HORIZONS

α		Ipt %		Depth (m) BORE 4	R	BORE	R	BORE	R
1		0.2		0.00 - 0.15					
1		1.2		0.15 - 0.30					
1		4.0		0.30 - 0.90					
1		3.2		0.90 - 1.55					
1		0.0		1.55 - 1.60	R				

SITE CLASSIFICATION: CLASS - P

PROBLEM FACTORS: See Footing Construction Report

OVERALL SOIL REACTIVITY: Highly Reactive

	BORE 4					
y_s	44.2					
y_t	4.3					
y_s+y_t	48.5					
	c/h	e/h	c/h	e/h	c/h	e/h
y_m	35.3	30.9				
D_{cr}	2.0	1.8				

PROPERTIES OF THE OVERALL SOIL PROFILE

These soils can undergo significant swelling and shrinkage movements under the action of wetting and drying. The soil bearing capacity of founding strata may be reduced with excessive wetting. Trees & shrubs can result in some significant settlements due to their drying action on the soil, and root growth can affect structures. Internal soil moisture drainage is usually slow to moderate.

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INPUT DATA

Footing Analysis by:SLOG

Site: Myrtle Bank
Reference: 210250
Date: 2021

Structure geometry

Length of Structure L:	13.6	m
Breadth of Structure:	11.2	m
No. beams parallel to Long Span:	4	
No. beams parallel to Short Span:	5	
Deflection Ratio △/L:	400	
Maximum Allowable Deflection △:	30	mm
Depth Footing not Embedded:	0.2	m

Soil Properties

Soil Heave Ym:	85	mm
Depth of suction change Hs:	4	m
Mound stiffness k:	1294	kPa/m

Structure loads

Edge Load on West End:	10.5	kN/m
Edge Load on East End:	11.3	kN/m
Edge Load on North Side:	19.4	kN/m
Edge Load on South Side:	19.4	kN/m
North-South Centre Load:	0	kN/m
East-West Centre Load:	0	kN/m
Uniform distributed load:	1.09	kPa

Raft Footing Properties (for Input Steel)

Sub-Beam Width:	300	mm
Sub-Beam Top Bars:	603	mm^2
Sub-Beam Bottom Bars:	603	mm^2
Sub-Beam Steel Grade:	500	MPa
Top Concrete Cover:	50	mm
Bottom Concrete Cover:	50	mm
Slab Thickness:	100	mm
Area Slab Steel:	227	mm2/m
Slab Steel Grade:	500	MPa
Concrete Compressive Strength f'c:	20	MPa
Concrete Tensile Strength Hogging:	1.8	MP^a
Concrete Tensile Strength Sagging:	2.7	MPa
Young's Modulus of Concrete:	15000	MPa
Requested Mu/Mcr Ratio Hogging:	1.5	
Requested Mu/Mcr Ratio Sagging:	1.5	
Slab Panel Width:	1300	mm

Additional Properties

Soil Edge Heave:	55	mm
Beam Side Friction:	0	kPa

OUTPUT - Raft Footing

Footing Analysis by: SLOG

Site: Myrtle Bank
Reference: 210250
Date: 2021

Required Capacities per Beam

	Long Span		Short Span	
Centre Heave				
Ultimate Negative Moment:	-306.1	kNm	-370.1	kNm
Ultimate Positive Moment:	0.0	kNm	0.0	kNm
Max Shear:	-81.8	kN	-93.5	kN
Required Stiffness:	168.426	MNm^2	139.715	MNm^2
Edge Heave				
Ultimate Negative Moment:	-8.1	kNm	-14.4	kNm
Ultimate Positive Moment:	10.7	kNm	3.9	kNm
Max Shear:	12.4	kN	-26.6	kN
Required Stiffness:	2.800	MNm^2	2.720	MNm^2

RAFT REQUIREMENTS

Sub-beams:	300	**mm wide x**	940	**mm deep**		
Slab:	100	**mm**	227	**mm^2/m Steel**	500	**MPa**
Subbeam top bars:	603	**mm^2 Steel**	500	**MPa**		
Subbeam bottom bars:	603	**mm^2 Steel**	500	**MPa**		
Concrete:	20	**MPa**				

Actual Capacities per Beam

	Centre Heave		Edge Heave	
Sub-beam depth:	940	mm	940	mm
Input top bars	603	mm^2		
Input bottom bars			603	mm^2
Ultimate Moment Mu:	379.5	kNm	266.2	kNm
Cracking Moment Mcr:	169.3	kNm	157.7	kNm
Mu/M* =	1.28		31.15	
Mu/Mcr =	2.24		1.69	
Stiffness:	173.480	MNm^2	508.052	MNm^2

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PROJECT 210250 Sheet 1

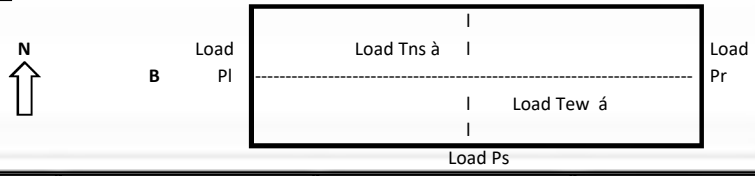
DESIGN CALCULATIONS FOR FOOTINGS - "SLOG ANALYSIS" DCF

GROUND MOVEMENT Refer Surface Soil Borelog "ym" C/H 85 E/H 55
With tree effects

BUILDING CONSTRUCTION Number of stories 2

ROOF	kPa	*	EXT. WALLS	kPa	*	INT. WALLS	kPa	*	FLOOR	kPa	*
TILED - Truss	0.90		110mm S/B	4.60		110mm S/B	2.40		100mm Conc.	2.40	
TILED - Conv.	0.90		110mm B/V	2.50		90mm S/B	2.10		110mm Conc.	2.70	
Lt. Wt - Truss	0.40	*	110mm B/V	2.50	*	Clad frame	0.30	*	Hebel	1.00	
Lt. Wt - Conv.	0.40		Hebel Frame	1.00	*				Timber	0.40	*
			Clad frame	0.50					DL 1st Foor		
Eave width	m	0.60	Storey height	m	3.42	Storey height	m	2.71	L.L	0.75	*

LOADING ARRANGEMENT



EQUIV. RECTANGLE		Dwelling 1/2											
L (E-W)	B (N-S)	13.60		11.20									
L/d RATIO	ð max (mm)	400	30.0	400	28.0								
EDGE LOADS	**kN/m**	Pl	Pr	Pn	Ps								
ROOF		1.2	1.2	2.4	2.4								
EXTERNAL WALLS		7.9	8.7	11.3	11.3								
FLOOR		1.5	1.5	5.8	5.8								
TOTAL		10.5	11.3	19.4	19.4								
CENTRE LOADS	**kN/m**	Tns		Tew		Tns		Tew		Tns		Tew	
TOTAL		0.0		0.0									
U.D. LOADS	**kPa**												
INTERNAL WALLS		0.3											
DL 1st FLOOR													
LL FLOOR	Ground + 1st	0.75											
TOTAL		1.09											
Q	**kPa**	6.16											
NO. OF BEAMS		4		5									

SLOG ANALYSIS RESULTS MOMENTS (kNm) and STIFFNESS (mm4 E9) PER BEAM

C / H	Mu	M*	306.1	244.9	370.1	296.1				
C / H	Ir		11.23		9.33					
E / H	Mu	M*	11.0	8.8	14.5	11.6				
E / H	Ir		0.20		0.19					

FOOTING BEAMS

Properties

Concrete	20 mPa	Ec 15000 mPa		ft c/h	1.8 mPa	ft e/h	2.7 mPa	
Reinforcement	500 mPa	Cover to ligatures		top	50 mm	bottom	50 mm	

BEAM TYPE		F1	F2						
Applies to	All rectangles	Yes	Yes						
SECTION	(R, L, or T)	L	T						
O/A DEPTH	mm	1000	1000						
WIDTH	mm	300	300						
SLAB T	mm	100	100						
REO - SL		82	82						
LAYERS		1	1						
FLANGE WIDTH (Allowable)		1300	2300						
FLANGE WIDTH (Available)		1300	2300						
B (o/a)	mm	1300	2300						
TOP BARS	No.	2	2						
	DIAM. mm	20	20						
BOT. BARS	No.	3	3						
	DIAM. mm	20	20						
As TOP	mm2	923	1150						
BOT.	mm2	942	942						
CENTRE HEAVE									
M* (c/h)	KNm	296.1	296.1						
0.8M* (e/h)	KNm	9.3	9.3						
M*	KNm	296.1	296.1						
0.8Mu	KNm	331.2	409.8						
Mcr	KNm	187.2	278.4						
Mu/Mcr	Min 1.50	2.21	1.84						
Ir	mm4E9	11.23	11.23						
Ig	mm4E9	40.30	49.49						
Ie	mm4E9	16.07	42.75						
EDGE HEAVE									
M* (e/h)	KNm	11.6	11.6						
0.8M* (c/h)	KNm	236.9	236.9						
M*	KNm	236.9	236.9						
0.8Mu	KNm	346.5	348.3						
Mcr	KNm	177.6	196.5						
Mu/Mcr	Min 1.50	2.44	2.22						
Ir	mm4E9	0.20	0.20						
Ig	mm4E9	40.30	49.49						
Ie	mm4E9	40.30	49.49						

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PROJECT 210250 Sheet 1

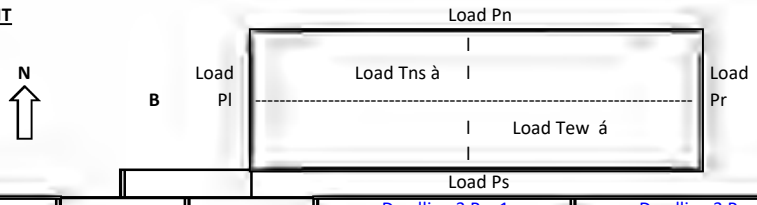
DESIGN CALCULATIONS FOR FOOTINGS - "SLOG ANALYSIS" DCF

GROUND MOVEMENT Refer Surface Soil Borelog "ym" C/H 85 E/H 55
With tree effects

BUILDING CONSTRUCTION Number of stories 2

ROOF	kPa	*	EXT. WALLS	kPa	*	INT. WALLS	kPa	*	FLOOR	kPa	*
TILED - Truss	0.90		110mm S/B	4.60		110mm S/B	2.40		100mm Conc.	2.40	*
TILED - Conv.	0.90		110mm B/V	2.50		90mm S/B	2.10		110mm Conc.	2.70	
Lt. Wt - Truss	0.40	*	110mm B/V	2.50	*	Clad frame	0.30	*	Hebel	1.00	
Lt. Wt - Conv.	0.40		Hebel Frame	1.00	*				Timber	0.40	
			Clad frame	0.50					DL 1st Foor	0.50	*
Eave width	m	0.20	Storey height	m	3.42	Storey height	m	2.71	L.L	0.75	*

LOADING ARRANGEMENT



EQUIV. RECTANGLE						Dwelling 3 Rec1				Dwelling 3 Rec2			
L (E-W)	B (N-S)					22.70		6.60		15.10		10.24	
L/d RATIO	ð max (mm)					400	30.0	400	16.5	400	30.0	400	25.6
EDGE LOADS	**kN/m**	Pl	Pr	Pn	Ps	Pl	Pr	Pn	Ps	Pl	Pr	Pn	Ps
ROOF						0.8	0.8	1.4	1.4	0.8	0.8	2.1	2.1
EXTERNAL WALLS						5.6	5.6	6.1	11.3	5.6	10.7	9.6	8.7
FLOOR						4.4		2.9	2.9	1.5	1.5	4.4	4.4
TOTAL						10.7	6.4	10.4	15.6	7.8	13.0	16.1	15.2
CENTRE LOADS	**kN/m**	Tns		Tew		Tns		Tew		Tns		Tew	
TOTAL						0.0		0.0		0.0		0.0	
U.D. LOADS	**kPa**												
INTERNAL WALLS						0.3				0.3			
LL FLOOR	Ground + 1st					0.75				0.75			
TOTAL						1.09				1.09			
Q	**kPa**					5.78				5.52			
NO. OF BEAMS						6		20		9		11	

SLOG ANALYSIS RESULTS MOMENTS (kNm) and STIFFNESS (mm4 E9) PER BEAM

C / H	Mu	M*				0.0		0.0		0.0		0.0
C / H	Ir											
E / H	Mu	M*				0.0		0.0		0.0		0.0
E / H	Ir											

FOOTING BEAMS

Properties

Concrete	20 mPa	Ec 15000 mPa		ft c/h	1.8 mPa	ft e/h	2.7 mPa	
Reinforcement	500 mPa	Cover to ligatures		top	50 mm	bottom	50 mm	

BEAM TYPE		F1	F2						
Applies to	All rectangles	Yes	Yes						
SECTION	(R, L, or T)	L	T						
O/A DEPTH	mm	400	400						
WIDTH	mm	300	110						
SLAB T	mm	100	100						
REO - SL		82	82						
LAYERS		1	1						
FLANGE WIDTH (Allowable)		1300	2110						
FLANGE WIDTH (Available)		500	1000						
B (o/a)	mm	500	1000						
TOP BARS	No.	2	0						
	DIAM. mm	16	16						
BOT. BARS	No.	2	1						
	DIAM. mm	16	16						
As TOP	mm2	516	227						
BOT.	mm2	402	201						
CENTRE HEAVE									
M* (c/h)	KNm	0.0	0.0						
0.8M* (e/h)	KNm	0.0	0.0						
M*	KNm	0.0	0.0						
0.8Mu	KNm	64.9	30.8						
Mcr	KNm	21.1	25.7						
Mu/Mcr	Min 1.50	3.84	1.49						
Ir	mm4E9	0.00	0.00						
Ig	mm4E9	2.09	1.42						
Ie	mm4E9	2.09	1.42						
EDGE HEAVE									
M* (e/h)	KNm	0.0	0.0						
0.8M* (c/h)	KNm	0.0	0.0						
M*	KNm	0.0	0.0						
0.8Mu	KNm	52.7	26.6						
Mcr	KNm	25.5	12.8						
Mu/Mcr	Min 1.50	2.58	2.59						
Ir	mm4E9	0.00	0.00						
Ig	mm4E9	2.09	1.42						
Ie	mm4E9	2.09	1.42						

THE Adelaide TREE SURGERY
A division of tree aware

3 Ellemsea Circuit
LONSDALE SA 5160
ABN: 33 099 478 994
Phone: 8371 5955 **Mobile**: 0408 086 774 **Fax**: 8297 6885 **Email**: mark@adelaidetreesurgery.com

Pre - Development Arboricultural Assessment and Report

Prepared for
URPS
Mr Phil Harnett
12/154 Fullarton Road
Rose Park SA 5067

Site Address
23 Riverdale Road
Myrtle Bank SA 5064

In Regard to
1 x Significant *Eucalyptus camaldulensis* (River Red Gum) and council owned *Eucalyptus camaldulensis* (River Red Gum)

Prepared By:
Mark Elliott *Consulting Arborist/Diploma Arboriculture*

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A division of tree aware

3 Ellemsea Circuit
LONSDALE SA 5160
ABN: 33 099 478 994
Phone: 8371 5955 **Mobile**: 0408 086 774 **Fax**: 8297 6885 **Email**: mark@adelaidetreesurgery.com

CONTENTS **Page No**

1.0 INTRODUCTION

1.1 This report has been prepared at the request of **Mr Phil Harnett** from **URPS** and this tree report is in relation to one **"Significant Tree"** and **council owned** tree which is located at **23 Riverdale Avenue, Myrtle Bank SA 5063.**

1.2 It is proposed to undertake demolition of the existing dwelling and construction of three new dwellings.

1.3 **The subject privately owned tree has been identified as a *Eucalyptus camaldulensis* (River Red Gum) and the tree is classified as a "Significant Tree" as per the *Planning, Development and Infrastructure Act 2016* and the council owned River Red Gum is protected under the same legislation.**

1.4 **Tree Root Investigation** work have been undertaken for the privately owned tree as part of this tree report to ensure that the subject **River Red Gums** health and condition will not be compromised. These works were undertaken to provide guidance with the design process and to ensure the tree/s health and condition are maintained and the tree continue to provide great amenity to the local area.

1.5 At the time of the inspection, both **River Red Gum** was showing good health and condition considering the age/maturity of the tree.

2.0 TERMS OF REFERENCE

2.1 Instructions were received in **January 2021.**

2.2 The instructions requested were to undertake tree root investigation works and an arborist report on the privately owned **River Red Gum** which is located in the rear yard of **23 Riverdale Road, Myrtle Bank SA 5064** and inspect the council owned **River Red Gum** for the proposed construction of three new dwellings **(refer Figure 2).**

2.3 Correct methodologies and designing options are recommended to work around the subject trees to ensure that the tree's health and condition remains in its current condition and not affected by any development proposal.

2.4 This report uses the **Australian Standard, 4970-2009: The Protection of Trees on Development** Sites as the guiding principles in regard to the proposed development of the site.

3.0 CAVEAT EMPTOR

3.1 This is a **stage** 2 **'Ground Report and Tree Root Investigation Report'**. The trees were inspected from the ground only and tree root excavation works where undertaken for the privately owned tree.

3.2 The report is limited by the time of the inspection.

3.3 The report reflects the trees as found on the day of inspection. Any changes to site conditions or surroundings, such as construction works, landscape works or further failures or pruning, may alter the findings of the report.

3.4 The inspection period to which this report applies is **three months** from the date of the report.

4.0 THE SITE

4.1 The subject privately owned tree is located in the rear yard and the rear yard of **23 Riverdale Avenue, Myrtle Bank SA 5064 and** the council tree is located within the verge along **Way Road, Myrtle Bank SA 5064.**

4.2 This property is a corner property with Way Avenue running along the eastern side.

4.3 The **River Red Gum** is located towards the rear eastern side of the property and there are a number of small sheds/garages constructed on the northern side of the subject tree along with a driveway running along the eastern side.

4.4 The western side of the **River Red Gum** consists of a large, grassed area which is between the tree and the existing dwelling.

4.5 The council owned **River Red Gum** is located within the council verge on **Way Avenue, Myrtle Bank SA 5064.**

4.6 **Myrtle Bank** is a leafy suburb and has a large number of large mature trees lining the street throughout the suburb and also within private properties.

4.7 **Myrtle Bank** is located with the council boundaries of the **City of Unley** which is located approximately 3 – 9 km south from the **Central Business District (CBD).**

Figure 1 shows an aerial image of 23 Riverdale Avenue, Myrtle Bank SA 5064 and the subject River Red Gums are highlighted in red.

5.0 THE PROPOSAL

5.1 It is proposed to demolish the existing dwelling and construct three new dwellings at **23 Riverdale Avenue, Myrtle Bank SA 5064 (refer to Figure 2).**

5.2 The proposed plans for the three dwellings have considered the health and condition of the two subject **River Red Gums (refer to Figure 2).**

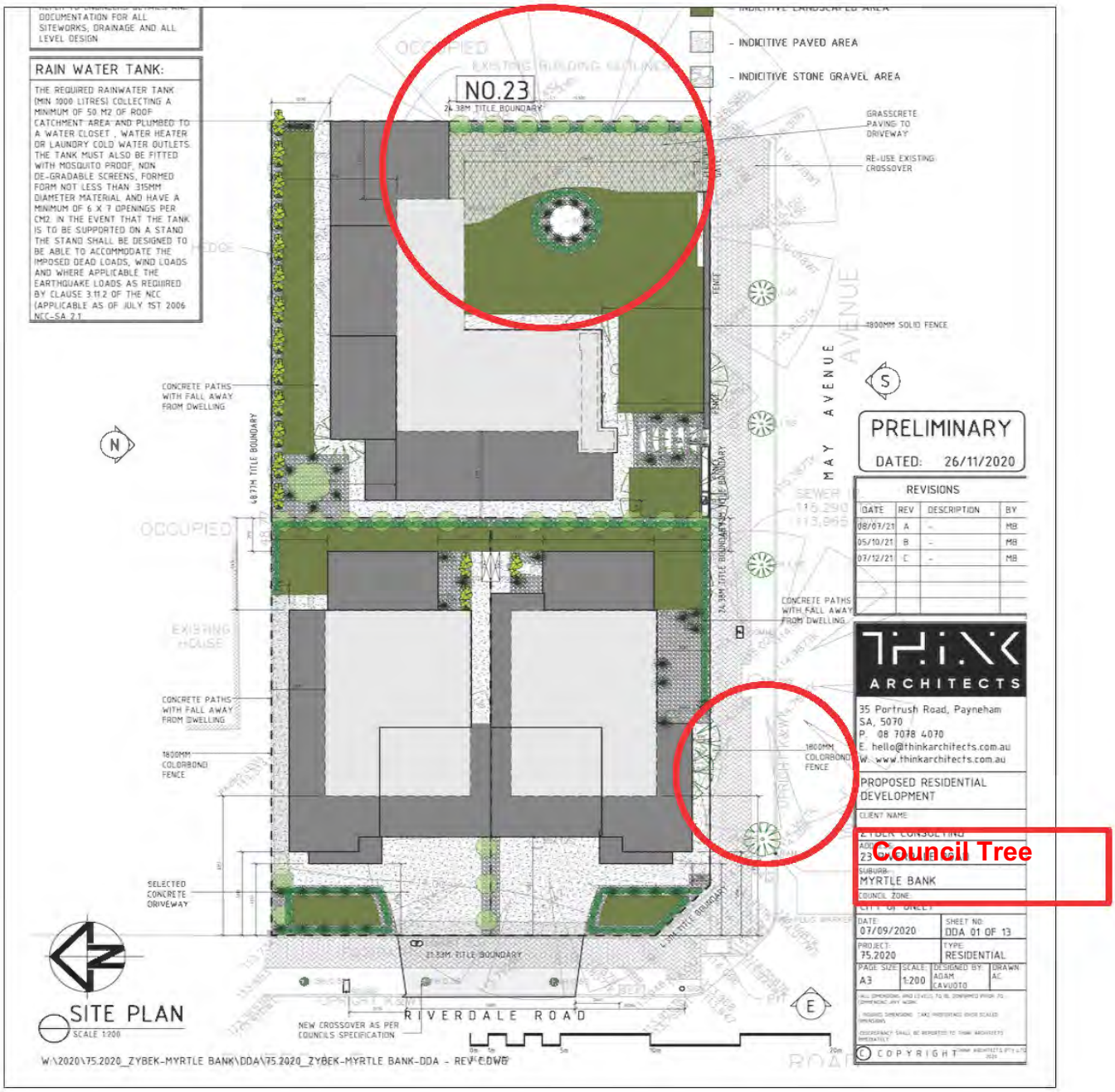

Figure 2 shows the proposed plans for three new dwellings at 23 Riverdale Avenue, Myrtle Bank SA 5064 and the two subject trees are highlighted

6.0 THE TREES - Two *Eucalyptus camaldulensis* (River Red Gum):

6.1 Tree 1 – privately owned - *Eucalyptus camaldulensis* (River Red Gum):

6.2 The **River Red Gum** is has a stem circumference greater than 3 meters when measured at 3 meters above natural ground level, therefore the subject tree is classified as a **"Significant Tree"** as per the **City of Unley Development Plan.**

6.3 The **River Red Gum** is a large mature specimen with an estimated age between **85 plus years old.**

Figure 3 shows the River Red Gum Which is growing within the rear yard of 23 Riverdale Avenue, Myrtle Bank SA 5064. This photo is taken from Avenue Street driveway entrance.

6.4 The **River Red Gum** is approximately **17 meters in height.**

6.5 The main stem arises to approximately 3.5 meters above ground level where the tree then divides into two large main leaders that start to form the large broad spreading crown.

6.6 The crown of the **River Red Gum** has a large broad spreading crown with the following dimensions: 10 meters to the west, 8 meters to the south, 7 meters to the east and 8 meters to the north.

6.7 The foliage density of the crown was rated as good, the foliage had good color and the foliage size was good.

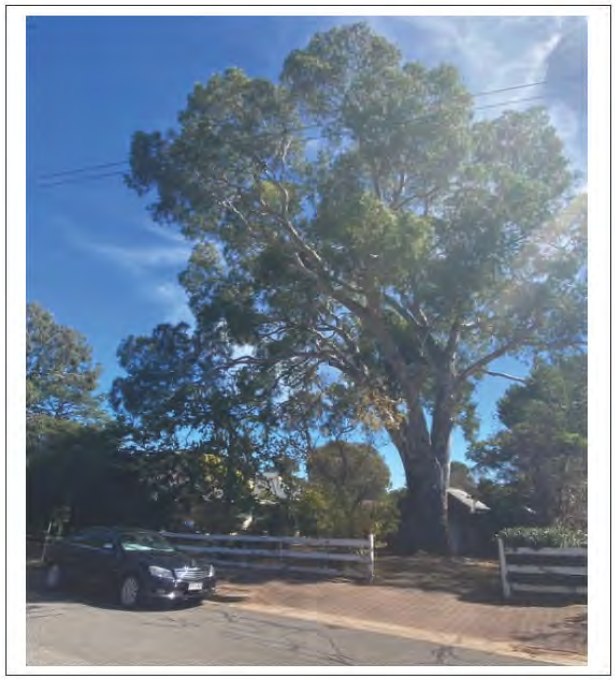

Figure 4 show the River Red Gum growing within the rear yard of 23 Riverdale Avenue, Myrtle Bank SA 5064.

6.8 Structurally the tree appeared sound with no obvious defects visible from the ground at the time of the inspection.

6.9 **Tree 1 – Council owned - *Eucalyptus camaldulensis* (River Red Gum):**

6.10 The **River Red Gum** is a mature tree and I estimate the tree being 60 plus years old.

6.11 The height of the tree is approximately 15 meters and the tree is growing within the verge area along **Way Avenue, Myrtle Bank SA 5064.**

6.12 The health and condition of the subject tree at the time of the inspection was excellent with the foliage density of the crown was rated as good, the foliage had good color and the foliage size was good.

6 PROPOSED DEVELOPMENT & POTENTIAL IMPACTS

6.13 The aim of this report is to provide guidelines for best practise tree protection measures in accord with ***Australian Standard AS4970-2009 'Protection of Trees on Development Sites'***

6.14 The preamble of the standard provides a brief outline of why it is important to retain and protect trees on development sites and the following Section: The Tree Protection Zone details the zones around a tree that are required to protect it.

6.15 **AUSTRALIAN STANDARD: AS4970-2009 'Protection of Trees on Development Sites**

6.15.1 *A living tree is a dynamic organism that needs specific environmental conditions to continue healthy, stable growth. It is rarely possible to repair stressed and injured trees, so substantial injury needs to be avoided during all stages of development and construction.*

6.15.2 *For trees to be retained and their requirements met, procedures must be in place to protect trees at every stage of the development process. This should be considered at the earliest planning stage of any outdoor event or design of a development project where trees are involved.*

6.15.3 *Trees and their root systems may occupy a substantial part of any development site and because of their potential size, can have a major influence on planning the use of the site.*

6.15.4 *Existing trees of appropriate species and sound structure can significantly enhance new development by providing immediate benefits such as shade and stormwater reduction as well as complementing new development.*

6.15.5 *Most trees will take many years and possibly decades to establish but can be injured or killed in a very short time, as their vulnerability is commonly not understood. This is especially so in relation to tree root systems which cannot be seen. Irreparable injury frequently occurs in the early stages of site preparation and remedial measures routinely fail.*

6.15.6 *Early identification and protection of important trees on development sites is essential from the outset and will minimise the problems of retaining inappropriate trees.*

6.15.7 *Successful long-term retention of trees on development sites depends on an acceptance and acknowledgement of the constraints and benefits that existing trees generate. Protecting trees in accordance with the Standard may influence design and construction costs and this should be considered in project budgets and contracts. The gains and benefits of retaining trees will accrue if the measures detailed in the Standard are applied.*

6.1 THE TREE PROTECTION ZONE

6.1.1 The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area

isolated from construction disturbance, so that the tree remains viable. The TPZ incorporates the structural root zone (SRZ).

6.1.2 It may be possible to encroach into or make variations to the standard or optimal TPZ. Encroachment includes excavation, compacted fill and machine trenching.

6.1.3 If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable.

6.2 SRZ & TPZ CALCULATIONS

6.2.1 **The SRZ (or CRZ): Structural/Critical Root Zone** is the zone around a tree required to protect the tree's stability. **Generally, no development activities are permitted within this zone unless there are no other suitable options.**

6.2.2 **The TPZ or Optimal Tree Protection Zone is the principal means of protecting the tree and is calculated using the formula TPZ = DBH (diameter @ 1.4 meters above ground level) x 12.**

Tree	Tree Protection Zone (TPZ)	Structural Root Zone (SRZ)
River Red Gum (privately owned)	15 meters	4.52 meters
River Red Gum (council owned)	9.96 metres	3.47 meters

6.3 POTENTIAL IMPACTS

6.3.1 I believe the potential impacts to the **River Red Gum** will be tree root disturbance if the correct design options are not used or correct methodologies when working around the subject tree.

6.3.2 Refer to the **Recommendations** within **Section 10** for correct methodologies.

7 DISCUSSIONS

7.1 The proposed development for three dwellings at **23 Riverdale Road, Myrtle Bank SA 5064** have considered the two subject trees within this report.

7.2 **Tree Root Investigations** works have been undertaken for the privately owned tree to determine the extent of the tree root system.

7.3 There is approximately 10% encroachment into the **Tree Protection Zone (TPZ)** of the **River Red Gum** from the existing shed, garage, carport and driveway. The removal of these structures will be beneficial to the trees health and condition with as this will remove existing structures within close proximity of the tree.

7.4 The use of a less evasive footing system allows the construction of structures closer to trees without being detrimental to the tree/s.

7.5 Dwelling two and three have been designed using a crew pile footing system with a waffle pad to reduce the amount of excavation works within the **Tree Protection Zone (TPZ)** of the privately owned and council owned trees.

7.6 These design techniques are highly recommended when there is no other alternative than to encroach into a **Tree Protection Zone (TPZ)** of a tree/s. This will also ensure that the two River Red Gums health and condition, aesthetic appearance and structural integrity will not be compromised.

7.7 The management of the crown for the privately owned **River Red Gum** will be important that is undertaken by a qualified arborist with a minimum level 3 in arboriculture and that all pruning complies with **Australian Standard, Pruning Amenity Trees, AS4373 – 2007.**

7.8 Refer to **Section 9 (Recommendations)** for the correct methodologies and tree protection measures required to protect these trees during the proposed development.

8 LEGISLATE REQUIREMENTS

8.1 The privately owned **River Red Gum** is classified a **"Significant Tree"** as per the ***Planning, Development and Infrastructure Act 2016*** and the council owned **River Red Gum** is protected under the same legislation.

River Red Gums (two) - A tree-damaging activity in connection with other development satisfies all the following:

1. it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible ***Yes – the proposed plans have considered the relevant zone and sub-zones.***

2. in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring ***Yes – this report outlines the consideration given to the River Red Gums and the proposed development at 23 Riverdale Avenue, Myrtle Bank SA 5064. The two dwellings located closest to the two subject trees use being constructed using Screw pile system which requires minimal excavation works.***

   The report provides the correct design methods for the footings and the correct methodologies and protection measures that need to be adhered to.to be used during the construction phase of any proposal.

9 RECOMMENDATIONS

9.1 Having considered the **"Significant" River Red Gum** and the council owned **River Red Gum** within this report, it is recommended that the proposed development at **23 Riverdale Avenue, Myrtle Bank SA 5064** be constructed using a non-destructive footing system such a screw pile of pier and beam footing design.

9.1.1 Construction Phase:

9.1.1.1 Any excavation works for the proposed development within the **Tree Protection Zones (TPZ's)** of either tree are to be undertaken using non-destructive methods such as **Hydro-vac** machine or by hand. This includes the excavation work required for the screw pile system.

9.1.1.1.1 It is recommended that the excavation works are undertaken by a suitably qualified arborist **(minimum level 3 in Arboriculture).** This will allow any tree roots exposed to be dealt within the correct manner.

9.1.1.2 DEVELOPMENT PHASE: If it is proposed to undertake landscaping works within the area of the TPZ and SRZ. So that these works do not adversely affect the tree it is recommended that a cellular confinement system, or similar be employed. All works required within the area of the TPZ and SRZ must be undertaken by

hand or using non-destructive methods. This includes fencing and also items such as clotheslines.

9.1.1.3 Any services that maybe required to enter and exit the development area should avoid the TPZ wherever possible however, if they must pass within the TPZ, non-destructive methods such as Hydro vac® systems must be used.

9.1.1.4 It is strongly recommended that a temporary dripper irrigation system be installed under the existing exposed area of the **Tree Protection Zones (TPZ's)** and this area is also recommended to be covered with a course layer of mulch approximately 50 – 75,mm thick.

9.1.1.5 The above irrigated and mulched area should be protected during construction process using 1.8 meter chain mesh fencing panels that are clamped together. A sign should be placed on the fenced TPZ that states: TREE PROTECTION ZONE-NO ENTRY and the fence location must be maintained as set through-out the development until the completion of all works. The fence location cannot be altered without the expressed permission of the Project Arborist and no materials may be stored within the fenced area and there shall be no disposal of any building waste within the zone. LOCATION OF PROTECTIVE FENCING IS TO BE UNDER THE GUIDANCE OF THE PROJECT ARBORIST.

9.1.1.6 NO ROOT SEVERENCE CAN OCCUR WITHIN THE SRZ.

9.1.2 Demolition Phase:

9.1.2.1 When undertaking the demolition of the existing sheds/garages/carports and concrete driveway, when working within the **Structural Root Zone (SRZ)** of the tree this work is to be undertaken by hand. When working outside the SRZ and within the **Tree Protection Zone (TPZ),** all machinery is to be located as far as possible from the base of the tree and all material is to be pulled away from the tree.

9.2 Council Approval from the Plan SA needs to be granted prior to commencement of any works.

Mark Elliott
Consultant Arborist/Diploma Arboriculture

APPENDIX A: REFERENCES

Planning, Development and Infrastructure Act 2016

Australian Standards AS 4970-2009: Protection of Trees on Development Sites

APPENDIX B: DISCLAIMER AND LIMITATIONS

This report only covers identifiable defects present at the time of inspection. The author accepts no responsibility or can be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection, unless clearly specified timescales are detailed within the report.

The author cannot guarantee trees contained within this report will be structurally sound under all circumstances and cannot guarantee that the recommendations made will categorically result in the tree being made safe.

Unless specifically mentioned this report will only be concerned with above ground inspections, that will be undertaken visually from ground level. Trees are living organisms and as such cannot be classified as safe under any circumstances. The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the author can neither guarantee nor be responsible for the accuracy of information provided by others.

ATTACHMENT B

REPRESENTATION Category 2 (Page 1)

To: Chelsea Spangler, City of Unley Development Section

Please read these notes carefully:

1. Both pages *MUST* be completed in full and returned to the City of Unley by the closing date to be a valid representation.
2. This page (ie Page 1) will *NOT* be published on the internet.
3. Pages 1 and 2 (and any attachments) may be included as attachments in the hard copy of the Council Assessment Panel agenda.
4. Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and attachments) will be forwarded to the Applicant for consultation and response.

The **closing date** for Representations is **5pm on 2 November 2021.**

Application: 090/237/2021/C2 23 Riverdale Road, Myrtle Bank SA 5064

Details of Person(s) making Representation:

Name: [redacted]

Postal Address: [redacted]

EMAIL ADDRESS: [redacted]

Daytime Phone No. [redacted]

Property affected by Development 7 Way Avenue Myrtle Bank SA 5064

[redacted] 2/11/2021

(Signature) (Date)

☜ Attach any extra pages to this form

REPRESENTATION Category 2 (Page 2)

To: Chelsea Spangler, City of Unley Development Section

1. This page (ie Page 2) and any attachments may be published on the internet and thus be able to be searched via Google and other internet search engines.
2. In accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and any attachments) will be forwarded to the Applicant for consultation and response.

The **closing date** for Representations is **5pm on 2 November 2021.**

Application:	090/237/2021/C2 23 Riverdale Road, Myrtle Bank SA 5064
Property affected by Development	7 Way Avenue Myrtle Bank SA 5064

☐ **I support the proposed development.**

OR*(Tick one only)*

☒ **I object to the proposed development because:**

(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)

See annexure 1.

My concerns (if any) could be overcome by: See annexure 1.

I ☒ **WISH TO BE HEARD** ☐ **DO NOT WISH TO BE HEARD** by the Council Assessment Panel

(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)

Dear Sir / Madam,

I have reviewed the documents provided by the City of Unley in respect to the Category 2 Notification for the proposed development at 23 Riverdale Road Myrtle Bank SA 5064 (Application number 237/2021/C2).

I understand that there is a significant tree on the site, which we would love to see remain. As per the URPS report and Adelaide Tree Surgery report, it is recommended that the footings for Lot 3 be designed in a non-invasive way (i.e. screw piles). When reviewing the Gama Consulting engineering reports, the footings for Lot 3 appear to be 'traditional' 1m deep with the Tree Protection Zone to be determined, which is at odds with the Adelaide Tree Surgery report.

We would like to see all the recommendations contained within the Adelaide Tree Surgery Report become part of the Planning Approval conditions (i.e. use of screw piles for the footings, demolition by hand or non-destructive methods etc.) and a Tree Protection Plan be prepared and held accountable by the builder and their contractors when demolishing and constructing the home.

Thank you

[redacted]

REPRESENTATION Category 2 (Page 1)

To: Chelsea Spangler, City of Unley Development Section

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The **closing date** for Representations is **5pm on 2 November 2021.**

Application: 090/237/2021/C2 23 Riverdale Road, Myrtle Bank SA 5064

Details of Person(s) making Representation:

Name: [redacted]

Postal Address: [redacted]

EMAIL ADDRESS: [redacted]

Daytime Phone No. [redacted]

Property affected by Development

[redacted] 2/11/21

(Signature) *(Date)*

2 NOV 2021

☜ Attach any extra pages to this form

REPRESENTATION Category 2 (Page 2)

To: Chelsea Spangler, City of Unley Development Section

1. This page (ie Page 2) and any attachments may be published on the internet and thus be able to be searched via Google and other internet search engines.
2. In accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and any attachments) will be forwarded to the Applicant for consultation and response.

The **closing date** for Representations is **5pm on 2 November 2021.**

Application:	090/237/2021/C2 23 Riverdale Road, Myrtle Bank SA 5064
Property affected by Development	21 RIVERDALE RD, MYRTLE BANK

☐ **I support the proposed development.**

OR *(Tick one only)*

☑ **I object to the proposed development because:**

(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)

These are my concerns

- I do not want my property over-looked
- I do not want my dining room window on the south boundary of my block over-looked or over-shadowed
- Any new fencing will need to take into account (1) Established gardens along the fence line on my side (2) The colour and character of existing fencing on my other boundaries.

My concerns (if any) could be overcome by: I will support once these concerns are addressed

No overlooking. No overshadowing

Preservation of my existing gardens

Agreed colour & character of new fencing

I ☐ **WISH TO BE HEARD**
☑ **DO NOT WISH TO BE HEARD** by the Council Assessment Panel

(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)

ATTACHMENT C

Ref: 20ADL-0312

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

17 December 2021

Ms Chelsea Spangler
Planning Officer
City of Unley

Email: cspangler@unley.sa.gov.au

Dear Chelsea

Development Application 090/237/2021/C2 – 23 Riverdale Road, Myrtle Bank.

Introduction

Thank you for providing the Category 2 representations received for Development Application 090/237/2021/C2.

In response, we have made some amendments and provide the following documents:

1. Updated Plans by Think Architects – Revision C.
2. Updated Footing Construction Report by GAMA Consulting – Revision 2.
3. Arboricultural Assessment and Report by The Adelaide Tree Surgery.

Our written response to the representations is below.

Response to Representations

The following representations were received:

Representor	Address	Support	Wishes to be heard by CAP
[redacted]		No	Yes
[redacted]		No	Yes
[redacted]		No	No

Rather than addressing each representor individually I have collated the concerns and addressed them below.

Boundary Wall

One of the representors has raised concern with the proposed boundary wall, indicating it will facilitate vermin and pests.

The proposal only includes one outer boundary wall associated with proposed Dwelling 3. The boundary wall will be situated on the eastern boundary adjacent 12 Way Avenue.

The proposed boundary wall will have a total length of 6 metres and a total height of 3.4 metres. The wall will be concrete with a rendered finish, with a colour suitable to the owner of 12 Way Avenue.

Council Wide, Residential Development Principle 14 guides that dwellings sited on side boundaries should be located and limited in length and height to maintain visual amenity and allow adequate provision of natural light. In particular, such walls should be:

- Up to 3 metres above ground level.
- Have a maximum length of 9 metres.
- Not within 0.9 metres of a habitable room window.

The length of the proposed boundary wall achieves Principle 14, with a length which is 3 metres less than that allowable. The boundary wall height is marginally higher than 3 metres however would not impose unreasonable visual impact and will not compromise natural light for the neighbour. The proposed boundary wall therefore achieves the intent of Principle 14.

I also note that Principle 14 does not consider vermin. In this regard, the dwelling at 12 Way Avenue is positioned approximately 2 metres from the eastern side boundary of the subject and the proposed boundary wall. This space offers ample room for cleaning and ventilation, such that this area will not become a space in which vermin or pests are likely to congregate.

The proposed boundary wall reasonably satisfies the key provisions of the Development Plan and is therefore acceptable.

Trees

One of the representors has explained that the Significant Tree on the land should remain, with any building footings being engineered accordingly.

This representor has further explained that they would like to see all the recommendations contained within the Adelaide Tree Surgery Report become part of the Planning Approval conditions.

In addition, Council's Arborist has indicated that the proposal will need to preserve the Significant Tree on the subject land and the Regulated Tree within the Way Avenue road reserve.

In response, I can confirm the following:

- The proposal does not include removal of the Significant Tree on the subject land.
- The proposal does not include removal of the nearby Regulated Tree situated within the road verge of Way Avenue.
- The applicant has now amended the design of proposed Dwelling 2 to achieve greater clearance from the nearby Regulated Tree within the Way Avenue road reserve.
- The applicant has engaged GAMA Consulting to engineer a footing system for the proposed dwellings that, I understand, will not cause damage, or present a material risk, to the trees in question.
- The applicant has engaged The Adelaide Tree Surgery to undertake an Arboricultural Assessment and prepare the attached report in relation to both trees of concern. This explains that the development can occur in balance with preserving and protecting the trees in question, subject to recommendations which align with Footing Construction Report (Revision 2) prepared by GAMA Consulting.
- The design prepared by GAMA Consulting and the recommendations within the Arboricultural Assessment and Report will be applied to the development. The applicant is happy to accept conditions to this effect.

On this basis, the proposal satisfies the Development Plan in that:

- The proposal is for development in balance with preserving regulated trees.
- The proposal preserves significant trees which provide important aesthetic and environmental benefit.
- The proposal will maintain the health, aesthetic, appearance and structural integrity of the trees in question.
- The development has been designed to retain and protect significant trees, with advice obtained from a suitably qualified person.

Privacy

One of the representors has explained that they do not want to be over-looked by occupants of the proposed development.

Council Wide, Residential Development Principle 39 guides that a reasonable level of visual privacy to adjacent residential properties is sought, including through the provision of raised window sill or obscure glass to a height of 1.7 metres above floor level.

Interestingly, the Planning and Design Code which has since replaced the Development Plan guides that upper-level windows are permanently obscured to a height of 1.5 metres above finished floor level.

I can confirm that neighbouring privacy has been carefully considered. In particular:

- The proposal does not include any balconies, roof terraces or raised platforms.
- Particular upper-level windows will have minimum sill heights or comprise obscure glass to a height that is at least 1.5 metres above respective floor levels.

This means that the proposal adequately protects neighbouring privacy in a manner that satisfies the current Planning and Design Code guidelines, while also reasonably achieving the provisions of the Development Plan.

Fencing

One of the representors has explained that any new fencing will need to consider established gardens and the character and colour of fencing in the locality.

As per the proposed plans, all boundaries that do not front a public road will be clearly delineated with 1.8-metre-high Colorbond fence.

I can also confirm the following in relation to fencing and boundary treatments:

- The neighbour will be formally consulted via the correct processes during the replacement of any fencing.
- The applicant will liaise with neighbours to ensure no unauthorised access to their properties occurs during the construction phase.
- Neighbouring garden beds will be identified and protected wherever possible. The neighbour will be consulted if a neighbouring plant will be compromised.
- The applicant is happy to liaise with neighbours to ensure the colour of the fencing suits their preference.

The appearance of the proposed fencing will be in character with the locality yet also offer reasonable privacy between occupants.

Conclusion

I reiterate the following:

- The proposed land use and dwelling types are appropriate.
- The proposal will retain a "pattern of rectangular allotments and street fronting dwellings".
- The proposal is a low-density development, and the associated site area shortfall is acceptable given the overall land area easily provides for three dwellings and it is only the presence of a tree that amounts to the proposed site area shortfall. The site area shortfall also does not cause any unacceptable impacts on land in the locality.
- The proposal will increase the density of dwellings on the land as anticipated by the Zone, Policy Area and Precinct desirably adding diversity in housing type to meet the socio-economic needs of the community.
- The proposal will provide an attractive street appearance and be of a height and scale that satisfies the Development Plan and is complementary to the height and scale of nearby development.
- The proposal includes landscaping that complements the locality's garden features.
- All dwellings will satisfy off-street car parking guidelines.
- All dwellings will be provided with high-quality private open spaces that are directly accessible from internal living areas.
- The proposal does not include the removal of Significant or Regulated Trees. The proposed dwellings have been designed and will be constructed in a manner that preserves Significant or Regulated Trees.

In addition, I request to address the Council Assessment Panel in response to the representors.

Please feel free to contact me on (08) 8333 7999 or at pharnett@urps.com.au should you which to discuss any particular matter.

Yours sincerely,

[redacted]

Phil Harnett
Senior Consultant

ATTACHMENT D

SYMATREE
PTY LTD
ABN 78 896 007 989

Tree Report

Client	Chelsea Spangler Planning Officer City of Unley
Proposal	Demolition of existing dwelling, subdivision into three. Construction of three dwellings
Tree Location	23 Riverdale Rd, Myrtle Bank
Date of Inspection	19 October 2021
Application ID	DA 090/237/2021/C2

This report details an inspection of two trees, both mature *Eucalyptus camaldulensis* (River Red Gums) referred to as Tree One (refer Image 1) and Tree Two (refer Image 2). Tree One is a street tree under the care and control of council located in Way Avenue and Tree Two is a privately owned tree located in the rear yard of 23 Riverdale Road.


Tree One


Tree Two

Observations Made During Site Visit

Tree One is located within the road reserve. The trunk centre is 2.3 metres from the southern boundary fence and 6.3 metres from slate /concrete paving surrounding the existing dwelling to the north.

Tree Two's trunk centre is 8.4 metres from the southern boundary fence,17.5 metres from the existing dwelling to the west and 3.3 metres from the carport to the north.

The approximate location of the trees is identified on the aerial image below:

Tree One

Tree One is 17 metres tall and has a trunk circumference of 2.67 metres when measured at 1 metre above ground level. The tree is therefore subject to planning controls and considered a regulated tree. The canopy extends 9.9 metres to west, 8.4 metres to south, 8.2 metres to north and 6.9 metres to the east.

Health

Tree health overall is good showing average foliage density with leaves exhibiting good colour and size. Minor volumes of deadwood are evident inner crown.

Form and structure

The trunk appears to be sound, stable with no cavities, scarring or evidence of internal decay or termite activity. The crown has a slight bias towards the north-west.

The branch unions appear to be sound with no significant structural defects (from what can be observed from ground) detected.

The tree displays a minor history of branch failure. Pruning has occurred in the past with the removal of several lower branches to provide clearance over the footpath and roadway.

Tree Two

Tree Two is 24 metres tall and has a trunk circumference of 6.0 metres when measured at 1 metre above ground level. The tree is therefore subject to planning controls and considered a significant tree. The canopy extends 12.3 metres to west, 12.6 metres to south, 12.9 metres to north and 10.2 metres to the east.

Health

Tree health overall is good showing average foliage density with leaves exhibiting good colour and size. Minor volumes of deadwood are evident inner crown.

Form and structure

The trunk appears to be sound, stable with no cavities, scarring or evidence of internal decay or termite activity. Good trunk flaring is apparent. Overall form is typical of the species.

A small hollow is evident on the tree's northern side, approximately 3 metres from ground. Branch unions both primary and secondary appear to be sound with no significant structural defects (from what can be observed from ground) detected.

The tree displays a history of branch failure largest having a diameter of approximately 80mm. Branch failures are concentrated on the tree's southern and eastern sides. Pruning has occurred to this tree in the past with a number of pruning wounds noted lower to mid-crown. Two of these wounds were poorly implemented having damage the tree heart wood.

Appraisal (Both Trees)

Both Trees One and Two are subject to planning controls and have a strong visual presences/appeal within the locality and are prominent features in the landscape. Trees One and Two have a high aesthetic value and make important contributions to the landscape character and amenity of the local area. Both trees are considered local indigenous species to the locality.

The trees are mature specimens, both in good health with no notable structural defects that indicate they pose an unacceptable risk to private safety or are the trees causing damage to a building or

structure of significant value. Both trees are expected to offer a long useful life expectancy. However, this is subject to stable growing conditions being maintained and ongoing management by suitably qualified arborist.

Tree Two is likely a remnant specimen and one of the largest River Red Gums located within the City of Unley. It is an excellent example of the species.

I therefore recommend that the subject trees be retained and protected from possible adverse impacts of the proposed development, with Tree Protection Zones and protection measures.

Tree Protection Zones

The tree protection zone (TPZ) is the principal means of protecting trees on development sites. A TPZ is required to retain the critical root zone (CRZ), protect the crown and to ensure that tree health and viability is maintained. The TPZ should be maintained for the entire life of the proposed development.

Establishment of the TPZ will mean that traditional building practices (such as standard footings) may need to be adapted. The TPZ is also calculated and applied with consideration to the possible impacts that encroachments may have on a tree's heath and long-term viability.

In addition to the TPZ, the structural root zone (SRZ) also needs to be calculated to determine the area required to ensure tree stability. The TPZ is typically a larger area and is required to maintain a healthy viable tree.

Using the Australian Standard for the Protection of Trees on Development Sites (AS 4970) the following TPZs and SRZs have been calculated:

Tree Id	TPZ (radius)	SRZ (radius)
Tree One	9.84 metres	3.44 metres
Tree Two	15 metres	4.56 metres

Impacts from Development Activities

The Australian Standard for the Protection of Trees on Development Sites (AS 4970) allows encroachment into an optimum TPZ by 10% of the overall calculated area.

The proposed development activities and existing encroaches into the standard TPZ and SRZ areas of the subject trees are as follows:

Tree Id	Proposed Encroachment into TPZ	Existing Encroachments into TPZ
Tree One	Major encroachment, proposed dwellings and associated infrastructure.	Minor encroachment, existing driveway and outbuildings.
Tree Two	Major encroachment, proposed dwellings and associated infrastructure.	Major encroachment, existing dwelling/ roadway, and footpath.

The proposal in combination with previous encroachments identified are shown to encompass major encroachments into Trees One and Two Tree Protection Zones which will result in adversely impacting tree health and long-term viability and therefore cannot be supported.

Conclusion

The subject trees, both mature *Eucalyptus camaldulensis*, possess attributes worthy of protection. Tree One has been identified as regulated and Tree Two Significant under the Development (Regulated Trees Variation) Regulations 2011.

Both trees have a strong visual presence within the locality and are prominent features significantly contributing to the visual amenity of the locality. *Eucalyptus camaldulensis* is considered a local indigenous species. Tree Two is likely a remnant specimen and one of the largest River Red Gums located within the City of Unley.

When the levels of proposed encroachments are considered, major levels have been identified. Therefore, the development proposed cannot be supported given encroachments are contrary to the Australian Standard for the Protection of Trees on Development Sites (AS 4970) and are likely to result in tree damaging activity.

Thank you for the opportunity to provide this report. If you have any questions or require further information, please do not hesitate to contact me.

Sam Cassar

[redacted]

Sam Cassar

From: [redacted]
Sent: Tue, 17 Aug 2021 13:22:37 +0930
To: Chelsea Spangler
Subject: 23 Riverdale Rd, Myrtle Bank - DA 237/2021
Attachments: 75.2020_ZYBEK-MYRTLE BANK-DDA - REV A-01-13.pdf, 23 Riverdale Road, Myrtle Bank - Site Plan.pdf, 23 Riverdale Road, Myrtle Bank - Existing Built Form.jpg, 23 Riverdale Road, Myrtle Bank - Regulated Street Tree.jpg

Dear Chelsea

I have inspected the site and the 'regulated' street tree (*Eucalyptus camaldulensis*) in relation to the proposed development at 23 Riverdale Road, Myrtle Bank.

The subject tree is located within the road reserve on Way Avenue and presents in good overall condition while offering attributes that deem it worthy of its legislative status (see attached image 'Regulated Street Tree').

To ensure the tree is adequately protected throughout development a Tree Protection Zone (TPZ) of 6.50 metres is required. This is a significantly reduced TPZ as a result of the existing built form, adjacent the tree (see attached image 'Existing Built Form'). To this end, building upon the existing building foot print should not have a significantly detrimental impact upon the tree's health or structure.

The above-mentioned TPZ (see attached 'Site Plan') must be identified by a 1.80 metre chain-wire mesh fence and be appropriately sign posted with the words 'Tree Protection Zone - NO ENTRY'. This area must not be accessed without consent from Council's Arborist.

Above and beyond the TPZ, I provide the following points worthy of consideration to ensure this 'regulated' tree is appropriately maintained during works:

> Works must not have a detrimental impact upon the health or structure of any Council tree.

> Council trees must not be removed, pruned, lopped or damaged by machinery in any way shape or form. This includes the removal of the trunk, stems, branches, bark, twigs, leaves, fruit, nuts or any natural material attached to the tree.

> Tree roots from a Council street tree greater than 50mm in diameter should be protected and retained. Appropriate arboricultural advice must be sought if any roots greater than 50mm are proposed for removal/damage.

> The Council nature strip supports street tree root zones. Therefore, nature strips are to be kept clear at all times with the one (1) exception below. These areas are not work site thoroughfares and are critical to the survival of street trees.

> One (1) entry and exit path should be identified as a crossover between the road reserve and development site. This will ensure only one (1) area suffers soil compacting and thus limits the negative impact upon the subject trees. Soil compaction causes

decreased porosity and permeability and increased soil strength then limits root growth and function.

In considering the above requirements, I do not support the currently proposed plans (see attached). Nonetheless, I hope this TPZ and accompanying points assist in design alterations that will preserve the subject tree throughout and post development.

Furthermore, I have great concern for the remnant 'significant' River Red Gum within the private realm. This subject tree is a mighty specimen and requires high level preservation measures to ensure both its survival for future generations and its structural integrity for more immediate inhabitants on this site.

Regards

Joel Ashforth
Natural Asset Lead
Asset Management
City of Unley
P: (08) 8372 5111 | **M:** 0421 228 617
unley.sa.gov.au

[redacted]

23 Riverdale Road, Myrtle Bank

- The red outline shows the required Tree Protection Zone (TPZ) of 6.50 metres from the centre of the subject tree. This TPZ must be identified by a 1.80 metre chain-wire mesh fence and be appropriately sign posted with the words 'Tree Protection Zone - NO ENTRY'. The area must not be accessed without consent from Council's Arborist.

ITEM	2
DEVELOPMENT NO.:	21031732
APPLICANT:	Urban Habitats
ADDRESS:	202 WATTLE ST MALVERN SA 5061
NATURE OF DEVELOPMENT:	Alterations and additions to the existing dwelling and construction of a replacement shed and 2.4m high fence along the western boundary.
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Historic Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • 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:	2 Nov 2021
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Unley
PLANNING & DESIGN CODE VERSION:	14 October 2021 - 2021.15
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes

RECOMMENDING OFFICER:	Mark Troncone Planning Officer
REFERRALS STATUTORY:	N/A
REFERRALS NON-STATUTORY:	N/A

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The application proposes the following development at 202 Wattle Street, Malvern:

- Partial demolition of the existing dwelling (rear lean-to addition) and ancillary outbuilding
- Construction of a rear addition comprising of:
    - Open plan living, kitchen and dining and outdoor deck area on the ground floor
- Construction of a replacement outbuilding
- Erection of new fencing and concrete sleeper walls along the western boundary

BACKGROUND:

Planning Consent was granted by Council's Assessment Panel at the August 2014 meeting for the following:

- **DA 847/2013/C2** - Carry out alterations; construct addition including second storey component and outbuilding to boundary.

This approval has since lapsed.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 202 WATTLE ST MALVERN SA 5061
Title ref.: CT 5203/520 **Plan Parcel:** D1051 AL575 **Council:** CITY OF UNLEY

The subject land is located on the northern side of Wattle Street, between Rugby Street and Cambridge Terrace. The site is regular in shape having a frontage to Wattle Street of 15.24m, a depth of 48.16m and an approximate site area of 733.9m^2.

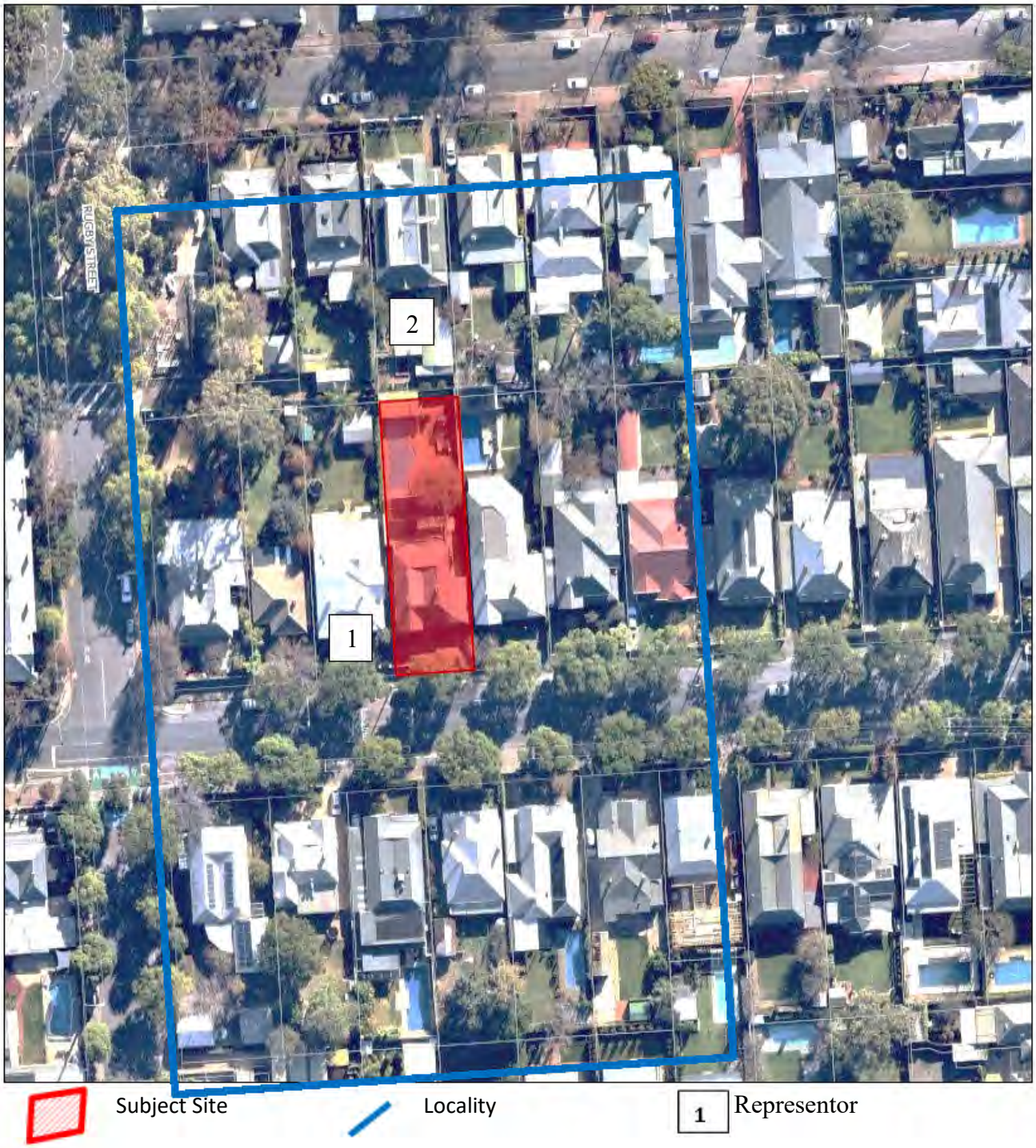
The subject land currently contains a single storey Victorian asymmetrical Villa (Representative Building), associated swimming pool, outbuilding, garage and brush front fence. Existing vehicle access is located adjacent the eastern boundary.

Locality

The land use within the immediate locality is predominantly residential with educational and child care facilities to the west.

The immediate locality demonstrates a consistent settlement pattern of regular shaped allotments, having similar depths and frontage, with dwellings typically single storey asymmetrical Victorian villas circa 1860s-1890s. Return verandah villas, bungalows and symmetrical cottages are also noted in the wider locality.

Wattle Street (within the immediate locality) is lined with evenly spaced, large sized, established street trees (notably Jacaranda).


RUGBY STREET
2
1
Subject Site
Locality
1
Representor

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Demolition
  Dwelling alteration or addition
  Shed
  Fences and walls
  Partial demolition of a building or structure: Code Assessed - Performance Assessed
  Dwelling addition: Code Assessed - Performance Assessed
  Internal building work: Accepted
  Shed: Code Assessed - Performance Assessed
  Fence: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**
  The dwelling addition exceeds the 1 level, 5.6m maximum height (2 levels. 7.45m) and boundary wall height exceeds 3.2m (approx. 4m)
  The shed height exceeds 3.2m on the boundary (3.29m)
  Fence on the boundary exceeding 8m in length (fence above 2.1m in height)

- **LIST OF REPRESENTATIONS**

Representor Name/Address	Support/Support with Concerns/Oppose	Request to be heard
[redacted]	Oppose	Yes
[redacted]	Oppose	Yes

The main concerns raised within the representations are summarised below:

- Height of western boundary wall
- Overall building height
  - Overlooking

AGENCY REFERRALS

N/A

INTERNAL REFERRALS

N/A

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Attachment 4.

Boundary Wall

Performance Outcome (PO) 7.1 states that *Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.*

The application proposes a 1.15m extension to the western boundary wall of the existing dwelling. The boundary wall will therefore be increased from 2.9m to 4.05m as measured from natural ground level. It is considered that the increased height of the boundary wall will not unreasonably impact on the visual amenity of the neighbouring allotment to the west (204 Wattle Street), given the location/height of the existing wall, the length of the wall only accounting for 8m or approx. 16.6% of the eastern allotment boundary and the siting of the wall adjacent the blank wall of the adjacent dwelling and a small portion of its private open space area.

Given the existing wall on the boundary, it is considered that the 1.15m extension to the wall will not notably reduce the level of solar access into the property. In any case, overshadowing from a single storey element is considered negligible.

Building Height

PO 4.1 of the Established Neighbourhood Zone states that *Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.* DTS/DPF 4.1 identifies the maximum building height to be 1 level and 5.6m.

The proposed development comprises an addition, 2 levels and approx. 7.45m in height. The proposed addition is located at the rear of the existing dwelling. The proposed upper level of the addition is located approx. 19.8m from the primary street frontage and 13.3m behind the primary façade of the dng. As such, the addition will be set well behind the primary street frontage and will be largely obscured by the existing dwelling when viewed at eye level from Wattle Street. Whilst the addition will be visible at some points along the street, the bulk and scale of the development is not considered to be unreasonable so as to detract from the streetscape.

On balance, the proposed development is considered to adequately satisfy PO 4.1 of the Established Neighbourhood Zone.

Overlooking

PO 10.1 of the Design in Urban Area section states that *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 identifies that upper-level windows should be designed to meet one of the following:

- *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*
- *have sill heights greater than or equal to 1.5m above finished floor level*
- *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.*

All windows at the upper level have a sill height of 1.5m. The upper-level of the southern side of the addition is proposed to be fixed with metal mesh screening with a height of 1.5m with 25% openings. The proposed windows and metal mesh screening are consistent with DTS/DPF 10.1 and therefore meet the intent of PO 10.1 of the Design in Urban Areas section.

CONCLUSION

Having considered all the relevant assessment provisions, the proposal is considered to be not seriously at variance with the Planning and Design Code and is considered to satisfy the provisions of the Development
Plan for the following reasons

- The proposed development is considered to satisfy the relevant Performance Outcomes of the Established Neighbourhood Zone, Overlays and General Development Policies;
- The proposed dwelling has been designed to respect and complement the streetscape context and will not unreasonably impact upon the adjacent properties;
- The proposed development retains the existing representative building and does not detrimentally impact upon the built form, character elements and detailing and materials of the dwelling; and
- Direct overlooking from upper-level habitable rooms windows is minimised.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and

2. Development Application Number 21031732, by Urban Habitats is GRANTED Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

Condition 1
The approved development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
That the southern side of the upper level addition be fixed with the metal mesh screening, 1.5m above floor level and a minimum 25% openings. The screen is to be erected prior to occupation and be kept in place and well maintained at all times

Condition 3
Details of on-site stormwater detention and retention shall be provided to the satisfaction of Council prior to issue of Development Approval. The details shall accord with the recommendations of Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017.

Condition 4
All stormwater from the building and site shall be disposed of so as not to 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.

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).

Planning Consent
Advisory Note 1
That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the **applicant**.

Advisory Note 2
It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

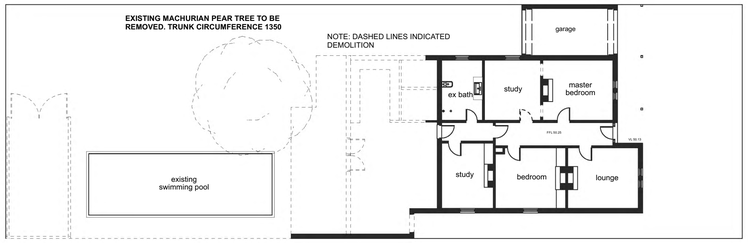
Advisory Note 3
The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

OFFICER MAKING RECOMMENDATION

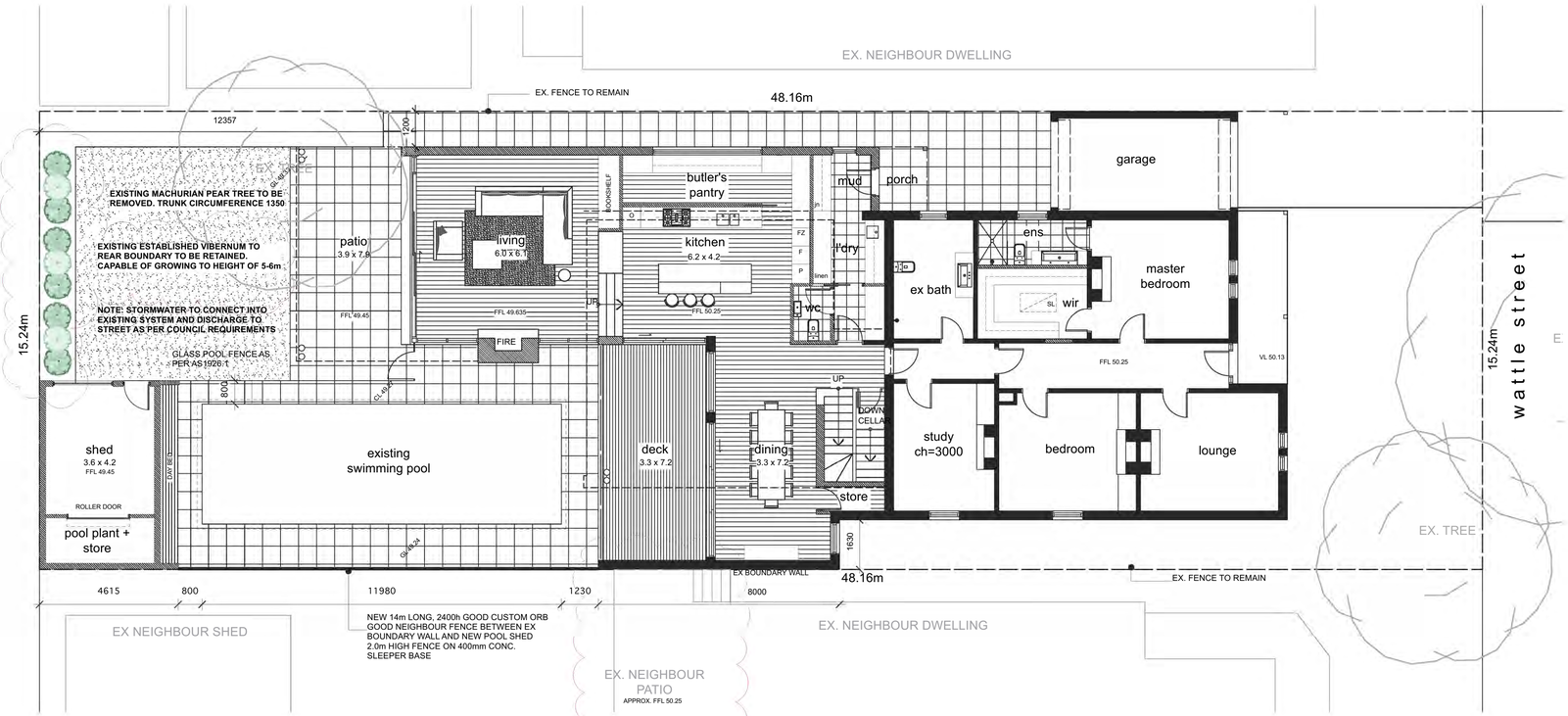
Name: Mark Troncone
Title: Planning Officer
Date: 16/02/2022

ATTACHMENT 1

perspective view
NTS



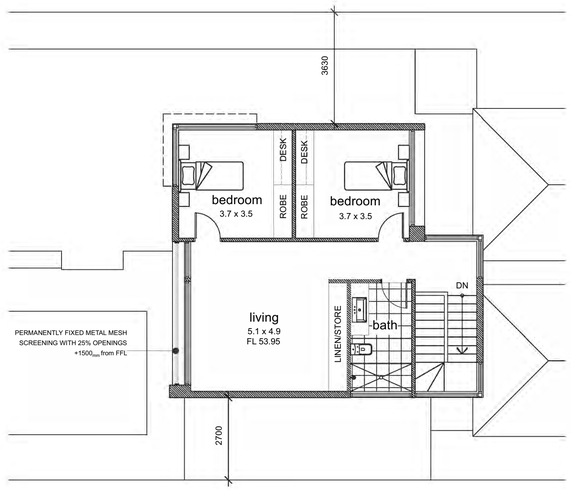
demolition plan
scale: 1:200



floor plan
scale: 1:100

area
existing 149m²
proposed 148m²
outdoor 52m²

site 733.96m²
percentage of site 47%



first floor plan
scale: 1:100

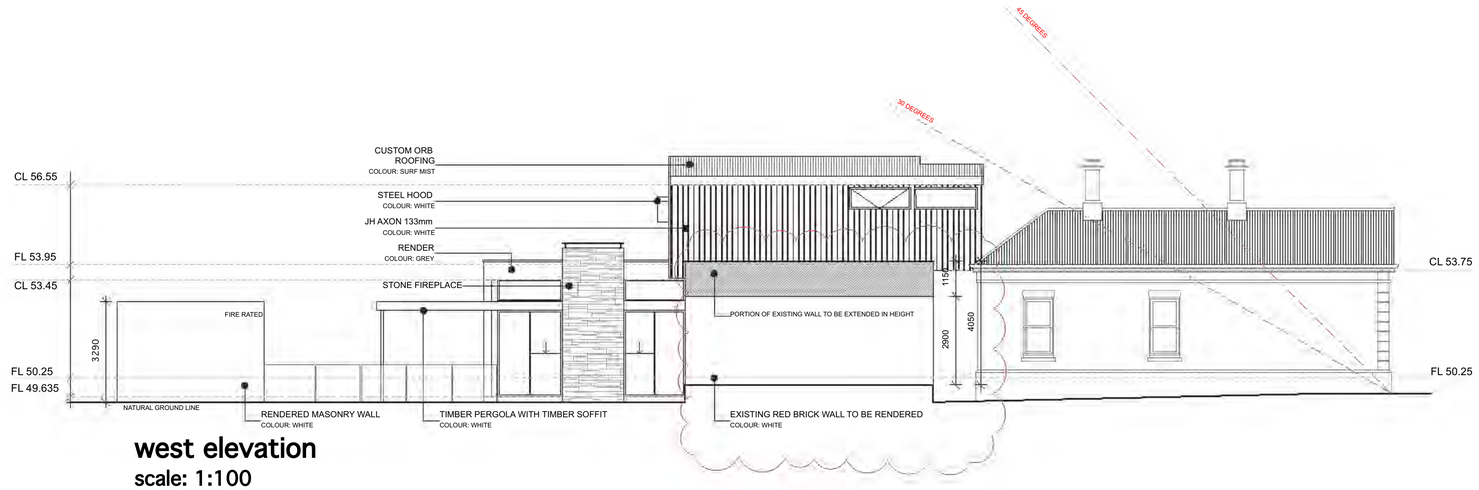
godden + hood residence

urbanhabitats
design // build // live

at 202 wattle st, malvern

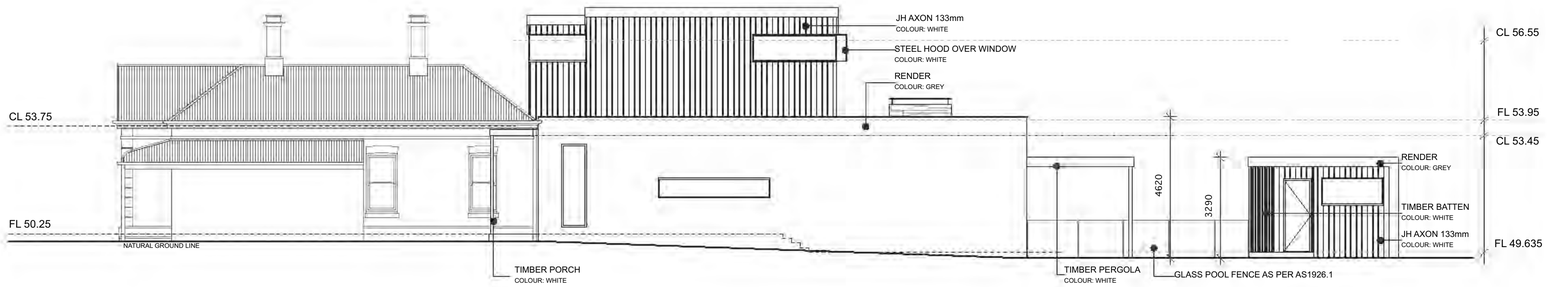
25/01/22 P1.1 D

south elevation
scale: 1:100

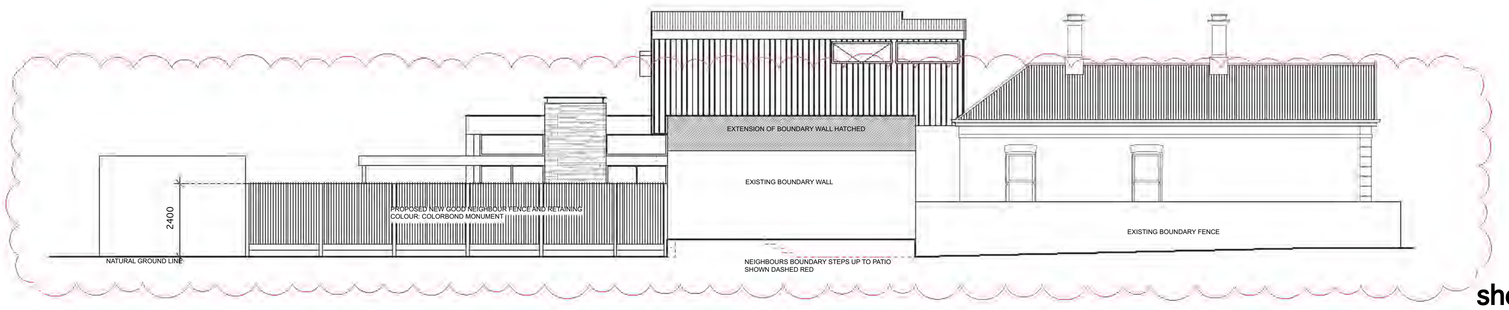


west elevation
scale: 1:100

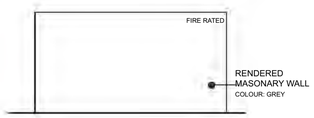
north elevation
scale: 1:100



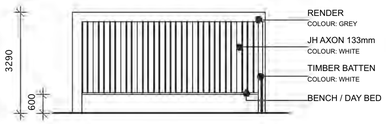
east elevation
scale: 1:100



west boundary fence elevation
scale: 1:100



shed - north elevation
scale: 1:100



shed - south elevation
scale: 1:100

godden + hood residence

at 202 wattle st, malvern

urbanhabitats
design // build // live

25/01/22 P1.2 D

ATTACHMENT 2

Details of Representations

Application Summary

Application ID	21031732
Proposal	Alterations and additions to the existing dwelling and construction of a replacement shed and 2.4m high fence along the western boundary.
Location	202 WATTLE ST MALVERN SA 5061

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	
Email Address	[redacted]
Submission Date	11/01/2022 12:44 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	Refer to letter

Attached Documents

220106_CX-v2_Statement_of_Representation.pdf

Ref: 22ADL-0007

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

11 January 2022

Mark Troncone
Planning Officer
City of Unley

Uploaded to PlanSA Portal

Dear Mark

Statement of Representation – 21031732 - 202 Wattle Street, Malvern

Introduction

URPS has been engaged by [redacted] the owners of the land at [redacted], Malvern and [redacted] and [redacted], the owners of the land at [redacted].

The former clients reside at the land immediately adjacent the west and the latter clients reside at the land immediately adjacent the north of the development site which proposes the following:

- The demolition of a rear lean-to addition and ancillary outbuilding
- Construction of an addition to the rear featuring:
  - Open plan living, dining and kitchen and outdoor dining (deck) across the ground floor
  - Two bedrooms, bathroom and living area to the first floor
- New shed to replace existing outbuilding
- New fencing and concrete sleeper retaining walls along western boundary

The subject land is located in the Established Neighbourhood Zone and is affected by the Historic Area Overlay. The proposed development is assessed as a performance assessed development.

The height of the dwelling addition, the height of the boundary wall associated with the addition and the height of the boundary wall of the outbuilding are subject to public notification.

Existing on the land is an early 20th century sandstone villa which is identified in the South Australian Planning and Property Atlas as a 'representative building'. I understand that no feedback has been sought from Council's consulting Heritage Architect in relation to the proposal.

My clients are particularly concerned with the following aspects of the proposal:

- The height and scale of the proposed boundary wall along the western boundary
- The height, form and scale of the first-floor addition
- The potential for overlooking from the living area of the first floor

Boundary Wall

While it is unclear in the supplied documents if the proposed wall comprises an extension of the existing brick wall or a demolish and rebuild, for all intents and purposes the proposed boundary wall comprises a rendered masonry wall ranging from 4.1 metres – 4.6 metres in height above natural ground level, for a length of 8 metres.

The new boundary wall extends almost 2 metres taller than the existing 2.8 metre brick wall. The extent of the proposed wall can be appreciated in the photo below.

Figure 1 – Extent of proposed rendered boundary wall (superimposed) relative to existing brick wall

Building Height

The proposed upper level adds an additional building level and increases the total building height of the dwelling to 7.95 metres which is too tall in this locality. The first-floor addition comprises an overtly contemporary form and appearance, highlighted by its flat roof and vertically aligned 'Axon' cladding in bright finishes.

The geometric siting and composition of this second storey element accentuate its vertical profile and increase its discernibility from the perspective of neighbouring residential land.

A review of the locality reveals an intact residential character evidenced by large single-storeyed dwellings of the turn of the century villa and cottage style and comprising wall heights in the order of 3.6 metres and ridgelines of up to 5.6 metres. The proposed upper-level addition would be first visual intrusion within this locality and therefore it's important in this context that the proposal does not set a precedent that departs from the policy intent.

Overlooking

Performance Outcome 10.1 of Part 4 - General Development Policies - Design in Urban Areas states:

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.

The proposed upper-level addition features a living area with large unobscured floor to ceiling windows facing the rear (north) of the property. The plans show a fixed metal mesh screen adjacent the windows to a height of 1.5m above FFL.

We contend that the screening device fails to serve its intended purpose. Specifically, the screening comprises narrow mesh with large openings which will permit direct views into the private open space areas of adjoining properties.

Adjoining properties either side of the subject land feature swimming pools in their rear yards and the adjoining property to the rear enjoys a rear alfresco and lawned private use area. To ensure views into these sensitive areas are appropriately minimised, we respectfully request that the upper-level windows associated with the living room are fitted with fixed obscure glazing to a height of 1.5m above FFL.

Planning and Design Code

As outlined earlier, the subject land is located in the Established Neighbourhood Zone. It also sits within a Historic Area Overlay (among a range of other Overlays).

The Established Neighbourhood Zone has two Desired Outcomes:

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.**

Similarly, the Historic Area's Desired Outcome states:

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.**

This Zone and Overlay seek sensitive development that fits within existing streetscapes and development patterns. Design and siting must respond to a site's context recognising the valued character within the locality.

The Historic Area Statement recognises the following key attributes of built form in the locality:

- Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and landscape garden settings, and
- Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
- Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.

These attributes are supported by performance outcomes that seek development being consistent with prevailing building and wall heights. Again, these are strengthened by Zone provisions that seek a maximum building height of 1 level and 5.6 metres (through a 'Technical and Numeric Variation').

While it is acknowledged that the proposed upper level is well set back from Wattle Street, its height and form is clearly not envisaged in this location. The recessed siting of the addition shifts the visual impacts associated with the tall building from the streetscape to the neighbourly perspective of adjoining residential land, creating unreasonable amenity impacts.

The Established Neighbourhood Zone provides guidance with respect to boundary walls through the following Performance Outcome:

PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

Desired Performance Features (DPFs) are prescribed within the Zone as a solution to achieve the relevant Performance Outcome.

In the case of boundary walls, DPF 7.1(b) states that side boundary walls do not exceed 3.2 metres in height from the lower of natural of finished ground level. The proposed boundary wall ranges from 4.1 metres – 4.6 metres in height, representing a grave departure from DPF 7.1.

Furthermore, the proposed boundary wall will sit almost 2 metres higher than the existing 2.8 metre high brick wall sited along the western boundary, which is entirely inconsistent with the established boundary development evidenced within the locality.

My clients request:

- A reduced boundary wall height which respects the form and proportions of the existing villa and better aligns with 3.2m height provision of the Code.
- A reduction in the height of the upper-level addition which better aligns with the 5.6 metre height provision of the Code. An upper level which is contained within the roof space of the existing dwelling would be preferred.
- Further consideration of the bright colour palette for the upper level in favour of a less reflective and more discrete finish.
- Further details regarding the construction of the wall. Will this be an extension of the existing or will the existing wall be completely demolished and rebuilt?
- Confirmation of the boundary wall material, finish and colour.
- Fixed obscure glazing to first floor rear facing widows to a height of 1.5m above FFL.

Conclusion

My clients are concerned with the height and form of the upper-level addition and the extent and nature of boundary walling that is not supported by the Planning and Design Code, nor envisaged within the Historic Area Overlay.

The siting and height of the upper level and boundary wall far exceeds the expectations of the Code and will detrimentally impact upon the outlook of my respective clients.

Changes can be readily made to the proposed design to reduce this impact and should be made to the proposal.

My clients are prepared to withdraw their representation should:

- The extent of boundary wall be reduced such that its height is limited to 3.2 metre above natural ground level.
- The upper level be reduced in form, scale and height and adopts more appropriate materials and finishes, such that it respects and complements the presentation and siting of the existing villa and is less obtrusive when viewed from adjoining land.
- The plans show the upper-level windows associated with the living area fitted with fixed obscure glazing to a height of 1.5 metres above finished floor level

If the proposed development is not amended to the satisfaction of my clients, they wish to be heard in support of this representation by the Council Assessment Panel.

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

Yours sincerely

[redacted]

Jake Vaccarella
Senior Consultant

Appendix A

EXISTING VIEW - ALONG BOUNDARY

PROPOSED VIEW - ALONG BOUNDARY

EXISTING VIEW - FROM BACKYARD

PROPOSED VIEW - FROM BACKYARD

BEFORE AND AFTER ELEVATIONS

202 Wattle Street, Malvern

JOB REF.	22ADL-0007
PREPARED BY.	MP
DATE.	10.01.22
REVISION.	1

URPS

1195-001

Representations

Representor 2 - [redacted]

Name	
Address	[redacted]
Phone Number	
Email Address	[redacted]
Submission Date	11/01/2022 12:46 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	Refer to letter

Attached Documents

220106_CX-v2_Statement_of_Representation.pdf

Ref: 22ADL-0007

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

11 January 2022

Mark Troncone
Planning Officer
City of Unley

Uploaded to PlanSA Portal

Dear Mark

Statement of Representation – 21031732 - 202 Wattle Street, Malvern

Introduction

URPS has been engaged by [redacted] and [redacted], the owners of the land at [redacted], Malvern and [redacted] the owners of the land at [redacted].

The former clients reside at the land immediately adjacent the west and the latter clients reside at the land immediately adjacent the north of the development site which proposes the following:

- The demolition of a rear lean-to addition and ancillary outbuilding
- Construction of an addition to the rear featuring:
  - Open plan living, dining and kitchen and outdoor dining (deck) across the ground floor
  - Two bedrooms, bathroom and living area to the first floor
- New shed to replace existing outbuilding
- New fencing and concrete sleeper retaining walls along western boundary

The subject land is located in the Established Neighbourhood Zone and is affected by the Historic Area Overlay. The proposed development is assessed as a performance assessed development.

The height of the dwelling addition, the height of the boundary wall associated with the addition and the height of the boundary wall of the outbuilding are subject to public notification.

Existing on the land is an early 20th century sandstone villa which is identified in the South Australian Planning and Property Atlas as a 'representative building'. I understand that no feedback has been sought from Council's consulting Heritage Architect in relation to the proposal.

My clients are particularly concerned with the following aspects of the proposal:

- The height and scale of the proposed boundary wall along the western boundary
- The height, form and scale of the first-floor addition
- The potential for overlooking from the living area of the first floor

Boundary Wall

While it is unclear in the supplied documents if the proposed wall comprises an extension of the existing brick wall or a demolish and rebuild, for all intents and purposes the proposed boundary wall comprises a rendered masonry wall ranging from 4.1 metres – 4.6 metres in height above natural ground level, for a length of 8 metres.

The new boundary wall extends almost 2 metres taller than the existing 2.8 metre brick wall. The extent of the proposed wall can be appreciated in the photo below.

Figure 1 – Extent of proposed rendered boundary wall (superimposed) relative to existing brick wall

Building Height

The proposed upper level adds an additional building level and increases the total building height of the dwelling to 7.95 metres which is too tall in this locality. The first-floor addition comprises an overtly contemporary form and appearance, highlighted by its flat roof and vertically aligned 'Axon' cladding in bright finishes.

The geometric siting and composition of this second storey element accentuate its vertical profile and increase its discernibility from the perspective of neighbouring residential land.

A review of the locality reveals an intact residential character evidenced by large single-storeyed dwellings of the turn of the century villa and cottage style and comprising wall heights in the order of 3.6 metres and ridgelines of up to 5.6 metres. The proposed upper-level addition would be first visual intrusion within this locality and therefore it's important in this context that the proposal does not set a precedent that departs from the policy intent.

Overlooking

Performance Outcome 10.1 of Part 4 - General Development Policies - Design in Urban Areas states:

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.

The proposed upper-level addition features a living area with large unobscured floor to ceiling windows facing the rear (north) of the property. The plans show a fixed metal mesh screen adjacent the windows to a height of 1.5m above FFL.

We contend that the screening device fails to serve its intended purpose. Specifically, the screening comprises narrow mesh with large openings which will permit direct views into the private open space areas of adjoining properties.

Adjoining properties either side of the subject land feature swimming pools in their rear yards and the adjoining property to the rear enjoys a rear alfresco and lawned private use area. To ensure views into these sensitive areas are appropriately minimised, we respectfully request that the upper-level windows associated with the living room are fitted with fixed obscure glazing to a height of 1.5m above FFL.

Planning and Design Code

As outlined earlier, the subject land is located in the Established Neighbourhood Zone. It also sits within a Historic Area Overlay (among a range of other Overlays).

The Established Neighbourhood Zone has two Desired Outcomes:

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.**

Similarly, the Historic Area's Desired Outcome states:

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.**

This Zone and Overlay seek sensitive development that fits within existing streetscapes and development patterns. Design and siting must respond to a site's context recognising the valued character within the locality.

The Historic Area Statement recognises the following key attributes of built form in the locality:

- Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and landscape garden settings, and
- Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences.
- Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.

These attributes are supported by performance outcomes that seek development being consistent with prevailing building and wall heights. Again, these are strengthened by Zone provisions that seek a maximum building height of 1 level and 5.6 metres (through a 'Technical and Numeric Variation').

While it is acknowledged that the proposed upper level is well set back from Wattle Street, its height and form is clearly not envisaged in this location. The recessed siting of the addition shifts the visual impacts associated with the tall building from the streetscape to the neighbourly perspective of adjoining residential land, creating unreasonable amenity impacts.

The Established Neighbourhood Zone provides guidance with respect to boundary walls through the following Performance Outcome:

PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

Desired Performance Features (DPFs) are prescribed within the Zone as a solution to achieve the relevant Performance Outcome.

In the case of boundary walls, DPF 7.1(b) states that side boundary walls do not exceed 3.2 metres in height from the lower of natural of finished ground level. The proposed boundary wall ranges from 4.1 metres – 4.6 metres in height, representing a grave departure from DPF 7.1.

Furthermore, the proposed boundary wall will sit almost 2 metres higher than the existing 2.8 metre high brick wall sited along the western boundary, which is entirely inconsistent with the established boundary development evidenced within the locality.

My clients request:

- A reduced boundary wall height which respects the form and proportions of the existing villa and better aligns with 3.2m height provision of the Code.
- A reduction in the height of the upper-level addition which better aligns with the 5.6 metre height provision of the Code. An upper level which is contained within the roof space of the existing dwelling would be preferred.
- Further consideration of the bright colour palette for the upper level in favour of a less reflective and more discrete finish.
- Further details regarding the construction of the wall. Will this be an extension of the existing or will the existing wall be completely demolished and rebuilt?
- Confirmation of the boundary wall material, finish and colour.
- Fixed obscure glazing to first floor rear facing widows to a height of 1.5m above FFL.

Conclusion

My clients are concerned with the height and form of the upper-level addition and the extent and nature of boundary walling that is not supported by the Planning and Design Code, nor envisaged within the Historic Area Overlay.

The siting and height of the upper level and boundary wall far exceeds the expectations of the Code and will detrimentally impact upon the outlook of my respective clients.

Changes can be readily made to the proposed design to reduce this impact and should be made to the proposal.

My clients are prepared to withdraw their representation should:

- The extent of boundary wall be reduced such that its height is limited to 3.2 metre above natural ground level.
- The upper level be reduced in form, scale and height and adopts more appropriate materials and finishes, such that it respects and complements the presentation and siting of the existing villa and is less obtrusive when viewed from adjoining land.
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If the proposed development is not amended to the satisfaction of my clients, they wish to be heard in support of this representation by the Council Assessment Panel.

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

Yours sincerely

Jake Vaccarella
Senior Consultant

Appendix A

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PROPOSED VIEW - ALONG BOUNDARY

EXISTING VIEW - FROM BACKYARD

PROPOSED VIEW - FROM BACKYARD

BEFORE AND AFTER ELEVATIONS

202 Wattle Street, Malvern

JOB REF.	22ADL-0007
PREPARED BY.	MP
DATE.	10.01.22
REVISION.	1

URPS

1195-001

ATTACHMENT 3

FUTURE URBAN

Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 76 651 171 630

February 4, 2022

Mark Troncone
Planning Officer
Development and Regulatory Services
City of Unley
Via: The PlanSA Portal

Dear Mark,

RE: APPLICATION 21031732

I have been instructed by the Applicant, Urban Habitats, to review, summarise and respond to, the concerns that have been raised on behalf of the representors [redacted],

For context, [redacted] property adjoins the northern (rear) boundary of the site of the proposed development ('site') and [redacted] property adjoins the western (side) boundary of the site.

My consolidated response is set out below.

Precedent

It has been stated by the representors' representative that "*The proposed upper-level addition would be (the) first visual intrusion within this locality and therefore it's [sic] important in this context that the proposal does not set a precedent that departs from the policy intent.*"

In response to this statement, I note that:

- the Applicant previously sought, and subsequently obtained, planning consent ('consent') from the City of Unley ('Council') to alter, and add to, the existing dwelling on the site (the consent to which I refer is attached for your consideration and was issued by the Council on August 19, 2014);
- the works previously consented to by the Council involved, amongst other things, the construction of an additional floor level;
- the proposal does not, contrary to what has been stated by the representors' representative, depart from the 'policy intent', as Performance Outcome ('PO') 4.2 of the Established Neighbourhood Zone ('Zone'), when considered together with the accompanying Designated Performance Feature ('DPF'), namely DPF 4.2 of the Zone, quite clearly contemplates the construction of "*a second or subsequent building level addition*"; and
- the issue of precedent has been deliberated, and dealt with, by Commissioner Hamnett of the Environment, Resources and Development Court. As part of his judgement in relation to the matter of *Hackett v City of Mitcham (No1) [2012] SAERDC 48 (August 14, 2012)*, Commissioner Hamnett stated, amongst other things, that:

"Where a proposed development is of a type recognised by the objective of the zone as falling within one of the primary purposes of the zone, the fact that its approval will constitute a first intrusion of that type of development into the locality does not, of itself, constitute a planning justification for refusal.

Although there might be some political pressure brought to bear on a planning authority to grant a similar application in some other location as a result of its [sic] having approved an earlier application, there is no planning doctrine of precedent as such, namely that because one development has been approved so should another.

As has been made clear repeatedly in such cases as City of Mitcham v Freckman [sic] … each case must be considered on its own merits by weighing the benefits and detriments of the application by reference to the Development Plan. A judgement must then be made as to whether to grant or refuse development consent."

(Emphasis added)

Existing Boundary Wall

The representors' representative has queried whether the existing boundary wall will be replaced or retained, added to and refined. He has also sought confirmation with respect to the composition, finish and colour of this wall.

It is clear from the 'west elevation' on Drawing P1.2, Revision D that the existing boundary wall, which is masonry in nature, is to be retained, added to and rendered in a shade of white.

The representors' representative has also asserted that "*The proposed boundary wall ranges from 4.1 metres – 4.6 metres in height, representing a grave departure from DPF 7.1.*"

In response to this assertion, I note that:

- the boundary wall in question is existing, not proposed;
- the existing boundary wall, when measured from the finished/substantially raised ground level on the western side of the boundary that it abuts, is only 2.9 metres tall (see Image 1 below and the 'west elevation' on Drawing P1.2, Revision D);

Image 1: Kate O'Fathartaigh's Rear Yard

- the existing boundary wall will be increased by 1.15 metres in height (this represents an increase of only 630 millimetres when compared to the boundary wall that was consented to by the Council in 2014);
- PO 7.1 calls for boundary walls to be "*limited in height and length to manage visual and overshadowing impacts on adjoining properties.*" To this end, I also note that:
  - » the existing boundary wall will not, for obvious reasons, 'overshadow' [redacted] property;
  - » the existing boundary wall will not cast any shadows across [redacted] property from midday onwards;
  - » the length of the existing boundary wall, which accounts for a mere 16.61 percent of the eastern (side) boundary of [redacted] property, will not be increased; and
  - » Image 2 below clearly shows that the primary outlook from [redacted] dining room and patio is to the north, not to the east or back towards the existing boundary wall, and that there are no openings on the eastern side [redacted] dining room, which is where the existing boundary is situated.

Image 2: Layout of Kate O'Fathartaigh's Residence

This element of the proposal will not, therefore, have an unreasonable impact on the use or enjoyment of either property.

First Floor Level

It has been asserted by the representors' representative that the existing dwelling will, once completed, be too tall, and that the siting and scale of the first-floor level will detract, to an unreasonable degree, from the amenity of the neighbouring residential properties to the north and west of the site.

I disagree with this assertion for several reasons.

Firstly, in relation to the overall height of the existing dwelling, I note that DPF 4.2 of the Zone permits the construction of an additional floor level provided that:

- it does not sit forward of the primary façade of the building to which it relates; and
- no part of the additional floor level projects beyond a 45-degree plane measured from the base of the primary façade of the building to which it relates.

It is abundantly clear from the 'west elevation' on Drawing P1.2, Revision D that the first-floor level is compliant with DPF 4.2 of the Zone and, by extension, PO 4.2 of the Zone, the latter of which calls for "*Additions and alterations (that) do not adversely impact on the streetscape character.*"

Secondly, in relation to the siting and scale of the first-floor level, I note that:

- the first-floor level does not offend POs 2.1 or 3.1 of the Historic Area Overlay, as it will not, by virtue of its deeply recessed nature, be visible from either side of Wattle Street.

  For clarity, PO 2.1 states that:

  "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."

  (Emphasis added)

  PO 3.1 also states that:

  "Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade."

  (Emphasis added once more);
- the first-floor level will be set back further than the recommended distances from the eastern (side) and northern (rear) boundaries of the site;
- the first-floor level will be screened, to a large extent, from [redacted] property by the existing viburnum hedge which is capable of growing to around 6.0 metres in height;
- the first-floor level will be screened, to a large extent, from [redacted] property by the existing boundary wall which is set to be raised by another 1.15 metres;
- the first-floor level will not, for obvious reasons, cast any shadows across [redacted] property;
- the first-floor level will not cast any shadows across [redacted] property from midday onwards; and
- the footprint of the first-floor level is substantially smaller than the footprint of the first-floor level that was consented to by the Council in 2014.

Overlooking

The representors' representative has asserted that the perforated metal screen affixed to the northern façade of the first-floor level "*fails to serve its intended purpose*" and "*will permit direct views into the private open space areas of adjoining properties.*"

I disagree with this assertion for three reasons.

Firstly, it is important to recognise that PO 10.1 of the 'Design in Urban Areas' Section of the Planning and Design Code ('Code') seeks to mitigate 'overlooking', not prevent it altogether.

Secondly, the accompanying DPF, DPF 10.1, advises that the installation of a perforated screen is an acceptable way to mitigate 'overlooking' provided that the screen is not less than 1.5 metres tall (when measured from the finished floor level of the floor level to which it relates) and that the perforations account for not more than 25 percent of the area of the screen.

Thirdly, it is abundantly clear from the 'north elevation' on Drawing P1.2, Revision D that:

- the screen in question will be 1.5 metres tall when measured from the finished floor level of the first-floor level; and
- the perforations will account for 25 percent of the area of the screen in question.

Accordingly, there is no need to modify the screen or to replace it with obscure glass, as has been requested by the representors' representative, as it presently complies with PO 10.1 of the 'Design in Urban Areas' Section of the Code.

Given that the representors' representative intends to address the Council Assessment Panel ('CAP') in relation to this matter, would you kindly confirm the particulars of the forthcoming meeting so that I may respond to any verbal submissions on behalf of the Applicant, and address any queries/concerns which the CAP may have.

Yours sincerely,

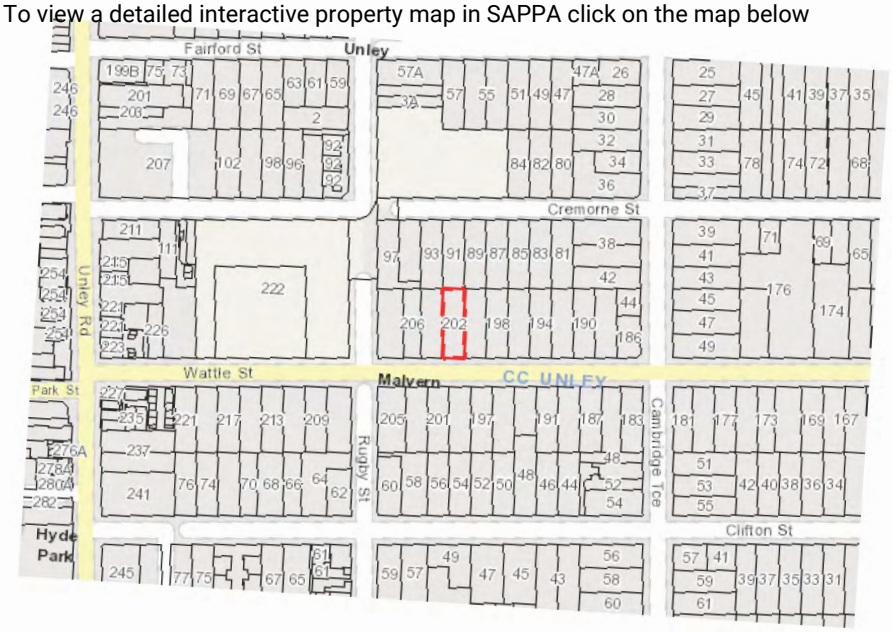
Fabian Barone
Director

ATTACHMENT 4

Address: **202 WATTLE ST MALVERN 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 5.6m)*
Minimum Frontage *(Minimum frontage for a detached dwelling is 15m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 750 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)*
Historic Area *(Un13)*
Hazards (Flooding General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

Zone

Established Neighbourhood

Selected Development(s)

Fence

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.

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	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)

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay*.	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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.
Ancillary development	
PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.	DTS/DPF 4.4 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Unley	
	Residential Spacious Unley and Malvern Trimmer Estate Historic Area Statement (Un13) 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 1920 built development.
Allotments, subdivision and built	Spacious streetscape character of regular grid layout (with axial views focussed on the central oval feature) of wide, tree-lined streets. Generous allotments and site frontages.

	form patterns	Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.
Un13	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century villas (asymmetrical and symmetrical), double-fronted cottages and limited complementary, Inter-war era, styles. More affluent, original owners developed some larger, amalgamated allotments in the southern areas of Malvern establishing grander residences and gardens. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), 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 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
	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. 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	Spacious streetscape character. Regular grid layout of wide tree-lined streets, with axial views along wide, tree-lined Cambridge Terrace and Oxford Street focussed on the central Unley Oval feature. Large front gardens. Wide verges. Large 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

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	
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain	DTS/DPF 9.1 None are applicable.

privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	

ITEM	3
DEVELOPMENT NO.:	21024746
APPLICANT:	Architects Ink
ADDRESS:	89 FERGUSON AVENUE MYRTLE BANK SA 5064
NATURE OF DEVELOPMENT:	Construct single storey detached dwelling with associated swimming pool, front fence, tennis court fencing, outbuilding (rumpus room) and landscaping and remove one (1) Regulated tree (Cupressus sempervirens) and one (1) Significant tree (Cussonia spicata) *(Demolition of the existing dwelling subject to application 090/373/2020/C2)*
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • 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:	14 Oct 2021
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Unley
PLANNING & DESIGN CODE VERSION:	14 October 2021 - 2021.15
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed

NOTIFICATION:	Yes – 7 representations (1 to be heard)
RECOMMENDING OFFICER:	Brendan Fewster Consultant Planner
REFERRALS STATUTORY:	N/A
REFERRALS NON-STATUTORY:	Heritage Architect Arboriculture – Regulated Trees Arboriculture – Street Trees
RECOMMENDATION	Approval

CONTENTS:

BACKGROUND:

Development Application 090/373/2020/C2 for the demolition of the existing dwelling was lodged on 15 June 2020. The *Development Act 1993* was still in effect at this time and therefore the application has been assessed against the Unley (City) Development Plan Consolidated 19 December 2017. As no representations were received during the Category 2 notification period, the demolition of the dwelling has been assessed under delegation.

The owner of the subject land lodged a development application on 14 October 2021 for a new replacement dwelling. This application (DA 21024746) has been assessed against the *Planning, Development and Infrastructure Act 2016*.

As the two applications are required to be assessed under different planning legislation, Council has sought legal advice to ensure the applications are correctly processed. Given that the merits of the proposed demolition are contingent on the replacement dwelling making a comparable or more positive contribution to the desired character of the area, the legal advice indicates a requirement for the applications (demolition and replacement dwelling) to be formally 'linked' to each other. The most appropriate mechanism to link the applications is a Land Management Agreement (LMA).

The applicant's legal advisor has prepared a LMA, which has been reviewed by Council staff. The LMA seeks to ensure that the demolition of the dwelling not occur unless and until development approval has been granted to both the demolition application and replacement dwelling application. The replacement dwelling must be substantially completed within two years of undertaking the demolition.

A final signed copy of the LMA is attached. The LMA will become a binding agreement between the owner and Council once it has been registered on the Certificate of Title.

A condition of consent is recommended to ensure the LMA is registered on the Certificate of Title prior to the granting of Development Approval.

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is seeking the construction of a single storey detached dwelling with an associated swimming pool, front fence, tennis court fencing, outbuilding (rumpus room) and landscaping

The proposed dwelling is contemporary with a series of gabled roof forms, an internally orientated garage and terraced walls. External materials and colour finishes includes:

- Walls – render (white snowy mountains half)
- Roof – Colorbond (grey nomad)
- Garage door – timber (black)
- Windows and doors – timber and aluminium (black)

The front of the dwelling is setback 12.3 metres from the road boundary. The sides of the dwelling are setback between 2.88 and 3.9 metres while the rear of the dwelling is setback 39.45 metres. The elevation drawings indicate that the highest point of the ridge of the dwelling is 8.4 metres above existing ground level.

A masonry front fence up to 1.5 metres in height will be offset from the front boundary to allow for landscaping. The fence will be rendered to match the proposed dwelling.

The proposal includes the removal of one (1) Regulated tree (Cupressus sempervirens) and one (1) Significant tree (Cussonia spicata).

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 89 FERGUSON AV MYRTLE BANK SA 5064
Title ref.: CT 5855/106 **Plan Parcel:** F15156 AL23 **Council:** CITY OF UNLEY

The subject land is a residential allotment located at 89 Ferguson Avenue, Myrtle Bank.

The land is rectangular with a frontage width of 36.43 metres and a total site area of 3175.6m². The land is relatively flat with a slight rise across the rear section of the site.

Currently occupying the site is a single storey villa with a return verandah and several small outbuildings that are mostly dilapidated. The existing dwelling does not have any heritage status as it is not a State or Local Heritage Place nor is it a Contributory Item.

There are five (5) Regulated trees on the site and several large streets on adjoining properties.

Locality

The locality is entirely residential in land use and built form character. Existing residential development comprises predominantly of single storey detached dwellings at low densities.

The original allotment layout and development pattern has largely been maintained. Road boundary setbacks along Ferguson Avenue are substantial and generally consistent, particularly on the northern side of the road. Front yards are spacious and well-landscaped.

Existing dwellings are a mix of bungalows and villas of Victorian/Edwardian influence built in the early 1900's. All dwellings within the locality are single storey.

Front fencing is of varying height and style, with a mix of brush, hedging, Colorbond steel and palisade steel.

Subject Site Locality

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Swimming pool, spa pool or associated
  safety features: Code Assessed - Performance Assessed
  Outbuilding: Code Assessed - Performance Assessed
  Fences and walls
  Fence: Code Assessed - Performance Assessed
  New housing
  Detached dwelling: Code Assessed - Performance Assessed
  Tree-damaging activity: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**
  Table 5 - exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1

- **LIST OF REPRESENTATIONS**

  7 representations were received in total, with 1 representor requesting to be heard

- **SUMMARY**

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

The main concerns raised within the representations are summarised below:

- Loss of heritage
- Building design is out of character
- Loss of existing trees
- Impact on existing vegetation on boundary
- Views from bathroom window
- Impacts from construction vehicles
- Council parking controls

The applicant has provided a detailed response to these concerns

AGENCY REFERRALS

No agency referrals required

INTERNAL REFERRALS

Heritage Architect

Should demolition of the existing dwelling be supported, the proposed development is considered, on balance, to satisfy the Desired and Performance Outcomes for the Historic Area Overlay subject to the following considerations:

1. It is strongly encouraged that an alternate proposal for the front fence is sought. The proposed fence, while consistent with the proposed new dwelling, is in stark contrast to the prevailing characteristics of this Historic Area Overlay. In an area of large allotments (some 36m wide) with deep setbacks, the front fence represents the majority of the public experience within the streetscape. Either allowing for more garden in front of the masonry fence (allowing for hedges or climbing plants to engulf the fence) or substantially increasing the transparency/openness would resolve this issue.
2. Confirmation of the proposed roof colour to ensure that it is suitable (appropriate colours include colorbond shale grey, windspray, woodland grey and basalt)

The applicant has amended the proposal to address the concerns regarding the front fence and the colour of the roof.

Arboriculture (Symatree)

I conclude that the Trees One and Two, do not achieve any of the aesthetic and environmental qualities that would qualify them as significant trees worthy of retention.

In addition, Tree Two is in declining health with no prospects of recovery.

Based on the factors outlined, I consider both trees are not worthy of retention and removal is therefore supported.

Arboriculture (Street Trees)

The removal of the Council street tree to facilitate the construction of a new crossover, while not ideal, is considered acceptable. The cost for the removal of the tree is to be borne by the applicant

and includes the removal cost, the cost of planting a replacement tree including future maintenance, and the loss of amenity value. The cost is to the value of $750.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix 6.

Form of Development

The subject land is situated within the Established Neighbourhood Zone of the Planning and Design Code and is also within a Historic Area Overlay. DO 1 of the of the Zone is seeking "a neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns" and DPF 1.1 lists a dwelling as an envisaged form of the development. The proposal to construct a replacement dwelling is therefore a desirable form of development in land use terms.

As the site is within a Historic Area Overlay, new development is required to reinforce and contextually respond to the historic themes and characteristics of the area. As considered below, the proposed built form is supported from a heritage perspective as it has been carefully designed to be sympathetic to the predominant built form character and development pattern of the locality.

DO 1 and PO 1.1 of the Established Neighbourhood Zone and DO 1 of the Historic Overlay are satisfied.

Built Form, Scale and Historic Character

The proposed dwelling is of a contemporary design that features a stepped façade and a series of wings with gabled roof forms. The material palette is also modern, comprising white rendered walls, grey colorbond roofing and timber and black aluminium to windows and doors.

The dwelling is 8.4 metres above ground level at its highest point however the ridge heights are typically between 6.0 and 7.0 metres on the flatter sections of the site. Although DPF 4.1 recommends a maximum building height of 6.0 metres and one building level, the proposed building height is reasonable in this instance given the sympathetic wall heights and gable roof design, the consistency of scale with the historic character and the generous setbacks from boundaries.

The garage is located behind the front wing and is not visible from the street. PO 10.1 of the Zone is therefore satisfied.

The application has been referred to Council's Heritage Architect as the land is within an area of historic significance (Historic Area Overlay). The proposal has been supported on heritage grounds for the following reasons:

- The design of the dwelling has taken into consideration the historic built form as expressed in the Historic Area Statement, namely the grand residential homes across a wide range of styles;
- The simple gable roof form and overall scale of the new building is consistent with the historic characteristics of the area;

- the 3m side wall height, is consistent with the historic characteristics of the area.
- The roof pitch at 45 degree (approximately) and solid to void ratio is generally consistent with the historic characteristics of the area. The lack of verandah form is an obvious departure, partially offset by the deep recess from wall/roof line to window/wall line
- The staggered design does minimise the appearance that the dwelling extends to approximately 3m from each side boundary. The front setback appears to be consistent with the existing dwelling location;
- The proposed materials of the dwelling generally lack the variation of colour and texture that existing historic materials (such as stone and brick) contain, however the finishes are broadly complementary to the existing material pallet of the locality. With substantial vegetation the differences will be less stark; and
- The garaging is hidden from street views of the dwelling

The concerns raised by the Heritage Architect in relation to the front fence have since been addressed by the applicant. The fence has been offset from the front boundary to allow for additional landscaping to visually soften the fence.

As the design of the proposed dwelling is of high-quality and integrity and would respect the streetscape context, the proposed replacement building is considered to make a comparable contribution to the historic character of the area as the existing dwelling that is to be demolished.

The Desired and Performance Outcomes for the Historic Area Overlay have been satisfied.

Boundary Setbacks

The front wing of the dwelling is setback 12.3 metres from the road boundary while the middle wing that also fronts the road is setback nearly 20.0 metres. The front setbacks are generally consistent with the average setback of the adjoining buildings in accordance with the DPF 5.1 of the Zone. The existing streetscape pattern would be maintained.

The dwelling is setback between 2.88 and 3.9 metres from the side boundaries and 39.45 metres from the rear boundary. These setbacks satisfy DPF 8.1 and 9.1 of the Zone except for the western side setback. Although the western side of the middle wing will be setback 1.12 metres less than the recommended standard, the siting of the dwelling would complement the established character of the locality, which includes various carports and side walls located close to side boundaries.

The proposed rumpus room that is located at the rear of the dwelling is setback 1.0 metre from the eastern side boundary and is well-removed from the rear boundary. These setbacks satisfy PO 11.1 of the Zone.

Privacy and Overshadowing

The proposed development would not result in any significant overlooking of neighbouring properties as the dwelling is single storey (one level) and will require a relatively small amount of earthworks.

It is noted that the western neighbours have raised concerns with the potential for overlooking into their property from bathroom and passageway windows of the proposed dwelling. While the western side of the site will be built-up approximately 1.0 metre, the existing fence and proposed hedging along this boundary will provide adequate screening from such ground-level windows.

The privacy of neighbouring properties would be adequately maintained in accordance with PO 10.1 of the General Policies (Design in Urban Areas).

Similarly, any shadow cast by the development will be negligible. As the subject land is on the southern side of the road and is north to south in orientation, most shadow would be cast over the rear yard of the subject land. The adjoining properties would experience a relatively small amount of overshadowing that would not adversely impact on their amenity.

PO 3.1, 3.2 and 3.3 of General Policies (Interface between Land Uses) are therefore satisfied.

Vehicle Access and Car Parking

A new vehicle access will be provided further east of the existing crossover. The location and design of the access would allow for adequate lines of sight in both directions and while it would conflict with an existing street tree, Council's Arboriculture Department supports the removal of the tree. The proposed vehicular access is therefore safe and convenient in accordance with PO 23.3 and 23.4 of General Policies (Design in Urban Areas).

When assessed against Table 1 – General Off-Street Car Parking Requirements, there is a requirement for at least two car parking spaces, with one space to be covered. The proposed garage will accommodate three covered spaces. The on-site car parking provision is acceptable.

Private Open Space and Landscaping

The dwelling will be provided with more than 1500m² private open space. The amount of private open space satisfies the requirements of the Table 1 of the General Policies (Design in Urban Areas) and is directly accessible to living areas as required by PO 21.2. Suitable private open space for entertaining, clothes drying and other domestic functions is therefore provided for occupants of the dwelling.

The applicant has provided a detailed landscape plan that includes a mix of trees, shrubs and hedges. The landscaping is comprehensive and includes numerous large trees that will compensate for the loss of existing trees (one regulated and one significant tree) and exceed the minimum requirement prescribed by DPF 1.1 of the Urban Tree Canopy Overlay.

Regulated/Significant Trees

The proposal includes the removal of one (1) Regulated tree (Cupressus sempervirens) and one (1) Significant tree (Cussonia spicata). There is one other large tree on the site that is exempt from planning controls.

The applicant has provided an Arboricultural Assessment prepared by Arborman Street Solutions that recommends the removal of the two regulated/significant trees. Council's

independent arborist (Symatree) also supports the removal of the trees as they do not achieve the aesthetic and environmental qualities to warrant their retention. The removal of the trees is considered to satisfy PO 1.1 and 1.2 of the Regulated and Significant Tree Overlay.

The existing large trees on the adjoining properties will not be adversely affected by the development as there is adequately separation, within only minor encroachment within the tree protection zones.

CONCLUSION

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

The proposed dwelling and associated structures are a form of development that is consistent with the Desired Outcome for the Established Neighbourhood Zone and have been carefully designed to be sympathetic to the predominant built form character and development pattern of the locality.

As the proposed dwelling is of high-quality design and integrity and would respect the streetscape context, the proposed replacement building is considered to make a comparable contribution to the historic character of the area as the existing dwelling that is to be demolished.

Accordingly, the proposal would achieve the Desired Outcome for the Established Neighbourhood Zone and the Historic Area Overlay and warrants the granting of Plan Consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

3. 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

4. Development Application Number 21024746, by Architects Ink is granted Planning Consent subject to the following reserved matter and conditions:

The following information shall be submitted for further assessment and approval by the City of Unley as reserved matters under Section 102(3) of the *Planning, Development and Infrastructure Act 2016*:

- A detailed stormwater management system and computations for the development that satisfies the requirements of the Stormwater Management Overlay of the Planning and Design Code.

Pursuant to Section 127(1) of the *Planning, Development and Infrastructure Act 2016*, the Council reserves its decision on the form and substance of any further conditions of Development Plan Consent that it considers appropriate to impose in respect of the reserve matters outlined above.

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 (if any) and the development shall be undertaken to the satisfaction of Council.

2. The landscaping approved herein shall be planted prior to occupation of the development and any person(s) who have the benefit of this approval shall cultivate, tend and nurture the landscaping and replace any plants which may become diseased or die.

3. Stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.

4. The tree protection measures for Tree 3 outlined in the recommendations of the Arboricultural Impact Assessment and Development Impact Report prepared by the Arborman Tree Solutions dated 12 November 2021 shall be undertaken during demolition and construction of the development to the satisfaction of Council's arborist.

Planning Notes

1. The applicant is reminded that the cost for the removal of the street tree is to be borne by the applicant and includes the removal cost, the cost of planting a replacement tree including future maintenance, and the loss of amenity value. The cost is to the value of $750.00.
2. 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.
3. 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.
4. 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.
5. 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).

OFFICER MAKING RECOMMENDATION

Name: Brendan Fewster
Title: Planning Officer
Date: 28/02/22

ATTACHMENT 1

FORM A1 (Version 1)
GUIDANCE NOTES AVAILABLE

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT

(Pursuant to s193(13) of the *Planning, Development and Infrastructure Act 2016*)

FORM APPROVED BY THE REGISTRAR-GENERAL

PRIORITY NOTICE ID	

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

SERIES NO	PREFIX
	AG

AGENT CODE

LODGED BY:

CORRECTION TO:

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT (COPIES ONLY)

1

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CORRECTION	PASSED
REGISTERED	REGISTRAR-GENERAL

Ref: SDL:ET6363:135169

thg:p221267_013.docx

TYPE OF DOCUMENT APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT

(Pursuant to s 193(13) of the *Planning, Development and Infrastructure Act 2016*)

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

To the Registrar-General:

1. **The City of Unley (Council)** of 181 Unley Road, Unley SA 5061 has entered into the attached Land Management Agreement dated with **Indiana Louise Tirrell** pursuant to s 193(1) of the *Planning, Development and Infrastructure Act 2016* (SA) (**Act**).
2. The agreement relates to land described and comprised in Certificates of Title Volume 5855 Folio 106 (Allotment 23 in Filed Plan 15156) (**Land**).
3. The Council applies pursuant to s 193(13) of the Act to note the agreement against the Land.
4. The Council is a designated authority with the power to enter Land Management Agreements pursuant to s 193(1) of the Act.

Date:

CERTIFICATION **Delete the inapplicable*

Applicant

*The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

<Name of certifying party>
<Capacity of certifying party>

for: *<Company name>*

on behalf of the Applicant

BOTTEN LEVINSON
Lawyers

LAND MANAGEMENT AGREEMENT

The City of Unley

Indiana Louise Tirrell

THIS AGREEMENT is made the day of 2022

BETWEEN: **THE CITY OF UNLEY**
of 181 Unley Road
UNLEY SA 5061

("Council")

AND: [redacted]

("Owner")

BACKGROUND

A. The Owner is the registered proprietor of the Land.

B. The Owner wishes to demolish the existing dwelling on the Land and construct a new dwelling.

C. By Development Application Number DA 090/373/2020/C2 the Owner has sought, through her agent MasterPlan, planning consent from the Council under the *Development Act 1993* for the demolition of the existing dwelling (**the Demolition**).

D. By Development Application ID 21024746 the Owner has sought, through her agent Architects Ink, planning consent from the Council under the *Planning, Development and Infrastructure Act 2016* for the construction of new single storey detached dwelling (**the Replacement Dwelling**).

E. The Demolition Application and Replacement Dwelling Application are yet to be determined by the Council.

F. Pursuant to the relevant consolidation of the Council's Development Plan and for the purposes of assessment of the Demolition Application, the Land is in the Residential Streetscape (Built Form) Zone and Policy Area 10 – Grand (Built Form) Precinct 10.

G. Pursuant to the relevant consolidation of the Planning and Design Code, and for the purposes of assessment of the Replacement Dwelling Application, the Land is in the Established Neighbourhood Zone and the Historic Area (Un10) Overlay.

H. The form of the Replacement Dwelling is relevant to Council's consideration of the grant of planning consent to the Demolition Application.

I. The Council wishes to ensure that if the Demolition proceeds the Replacement Dwelling will be constructed.

J. In considering whether to enter this Agreement, the parties have had regard to the relevant mandatory considerations under section 193(3) of the Act.

K. Pursuant to section 193(2) of the Act the Owner has agreed with the Council to enter into this Agreement on the terms and conditions which follow.

L. The Council is a designated authority with the power to enter Land Management Agreements pursuant to section 193(1) of the Act.

NOW THIS AGREEMENT WITNESSES

INTERPRETATION

1. The parties acknowledge that the matters recited above are true and accurate and agree that they shall form part of the terms of this Agreement.

2. In the interpretation of this Agreement unless the context shall otherwise require or admit:

   2.1 a reference to any party includes a person, corporate body, partnership, association, government body or any other entity, and shall include any executors, administrators, successors and permitted assigns;

   2.2 any term which is defined in the statement of the names and descriptions of the parties or in the Background has the meaning there defined;

   2.3 words importing the singular number or plural number are deemed to include the plural number and the singular number respectively;

   2.4 words importing any gender include both genders;

   2.5 where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally;

   2.6 references to any statute or subordinate legislation include all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to;

   2.7 references to any allotment numbers are references to the allotments as numbered on the plan of division;

   2.8 words and phrases used in this Agreement which are defined in the Act or in regulations made under the Act, will have the meaning ascribed to them by the Act or regulations as the case may be.

3. Clause headings are provided for reference purposes only and shall not be used in the interpretation of this Agreement.

4. The requirements of this Agreement are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the Land.

DEFINITIONS

5. In the interpretation of this Agreement unless the contrary intention appears or unless the context otherwise requires, the following expressions have the following meanings:

   Act means the *Planning, Development and Infrastructure Act 2016* (SA).

   Business Day means a day that is not a Saturday, Sunday or public holiday in South Australia.

   Council includes any agent or employee of the Council who is authorised by the Council.

Demolition Application means Development Application numbered DA 090/373/2020/C2.

Development has the meaning given to it in the Act.

Land means 89 Ferguson Avenue, Myrtle Bank, being the land described and comprised in Certificates of Title Volume 5855 Folio 106.

Owner:

(a) means any person or persons who are, or are entitled to become, the registered proprietor(s) of an estate in fee simple of the Land, or any part or share of the Land either as sole proprietor or as joint tenants or tenants in common, and includes a successor in title to an estate in fee simple to the Land and a mortgagee in possession; and

(b) includes the Owner or any other person with the benefit of a development approval granted to the Demolition Application;

Regulations means the *Planning, Development and Infrastructure (General) Regulations 2017* (SA).

Replacement Dwelling means the development approved in Development Application ID 21024746 or any approved variation.

Replacement Dwelling Application means Development Application ID 21024746.

OWNER'S OBLIGATIONS AND ACKNOWLEDGEMENTS

6. The Owner agrees to not undertake the Demolition unless and until development approval has been granted to the Demolition Application and the Replacement Dwelling Application.

7. The Owner agrees to construct, and substantially complete, the Replacement Dwelling within two (2) years of undertaking the Demolition.

8. The Owner acknowledges the requirements of section 193 of the Act as they relate to the development applications and future development approvals granted to the development applications.

OPERATION AND APPLICATION OF THE AGREEMENT

9. Upon execution, this Agreement is effective as an Agreement.

10. The parties intend that this Agreement will be effective as a Land Management Agreement pursuant to section 193 of the Act upon being registered under the *Real Property Act 1886* as a note against the instrument of title to the Land.

11. This Agreement shall not operate unless and until development approval is granted to the Demolition Application.

12. This Agreement is the whole agreement between the parties in relation to the matters contained within it. This Agreement may only be varied by a supplementary agreement in writing and executed by the Council and the Owner.

NOTING OF THIS AGREEMENT

13. Each party shall do and execute all such acts, documents and things necessary so that the Agreement is noted against the Certificate of Title for the Land pursuant to the provisions of Section 193 of the Act in priority to any other registered instrument.

14. The Owner warrants that no other person other than Bank of Queensland Ltd (as mortgagee) has an interest in the Land.

RESCISSION

15. In the event that:

    15.1 Planning consent is not obtained for the Demolition Application; or

    15.2 Any development authorisation obtained for the Demolition Application lapses, expires or is cancelled by virtue of the provisions of the Act without being implemented; or

    15.3 The Replacement Dwelling is constructed (by way of being substantial or fully completed);

    the Council agrees to rescind this Agreement at the request of the Owner and the reasonable costs of and incidental to the preparation, stamping and registration of the Deed of Rescission shall be borne by the Owner.

WAIVER

16. The Council may, conditionally or unconditionally, waive compliance by the Owner with the whole or any part of the Owner's past or future obligations under this Agreement.

17. To be effective, a waiver must be in writing and executed by the Council.

18. The failure, delay, relaxation or indulgence by a party in exercising a power or right under this Agreement is not a waiver of that power or right.

19. An exercise of a power or right under this Agreement does not preclude a further exercise of it or the exercise of another right or power.

SEVERANCE

20. Where a clause or part of a clause in this Agreement would, but for this clause, be unenforceable:

    20.1 the clause or part of the clause shall be read down to the extent necessary to avoid that result; or

    20.2 where the clause or part of the clause cannot be read down, it may be severed from this Agreement and the remainder of the clause or of the Agreement shall continue in force, unless this would result in a material change to the intended effect of the Agreement.

GOVERNING LAW

21. This Agreement is governed by the law in South Australia.

NOTICES

22. A notice, demand, consent, approval or communication under this Agreement (**Notice**) must be:

    22.1 in writing, in English and signed by a person authorised by the sender; and

    22.2 hand delivered or sent by pre-paid post or electronic mail to an address of the recipient specified below, as varied by any Notice given by the recipient to the sender, or affixed in a prominent position on the Land.

23. At the date of this Agreement, the postal and electronic mail addresses for Notices to the Owner are:

    Owner

    Address: [redacted]

    Email: [redacted]

    Attention: [redacted]

24. At the date of this Agreement, the postal and electronic mail address for Notices to the Council are:

    Council

    Address: PO Box 1, Unley SA 5061

    email: pobox@unley.sa.gov.au

    Attention: Chief Executive Officer

25. A Notice is deemed to be received:

    25.1 if hand delivered or affixed in a prominent position on the Land, on delivery or affixing;

    25.2 if sent by pre-paid priority post two Business Days after posting (or seven Business Days after posting if posting to or from a place outside Australia);

26. If two or more persons comprise a party, Notice to one is effective Notice to all.

GOVERNING LAW

27. The law governing the interpretation and implementation of the provisions of this Agreement shall be the law of South Australia.

MISCELLANEOUS

28. This Agreement contains the whole agreement between the parties with respect to the matters referred to herein.

COSTS

29. The Owner agrees to bear the costs of and incidental to the negotiation, preparation and execution of this Agreement.

EXECUTED as an Agreement

EXECUTED by)
[redacted])
Owner)

[redacted])
Witness)

[redacted])
Name)

16.2.22)
Date)

THE COMMON SEAL of **THE CITY OF UNLEY**)
was hereunto affixed in the presence of:)

[redacted])
Mayor)

[redacted])
Chief Executive Officer)

The Corporation of the City of Unley THE COMMON SEAL OF ABN: 63 714 797 082

DATED **2022**

AGREEMENT

BETWEEN

THE CITY OF UNLEY

AND

[redacted]

LAND MANAGEMENT AGREEMENT

Botten Levinson
Level 1 Darling Building
28 Franklin Street
ADELAIDE SA 5000
Telephone: 08 8212 9777
Facsimile: 08 8212 8099

ATTACHMENT 2

New House

89 Ferguson Avenue Myrtle Bank SA 5064

20-1125

Planning Appliation

Designed as a series of staggered pavilions, the planning articulates the building mass, while ensuring every habitable room has a strong connection to open, outdoor space. Each room is abundant with natural light, and access to northern sunlight is maximised.

Taking cues from the surrounding architecture, the design does not seek to replicate but reinterpret the existing character of the area. The result is a contemporary family home that asserts its own identity while being sympathetic to the area that surrounds it.

01 Gable Roof Pitch

In-keeping with the surrounding area, the roofline is pitched. Gable ends are visible from the East and West elevations of the proposed residence.

02 Single Storey

The proposed residence is single storey. This is consistent with the predominately single storey area.

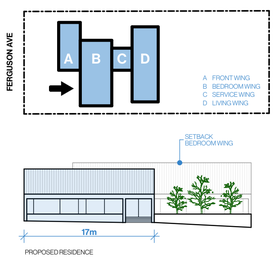
03 Stepped Frontage

Generally, building frontages range between 12 and 20 metres along the street, with the average being 15 metres.

The site is a wide allotment of 36 metres. While the planning of the residence spreads across this width, it is carefully articulated to be in-keeping with the frontage widths of the neighbouring dwellings.

The front wing measures a width of 17 metres. The bedroom wing is considerably setback from the front building line. Trees to the front courtyard help to obscure the bedroom wing, making it visually recede.

Stepping the built form separates the building frontage. This articulation achieves the appearance of a building width that is characteristic of the street.

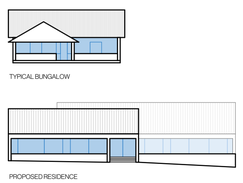


04 Verandah

The verandah is a prominent feature of the surrounding architecture.

Like typical bungalows along the street, the verandah is incorporated under the main roof gable and is supported by masonry pillars.

The verandah adds depth to the front façade through shadowing. It also provides sun protection to the North facing windows.



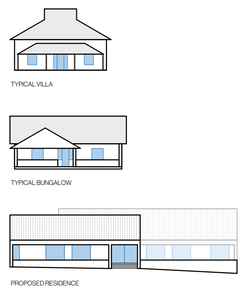
05 Low Wall to Verandah

Many bungalows exhibit low masonry walls along the verandah. The proposed design adopts this feature.

The low wall helps to provide privacy to the front wing that contains the master bedroom.

06 Solid to Void Ratio

In-keeping with the surrounding character, the street frontage has a high solid to void ratio. The frontage presents as a predominately masonry structure with punctured openings. The openings are of similar proportions to neighbouring residences.



07 Raised Entrance

As many of the houses in the area, due to the sloped nature of the site the floor level at the front of the residence is raised. The steps also help to emphasise the entrance.

08 Materiality

Although a contemporary build, the proposed residence is complimentary to the existing architecture as it uses materials that are characteristic of the area.

The flat pan profile proposed is a modern interpretation of the corrugated metal sheet roofing found on many of the neighbouring residences.

Like most of the surrounding dwellings, the proposed is to be of solid masonry construction. A render finish will be applied to the walling, which is characteristic of the neighbouring villas and bungalows.

The proposed residence exhibits a refined material palette with construction to be executed at a high standard. There is an emphasis on structural integrity, longevity, and quality to ensure the proposed is of the same calibre as its neighbours.

FLAT PAN METAL ROOF CLADDING

RENDERED MASONRY WALL PAINT FINISH

GLAZING BLACK ANODISED ALUMINUM FRAMES

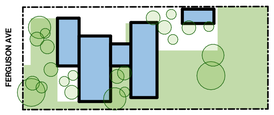
LUSH LANDSCAPING

09 Importance of Landscaping

The landscape is an essential element that is integrated through the architecture.

The new house is to nestle within a lush landscape. Courtyards and landscaped areas are strategically placed to ensure every habitable room has a strong connection to open, outdoor space.

The placement of the landscaped courtyard between the bedroom and living wing allows desirable northern light to penetrate the living spaces.

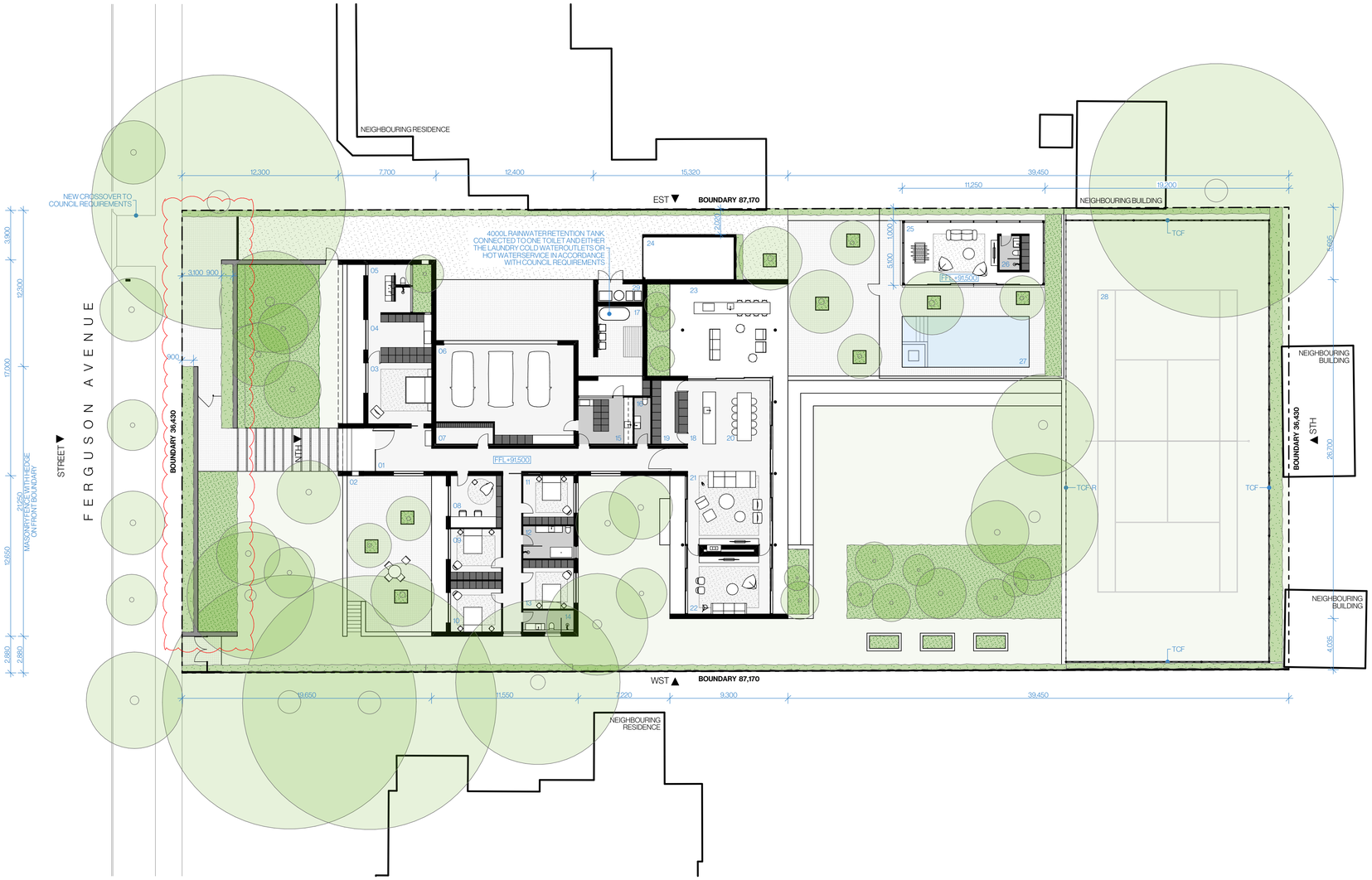


Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

AMENDED PLAN / DOCUMENT DATE: 18/11/2021

Revision	Date	Scale	Client	Project Name	Drawing
A - Planning Application B - Updated Imagery	18/08/2021 16/11/2021	@ A1	Tirrell	New House 89 Ferguson Avenue Myrtle Bank SA 5064	20-1125 SK01 Design Concept Planning Application



AREA

SITE	3,176 m²
PROPOSED HOUSE	443 m²
FRONT VERANDAH	38 m²
OUTDOOR ENTERTAINING	62 m²
GARAGE	82 m²
SHED	26 m²
POOL PAVILION	57 m²

01 ENTRY
02 COURTYARD
03 MASTER BEDROOM
04 WALK IN ROBE
05 MASTER ENSUITE
06 GARAGE
07 WINE ROOM
08 STUDY
09 BEDROOM 02
10 BEDROOM 03
11 BEDROOM 04
12 BATHROOM 01
13 BEDROOM 05
14 BATHROOM 02
15 MUD ROOM / LAUNDRY
16 POWDER
17 SERVICE YARD
18 KITCHEN
19 LARDER
20 DINING
21 LOUNGE
22 LIVING
23 OUTDOOR ENTERTAINING
24 SHED
25 RUMPUS
26 BATHROOM 03
27 POOL
28 TENNIS COURT
29 POOL EQUIPMENT

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Sydney
Architecture
Interior Design
Asset Management

AMENDED PLAN / DOCUMENT
DATE: 18/11/2021

0 2 5 10 20M

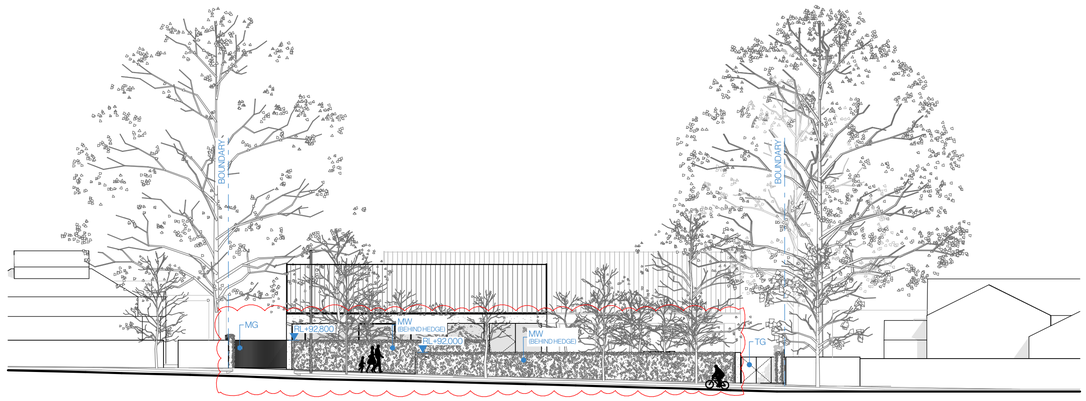
Revision	Date
A - Planning Application	18/08/2021
B - Amended Drawings	27/09/2021
C - Amended Drawings	16/11/2021

Scale 1:200 @ A1

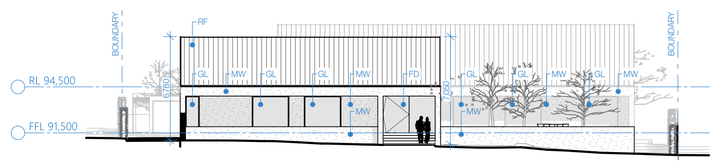
Client Tirrell

Project Name
New House
89 Ferguson Avenue
Myrtle Bank SA 5064

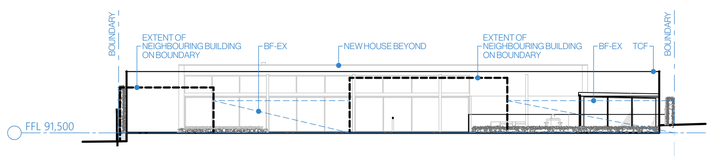
Drawing
20-1125 SK02
Proposed Plan
Planning Application



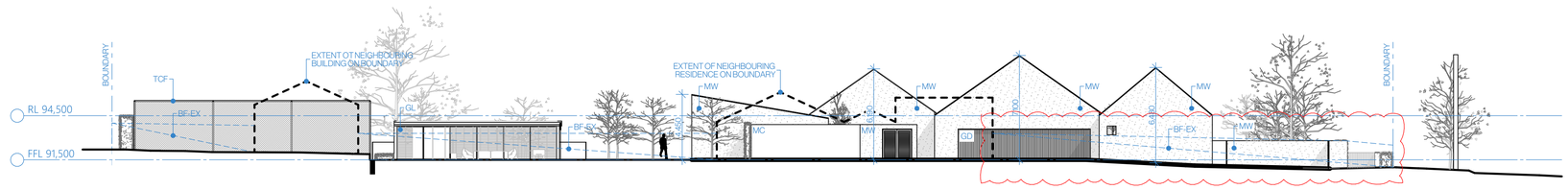
STREET ELEVATION 1:200



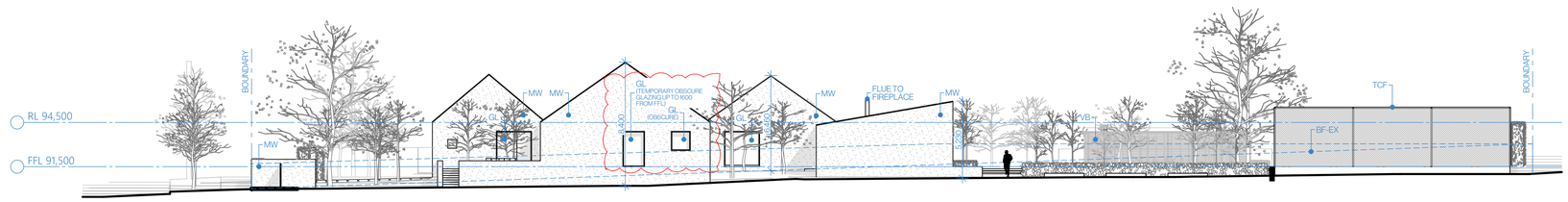
NTH ELEVATION 1:200



STH ELEVATION 1:200



EST ELEVATION 1:200



WST ELEVATION 1:200

LEGEND

MW	MASONRY WALL, RENDERED, PAINT FINISH, COLOUR: SNOWY MOUNTAINS HALF
RF	FLAT PAN METAL ROOF CLADDING, COLOUR: NEXTEEL GREY NOMAD
GL	GLAZING, BLACK ANODISED ALUMINIUM WINDOW AND DOOR FRAMES
FD	TIMBER FRONT DOOR
GD	TILT UP GARAGE DOOR, TIMBER CLADDING, COLOUR: BLACK
TG	TIMBER GATE, COLOUR: BLACK
MG	METAL GATE, COLOUR: BLACK
MC	METAL CLADDING, COLOUR: BLACK
VB	ALUMINIUM EXTERNAL VENTAL BLINDS, COLOUR: BLACK
BF-EX	EXISTING BOUNDARY FENCE
TCF	TENNIS COURT FENCING, 3.6m HIGH
TCF-R	RETRACTABLE TENNIS COURT FENCING

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

AMENDED PLAN / DOCUMENT
DATE: 18/11/2021

0 2 5 10 20M

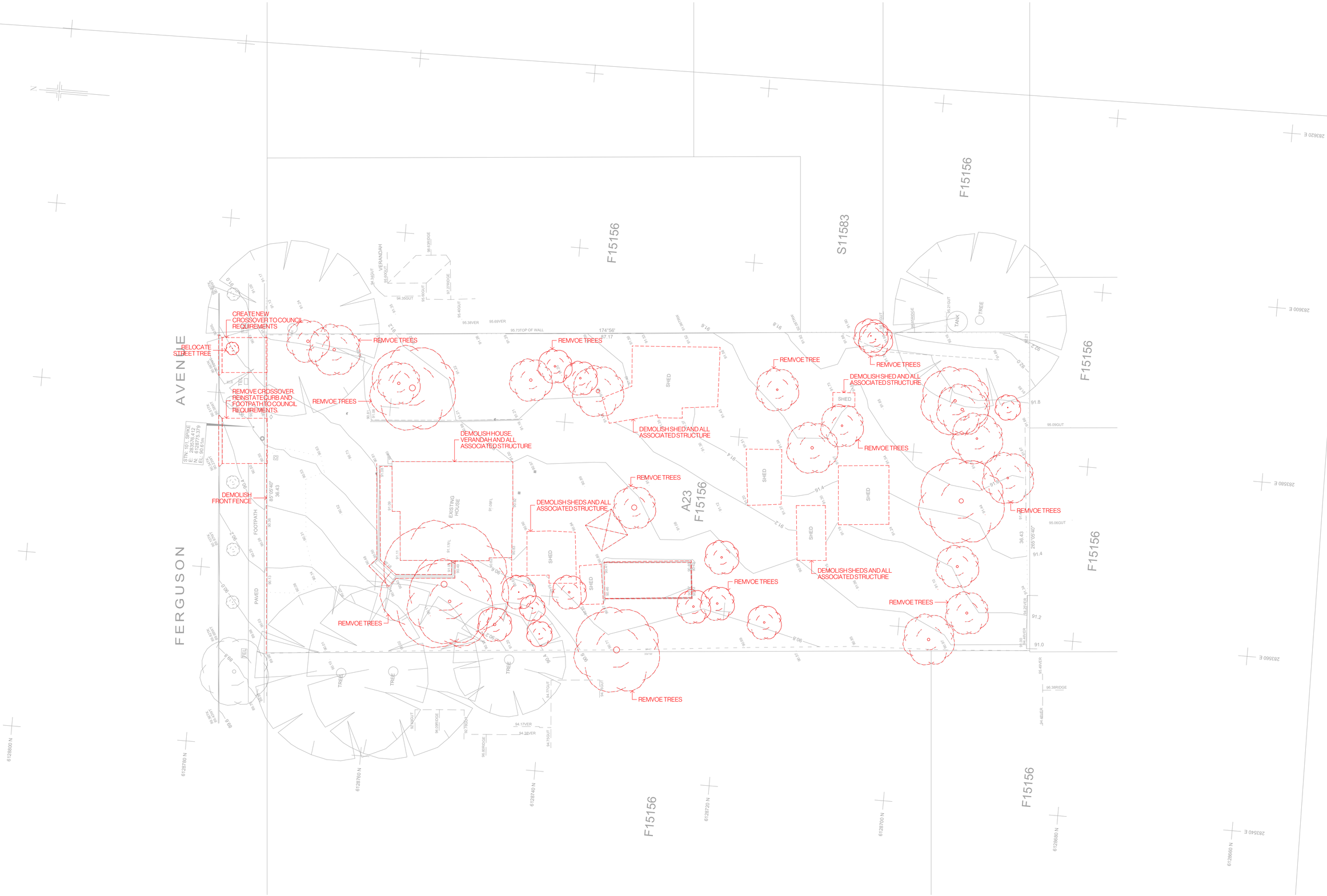
Revision	Date
A - Planning Application	18/08/2021
B - Amended Drawings	27/09/2021
C - Amended Drawings	16/11/2021

Scale
1:200 @ A1

Client
Tirrell

Project Name
New House
89 Ferguson Avenue
Myrtle Bank SA 5064

Drawing
20-1125 SK03
Elevations
Planning Application



Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10 20M

Revision	Date	Scale	Client
A - Planning Application	XX/XX/2021	1:200 @ A1	Tirrell

Project Name
New House
89 Ferguson Avenue
Myrtle Bank SA 5064

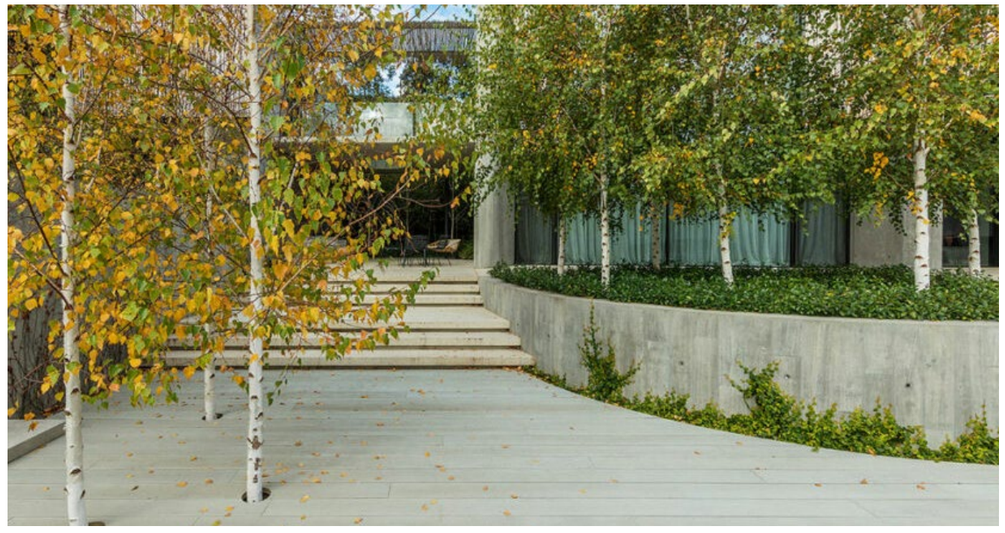
Drawing
20-1125 SK02
Demolition Plan
Planning Application

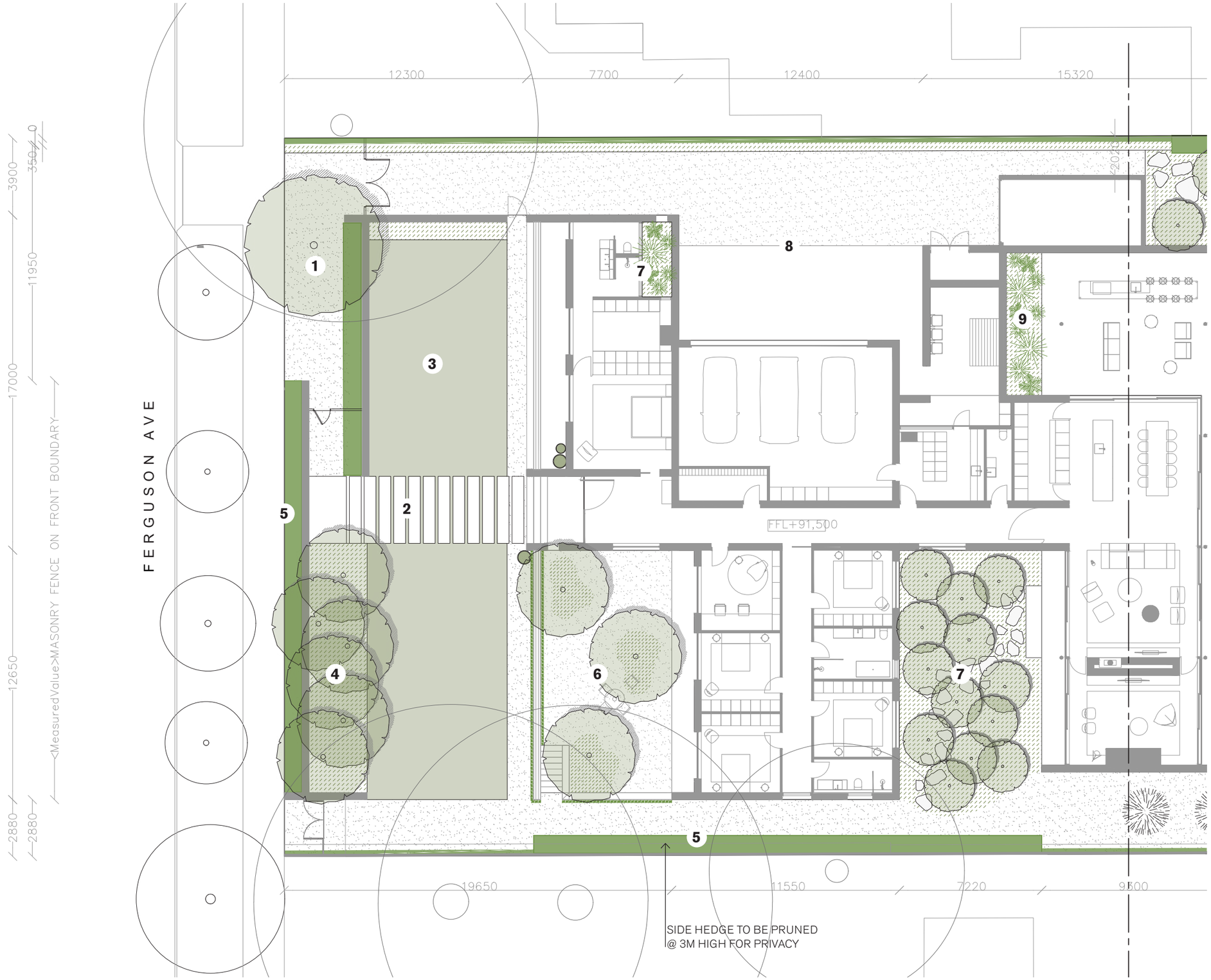
Tirrell Residence Garden

Project	89 Ferguson Avenue, Myrtle Bank
Ref No.	20.028
Client	Tirrell Family
Architect	Architects Ink
Date	16.11.2021
Issue	Planning

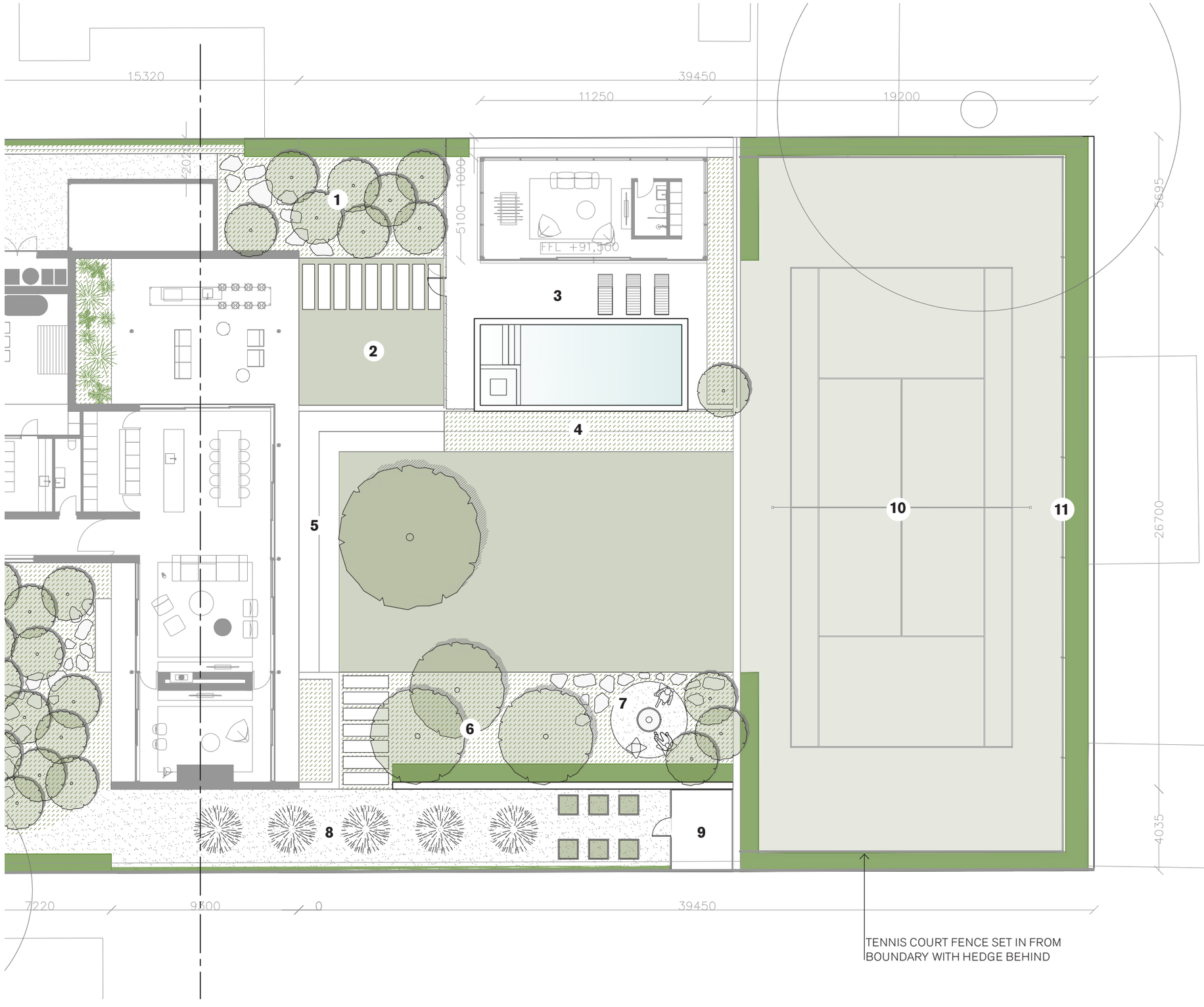
LANDSKÄP

Garden Character



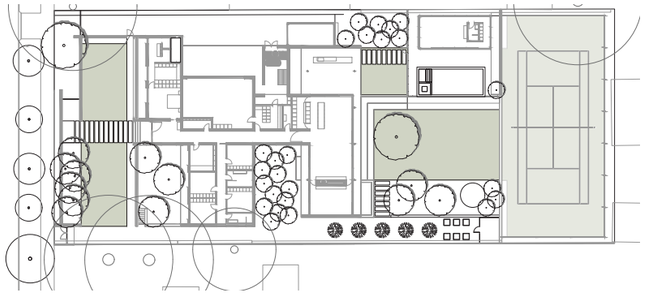


1	Main pedestrian entry with feature tree
2	Stepped path through lawn
3	Front lawn
4	Tree copse
5	Tall hedge walls (pruned to 2.4m H)
6	Front patio / terrace
7	Planted courtyard
8	Parking court
9	Alfresco courtyard garden



1	Side garden with flowering tree copse
2	Pool terrace lawn
3	Pool terrace
4	Garden moat (1200 drop from pool edge)
5	Concrete terraces
6	Side garden
7	Fire pit
8	Citrus garden + productive planters
9	Garden shed
10	Artificial turf tennis court
11	Hedge around court (pruned to 3.6m H)

Trees

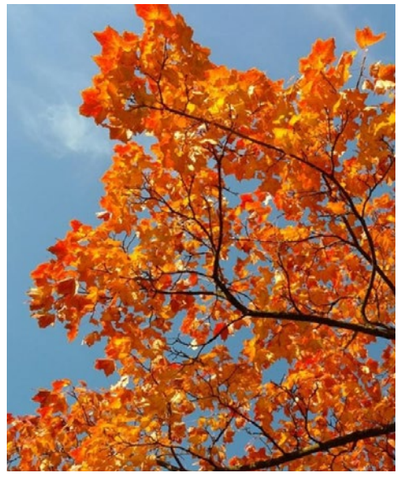


FRONT GARDEN

***Platanus × acerifolia,* Plane Tree**
Large deciduous tree

***Ginkgo biloba.* Fruitless Gingko**
Tall upright deciduous tree

FRONT TERRACE



Acer freemanii 'Jeffersred'Blaze
Large deciduous tree

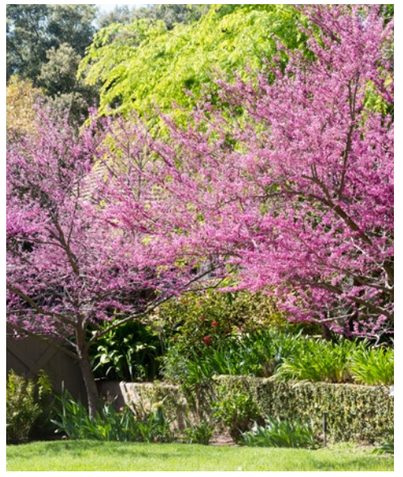
CITRUS GARDEN

Citrus Trees
Lemon & Lime

CENTRAL COURTYARD

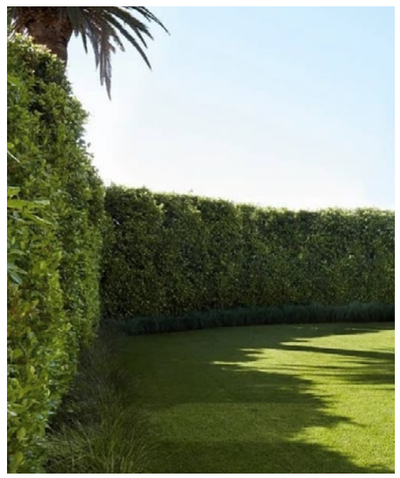
***Betula pendula 'Moss White'* Birch**
Deciduous tree, white trunk

FIRE PIT



***Cercis canadensis* Eastern redbud**
Deciduous flowering tree

HEDGE OPTIONS

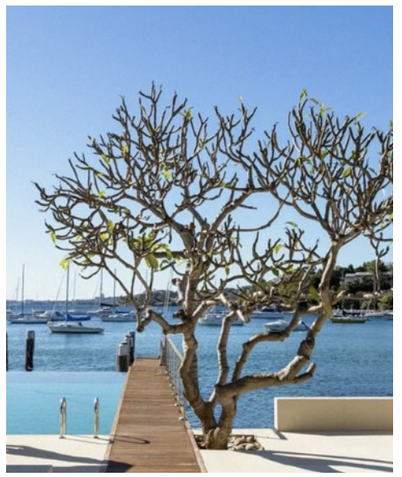


Ficus Flash
Evergreen screening tree

Cupressocyparis leylandii 'Leightons Green'
Leightons Green

POOLSIDE

***Lagerstroemia natchez,* Crepe Mrytle** Small deciduous, white flowers



***Plumeria obtusa,* Franginpani**
Ornamental, white flowers

REAR GARDEN

Jacaranda mimosifolia
Summer deciduous tree

***Platanus × acerifolia,* Plane Tree**
Large deciduous tree

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Arboricultural Impact Assessment and Development Impact Report

Site: 89 Ferguson Avenue, Myrtle Bank

Date: Friday, 12 November 2021

ATS6583-089FerAvDIR

Contents

Report Reference Number: ATS6583-089FerAvDIR

Report prepared for
Greg Vincent for Joshua Tirrell

Author
Marcus Lodge, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed the three identified trees at 89 Ferguson Avenue, Myrtle Bank. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposed development includes the demolition of the existing dwelling and the construction of a new dwelling and tennis court. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

The assessment considered three trees, Two trees, Trees 3 and 4, are considered to be in Fair overall condition with the third tree, Tree 5, displaying Good overall condition. None of the trees are locally endemic with only Tree 3 being an Australian native species, Trees 4 and 5 are both introduced exotic species.

The assessment has identified Tree 5 as a Significant Tree and Tree 4 as a Regulated Tree as defined in the *PDI Act 2016*. Tree 3 is exempt from regulation due to being within ten metres of the dwelling on the neighbouring property; whilst Tree 3 is not controlled it is a shared asset between 89 and 93 Ferguson Avenue and as such its protection is required regardless of its legislative status. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features' Trees 4 and 5 are not considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated/Significant Trees is not warranted.

The encroachment for Tree 3 has been calculated to be greater than 10% of the total TPZ area and is therefore classified as a 'Major Encroachment' as defined in AS4970-2009. AS4970-2009 also identifies relevant factors that should be considered when determining the 'impact' of encroachments such as this; these considerations are listed under section 3.3.4 *TPZ encroachment considerations*. When considering these factors, the proposed encroachment is unlikely to result in tree damaging activity that will result in the decline, death or failure of the tree and is therefore considered to be a Low Impact.

The encroachment for the remaining trees, Trees 4 and 5 is greater than 40% and will result in tree damaging activity that will result in the decline, death or failure of these trees. Trees 3 and 4 have an encroachment that impacts the SRZ and the trunk and as such they will be destabilised by the proposed work and are therefore considered to be Conflicted by the proposed development.

The Arboricultural Impact Assessment has identified that the Trees 4 and 5 will be negatively impacted by the proposed works and require removal. However, Tree 3 is unlikely to be negatively impacted by the proposed works.

Whilst the viability of Tree 3 is unlikely to be impacted by the proposed works there is a potential for incidental damage and as such Tree Protection is recommended as part of this construction.

Brief

Arborman Tree Solutions was engaged by [redacted] for [redacted] undertake an Arboricultural Impact Assessment and provide a Development Impact Report for two Significant Trees and one exempt tree at 89 Ferguson Avenue, Myrtle Bank. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

The proposed development includes the demolition of the existing dwelling and the construction of a new dwelling and tennis court. This assessment will determine the potential impacts the proposal may have on the trees within the site and to recommend impact mitigation strategies in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009) for trees to be retained.

In accordance with section 2.2 of the AS4970-2009 the following information is provided:

- Assessment of the general condition and structure of the subject trees.
- Identification of the legislative status of trees on site as defined in the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016).*
- Identify and define the Tree Protection Zone and Structural Root Zone for each tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2009 for trees to be retained.
- Provide information in relation to the management of trees.

Documents and Information Provided

The following information was provided for the preparation of this assessment

- Email instruction on Scope of Works
- Design Drawings

Site Location

The trees are located in the back garden area of the existing property at 89 Ferguson Avenue, Myrtle Bank, with Tree 3 located on the boundary with 93 Ferguson Avenue, Myrtle Bank.

Figure 1: Site location – 89 Ferguson Avenue, Myrtle Bank

Methodology

The proposed design was reviewed in association with the information supplied in the Design Drawings and CAD files as supplied by [redacted].

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2009 *Protection of trees on development sites* (AS4970-2009). When determining potential impacts of an encroachment into a Tree Protection Zone (TPZ), the following should be considered as outlined in AS4970-2009 section 3.3.4 *TPZ encroachment considerations*.: -

a) Location of roots and root development.

b) The potential loss of root mass from the encroachment.

c) Tree species and tolerance to root disturbance.

d) Age, vigour and size of the tree.

e) Lean and stability of the tree.

f) Soil characteristics and volume, topography, and drainage.

g) The presence of existing or past structures or obstacles affecting root growth.

h) Design factors.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees will be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.

Regulatory Status, Tree Protection Zones and Development Impacts are shown in Appendix B.

Assessment

Arborman Tree Solutions was engaged by [redacted] to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at 89 Ferguson Avenue, Myrtle Bank. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise impact where appropriate. The proposed development includes the demolition of the existing dwelling and the construction of a new dwelling and tennis court. This assessment provides recommendations in accordance with Australian Standard AS4970-2009.

Tree Assessment

The assessment considered three trees which are identified as a mix of species as shown in Table 1 below. Two trees, Trees 3 and 4, are considered to be in Fair overall condition with the third tree, Tree 5, displaying Good overall condition. None of the trees are locally endemic with only Tree 3 being an Australian native species, Trees 4 and 5 are both introduced exotic species.

Table 1 Tree Population

Botanic Name	Common Name	Number of Trees	Origin	Tree Numbers
Brachychiton populneus	Kurrajong	1	Native	3
Cupressus sempervirens	Italian Cypress	1	Exotic	4
Cussonia spicata	Spike Cabbage Tree	1	Exotic	5

Findings on individual tree health and condition is presented in Appendix B, Tree Assessment Findings.

Legislative Assessment

The assessment has identified Tree 5 as a Significant Tree and Tree 4 as a Regulated Tree as defined in the *PDI Act 2016*. Tree 3 is exempt from regulation due to being within ten metres of the dwelling on the neighbouring property; whilst Tree 3 is not controlled it is a shared asset between 89 and 93 Ferguson Avenue and as such its protection is required regardless of its legislative status. Significant and Regulated Trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features' Trees 4 and 5 are not considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated/Significant Trees is not warranted.

Table 2 Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	1	5
Regulated	1	4
Exempt	1	3

Retention Assessment

Trees that provide important environmental and/or aesthetic contribution to the area, are in good condition scored a High or Moderate Retention Rating and conservation of these trees is encouraged. Trees identified as not suitable for retention or attained a low Tree Retention Rating, displayed one or more of the following attributes:

a) provide limited environmental/aesthetic benefit,
b) short lived species,
c) represent a material risk to persons or property,
d) identified as causing or threatening to cause substantial damage to a structure of value,
e) limited Useful Life Expectancy.
f) young and easily replaced.

Tree 3 is suitable for retention as it achieved a High Retention Rating, this rating indicates the tree displays aesthetic and/or environmental features that warrant its retention.

Table 3 Retention Rating

Retention Rating	Number of Trees	Tree Numbers
High	1	3
Low	2	4 and 5

The remaining trees achieve a Low Retention Rating indicating they should not form a constraint to an otherwise reasonable and expected development.

Encroachment and Impact Assessment

Within AS4970-2009 relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree that requires protection should be retained whilst remaining viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2009. When assessing potential impacts, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) are the principle means of protecting a tree and are provided in accordance with AS4970-2009 section 1.4.5 and 3.2. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

The encroachment for Tree 3 has been calculated to be greater than 10% of the total TPZ area and is therefore classified as a 'Major Encroachment' as defined in AS4970-2009. AS4970-2009 also identifies relevant factors that should be considered when determining the 'impact' of encroachments such as this; these considerations are listed under section 3.3.4 *TPZ encroachment considerations*. When considering these factors, the proposed encroachment is unlikely to result in tree damaging activity that will result in the decline, death or failure of the tree and is therefore considered to be a Low Impact.

The following discusses the relevant factors of AS4970-2009 section 3.3.4 *TPZ encroachment considerations* for this tree: -

- 3.3.4 (c), '*Tree species and tolerance to root disturbance'*.
  The species (*Brachychiton populneus*) has a good tolerance to root disturbance due to its specialised root system which makes this species suitable for transplanting. The TPZ is therefore able to tolerate considerable encroachment.

The encroachment for the remaining trees, Trees 4 and 5 is greater than 40% and will result in tree damaging activity that will result in the decline, death or failure of these trees. Trees 3 and 4 have an encroachment that impacts the SRZ and the trunk and as such they will be destabilised by the proposed work and are therefore considered to be Conflicted by the proposed development.

Conclusion

The Arboricultural Impact Assessment has identified that the Trees 4 and 5 will be negatively impacted by the proposed works and require removal. However, Tree 3 is unlikely to be negatively impacted by the proposed works.

Recommendation

Whilst the viability of Tree 3 is unlikely to be impacted by the proposed works there is a potential for incidental damage and as such Tree Protection is recommended as part of this construction.

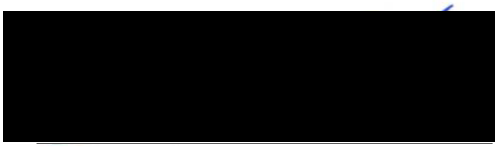
The following is recommended as a minimum: -

1. Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in consultation with the Project Arborist. i.e.: no machinery operation in the vicinity of the trees without a Tree Protection Plan.
2. A Tree Protection Zone fence is to be erected to ensure access to the root zone is restricted. The fence is to be installed prior to the commencement of all other site works including demolition.
3. If machinery access is required within the TPZ ground protection is to be installed in consultation with the Project Arborist to ensure tree roots are not damaged.

These recommendations have been provided to ensure the balance between development and arboricultural management have been addressed and considered. If the recommendations are followed and adhered to the subject trees will not be negatively impacted by this proposal.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,



MARCUS LODGE
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Australian Arborist License AL11
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International Society of Arboriculture – Tree Risk Assessment
VALID Tree Risk Assessment (VALID) – 2018 and 2021
Native Vegetation Council Trained Arborist 2019

Definitions

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*.

Diameter at Breast Height: trunk diameter measured at 1.4 metres above ground level used to determine the Tree Protection Zone as described in Australian Standard AS4970-2009 *Protection of trees on development sites*.

Diameter at Root Buttress: trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2009 *Protection of trees on development sites* and is used to determine the Structural Root Zone.

Tree Damaging Activity Tree damaging activity includes those activities described within the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016),* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. Can also include forms of pruning above and below the ground.

Tree Protection Zone: area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone: calculated area within the tree's root zone that is considered essential to maintain tree stability.

Project Arborist a person with the responsibility for conducting a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.

Encroachment: the area of a Tree Protection Zone that is within the proposed development area.

Impact: the effect on tree health, structure and/or viability as a result of required works associated with the proposed development within the TPZ or the vicinity of the tree(s).

References

Australian Standard AS4970–2009 ***Protection of trees on development sites***: Standards Australia.

Matheny N. Clark J. 1998: ***Trees and Development a Technical Guide to Preservation of Trees During Land Development***: International Society of Arboriculture, Champaign, Illinois, USA.

Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species living for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. *Eucalyptus, Fraxinus* and *Melaleuca*. Species identifies the specific tree within the genus e.g. *Eucalyptus camaldulensis*, *Fraxinus griffithi* or *Melaleuca styphelioides*. Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. *Melia azedarach* is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the *Casuarina, Eucalyptus* and *Quercus* genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the *Development Act 1993*, the *Natural Resource Management Act 2004,* the *Native Vegetation Act 1991* and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 *Pruning amenity trees* where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as *Acacia sp*. may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable.

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	**Health**			
	Good	**Fair**	**Poor**	**Dead**
Good	C1	C2	C3	C4
Fair	C2	C2	C3	C4
Poor	C3	C3	C4	C4
Failed	C4	C4	C4	C4

Size Matrix					
Spread	**Height**				
	>20	**15-20**	**10-15**	**5-10**	**<5**
>20	S1	S1	S1	S2	S3
15-20	S1	S1	S2	S3	S3
10-15	S1	S2	S2	S3	S4
5-10	S2	S3	S3	S4	S5
<5	S3	S3	S4	S5	S5

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	**Condition**			
	C1	**C2**	**C3**	**C4**
S1	High	Moderate	Low	Low
S2	Moderate	Moderate	Low	Low
S3	Moderate	Moderate	Low	Low
S4	Moderate	Moderate	Low	Low
S5	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.

Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	**Habitat**			
	Active	**Inactive**	**Potential**	**No Habitat**
Indigenous	E1	E1	E2	E3
Native	E1	E2	E3	E3
Exotic	E2	E3	E3	E4
Weed	E3	E3	E4	E4

Amenity Matrix				
Character	**Aesthetics**			
	High	**Moderate**	**Low**	**None**
Important	P1	P1	P2	P3
Moderate	P1	P2	P3	P3
Low	P2	P3	P3	P4
None	P3	P3	P4	P4

Tree Retention Rating Modifier				
Amenity	**Environment**			
	E1	**E2**	**E3**	**E4**
P1	High	High	Moderate	Moderate
P2	High	Moderate	Moderate	Moderate
P3	Moderate	Moderate	Moderate	Moderate
P4	Moderate	Moderate	Moderate	Low

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	**Preliminary Tree Retention Rating**		
	High	**Moderate**	**Low**
High	Important	High	Moderate
Moderate	High	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

There are potentially trees that have Special Value for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

Cultural Values

Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values

Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

Important These trees are considered to be important and will in almost all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Protection of these trees should as a minimum be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites* however given the level of importance additional considerations may be required.

High These trees are considered to be important and will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Protection of these trees should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Moderate These trees are considered to be suitable for retention however they achieve less positive attributes than the trees rated as Important or High and as such their removal or other tree damaging activity is more likely to be considered to be acceptable in an otherwise reasonable and expected development. The design process should where possible look to retain trees with a Moderate Retention Rating. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Low These trees are not considered to be suitable for retention in any future development/redevelopment; trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard 4970-2009 *Protection of trees on development sites.* The identification of the impact of development considers a number of factors including the following:

a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.

b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.

c. Any required pruning that may be needed to accommodate the proposed development.

d. Tree species and tolerance to root disturbance.

e. Age, vigour and size of the tree.

f. Lean and stability of the tree.

g. Soil characteristics and volume, topography and drainage.

h. The presence of existing or past structures or obstacles potentially affecting root growth.

i. Design factors incorporated into the proposed development to minimise impact.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees should be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.

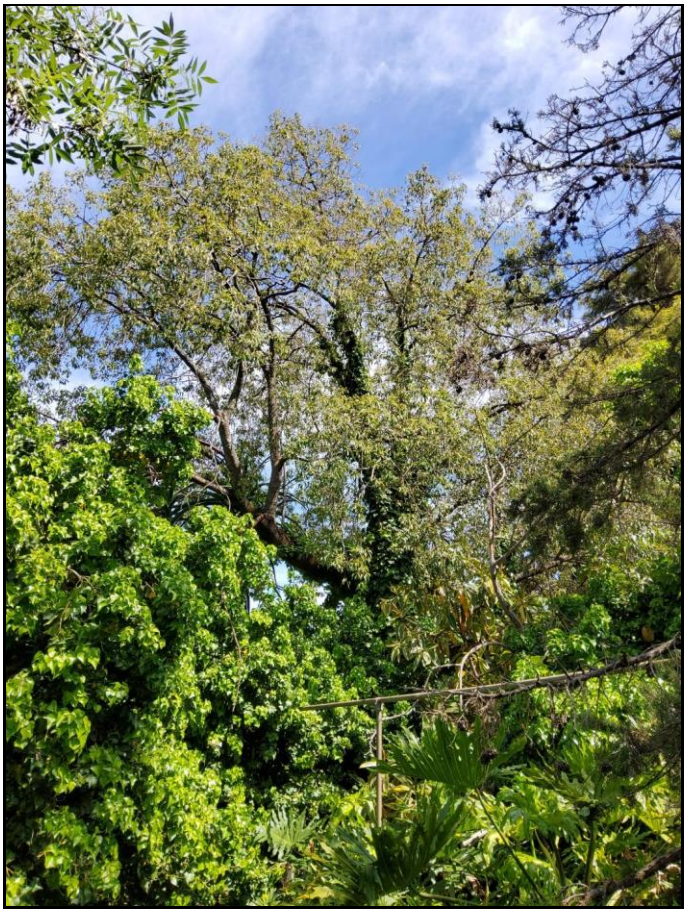
Appendix B - Tree Assessment Findings

Brachychiton populneus

Tree No: 3

Kurrajong

Inspected:	26 October 2021
Height:	10-15 metres
Spread:	10-15 metres
Health:	Fair
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	9.00 metres
Structural Root Zone:	3.00 metres



Observations

This tree is considered to be in fair overall condition due to the reduced foliage density and moderate level of dieback throughout the crown. The main trunk is growing on the boundary between the properties at numbers 89 and 93.

Legislative Status	Exempt

This tree is within 10 metres of the dwelling on the neighbouring property and is not a Eucalyptus or Willow Myrtle therefore is exempt from control under the Planning, Development and Infrastructure Act 2016.

Retention Rating	High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.

Development Impact	Low

The identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

Action	Protect Root Zone

Protect the root zone of this tree in accordance with the recommendations and principles of AS4970-2009.

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Cupressus sempervirens

Tree No: 4

Italian Cypress

Inspected:	26 October 2021
Height:	10-15 metres
Spread:	5-10 metres
Health:	Fair
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	8.40 metres
Structural Root Zone:	2.97 metres

Observations

This tree is considered to be in fair overall condition due to the moderate level of dieback throughout the crown. The dieback appears to be associated with a moderate infestation of Cypress Bark Weevil and is an indictor the tree is under stress most likely due to lack of soil moisture and nutrients.

Legislative Status	Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Low

This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.

Development Impact	Conflicted

The identified encroachment is greater than 40% of the TPZ area and will also impact the SRZ and the trunk. There is no realistic opportunity to retain this tree in the proposed development and its removal is required as part of the required works.

Action	Removal Required

Tree removal is required to support the proposed development.

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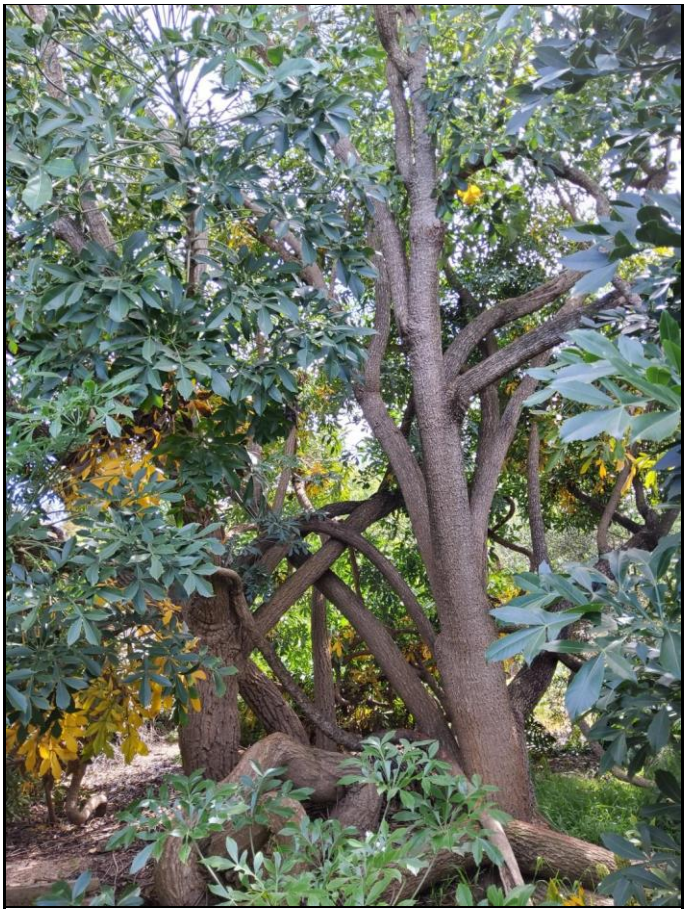
Cussonia spicata

Tree No: 5

Spike Cabbage Tree

Inspected:	26 October 2021
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	6.38 metres
Structural Root Zone:	2.65 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The stems for this tree are very close together and whilst this may be separate trees the stems are likely to share common root system and as such this has been treated as a single tree.

Legislative Status	Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Low

This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.

Development Impact	Conflicted

The identified encroachment is greater than 40% of the TPZ area and will also impact the SRZ and the trunk. There is no realistic opportunity to retain this tree in the proposed development and its removal is required as part of the required works.

Action	Removal Required

Tree removal is required to support the proposed development.

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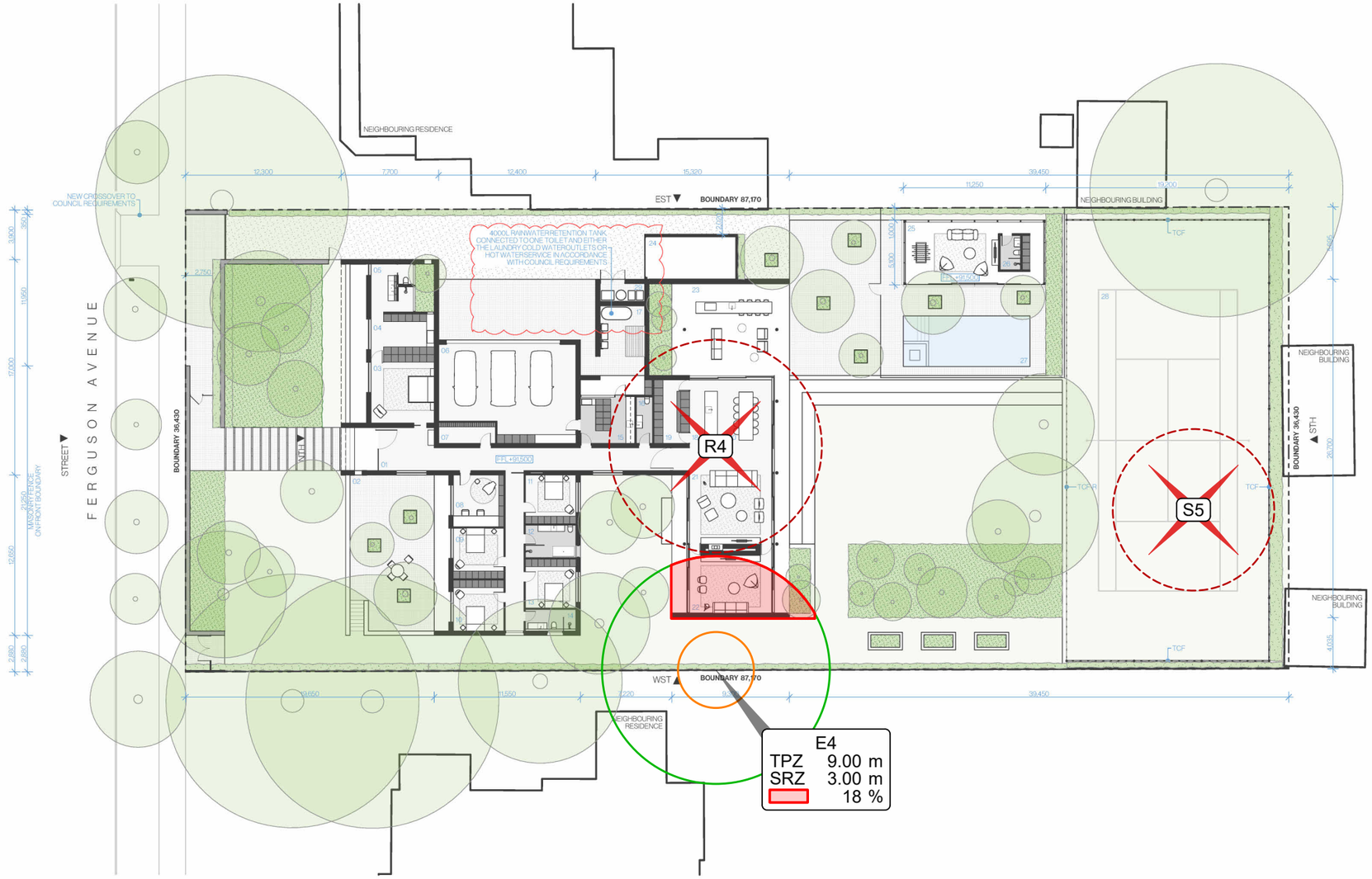
Appendix C - Mapping



Legend

- TPZ
- SRZ
- Tree Removal

Encroachments

- Proposed

Legislative Status

S	Significant
R	Regulated
U	Unregulated
E	Exempt

AREA

SITE	3,176 m²
PROPOSED HOUSE	443 m²
FRONT VERANDAH	38 m²
OUTDOOR ENTERTAINING	62 m²
GARAGE	82 m²
SHED	26 m²
POOL PAVILION	57 m²

01 ENTRY
02 COURTYARD
03 MASTER BEDROOM
04 WALK IN ROBE
05 MASTER ENSUITE
06 GARAGE
07 WINE ROOM
08 STUDY
09 BEDROOM 02
10 BEDROOM 03
11 BEDROOM 04
12 BATHROOM 01
13 BEDROOM 05
14 BATHROOM 02
15 MUD ROOM / LAUNDRY
16 POWDER
17 SERVICE YARD
18 KITCHEN
19 LARDER
20 DINING
21 LOUNGE
22 LIVING
23 OUTDOOR ENTERTAINING
24 SHED
25 RUMPUS
26 BATHROOM 03
27 POOL
28 TENNIS COURT
29 POOL EQUIPMENT

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10 20M

Revision	Date
A - Planning Application	18/08/2021
B - Amended Drawings	27/09/2021

Scale 1:200 @ A1

Client Tirrell

Project Name
New House
89 Ferguson Avenue
Myrtle Bank SA 5064

Drawing
20-1125 SK02
Proposed Plan
Planning Application

Appendix D – Tree Assessment Summary

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Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
3	*Brachychiton populneus*	Exempt	High	Low	9.00 metres	This tree is considered to be in fair overall condition due to the reduced foliage density and moderate level of dieback throughout the crown. The main trunk is growing on the boundary between the properties at numbers 89 and 93.	Protect Root Zone
4	*Cupressus sempervirens*	Regulated	Low	Conflicted	8.40 metres	This tree is considered to be in fair overall condition due to the moderate level of dieback throughout the crown. The dieback appears to be associated with a moderate infestation of Cypress Bark Weevil and is an indictor the tree is under stress most likely due to lack of soil moisture and nutrients.	Removal Required
5	*Cussonia spicata*	Significant	Low	Conflicted	6.38 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The stems for this tree are very close together and whilst this may be separate trees the stems are likely to share common root system and as such this has been treated as a single tree.	Removal Required

Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

The Tree Protection Zone(s) is identified on the site plan. The TPZ is an area where construction activities are regulated for the purposes of protecting tree viability. The TPZ should be established so that it clearly identifies and precludes development/construction activities including personnel.

If development activities are required within the TPZ then these activities must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the tree(s) will remain viable as a result of this activity.

Work Activities Excluded from the Tree Protection Zone:

a) Machine excavation including trenching;

b) Excavation for silt fencing;

c) Cultivation;

d) Storage;

e) Preparation of chemicals, including preparation of cement products;

f) Parking of vehicles and plant;

g) Refuelling;

h) Dumping of waste;

i) Wash down and cleaning of equipment;

j) Placement of fill;

k) Lighting of fires;

l) Soil level changes;

m) Temporary or permanent installation of utilities and signs, and

n) Physical damage to the tree.

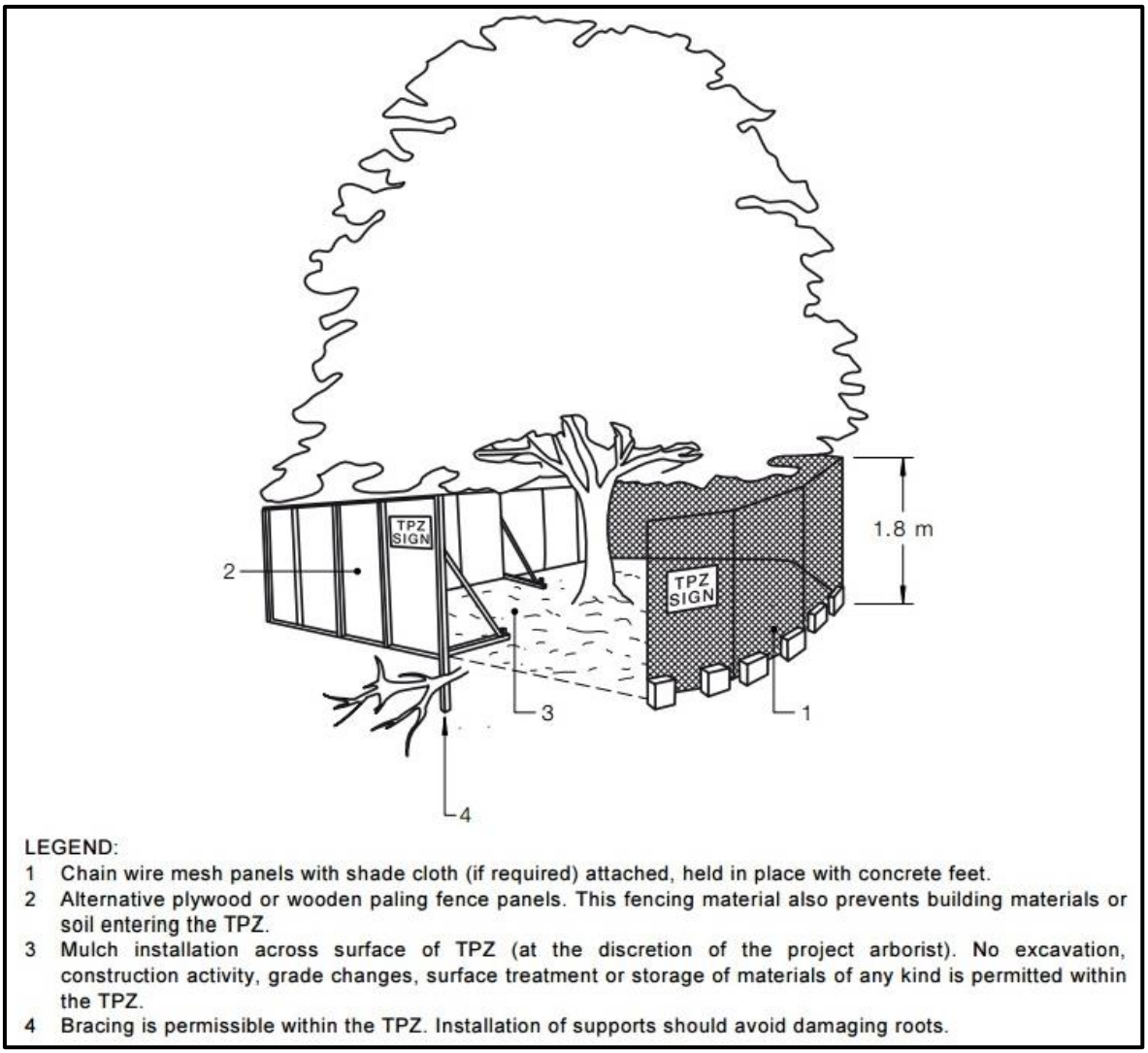
Protective Fencing
Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should by chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates and liquids entering the protected area.

Temporary fencing on 28kg bases are recommended for use as this eliminates any excavation requirements to install fencing. Excavation increase the likelihood of root damage therefore should be avoided where possible throughout the project.

Existing perimeter fencing and other structures may be utilised as part of the protective fencing.

Any permanent fencing should be post and rail with the set out determined in consultation with the Project Arborist.

Where the erection of the fence is not practical the Project Arborist is to approve alternative measures.



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 1 Showing example of protection fencing measures suitable.

Other Protection Measures

General
When a TPZ exclusion area cannot be established due to practical reasons or the area needs to be entered to undertake construction activities then additional tree protection measures may need to be adopted. Protection measures should be compliant with AS4970-2009 and approved by the Project Arborist

Installation of Scaffolding within Tree Protection Area.
Where scaffolding is required within the TPZ branch removal should be minimised. Any branch removal required should be approved by the Project Arborist and performed by a certified Arborist and performed in accordance with AS4373-2007. Approval to prune branches must be documented and maintained.

Ground below scaffold should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Figure below. The boarding should be left in place until scaffolding is removed.

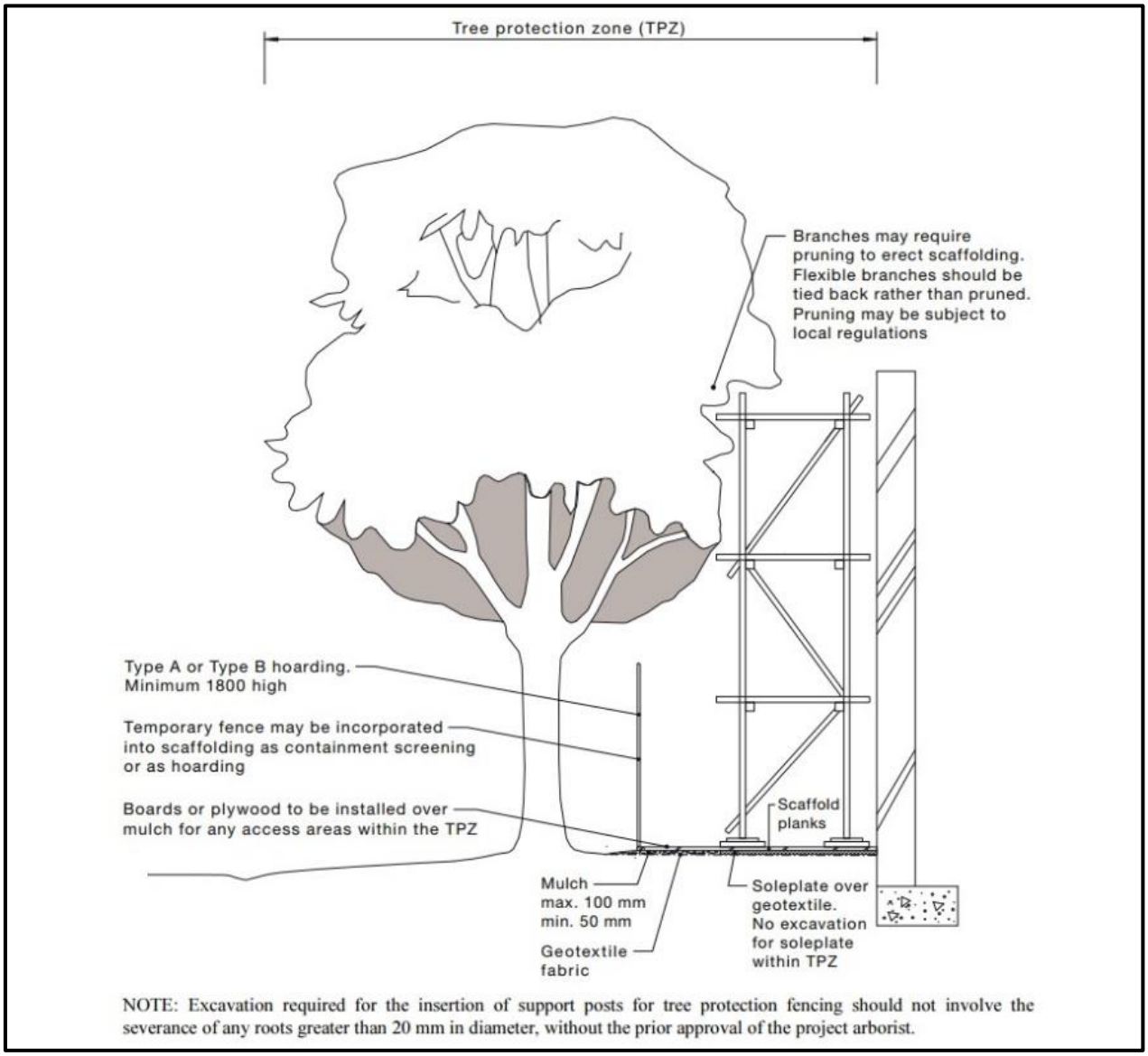
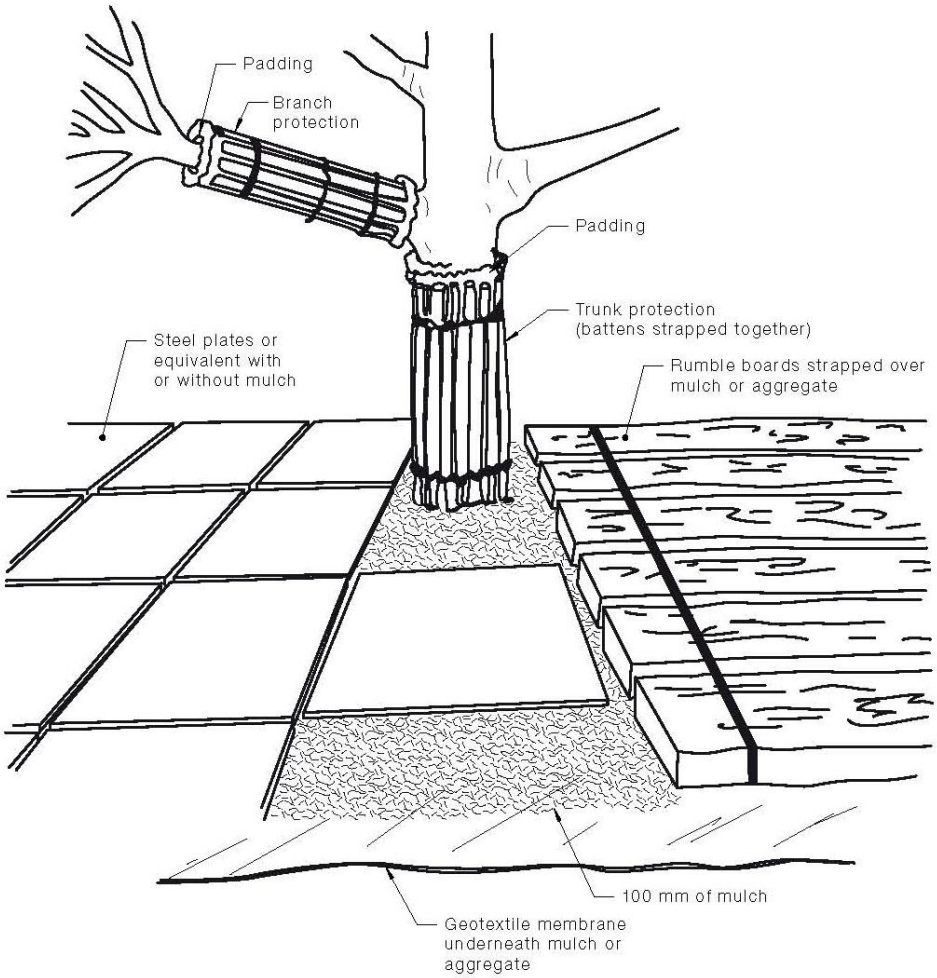


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection
Where access is required within the TPZ ground protection measures are required. Ground protection is to be designed to prevent both damage to the roots and soil compaction.

Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.



NOTES:

1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.

2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 3 – Ground protection methods.

Document Source:
Diagrams in this document are sourced from AS4970-2009 Protection of trees on development sites*. Further information and guidelines are available in within that document.*

Paving Construction within a Tree Protection Zone
Paving within any Tree Protection Zone (TPZ) must be carried out above natural ground level unless it can be shown with non-destructive excavation (AirSpade® or similar) that no or insignificant root growth occupies the proposed construction area.

Due to the adverse effect filling over a Tree Protection Zone (TPZ) can have on tree health; alternative mediums other than soil must be used. Available alternative mediums include structural soils or the use of a cellular confinement system such as *Ecocell*®.

Ecocell®
Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

Site preparation
- Clearly outline to all contracting staff entering the site the purpose of the TPZ's and the contractors' responsibilities. No fence is to be moved and no person or machinery is to access the TPZ's without consent from the City of Unley and/or the Project Arborist.

- Fence off the unaffected area of the TPZ with a temporary fence leaving a 1.5 metre gap between the work area and the fence; this will prevent machinery access to the remaining root zone.

Installation of Ecocell® and EcoTrihex Paving®
- Install a non-woven geotextile fabric for drainage and separation from sub base with a minimum of 600mm overlap on all fabric seams as required.

- Add Ecocell®, fill compartments with gravel and compact to desired compaction rate.

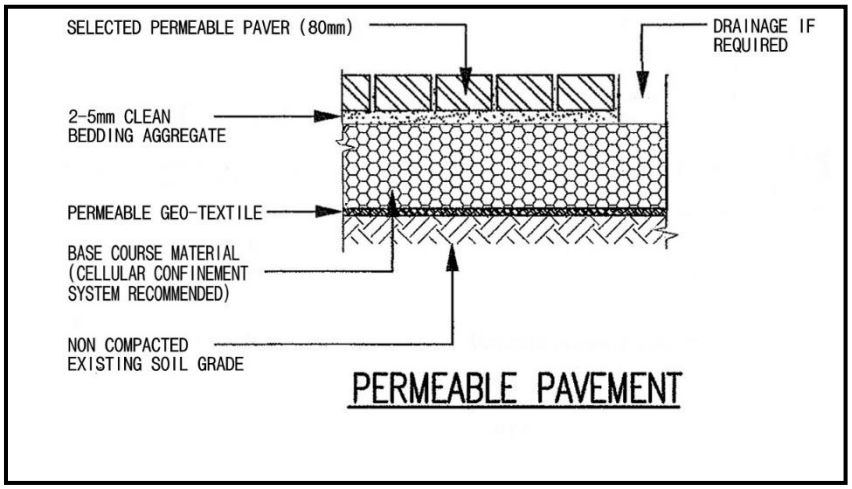
- If excessive groundwater is expected incorporate an appropriate drainage system within the bedding sand level.

- Add paving sand to required depth and compact to paving manufacturer's specifications.

- Lay EcoTrihex Paving® as per manufactures specifications and fill gaps between pavers with no fines gravel.

- Remove all debris, vegetation cover and unacceptable in-situ soils. No excavation or soil level change of the sub base is allowable for the installation of the paving.

- Where the finished soil level is uneven, gullies shall be filled with 20 millimetre coarse gravel to achieve the desired level.



This construction method if implemented correctly can significantly reduce and potentially eliminated the risk of tree decline and/or structural failure and effectively increase the size of the Tree Protection Zone to include the area of the paving.

Certificates of Control

Stage in development	Tree management process	
	Matters for consideration	**Actions and certification**
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees
Pre-construction (Sections 4 and 5)		
Initial site preparation	State based OHS requirements for tree work Approved retention/removal Refer to AS 4373 for the requirements on the pruning of amenity trees Specifications for tree protection measures	Compliance with conditions of consent Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning Establish/delineate TPZ Install protective measures Certification of tree protection measures
Construction (Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection
Post construction (Section 5)		
Defects liability/ maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

Document Source:
This table has been sourced from AS4970-2009 Protection of trees on development sites. *Further information and guidelines are available in within that document.*

Tree Protection Zone

NO ACCESS

Contact: Arborman Tree Solutions

Ph. 8240 5555
m: 0418 812 967
e: arborman@arborman.com.au

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

ATTACHMENT 3

Details of Representations

Application Summary

Application ID	21024746
Proposal	Remove one (1) Regulated tree (Cupressus sempervirens), and one (1) Significant tree (Cussonia spicata); construct single storey dwelling with associated swimming pool, front fence, tennis court fencing and outbuilding. (Demolition of the existing dwelling subject to application 090/373/2020/C2)
Location	89 FERGUSON AV MYRTLE BANK SA 5064

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	[redacted]
Email Address	[redacted]
Submission Date	26/11/2021 12:34 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
Reasons	

Attached Documents

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	[redacted]
Email Address	[redacted]
Submission Date	01/12/2021 07:31 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
Reasons	A new single story residence is a fantastic addition to Ferguson Ave.

Attached Documents

Representations

Representor 3 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	[redacted]
Email Address	[redacted]
Submission Date	14/12/2021 05:42 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
Reasons	

Attached Documents

Representations

Representor 4 - [redacted]

Name	[redacted]
Address	
Phone Number	
Email Address	
Submission Date	14/12/2021 10:47 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
Reasons	

Attached Documents

Representations

Representor 5 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	[redacted]
Email Address	[redacted]
Submission Date	15/12/2021 09:02 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	South Australia is losing it's heritage. This house and many others lost now and in the future gone for the sake of money. Money made by councils in applications, estate agents in sending these beautiful homes to their destruction, developers. These homes can never be replicated. Those trees which are essential to the environment should not be replaced by concrete. The beautiful leafy suburbs of Adelaide are becoming a grey concrete jungle house by house, townhouses and glass and concrete homes. New materials, even environmentally friendly ones, do not make up for the hazards of destroying one home to build another.

Attached Documents

Representations

Representor 6 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	
Email Address	
Submission Date	15/12/2021 08:33 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 support the development with some concerns
Reasons	The owner has said he'll remove the frosting of the 2 windows from Bathroom (14) and adjacent hallway window once the screening hedge has matured. We would like an agreement put in place that the timing of this should be subject to agreement with ourselves. Vine grows on our tennis fence wire that provides screening along the whole court. The owner agrees this should be retained. However, the undergrowth is highly dense on the #89 side and so the roots are difficult to determine. We would like additional work by the arborist or landscape architect to determine how these vines will be protected. The demolition plan on the PlanSA website identifies the Brachychiton on our shared fence line will be removed, despite the arborists report showing it as retain and protect. The owner has identified this as an error and the architect has removed the instruction. We have agreed with the owner that the existing brush fence will be raised by 60cm along with a new roll top at shared expense. We would like this to be formalised in the building plan. We would also like this completed prior to any work being done on the property. We have spent the last 14 months with the demolishing and building of a very large house directly opposite our property on Ferguson Ave. For most of that time numerous vehicles including large trucks have lined both sides of the road, which is a busy road. Many near misses have occurred as line of sight of approaching traffic is almost impossible. We have repeatedly asked the owner and her builders to spread the vehicles further and use just one side of the road. Hasn't happened. Trades have continuously deposited their ear plugs – masks – food wrappers – empty bottles as litter in the street. Communication that this is not acceptable behaviour needs to be communicated to all trades

	...how will this be done?? We would like therefore that during the demolish and build of 89 Ferguson that the Unley Council install no parking signs between 7am & 5pm 15 metres either side of our car driveway entrance. We would also appreciate to have a personal meeting with the builder and site supervisor before the project commences so we can establish how they will limit the projects impact on our lives and access to them to sort out any subsequent problems.

Attached Documents

Representations

Representor 7 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	
Email Address	[redacted]
Submission Date	15/12/2021 10:22 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 about the design of the proposed dwelling which is not in harmony with other houses in the locality. I believe it will diminish the value of the Historic Area Overlay. I am also concerned about the removal of the regulated trees. Given the impending climate crisis, we should be looking after nature and our trees rather than cutting them down.

Attached Documents

ATTACHMENT 4

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

21 December 2021

City of Unley
PO Box 1
UNLEY SA 5061

Attention: Mr Brendan Fewster

Dear Mr Fewster

Re: Development Application 21024746
89 Ferguson Ave, Myrtle Bank
Response to Representations

The following provides a response to representations received in relation to a proposed replacement dwelling at 89 Ferguson Avenue, Myrtle Bank.

On 25 November 2021 the abovementioned development application was publicly notified. Ending on the 15 December 2021, seven (7) responses were received. **Table 1** below summarises the responses and following this a response to the matters raised is provided.

Table 1: Summary of Responses

Representor	Street Address	Position on the Development	Summary
[redacted]	[redacted]	Supportive - does not wish to be heard	General Support
[redacted]	[redacted]	Supportive - does not wish to be heard	General Support
[redacted]	[redacted]	Supportive - does not wish to be heard	General Support
[redacted]	[redacted]	Supportive - does not wish to be heard	General Support
[redacted]	[redacted]	In Opposition - does not wish to be heard	Loss of Heritage, loss of trees, amenity impacts

Representor	Street Address	Position on the Development	Summary
[redacted]	[redacted]	Supportive with concerns – wishes to be heard	Privacy, screening, landscaping, inconsistency with plans, fencing height, construction impacts.
[redacted]	[redacted],	In Opposition - does not wish to be heard	Dwelling design concern, diminishing the value of the Historic Area Overlay, removal of the regulated trees

At the conclusion of the notification period, five (5) of the representations are in support of the proposed development (one (1) with concerns) and two (2) are opposed to the development.

The two (2) representations against the development appear to be 'in-principle' objections to the demolition of existing buildings from persons with no apparent interest in the locality or the site of this development. [redacted], of Walkerville, is known to have objected to similar development applications elsewhere in the State.

The following matters were raised requiring a response:

- Heritage and the Historic Area Overlay.
- Tree Loss.
- Amenity Impact.
- Privacy, Screening, fencing and Landscaping.
- Inconsistency with the plan sets.
- Construction Impacts.

A response to each of these matters is provided below:

Heritage and the Historic Area Overlay

It should be noted that the proposed development the subject of this application is for the construction of a replacement dwelling.

The existing dwelling is not listed as a State Heritage Place, Local Heritage Place nor a Representative Building and is the subject of a separate development application for its demolition which received no representations following public notification.

Whilst opposition to the development has been expressed in terms of "*diminishing the value of the Historic Area Overlay*", No specific attributes of the proposal were mentioned as a cause of impacting upon the Historic Area Overlay. However, a broad review of the Heritage Area Overlay is provided below in response.

The Residential Grand Myrtle Bank Historic Area Statement (Un10) provides characteristics and attributes that contribute to the existing Historic Area. It is these attributes which provide the specifics that most relate to the proposed replacement dwelling being materials, fencing, architectural styles, detailing and built form features.

The Historic Area Statement outlines the following attributes for the area:

- Victorian and Turn-of-the-Century grand villas.
- Inter-War era, primarily Bungalow but also Tudor, Art Deco, Mediterranean and complementary styles. 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.

In terms of materiality:

- Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes.
- Rendered masonry.
- 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.
- Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.

In response, Bruce Harry and Associates have provided a Streetscape Impact Review of the proposed replacement dwelling. In the opinion of Bruce Harry:

> *the proposed replacement dwelling is a skilfully composed architectural interpretation of the traditional building forms and varied design features found in adjacent dwellings , and will , in my view , sit comfortably in the existing streetscape , maintaining the existing rhythm of building forms, wall heights , front setbacks, separation and construction materials present in the street* ***, thereby making a comparable contribution to the desired character of the Policy Area and Zone***. (Emphasis my own)

In summary Bruce Harry has provided:

> *I consider the proposal to demolish the unremarkable existing dwelling and replace it with a contemporary dwelling of high quality design and complementary built form and scale to the existing streetscape is supportable.*

In addition, Architects Ink have also provided evidence in their contextual design evaluation that the proposed residence is complimentary to the existing architecture as it uses materials that are characteristic of the area. The flat pan profile proposed is a modern interpretation of the corrugated metal sheet roofing found on many of the neighbouring residences. Like most of the surrounding dwellings, the proposed development is to be of solid masonry construction. A render finish will be applied to the walling, which is characteristic of the neighbouring villas and bungalows. The proposed residence exhibits a refined material palette with construction to be executed at a high standard. There is an emphasis on structural integrity, longevity, and quality to ensure the proposed development is of the same calibre as its neighbours.

Tree Loss

Firstly, it should be noted that Tree Damaging Activity is an 'element of development' that is excluded from notification and therefore should not be the subject of submissions.

Notwithstanding that tree damaging activity is not subject to notification, we have responded to the comments. Aborman tree solutions provided an Arboricultural Impact Assessment and Development Impact Report clearly articulating the reasoning for the removal of the regulated and significant trees on the site. The assessment considered three (3) trees, Trees 3 and 4 (indicated in the report), are considered to be in fair overall condition with the third tree, Tree 5 (again indicated in the report), displaying good overall condition. None of the trees are locally endemic with only Tree 3 being an Australian native species, Trees 4 and 5 are both introduced exotic species.

Tree 3, a Kurrajong, is within 10 metres of the dwelling on the neighbouring property and is not a Eucalyptus or Willow Myrtle and is therefore exempt from control under the PDI Act. The report recommends retention and protection of the root zone. However, considering the tree is neither regulated or significant, the retention or not of this tree is not applicable to the assessment of the proposal as it is not considered development.

Tree 4, an Italian Cyprus is identified as a regulated tree. This tree is in fair health with dieback apparent due to an infestation of Cypress Bark Weevil. Overall, this tree has a low retention rating, and it is recommended that this tree be removed.

Tree 5, a Spike Cabbage Tree is an odd arrangement with numerous stems forming very close together, cumulatively identifying the tree as a significant tree. The arborist report make comment that this could in fact be two (2) trees which have formed into one (1) over time. Whilst technically significant, the retention rating on the tree has been considered low with removal recommended.

In contrast, the landscaping proposed creates a significantly superior outcome in terms of high quality greening of the site.

Amenity Impact

One (1) representation asserts that:

> *The beautiful leafy suburbs of Adelaide are becoming a grey concrete jungle house by house, townhouses and glass and concrete homes.*

This proposal does not seek to create townhouses or create a grey concrete jungle. Significant attention to materiality, architectural style and landscaping has been at the centre of the development of this proposal. As described above, and in terms of the Historic Area Overlay, the proposal seeks to complement the Residential Grand Myrtle Bank Historic Area Statement.

In addition, the resulting development would be a single dwelling with a site coverage of 14 per cent on a large spacious allotment. The landscaping proposed responds to and provides for significant greening of the site. It is contended that the amenity of the site would increase as a result of the new dwelling and the significant and detailed landscaping.

Privacy, Screening, Fencing and Landscaping

The representor from the neighbouring property to the west has expressed concerns in relation to how privacy will be maintained initially and upon completion of the dwelling and ongoing into the future.

To address the concern and mitigate any overlooking, frosted glass is proposed on the hallway window in the western elevation.

It is anticipated that once the new screen hedging between the properties is well established there will be no ongoing need for the frosted glass. However, the applicants propose to deal with this by way of a subsequent application once the hedging has been established and the extent of overlooking can be assessed. By way of reassurance to the representor, in the event that the hedging is relied upon as a privacy measure the applicants will accept a condition requiring the hedging to be maintained as an effective screen.

The applicants have also agreed with the representor that the existing brush fence will be raised by 60 centimetres along with a new roll top at shared expense to be formalised in the building plan. This would be completed prior to any work being done on the property.

Inconsistency with Plans

Inconsistency with the plan sets were specifically in relation to a difference between the demolition plan and the rest of the plan set. The demolition plan showed the removal of Brachychiton on the shared fence line. My client confirms that the Brachychiton will be retained and protected. This has been corrected by the architect.

Construction Impacts

Generally, construction impacts for residential development are not assessed as a matter of concern, or a matter which a relevant authority needs to regulate in the grant of planning consent.

However, the concerns of the representor have been noted and the applicants have separately committed to work with the representor to minimise impacts and to provide clear lines of communication regarding the project.

Summary

In summary, the proposed replacement dwelling responds to the Historic Area Statement, and will be a positive addition to the locality both through its form and siting and through the extensive landscaping scheme proposed. The proposal will enhance the amenity of the area and the design, whilst contemporary, will provide a grand single storey dwelling on a large allotment with significant landscaping.

It is submitted that the limited concerns of the representors have been suitably addressed in the proposal.

Yours sincerely

[redacted]

Daniel Pluck
MasterPlan SA Pty Ltd

ATTACHMENT 5

Anaglypta
ARCHITECTURE
ABN 81 614 388 439

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pippa@anaglypta.com.au

Heritage Advice

DA Number	21024746
Property Address:	89 Ferguson Avenue Myrtle Bank SA 5064 CT Vol 5855 Folio 106
Heritage Listing:	None
Proposed Development:	Construction of new dwelling, fencing and pool (demolition of existing dwelling subject of separate application).
Overlay:	Historic Area (Un10 – Grand Myrtle Bank)
Zone Section:	Established Neighbourhood
Author:	Anaglypta Architecture Pippa Buckberry
Date:	04/11/2021
Drawing References:	Architects Ink documentation dated 18/8/21 & 27/9/21; SK01, SK02, SK03

Previous Advice to Applicant:

None known.

Heritage Significance:

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance.

The Residential Grand Myrtle Bank Historic Area (Un10) is notable as a residential zone reflecting the eras and themes of housing from 1880 – 1940 of very generous allotments with single storey, grand villas across a variety of complementary styles including Victorian, Inter-War, Bungalow, Tudor, Art-Deco, Mediterranean and Turn-of-the-Century grand villas.

Building heights are consistent and recognisable pattern of traditional building proportions in materials of sandstone, bluestone, brick, stucco painted and rendered masonry and corrugated iron and tiled roof materials.

Fencing (as described in the Historic Area Statement) is low and open, typically up to 1.2m high, 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 peirs with decorative see-through iron palisade or steelbar 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.

Fencing (as viewed within the street) is dominated by brush fencing (5/11 fences) typically 1.5-1.8m high, with some open style palisade fencing (2/11 fences) with and without hedges and vegetation growing through the fences. There is only one example of solid masonry rendered fencing (#95) and 1 metal sheet fence (#66)

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Subject Site

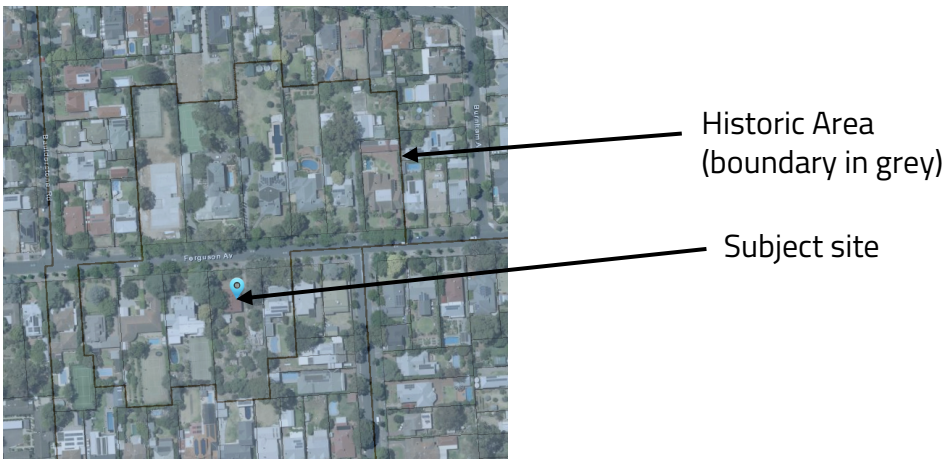

Figure 1, Screenshot extract of SAPPA Map showing locality
Source: https://sappa.plan.sa.gov.au/

The subject site contains a turn-of the century, modest sandstone villa with projecting gable and bullnosed verandah with redbrick quoins and prominent chimneys. The existing fence is an open style palisade fence with a substantial amount of vegetation to the front. The demolition of these structures is the subject of a separate application and not part of the considerations of this report.

Proposed Development

The proposed development is to construct a contemporary home of rendered masonry (in white 'snowy mountains half') with simply gabled roof forms in flat pan metal roof (non-specific grey). Timber elements to front doors, gates and aluminium window frames in black.

Rather than a verandah form a generous recess is created by the rendered wall to the window line beyond.

Impact of Proposed Development

The relevant desired and performance outcomes for this Historic Area Overlay, include;

> *DO1: 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.*
>
> **Response: This desired outcome is partially satisfied by the proposed development, the proposed new front fence not contextually responsive to the locality.**
>
> *PO 1.1: All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.*
>
> **Response: The design of the dwelling has taken into consideration the historic built form as expressed in the Historic Area Statement, namely the grand residential homes across a wide range of styles. The design of the**

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front boundary fencing has not had consideration to the historic streetscape as expressed in the Historic Area Statement, which seeks low and open style fencing or hedges.

PO 2.1: The form and scale of new building and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.

Response: this Performance Outcome is partially satisfied; the simple gable roof form and overall scale of the new building is consistent with the historic characteristics of the area. However, the proposed front boundary fence is inconsistent with the prevailing historic characteristics of the historic area, being a solid rendered, white wall, which is staggered in a number of places and at least 1800mm high at various points along its length. A substantial increase in vegetation on the street side of this fence, or replacement with a hedge or more open style fence is encouraged.

PO 2.2: Development is consistent with the prevailing building and wall heights in the historic area.

Response: this Performance Outcome is satisfied, the 3m side wall height, is consistent with the historic characteristics of the area.

PO 2.3 Design and architectural detailing of streetfacing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.

Response: the roof pitch at 45 degree (approximately) and solid to void ratio is generally consistent with the historic characteristics of the area. The lack of verandah form is an obvious departure, partially offset by the deep recess from wall/roof line to window/wall line.

PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.

Response: this Performance Outcome is satisfied, the staggered design does minimise the appearance that the dwelling extends to approximately 3m from each side boundary. The front setback appears to be consistent with the existing dwelling location.

PO 2.5 Materials are either consistent with or complement those within the historic area.

Response: the proposed materials of the dwelling generally lack the variation of colour and texture that existing historic materials (such as stone and brick) contain, however the finishes are broadly complementary to the existing material pallet of the locality. With substantial vegetation the differences will be less stark. The exact shade/colour proposed for the roof sheet should be confirmed.

PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.

Response: this Performance Outcome is satisfied, the garaging is hidden from street views of the dwelling.

PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.

Response: this Performance Outcome is satisfied.

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PO 4.4: Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.

Response: While inconsistent with the existing streetscape which is dominated by brush fencing, hedges and open style fencing, the proposed new fence does reflect the style and form of the associated (contemporary) dwelling. Similarly existing fencing is typically in a single, straight run with access gates flush with fencing, whereas the proposed fencing is stepped and conceals some entry points, it does however reflect the style and form of the associated building, which is also staggered.

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.

Response: this Performance Outcome is satisfied, the garaging is hidden from street views of the dwelling.

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.

Response: It would be much more appropriate for the front 'fence' to be a hedge or similar substantial vegetated element in a simple straight run, with access points flush to the street boundary.

Conclusion

Should demolition of the existing dwelling be supported, the proposed development is considered, on balance, to satisfy the Desired and Performance Outcomes for the Historic Area Overlay subject to the following considerations:

1. It is strongly encouraged that an alternate proposal for the front fence is sought. The proposed fence, while consistent with the proposed new dwelling, is in stark contrast to the prevailing characteristics of this Historic Area Overlay. In an area of large allotments (some 36m wide) with deep setbacks, the front fence represents the majority of the public experience within the streetscape. Either allowing for more garden in front of the masonry fence (allowing for hedges or climbing plants to engulf the fence) or substantially increasing the transparency/openness would resolve this issue.
2. Confirmation of the proposed roof colour to ensure that it is suitable (appropriate colours include colorbond shale grey, windspray, woodland grey and basalt).

SYMATREE
PTY LTD
ABN 78 896 007 989

Tree Report

Client:	Amy Barratt, City of Unley
Proposal	Significant Tree Inspections
Tree Location	89 Ferguson Ave Myrtle Bank
Date of Inspection	22 November 2021
Application ID	21024746

This report details an inspection of two trees located within the rear yard at 89 Ferguson Ave Myrtle Bank (refer Image 1). Tree One is a *Cussonia spicata* (Cabbage Tree) and Tree Two a *Cupressus sempervirens* (Pencil Pine).

Tree One - Cussonia spicata

Tree Two - Cupressus sempervirens

Location

Tree One is located towards the rear of the allotment and is 8.5 metres from the rear boundary fence. Tree Two is toward the front of the north-western corner of the rearyard and is 13 metres from the rear of the existing dwelling.

The approximate location of the tree is identified on the aerial image below:

Tree One

Tree One is approximately 8 metres tall and has a combined trunk circumference greater than 3 metres when measured at 1 metre above ground level. It appears there are three of four trees that are growing in very close proximity. It is difficult to distinguish between individual trees (refer Figure 1). The tree is therefore subject to planning controls and considered a Significant Tree. The canopy extends 3.9 metres to west, 4.6 metres to south, 4.2 metres to north and 6.0 metres to the east.

Health

Tree health overall is in good with average foliage density and vigour throughout (refer Figure 2) Minor volumes of twiggy dead growth is evident inner crown.

Form and structure

The trunks appear sound, stable with no cavities, scarring or evidence of internal decay or termite activity. However, some bark inclusions are noted at some main attachment points. Tree displays no apparent history of branch failure.

Property Damage

No damage that can attributed to the subject tree was observed.

Figure 2. Tree One, multi-trunks, indicated in red.

Tree Two

Tree Two is approximately 15 metres tall and has a combined trunk circumference greater than 3 metres when measured at 1 metre above ground level. Direct access to each trunk was not possible. The tree is therefore subject to planning controls and considered a Significant Tree. The canopy extends 1.9 metres to west, 2.1 metres to south, 2.2 metres to north and 1.6 metres to the east.

Health

Tree health overall is in decline with upper canopy dieback and patches of dieback consistent with Cypresses weevil (refer Figure 3). In addition, moderate volumes of twiggy dead growth is evident inner crown.

Form and structure

The trunks appear to be sound, stable with no cavities, scarring or evidence of internal decay or termite activity. Some unions are tightly held. The tree displays no apparent history branch failure.

Property Damage

No damage that can attributed to the subject tree was observed.

Figure 3. Area of upper canopy dieback, circled in red.

Appraisal

Tree One

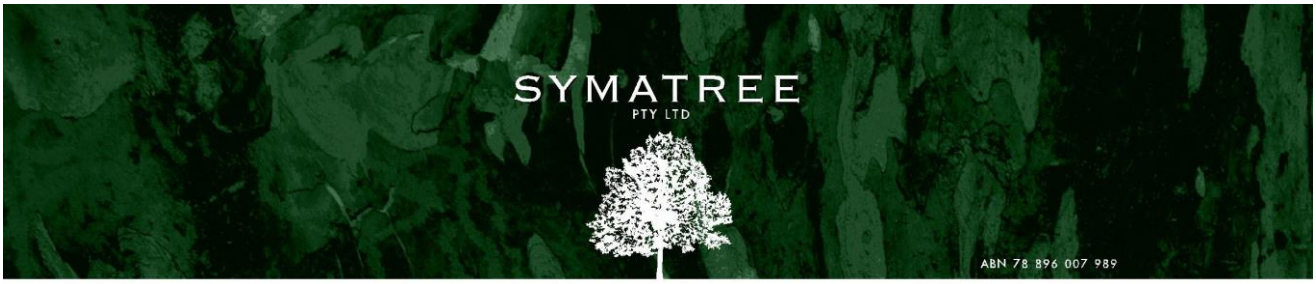
Tree One qualifies as significant tree under the Planning and Design Codes.

The tree is a mature specimen, in good health with no notable structural defects that indicate it poses an unacceptable risk to private safety or is the tree causing damage to a building or structure of significant value.

However, given the trees location and lack of size it does not achieve any of the aesthetic and environmental qualities that would qualify it as a significant tree worthy of retention.

Tree Two

Tree Two also qualifies as significant tree under the Planning and Design Codes.



The heath of the tree is in steady decline with canopy die back and areas of canopy dieback. It is likely the decline of this tree is related to a number of contributing factors including:

- Tree age: This is an over mature specimen that has attained an advanced age.
- Ongoing drought conditions. Adelaide over the last decade has experienced extended periods of ongoing drought, likely to have caused water stress.
- Site changes: Over the years this tree has experienced a number of changes including excavation and compaction around its root zone.
- Many years without soil amendments such as mulches and decayed organic matter.
- Soil pathogens, soil toxins and nutrient deficiencies. Soil analysis is needed to determine if these factors have contributed to the tree's decline.

None of these factors alone could be considered the reason for the tree's decline. I would suggest a combination of all these factors would have led to the decline of this tree.

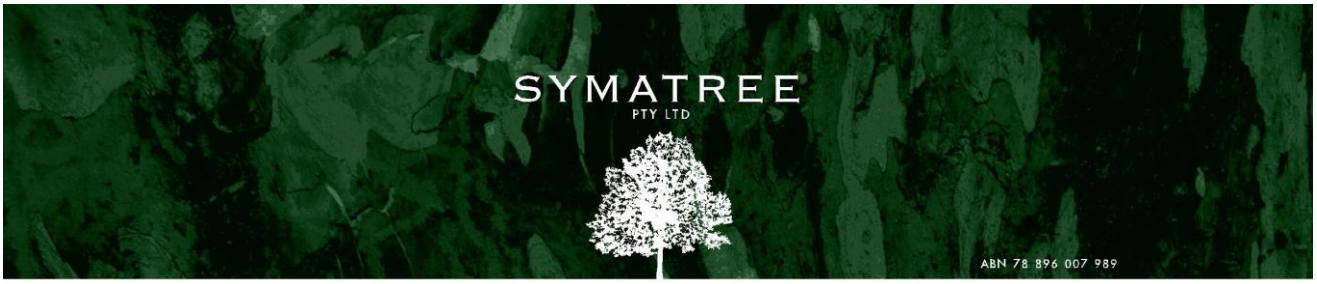
Unfortunately, there are no other reasonable treatments or measures, to improve tree health. It is likely the tree will continue to deteriorate if it were to be retained and it is my opinion that removal is the only viable option.

As with Tree One, given its location and moderate size it does not achieve any of the aesthetic and environmental qualities that would qualify it as a significant tree worthy of retention.

Codes of Development Control (Both Trees)

Tree One and Two have been identified as a Significant Trees. The following comments have been made regarding the relevant Codes:

PO 1.2 **Significant trees are retained when they:**	
a) make an important contribution to the character or amenity of the local area	No: The locations of trees do not give either a strong visual presence within the immediate locality.
b) are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species	No: The trees are not considered indigenous to the local area or listed under the National Parks and Wildlife Act as a rare or endangered native species.
c) represent an important habitat for native fauna	No: The trees do not have hollows suitable for nesting.
d) are part of a wildlife corridor of a remnant area of native vegetation	No: No evidence exists the trees are part of a wildlife corridor.
e) are important to the maintenance of biodiversity in the local environment. and/or	No: The trees are not important to the maintenance of biodiversity in the local environment as they are not considered local indigenous native species. Both are exotic species
f) form a notable visual element to the landscape of the local area.	No: The main views of the subject trees are achieved from the rear yard due to their relatively small size and location. The subject trees therefore do not form a notable visual element in the landscape of the local



	area.

PO 1.3 **A tree damaging activity not in connection with other development satisfies (a) and (b):**		
(a)	tree damaging activity is only undertaken to:	
i.	remove a diseased tree where its life expectancy is short	Yes: Tree Two has symptoms that suggest the tree is in declining health and therefore its useful life expectancy is considered to have been shortened to nil years.
ii.	mitigate an unacceptable risk to public or private safety due to limb drop or the like	No: The trees represent a low risk to private safety given the nature of the defects observed.
iii.	rectify or prevent extensive damage to a building of value as comprising any of the following: a. a Local Heritage Place b. a State Heritage Place c. a substantial building of value	No damage to a building of value that can be attributed to the subject trees was observed when assessed.
(b)	in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	Yes: It has been demonstrated that all reasonable alternative development options such as pruning have been considered to prevent substantial tree-damaging activity occurring for Tree Two.

Conclusion

I conclude that the Trees One and Two, do not achieve any of the aesthetic and environmental qualities that would qualify them as significant trees not worthy of retention.

In addition, Tree Two is in declining health with no prospects of recovery.

Based on the factors outlined, I consider both trees are not worthy of retention and removal is therefore supported.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please do not hesitate to contact me.

[redacted]

Sam Cassar

Hi [redacted]
This application includes the construction of a new crossover - and appears to require the removal of a street tree. The designer has had discussions with [redacted], I think. I can see a CR was received on 16/12/2020 'request for removal of council tree'.
Kind regards, Amy from planning!

Response:

The removal of the Council street tree to facilitate the construction of a new crossover while not ideal is considered acceptable.

The cost for the removal of the tree is to be borne by the applicant and includes the removal cost, the cost of planting a replacement tree including future maintenance, and the loss of amenity value.

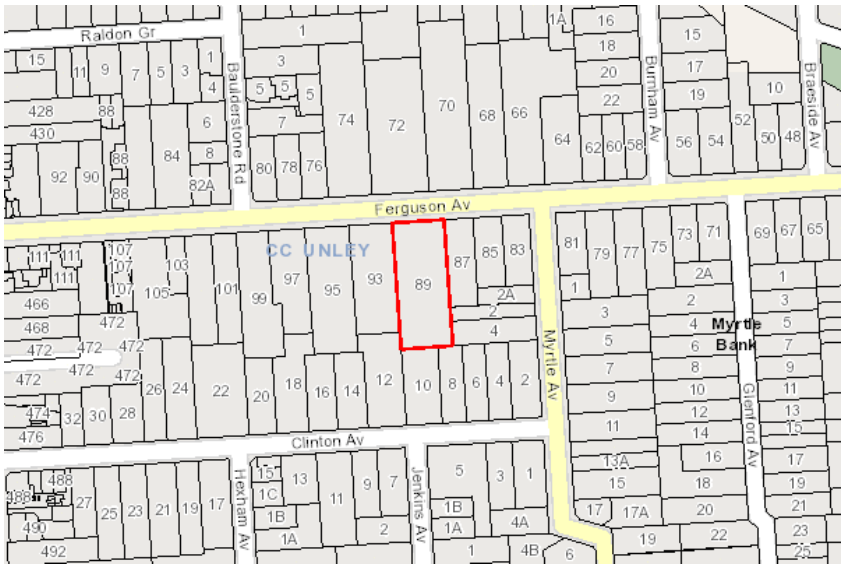
The cost is to the value of $750

ATTACHMENT 6

Address: **89 FERGUSON AV MYRTLE BANK SA 5064**

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 6m)*

Minimum Frontage *(Minimum frontage for a detached dwelling is 25m)*

Minimum Site Area *(Minimum site area for a detached dwelling is 1,500 sqm)*

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

Minimum Side Boundary Setback *(Minimum side boundary setback is 4m for the first building level; 8m 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)*

Historic Area *(Un10)*

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Zone

Established Neighbourhood

Selected Development(s)

Detached dwelling

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

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

Property Policy Information for above selection

Detached dwelling - Code Assessed - Performance Assessed

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 1,500 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 25m 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	DTS/DPF 4.1
Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Metres)** Maximum building height is 6m **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	DTS/DPF 5.1
Buildings are set back from primary street boundaries consistent with the existing streetscape.	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	DTS/DPF 6.1
Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	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 4m for the first building level; 8m 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 4m for the first building level; 8m 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.
Side Boundary Setback	
PO 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.	DTS/DPF 8.1 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 4m for the first building level; 8m 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	None specified.

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay.*	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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	DTS/DPF 2.3

Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	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 historic area.	DTS/DPF 2.5 None are applicable.
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	
	Residential Grand Myrtle Bank Historic Area Statement (Un10) 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 1940 built development.
Allotments, subdivision and built form patterns	Generous, wide, long street. Regular, very generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.

Un10	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century grand villas. Inter-War era, primarily Bungalow but also Tudor, Art Deco, Mediterranean and complementary styles. 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	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
	Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. 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. 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	Grand streetscape character. Generous wide street. Wide verges. Large 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 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.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 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			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	$10m^2$ and min. dimension of 1.5m

Medium	6 m	4 m	30m^2 and min. dimension of 2m
Large	12 m	8m	60m^2 and min. dimension of 4m

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

Table 2 Tree Discounts

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

Note: In order to satisfy DTS/DPF 1.1, payment may be made in 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 20.2 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 Soft landscaping is incorporated into development to:	DTS/DPF 22.1 Residential development incorporates soft landscaping with a

(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.	minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> (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 location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:

	(a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
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.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area

	designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (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 caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate	Dwellings at ground level:	15m^2 / minimum dimension 3m

above ground level dwellings	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

(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.	
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:	DTS/DPF 3.3 None are applicable.

(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.	

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)

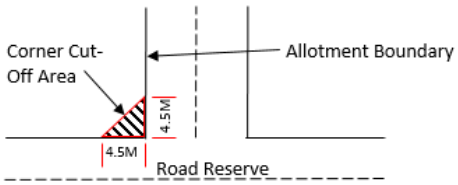
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support 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) 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	(a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone

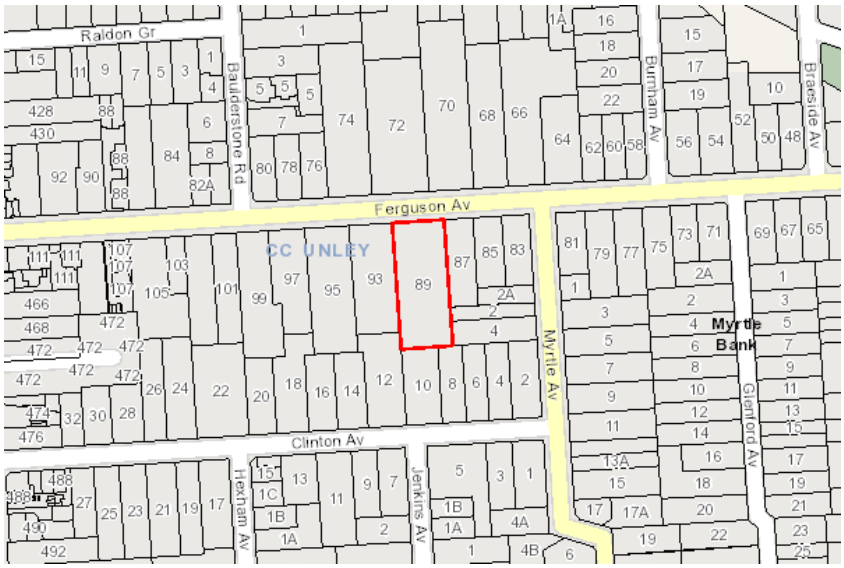
interchange(1) (c) is within 400 metres of an O-Bahn interchange(1) (d) is within 400 metres of a passenger rail station(1) (e) is within 400 metres of a passenger tram station(1) (f) is within 400 metres of the Adelaide Parklands.	(g) Urban Neighbourhood Zone

[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.]

Address: **89 FERGUSON AV MYRTLE BANK SA 5064**

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Local Variation (TNV)
Maximum Building Height (Metres) *(Maximum building height is 6m)*
Minimum Frontage *(Minimum frontage for a detached dwelling is 25m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 1,500 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Minimum Side Boundary Setback *(Minimum side boundary setback is 4m for the first building level; 8m 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)*
Historic Area *(Un10)*
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy
Zone
Established Neighbourhood

Selected Development(s)

Fence

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

Fence - Code Assessed - Performance Assessed

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.

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	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)

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay*.	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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.
Ancillary development	
PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.	DTS/DPF 4.4 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Unley	
	Residential Grand Myrtle Bank Historic Area Statement (Un10) 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 1940 built development.
Allotments, subdivision and built	Generous, wide, long street. Regular, very generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing

Un10	form patterns	between buildings and garden landscape setting.
	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century grand villas. Inter-War era, primarily Bungalow but also Tudor, Art Deco, Mediterranean and complementary styles. 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	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
	Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. 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. 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	Grand streetscape character. Generous wide street. Wide verges. Large 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

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)

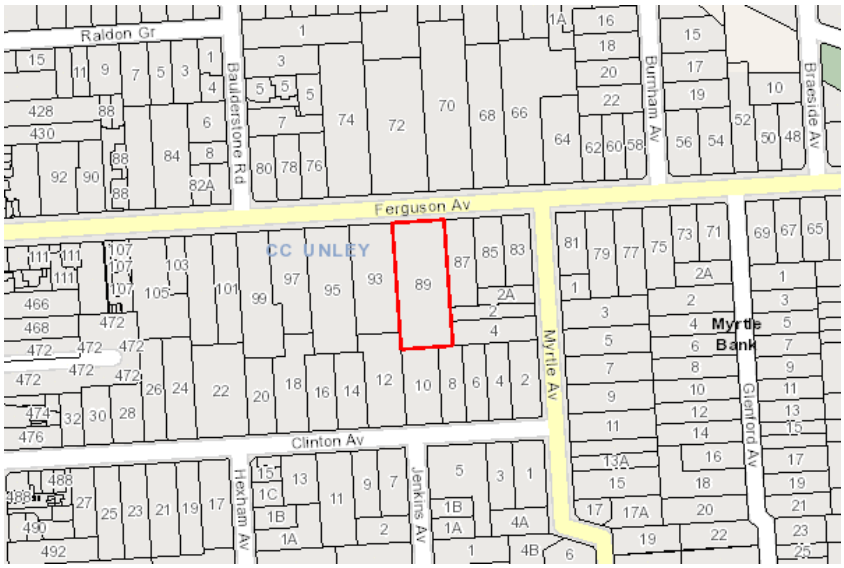
Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating 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	
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.

Address: **89 FERGUSON AV MYRTLE BANK SA 5064**

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 6m)*

Minimum Frontage *(Minimum frontage for a detached dwelling is 25m)*

Minimum Site Area *(Minimum site area for a detached dwelling is 1,500 sqm)*

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

Minimum Side Boundary Setback *(Minimum side boundary setback is 4m for the first building level; 8m 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)*

Historic Area *(Un10)*

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Zone

Established Neighbourhood

Selected Development(s)

Outbuilding

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

Outbuilding - Code Assessed - Performance Assessed

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
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.
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.
Ancillary buildings and structures	
PO 11.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of	DTS/DPF 11.1 Ancillary buildings and structures:

buildings on the site or neighbouring properties.

(a) are ancillary to a dwelling erected on the same site

(b) have a floor area not exceeding 60m^2

(c) are constructed, added to or altered so that they are situated at least

(i) 500mm behind the building line of the dwelling to which they are ancillary
or

(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:

(i) is set back at least 5.5m from the boundary of the primary street

(ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:

(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level, and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) 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%
201-450	20%

	>450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 11.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 11.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than 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.

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	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)

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay.*	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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 historic area.	DTS/DPF 2.5 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.

PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
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	
	Residential Grand Myrtle Bank Historic Area Statement (Un10) 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 1940 built development.
Allotments, subdivision and built form patterns	Generous, wide, long street. Regular, very generous 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 grand villas. Inter-War era, primarily Bungalow but also Tudor, Art Deco, Mediterranean and complementary styles. 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	Consistent and recognisable pattern of traditional building proportions including wall heights and

Un10		widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
	Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. 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. 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	Grand streetscape character. Generous wide street. Wide verges. Large 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

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	
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.
Residential Development - Low Rise	
Car parking, access and manoeuvrability	
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	DTS/DPF 23.5 Driveways are designed and sited so that:

movements from the public road to on-site parking spaces.	(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (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

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
Wastewater Services	
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.

ITEM	4
DEVELOPMENT NO.:	21023135
APPLICANT:	Daniel Collins Sara Collins
ADDRESS:	26 CHELTENHAM ST HIGHGATE SA 5063
NATURE OF DEVELOPMENT:	Demolition of existing dwelling and associated structures including swimming pool and construction of a two-storey detached dwelling, outbuilding, fencing and landscaping.
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • 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:	9 Nov 2021
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Unley
PLANNING & DESIGN CODE VERSION:	
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Matthew Falconer - Planning officer

REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development comprises of the demolition of the existing dwelling, swimming pool and associated structures and construction of a two-storey detached dwelling, detached garage, and associated fencing and landscaping.

At ground level, the dwelling features a single carport, main bedroom with walk in robe and ensuite, study, kitchen, meals and living areas and alfresco. The upper level comprises of three bedrooms and a retreat. The dwelling has a total floor area of 360 square metres with an overall height of 6.7 metres.

The carport under the main roof of the dwelling will utilise the existing access point whilst the proposed detached garage will require a new access point which requires the relocation of a stobie pole. This is discussed further in the body of this report.

An outbuilding/garage is proposed at the rear of the site on both the northern and western (secondary street) boundary. The garage has a wall length of 8.3 metres and a width of 4 metres, a wall height of 3.15 metres and a total area of 33 square metres.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 26 CHELTENHAM ST HIGHGATE SA 5063
Title ref.: CT 5567/939 **Plan Parcel:** F14931 AL160 **Council:** CITY OF UNLEY

The subject land comprises of a single allotment that has a 15.24 metre frontage to Cheltenham Street (including corner cut-off). The allotment depth is 34.65 metres (including corner cut-off) and therefore the overall site area is approximately 523 square metres.

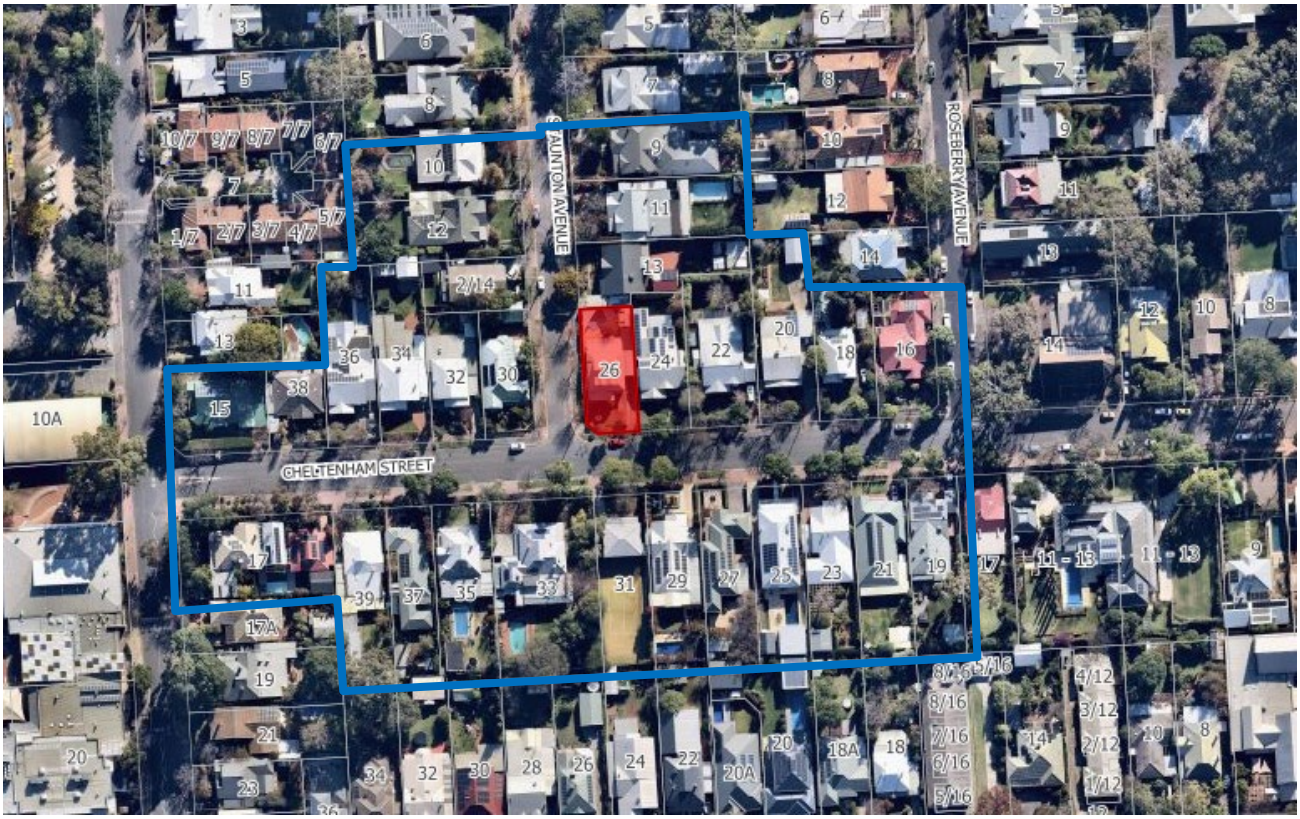
Access to the existing allotment is via a single crossover in the south east corner of the site.

There are no easements, encumbrances or land management agreements registered on the title.

The subject land is occupied by a two-storey detached dwelling, associated outbuildings and swimming pool, all of which are proposed to be demolished.

Locality

The locality is characterised by single storey detached dwellings on medium to large sized allotments. A number of bungalows exist on the northern side of Cheltenham Street whilst there is evidence of more contemporary dwellings. Whilst the locality is not considered to be intact, there is consistent themes throughout such as hipped roofs, front verandah elements, large front setbacks, and established front gardens which contribute to a high level of amenity.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Fence: Code Assessed - Performance Assessed
  Demolition: Code Assessed - Performance Assessed
  Detached dwelling: Code Assessed - Performance Assessed
  Outbuilding: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**
  The proposed development exceeds the building height limitation to be considered exempt form notification as per Table 5 of the zone.

- **LIST OF REPRESENTATIONS**

Three (3) representations were received during the public notification period with one (1) representor requesting to be heard.

Representor Name	Support/Support with concerns/Oppose	Request to be heard
Peter & Kathryn Schulze	Support with concerns	Yes
Gabrielle Finlay	Support with concerns	No
Daniel Csortan	Support	No

- **SUMMARY**

The concerns raised by the representors relate to the relocation of the stobie pole to gain access, the setback of the outbuilding/garage and the colour of the solid fence on the secondary street, (Staunton Avenue).

The applicant provided a response to the representations (refer attachment 5).

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

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

The following table provides an analysis of the proposal when assessed against the relevant DTS/DPF's contained in the Planning and Design Code.

Site Characteristics	Description of Development	P & D Code	Satisfies DTS/DPF
Total Site Area	523 sqm (existing)	N/A	N/A
Frontage	15.24 m (inc corner cut-off, existing)	N/A	N/A
Depth	34.65 m (inc corner cut-off, existing)	N/A	N/A
Building Characteristics			
Site Coverage			
Roofed Buildings	49.7%	50% of site area	Yes
Dwelling Characteristics			
Total Building Height			
From ground level	Two storey (6.7m in height)	5.6 metres & 2 levels	**No**

Setbacks			
Ground Floor			
Front boundary	9.8 metres to main face of dwelling. Same as adjoining	Average of adjoining or same as adjoining where only one adjoining property exits	Yes
Side boundary (East)	Wall on boundary	2m	**No**
Side Boundary (Secondary Street)	750mm to dwelling	2m	**No**
Rear boundary	9.6m to dwelling	4m	Yes
Upper Floor			
Front boundary (South)	14.4m	None specified	Yes
Side boundary (East)	3.7m	4m	**No**
Side boundary (West – Secondary Street)	2.7 m	4m	**No**
Rear boundary (North)	8.6m	6m	Yes
Wall on Boundary			
Location	Eastern Boundary		
Length	14.51m	8m	Yes
Height	2.7 metres from existing ground	3m	Yes
Private Open Space			
Total Area	112 sq metres	□□□□□□□□□□□□	
Car parking and Access			
On-site Car Parking	3, 2 for occupier and 1 visitor	2, 1 per dwelling and 1 visitor	Yes
On-street Parking	**2 (minimum)**	0.33 spaces per dwelling	Yes
Driveway Width	3.1m	5m	Yes
Garage/Carport Width	3.5m		Yes
Garage/ Carport Internal Dimensions	3.1m x 6.9m	3m x 5.4m	Yes
Outbuilding Characteristics			
Total Building Height			
From Ground Level			
Setbacks			
Secondary street setback	0m	900mm	**No**
Rear setback	0m	0m	Yes
Wall on Boundary			
Length	8.4m	8.0m	**No**
Height	3.5m	3.0m	**No**

Car parking and Access			
Driveway Width	3.4m	5m	Yes
Garage/Carport Width	4m	3m x 5.4m	Yes
Garage/ Carport Internal Dimensions	8m x 3.7m = 30 sq metres	60 sq metres	Yes

Demolition

It is acknowledged that the existing dwelling is one which the Code seeks to retain, having been constructed circa 1920's. Whilst the dwelling represents the original housing stock it is evident that the existing dwelling has been compromised through various alterations and additions over a period of time including modifications to the front verandah, rendering of façade and most notable is the second storey addition that protrudes above the roof line in a manner that is not sympathetic to the Historic Area Overly provisions.

I am of the opinion that the appearance of the dwelling has been compromised to such an extent that the proposal satisfies Performance Outcome 7.1, part (a) of the Historic Area Overlay which is outlined below.

PO 7.1

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.

I am also of the opinion that the replacement building responds more appropriately to the relevant Historic Overlay provisions and will result in an improved streetscape outcome with greater amenity. The proposed dwelling features a second storey that is far less intrusive with a majority of the upper level contained within the roof space. The overall height of the building is reduced, the existing garage on the eastern side of the dwelling is removed and replaced with an open carport and front verandah elements and gable roof forms are included in the design whilst the proportions and massing are considered consistent with the locality. The dwelling features a roof line set at 3.5 metres from finished floor level, hipped roof forms with gable ends and materials and colours that complement the surrounding buildings. In addition, a new low masonry front fence with metal palisade batten style fence to a maximum height of 1.6 metres is proposed to the front of the dwelling. This fencing is consistent with the Historic Area Overlay as the dwelling and landscaped front yards can be viewed from the street.

Overall, I am of the opinion the proposed dwelling satisfies the Desired outcome of the Historic Area Overlay which seeks historic themes and characteristics to be reinforced through contextually responsive development.

Land Use

A dwelling is a form of development that is encouraged and anticipated as the predominant form of development within the Established Neighbourhood Zone and as such satisfies Desired Outcomes 1 and 2 as well as Performance Outcome 1.1-highlighted below.

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.

PO 1.1
Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.

Building Height

The proposed dwelling is two storey in nature and has an overall building height of 6.7 metres. Whilst the proposal offends the DTS/DPF provision that seeks a maximum height of 5.6 metres and single level, I am of the opinion the proposal does not offend Performance Outcome 4.1, (highlighted below).

PO 4.1

Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

Not only does the proposed dwelling result in a reduced building height when compared to the existing dwelling, the overall height is compatible with a number of the existing dwellings in the street albeit those are measured to the peak of their respective roofs. The proposed upper level has an increased setback (14.4m) to Cheltenham Street and has similar characteristics to an 'in roof space' design with dorma style windows. Overall, the upper level shall positively contribute to the dwelling design rather than being dominant feature of the dwelling.

Setbacks, Design & Appearance

The eastern wall of the proposed dwelling, in addition to the carport and verandah, extend for a total length of 17.41 metres with a wall height of 2.7 metres. Whilst a setback of 2 metres is encouraged at ground level, the Planning and Design Code does anticipate and allow for boundary development. It provides design parameters such as limiting the length to 8 metres and height to 2.7 metres.

With respect to the proposed development, it is worth noting the extent of development that is already sited on the property boundary between the subject land and the neighbouring dwelling at 24 Cheltenham Street. The length of the combined structures positioned on the shared property boundary currently measures approximately 24 metres in length. This length of boundary development will not change as a result of the proposed development due to the neighbouring structures already positioned on the boundary. The occupiers of each dwelling are obviously comfortable with the level of amenity, security, natural light and ventilation that is available. As

such, the extent of boundary development proposed will not have a detrimental impact on the adjoining property. In addition, the proposed open sided carport to the side of the dwelling will offer visual separation of the dwellings.

For the reasons above, I consider the proposed boundary development satisfies PO 8.1.

The proposed development seeks an upper-level side setback of 3.7 metres to the eastern property boundary. This setback represents a minor shortfall of 300mm to the desired setback of 4 metres sought by DTS/DPF 8.1. Whilst the DTS/DPF is not satisfied, I am of the view the Performance Outcome 8.1 (outlined below) is achieved.

PO 8.1
Buildings are set back from side boundaries to provide:

- *separation between buildings in a way that complements the established character of the locality*
- *access to natural light and ventilation for neighbours.*

The eastern elevation of the proposed dwelling is setback 3.6 metres. Due to the pitch of lower-level roof form, a large portion of the upper-level wall is concealed which reduces the visual impact and complements the character of the area by minimising the overall bulk and scale of the upper level. Further, the upper level will not reduce the extent of natural light or ventilation to the adjoining owners. The orientation of the allotment (north to rear) will ensure that the eastern neighbour shall only receive shading in the afternoon.

Both the ground-level and upper-level setbacks on the western elevation (secondary street) fail to satisfy DTS/DPF 6.1 which seeks a setback of 4 metres. The ground floor has a setback of 750mm when measured to the closet point whilst the upper-level has a setback of 2.7 metres when measured to its closet point.

Given many corner dwellings with the Historic Area Overlay are setback between 1 and 1.5 metres, the proposed setbacks are not contravening Performance Outcome 6.1.

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.

The ground level is well articulated with the ensuite and living area protruding to 750mm of the property boundary with the remainder of the ground level setback 1.7 metres. The articulation will provide appropriate visual interest albeit much of the lower is concealed by a solid fence structure that shall be 2.1 metres in height.

The upper-level setback of the western elevation (secondary street) measures 2.7 metres at its closest point being the walls of bedrooms 2 and 3. It should be noted that the floor plan shows the stairwell sited closer to the street, however the ceiling of the stairwell is raked and therefore no external wall is visible.

The proposed setback of 2.3 metres to the secondary street in this instance is considered acceptable, given the limited extent of upper-level walling and massing. The walls presenting to the street appear as dorma style windows which will not have a negative impact on the streetscape.

Overall, I consider both the ground level and upper-level setbacks acceptable as they are consistent with secondary street setbacks within the area and will provide adequate separation to the street. The stepping of the façade at ground-level and the incorporation of dorma style window on the upper-level is considered an appropriate design outcome that shall not result in unreasonable bulk presenting to the street. It is not uncommon for dwellings in the zone to have secondary street setbacks that are between 900mm and 1.5 metres.

Outbuilding

Secondary street setback
The proposed outbuilding to be sited on the western property boundary fails to satisfy the DTS/DPF 11.1 that seeks a 900mm setback to the secondary street. The shortfall is not considered fatal in this instance as I am of the opinion that an increased setback of 900mm would have the same impact on the streetscape. The proposed outbuilding in this instance is 4 metres in width and has been designed with a gable end that matches the gable on the upper level of the proposed dwelling as well as being integrated to the fence with a pedestrian access. Further, the neighbouring property to the north has a carport sited forward of the dwelling with its driveway extending along the northern boundary of the subject land. As such I am of the opinion the structure will not detract from the streetscape or appearance of neighbouring properties in accordance with PO 11.1.

Boundary wall
The boundary wall of the proposed outbuilding measures 3.5 metres in height and 8.4 metres in length. DTS/DPF suggests that wall heights of outbuildings should be no greater than 3 metres or 8 metres in length. The increase in wall height and length is not considered unreasonable given the proposal is adjacent the neighbouring property's carport and driveway. In my view, the proposal achieves compliance with PO 11.1.

PO 11.1
Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

Access

The proposed development will utilise an existing crossover located on Cheltenham Street whilst also seeking to construct a new crossover gaining access from Staunton Avenue. The existing crossover will provide access to the carport to be constructed under the main roof of the proposed dwelling. Given the crossover already exists, no further assessment in relation to this access location is required.

The new driveway location for the proposed outbuilding sited on the northern and western property boundary requires an assessment against Performance Outcomes 23.4 of Design in Urban Areas

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.

The provisions seek driveway widths of an appropriate size to achieve safe and convenient manoeuvring whilst also ensuring driveways don't obstruct street furniture or infrastructure. It is noted that the proposed driveway is in close proximity to a street tree and as mentioned previously an existing stobie pole is positioned where the proposed crossover is to be located. DTS/DPF seeks a minimum setback of 2 metres from a street tree and 500mm from a stobie pole. The proposed driveway achieves the minimum setback from the street tree however the stobie pole will need relocating.

The applicant is aware of the need to seek approval for the relocation and SA Power Networks (SAPN) have advised that they are able to relocate the stobie at the applicant's expense. Included in the costs related to the relocation of the stobie pole will be a requirement to underground the power to the neighbouring property to the north.

Given SAPN have provided advise that the stobie pole can be relocated, I am of the opinion that it is sufficiently demonstrated that access can be achieved in accordance with Performance Outcome 23.4.

CONCLUSION

In summary, it is considered that the development generally accords with the provisions of the zone and relevant overlays and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development or the character and appearance of the area. Planning Consent is warranted for following reasons;

- The proposed development satisfies the Desired Outcome of the Established Neighbourhood Zone.
- The demolition of the existing dwelling satisfies the Historic Character Overlay due to the various unsympathetic alterations to the existing dwelling;
- The form, scale and design of the proposed dwellings complement the existing character and amenity of the locality;
- The dwelling has been designed to appropriately to ensure that sufficient space has been provided for pedestrian and vehicular access, storage and clothes drying, landscaping and open space without having detrimental impacts on the adjacent dwellings;
- The proposed development has appropriate access and manoeuvring that will facilitate safe and convenient access onto both Cheltenham Street and Staunton Avenue.

The application is therefore recommended for Development Plan CONSENT.

RECOMMENDATION

That Development Application 21023135 at 26 Cheltenham Street, Highgate to demolish the existing dwelling and construct a double storey detached dwelling and outbuilding and associated fencing and landscaping is not seriously at variance with the provisions of the Planning and Design Code and should be GRANTED Planning Consent subject to the following conditions:

It is recommended that the Council Assessment Panel/SCAP resolve that:

5. 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

6. Development Application Number 21023135, by [redacted] is granted Planning Consent subject to the following reasons/conditions/reserved matters:

RESERVED MATTERS

The following information shall be submitted for further assessment and approval by the City of Unley as reserved matters under Section 102(3) of the Planning, Development and Infrastructure Act 2016:

- An engineered site drainage plan shall be provided to Council for consideration prior to issue of Development Approval.

CONDITIONS

Planning Consent

The approved development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

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 (if any) and the development shall be undertaken to the satisfaction of Council.

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

3. That all upper floor windows aside from the north and west facing (street elevations) be treated to avoid overlooking prior to the occupation being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1500mm above floor level with such translucent glazing to be kept in place at all times.

4. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

5. Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

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).

ATTACHMENT 1

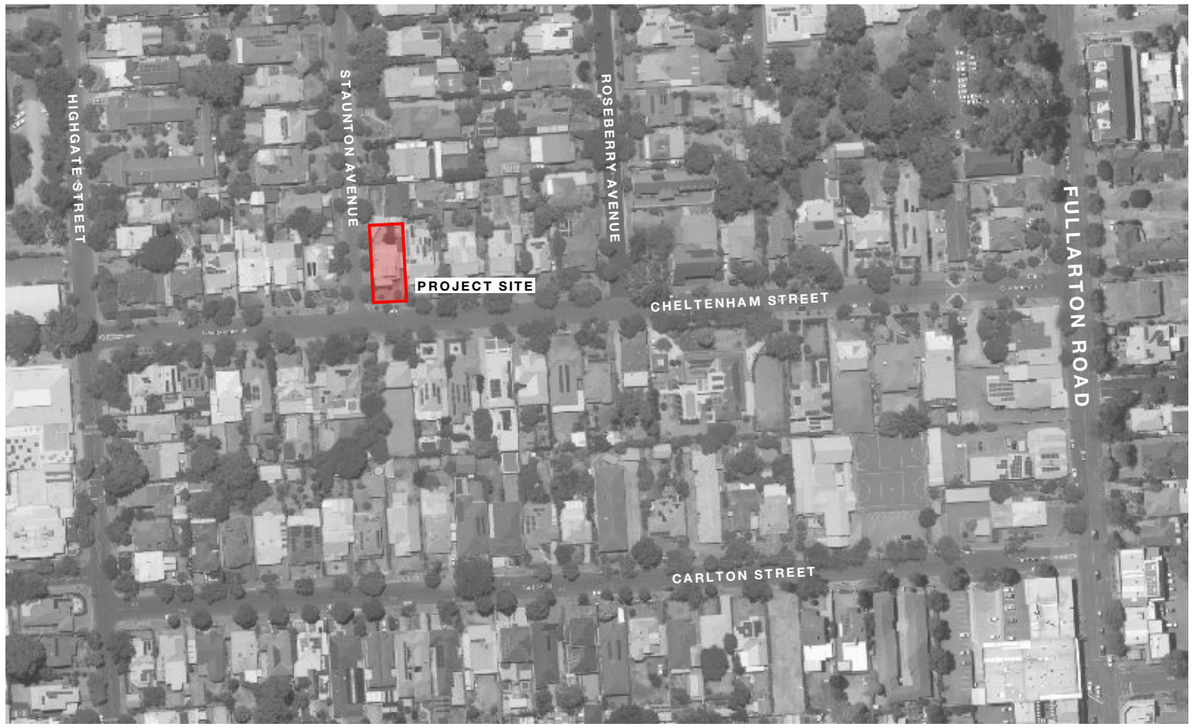
10 20 50 100 200 300
scale bar units in mm

APPLICATION FOR PLANNING CONSENT

For

Daniel & Sara Collins

26 Cheltenham St Highgate



Location Plan

#	Title	Size	Rev
01	Cover	A3	-
02	Site Plan	A3	-
03	Floor Plans	A3	A
04	Roof Plan	A3	-
05	Elevations	A3	-
06	Elevations	A3	C
07	Street Elevation	A3	-
08	Sun Shading Diagram	A3	-
09	3D Views	A3	-
10	3D Views	A3	-
11	Existing vs Proposed Development	A3	-
12	Overlooking Diagram	A3	-

Issue for Planning Consent 6/7/21

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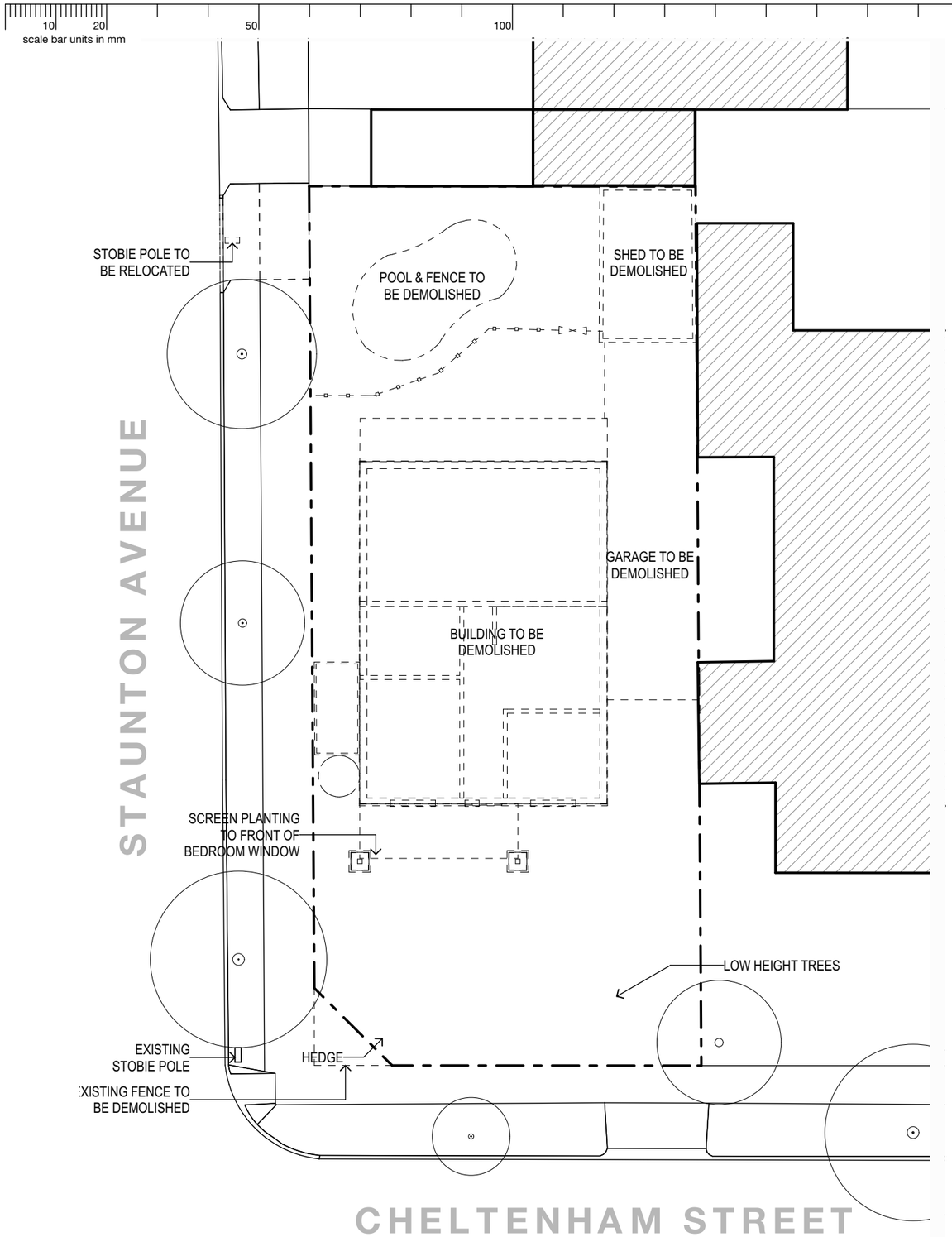
Cover REVISION: -
PROJECT: DA213947

26 Cheltenham St Highgate

01



Site Plan Demolition
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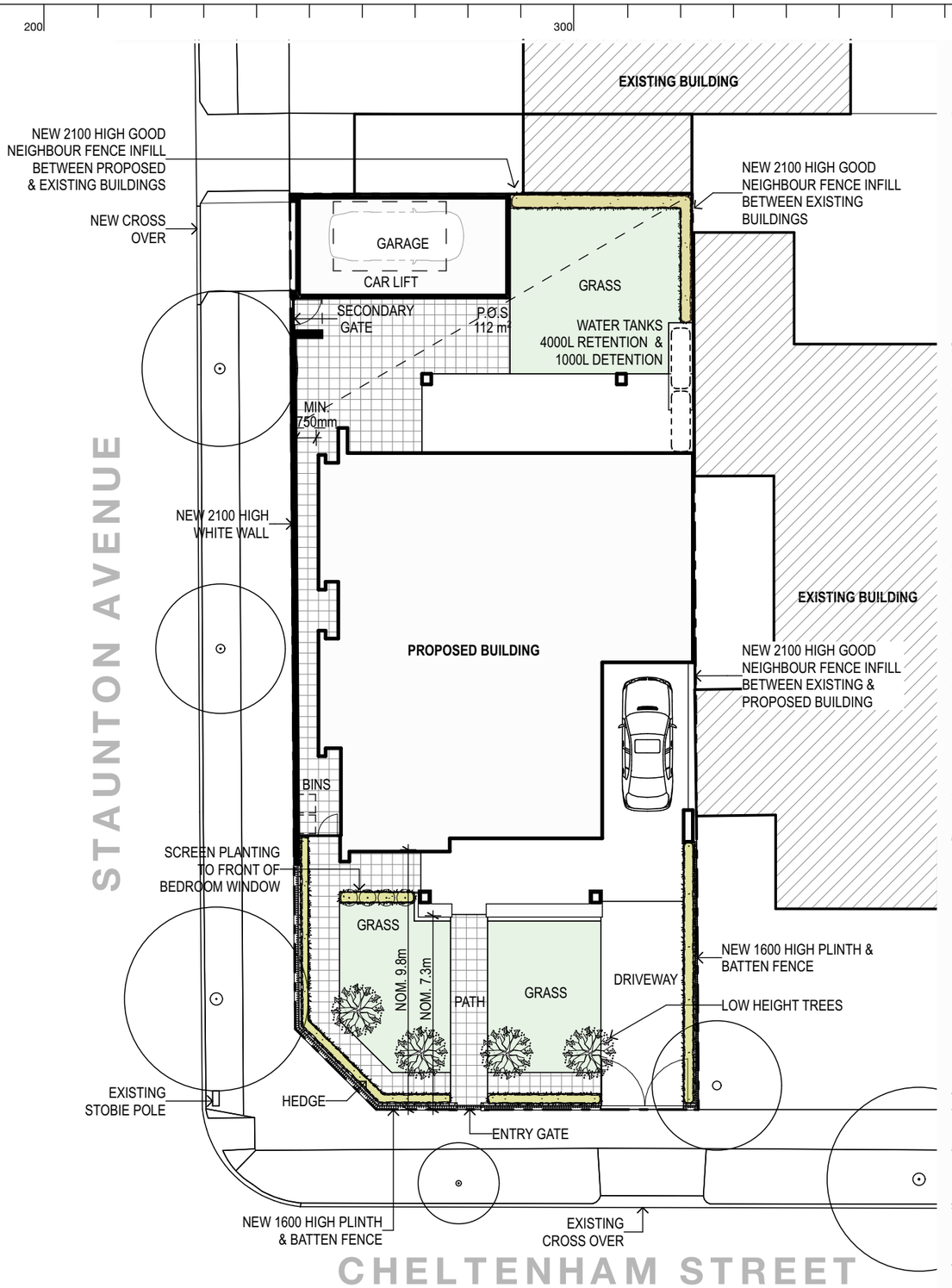

Site Plan
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Site Plan

REVISION: -
PROJECT: DA213947

26 Cheltenham St Highgate

02

scale bar units in mm
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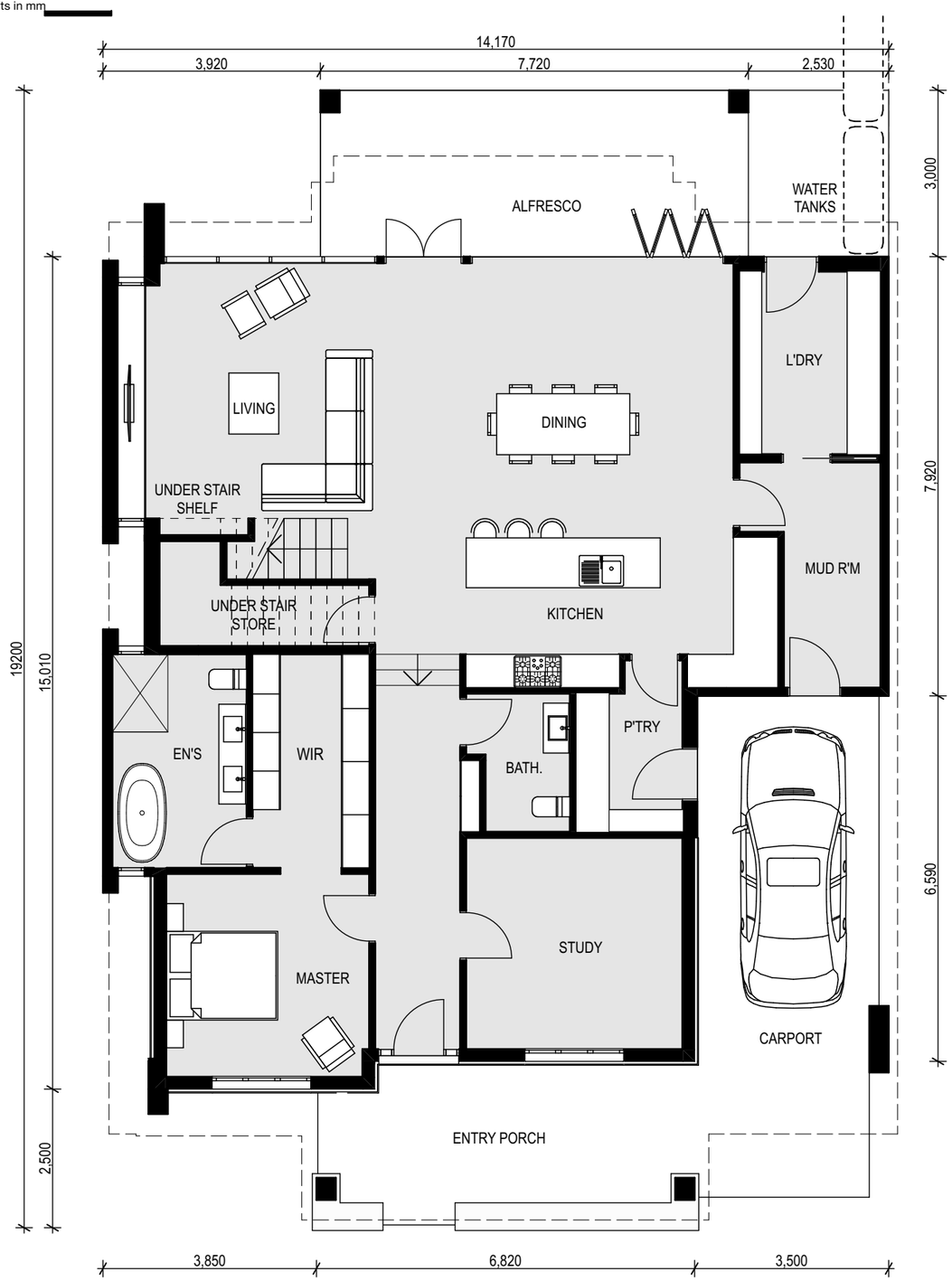

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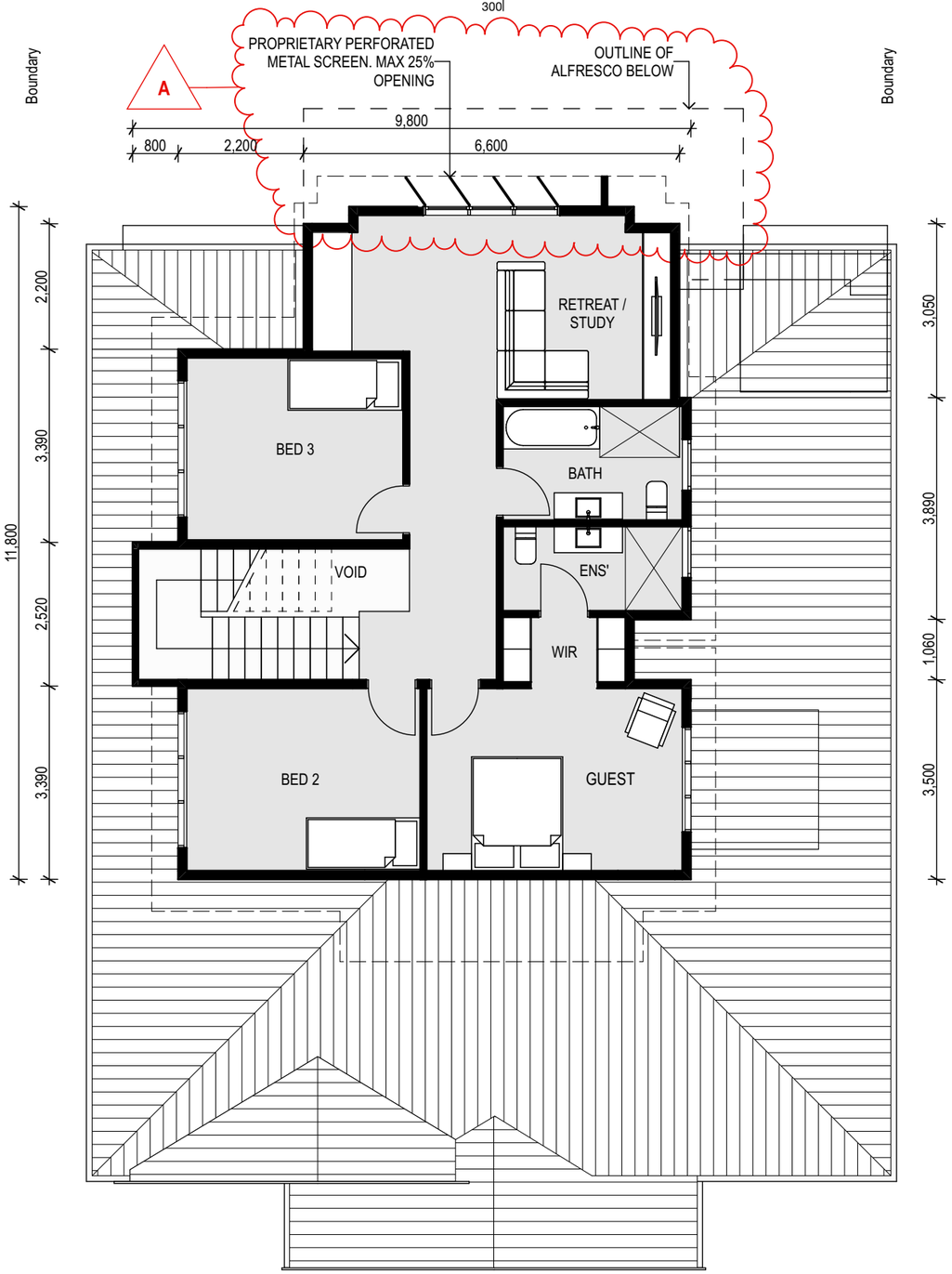

First Floor
Scale 1:100

Revised Issue for Planning Consent 16/8/21

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Floor Plans

REVISION: A
PROJECT: DA213947

26 Cheltenham St Highgate

03

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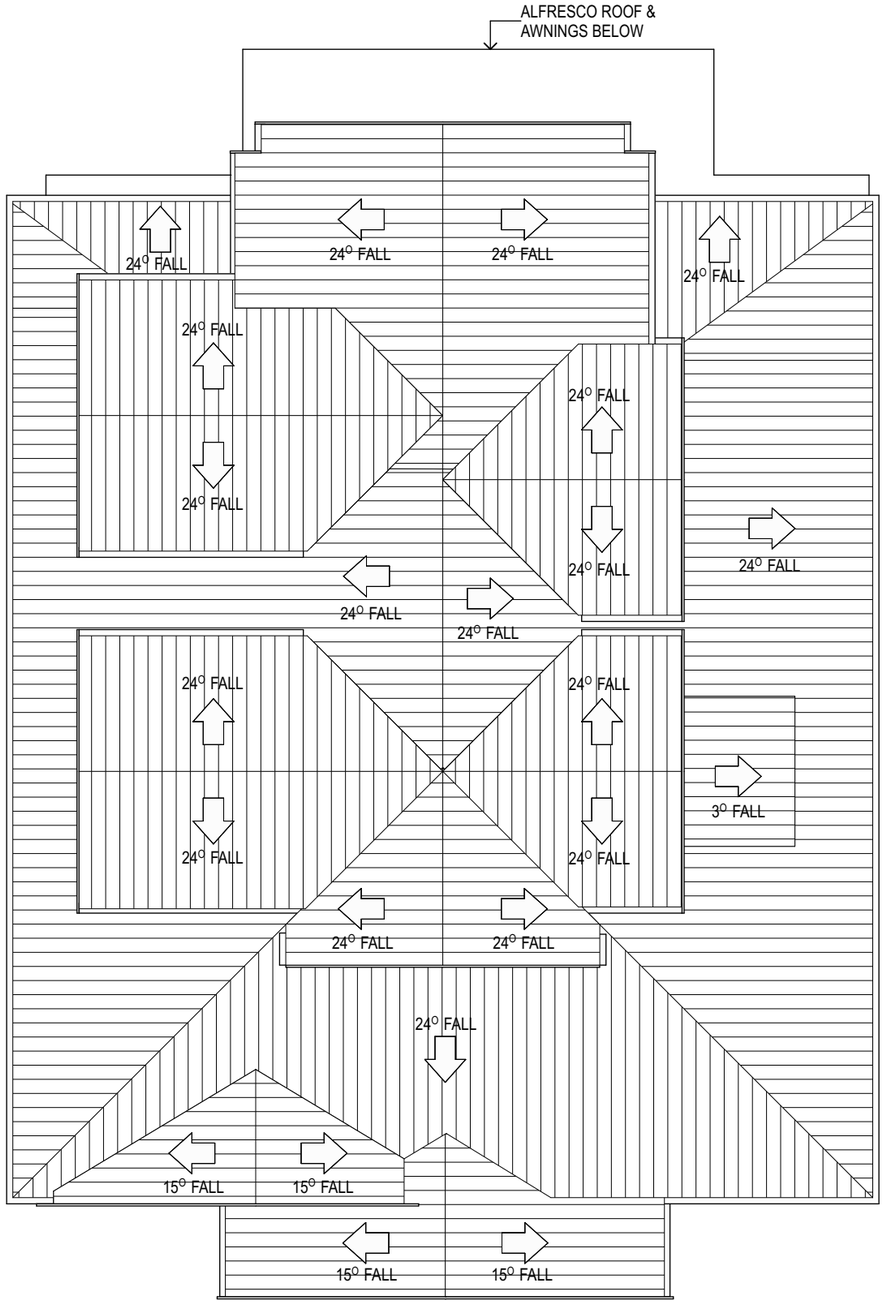
scale bar units in mm



Roof Plan
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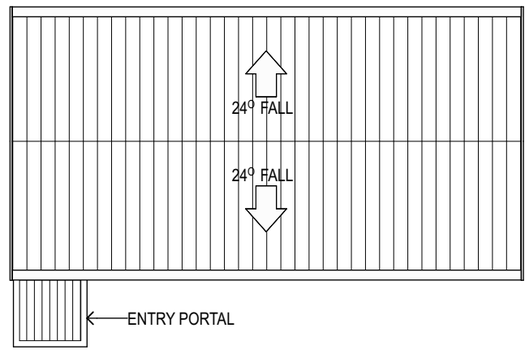

Roof Plan Garage
Scale 1:100

Issue for Planning Consent 6/7/21

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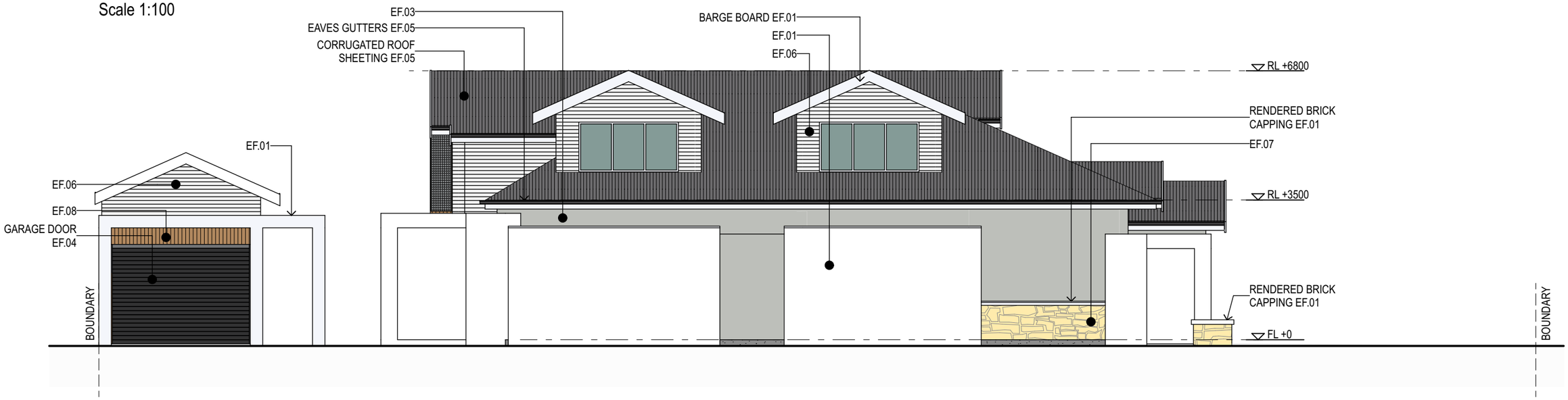
Roof Plan | REVISION: - | PROJECT: DA213947 | **04**

26 Cheltenham St Highgate

10 20 50 100 200 300
scale bar units in mm

SOUTH ELEVATION
Scale 1:100

EXTERNAL FINISHES LEGEND	
EF.01	WHITE
EF.02	BLACK
EF.03	MID GREY
EF.04	DARK GREY
EF.05	COLORBOND "BASALT"
EF.06	HORIZONTAL WEATHER BOARD WHITE
EF.07	SANDSTONE COLOURED STONE
EF.08	TIMBER FINISH
EF.09	PERFORATED METAL SCREEN - MID GREY



WEST ELEVATION
Scale 1:100

Issue for Planning Consent 6/7/21

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Elevations

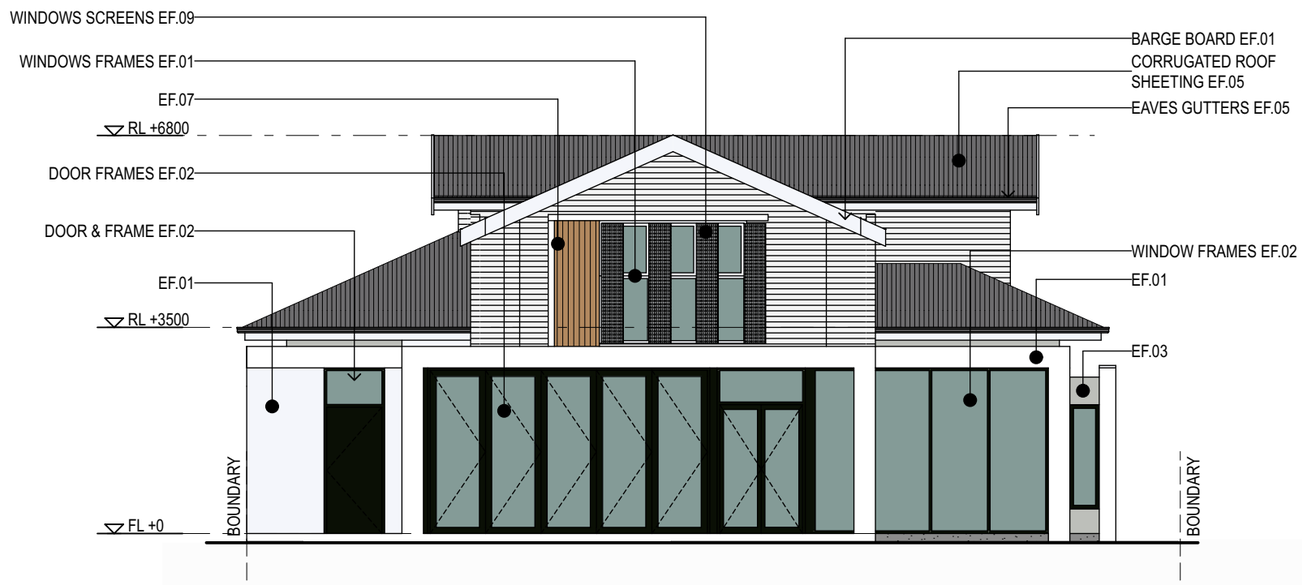
REVISION: -
PROJECT: DA213947

26 Cheltenham St Highgate

05

10 20 50 100 200 300
scale bar units in mm

C



NORTH ELEVATION
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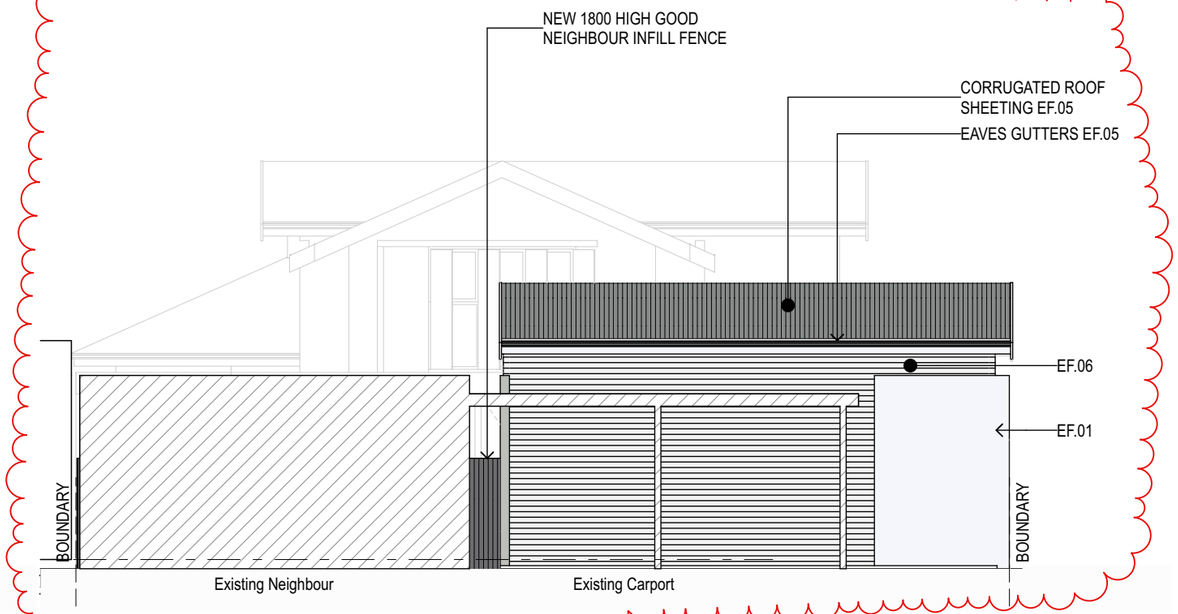

SIDE BOUNDARY ELEVATION
Scale 1:100

EXTERNAL FINISHES LEGEND

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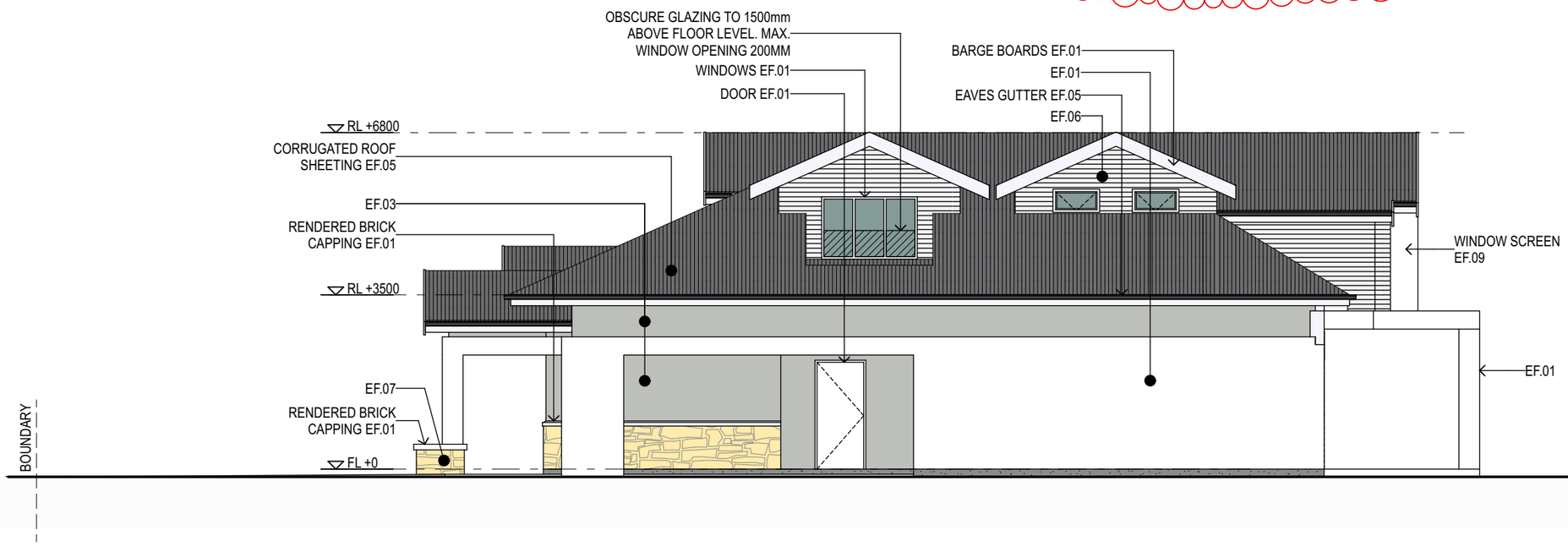
EF.02	BLACK
EF.03	MID GREY
EF.04	DARK GREY
EF.05	COLORBOND "BASALT"
EF.06	HORIZONTAL WEATHER BOARD WHITE
EF.07	SANDSTONE COLOURED STONE
EF.08	TIMBER FINISH
EF.09	PERFORATED METAL SCREEN - MID GREY



EAST ELEVATION
Scale 1:100

Revised Issue for Planning Consent 11/11/21

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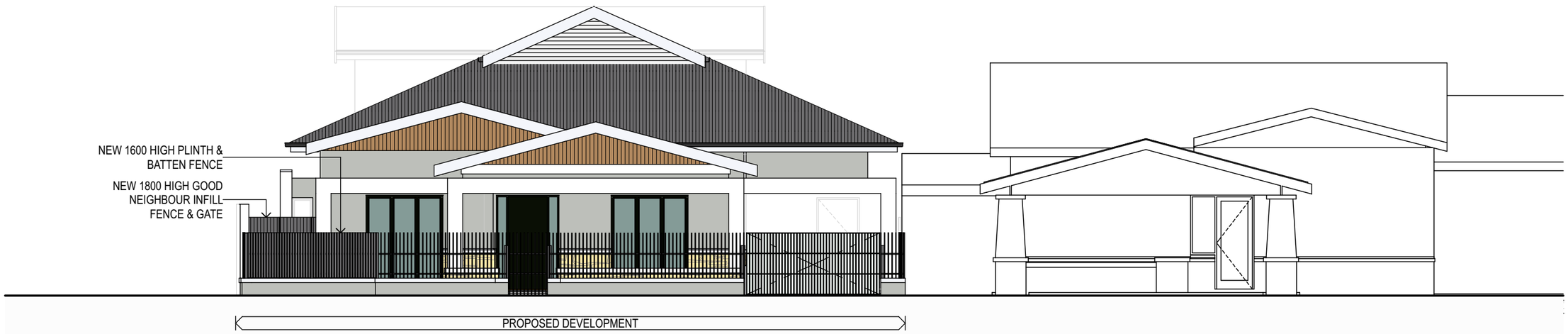
Elevations
REVISION: C
PROJECT: DA213947

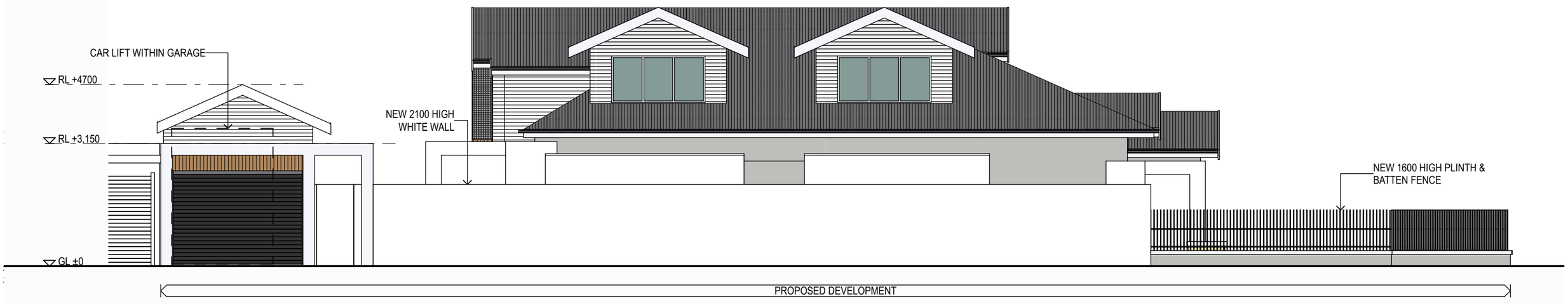
26 Cheltenham St Highgate

06

10 20 50 100 200 300
scale bar units in mm



CHELTENHAM STREET ELEVATION
Scale 1:100



STAUNTON AVENUE ELEVATION
Scale 1:100

Issue for Planning Consent 6/7/21

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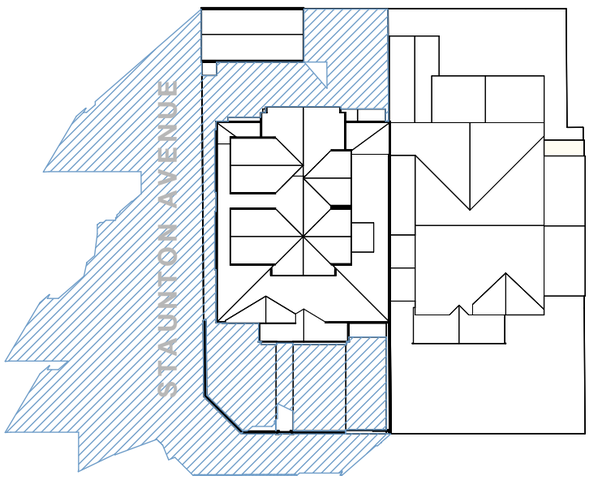
Street Elevation

REVISION: -
PROJECT: DA213947

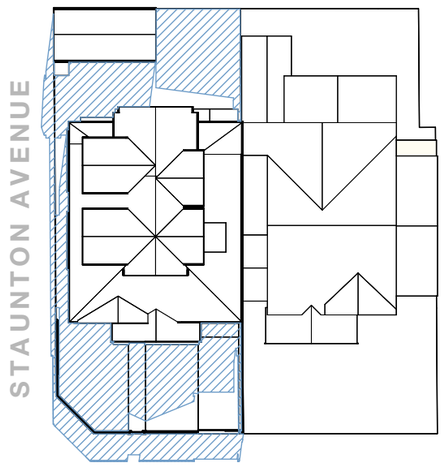
26 Cheltenham St Highgate

07

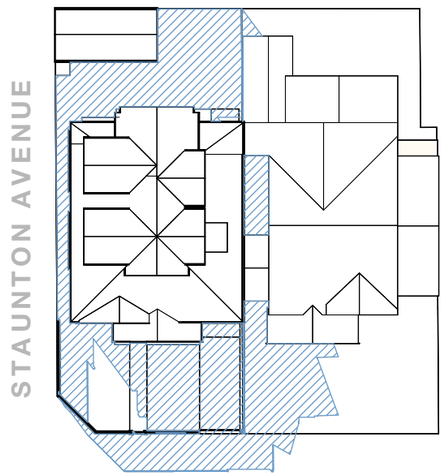
10 20 50 100 200 300
scale bar units in mm



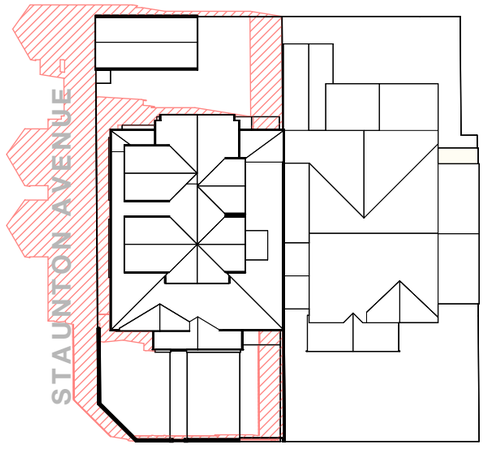
WINTER SOLSTICE JUNE 21 - 9am



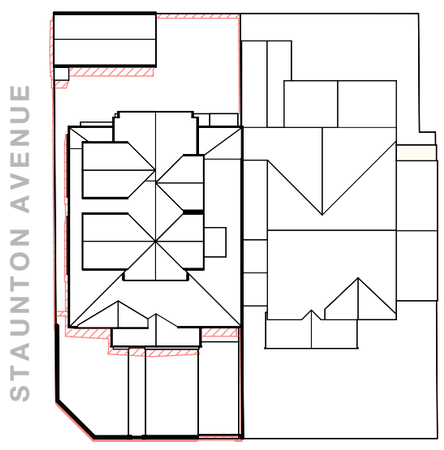
JUNE 21 - 12 Noon



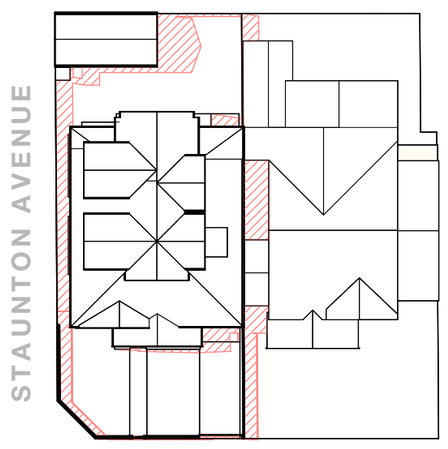
JUNE 21 - 3pm



SUMMER SOLSTICE DECEMBER 22 - 9am



DECEMBER 22 - 12 Noon



DECEMBER 22 - 3pm

Issue for Planning Consent 6/7/21

dasharchitects

Sun Shading Diagram

REVISION: -
PROJECT: DA213947

26 Cheltenham St Highgate

08

10 20 50 100 200 300
scale bar units in mm

*IMAGES WITH TREES

*IMAGES WITHOUT TREES

Issue for Planning Consent 6/7/21

dasharchitects

3D Views

REVISION: -
PROJECT: DA213947

26 Cheltenham St Highgate

09

10 20 50 100 200 300
scale bar units in mm

Issue for Planning Consent 6/7/21

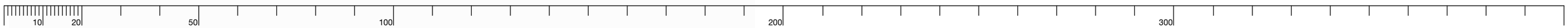
dasharchitects

3D Views

REVISION: -
PROJECT: DA213947

26 Cheltenham St Highgate

10



*INDICATIVE EXISTING BUILDING SHOWN AS RED

*INDICATIVE EXISTING BUILDING SHOWN AS RED

Issue for Planning Consent 6/7/21

dasharchitects

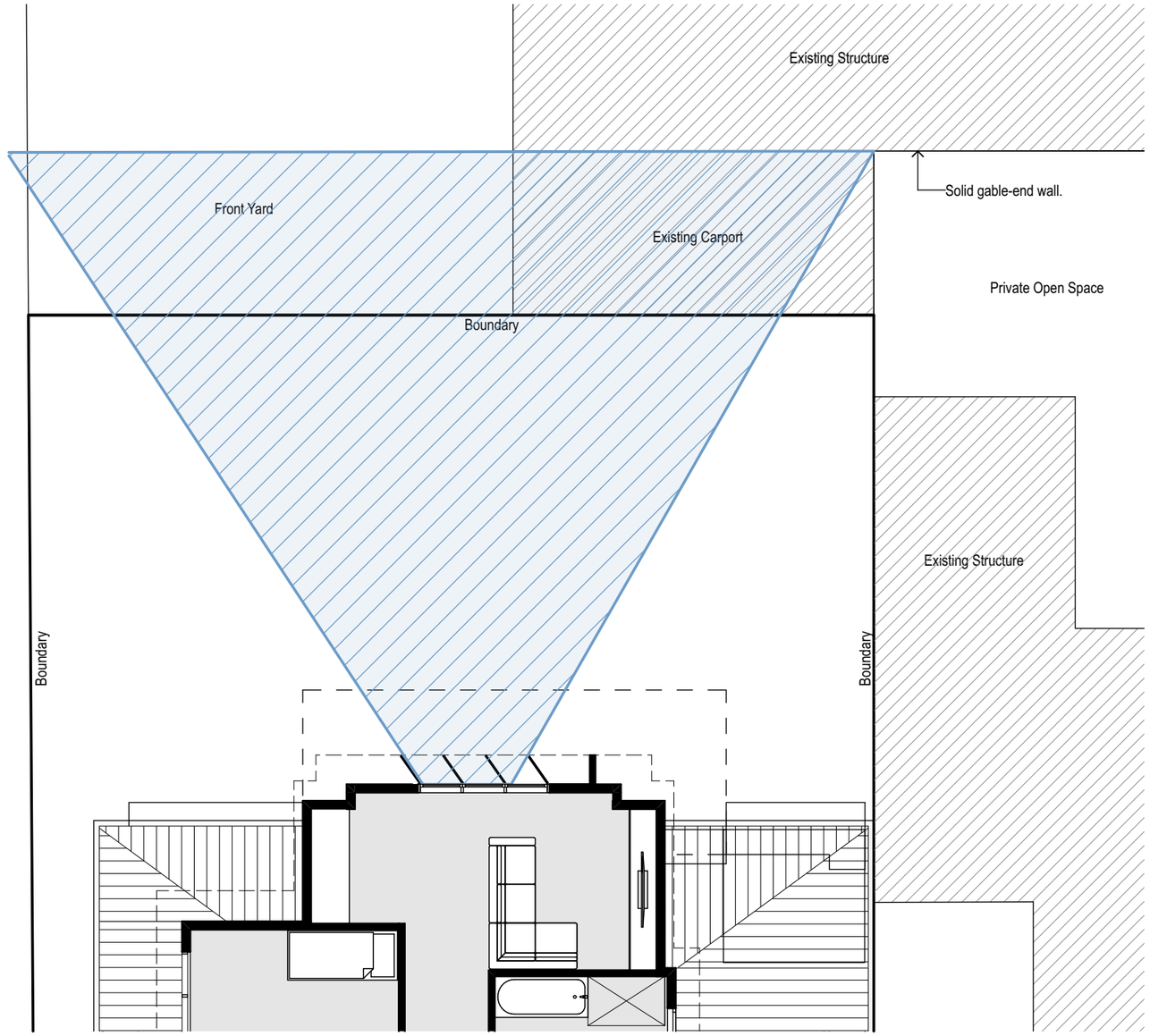
Existing vs Proposed Development

REVISION: -
PROJECT: DA213947

26 Cheltenham St Highgate

11

10 20 50 100 200 300
scale bar units in mm



First Floor - Overlooking Diagram
Scale 1:100

Revised Issue for Planning Consent 16/8/21

dasharchitects

Overlooking Diagram
REVISION: -
PROJECT: DA213947

26 Cheltenham St Highgate

12

Historic Impact Statement

Overview

This Historic Impact Assessment has been prepared to assist the assessment of potential impacts associated with the proposed residential development against the identified historic character of its Historic Area Overlay. The format and approach for this assessment has been informed by the Historic Area Overlay Design Advisory Guidelines.

Project Details

Date	August 2021
Client	Daniel Collins
Site	26 Cheltenham Street, Highgate SA
Nature of Proposed Development	Demolition of existing dwelling and construction of new dwelling
Historic Area Overlay	Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28)

Image of Existing Dwelling

Image of Proposed Development

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ABN 82 059 685 059

dasharchitects

Assessment Methodology and Summary of Findings

Copyright

Scaling

This assessment uses the following scaling based on a visual assessment of the property and its streetscape setting to assist the contextual design response by distilling relevant key issues and potential impacts of the proposed development.

Nil	0
Low	1
	2
Medium	3
High	4
	5

Summary of Findings

Step 2: Extent to which the existing structure displays attributes identified in the HAS and in turn is sought to be retained and conserved	2
Step 3: Setting and general visual prominence for new development	4
Step 4: Extent to which the character attributes in the HAS are prevalent in the identified locality	3
Step 5: Contextual design response	3

Historic Area Overlay Design Advisory Guidelines

The concentration and integrity of places within the streetscape setting of a proposal that display the historic themes and characteristics as expressed by the Historic Area Statements will inform the extent of contextual design response needed to achieve the outcomes sought by DO1.

Summary of Findings

General extent of Contextual Design Response sought by each step in the Advisory Guidelines	3

Historic Impact Assessment

What is the impact of the proposed development on the identified historic character within the locality?

The Historic Area Statement identifies the character of the locality to be derived primarily from Villas, Bungalows and Inter-War styles from an era spanning 1840 through to 1940. While these attributes are evident within the Relevant Locality of the proposed development, their concentration is diminished due to a high proportion of new development (approx. 20%) or the diminished integrity of early dwellings dating from this period. This diminished integrity affords greater scope and flexibility in the manner by which any proposed new development responds to the prevailing character in this locality.[1]

Step 2 of this Assessment found that the existing building on site is generally at odds with the prevailing historic character of the Overlay as identified by the Historic Area Statement (HAS). While likely dating c1920s, the Bungalow has an altered roof form that appears as a 'pop-up' second storey, which is out of character in the Historic Area. Remnant attributes that remain consistent with the HAS include some materials (ground floor only) and front setback. In general, however, the existing dwelling is considered to be at odds with the historic character of the locality. For these reasons the demolition of the existing dwelling is contemplated under HAO PO7.2.

The proposed development has sought to address the relevant provisions of the Historic Area Overlay through a sympathetic design that responds to the key design attributes. The form and scale of the new building presents ostensibly as single storey, particularly to the Cheltenham Street primary frontage, with the second storey generally contained within the roof form. While the second storey is clearly evident, it is not considered to dominate the streetscape, incorporating traditional 'roof loft' design elements such as dormer windows.

While a contemporary design language has been used, the proposal nonetheless integrates key features that are consistent with the locality and HAS. Particular regard has been given the visual relationship to the adjacent dwelling at 24 Cheltenham Street, that retains generally high integrity.

The car port to Cheltenham Street follows the similar pattern of infilled garages and carports to the side of dwellings, whilst the new garage to Staunton Avenue is separate from the dwelling with similar design elements (gable roof with similar pitch to dormer windows).

The front setback and materials for the proposed development are consistent with the prevailing area. Materials for the new dwelling are masonry and rendered walls, and a corrugated iron roof. The new low masonry and metal palisade fence allows views to the yard and dwelling beyond and is a complementary contemporary style.

In summary, the design of the new dwelling has had specific and clearly evident regard to the prevailing character of the locality, the Code's Historic Area Statements and relevant provisions of the Historic Area Overlay. It demonstrates a clear improvement to the overall character of the locality when compared to the existing dwelling on the site. For these reasons we consider the demolition of the existing Representative Building, and proposed new dwelling, to be consistent with the provisions of the Historic Area Overlay, Historic Area Statements, and associated Design Advisory Guidelines.

[1] Historic Area Overlay Design Advisory Guidelines, Character Integrity of Locality, p4: *Localities that display high levels of consistency and/or integrity in relation to the Historic Area Statements will require a higher level design response to those areas of more disparate or diluted character.*

Supporting Information - Contextual Analysis

Step 1a: Existing Character

What are the key character attributes for the Overlay as expressed by the Historic Area Statement (HAS)?

Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28)	
Eras, themes and context	1840 to 1940 built development.
Allotments, subdivision and built form patterns	Spacious streetscape character of regular grid of short, wide, tree-lined streets. Regular, generous 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	Notable original homesteads include “Rosefield” c1842 and “Woodfield” c1883. Victorian and Turn-of-the-Century double fronted cottages and villas. Inter-War period primarily bungalows, and some unique Spanish mission and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), 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 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. 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	Spacious streetscape character from later 1921-1927 subdivision of original farms. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. Regular street-fronting dwelling format, primarily of detached dwellings, and complementary community buildings.
Representative Building	Yes

Step 1b: Existing Character – Common Styles Attributes

What are the Common Style Attributes of the identified Historic Character and what is their general visual prominence / importance to the character of the locality?

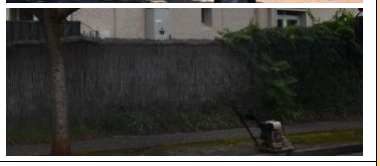
Prevailing Attribute	Common to H.A.S	Examples	Importance
Overall Form	Single storey detached dwellings with generally consistent pitched roofs, verandahs and side garaging		4
Roof Form	Consistent pitch roof with projecting gables and overhanging eaves (Bungalows) Gable or hipped roof with bullnose verandah (Villas)		4
Proportion and Form	Single storey, low pitch roof with prominent front gable forming front verandah (Bungalows), hipped roof with gablet and bullnose verandah (Villas)		4
Wall Heights and Key Heights	Dwellings: 3.2m wall, 5.6m roof (3.6m cited in HAS is consistent with Villas [pictured right], not Bungalow [above right]); Fence: varies between 1.0 to 1.8 metres		3
Materials	Sandstone, brick, rendered masonry walls; Timber and masonry verandah supports; Galvanised iron roof; Timber picket, woven wire, brush and hedge fencing		4
Front Setbacks	Generally consistent between 5 and 8 metres with domestic landscaping (excluding larger heritage listed dwellings on larger allotments)		4
Side Setbacks	No consistent side setback pattern with numerous dwellings having an infill carport or garage, mostly setback a few metres from primary façade		2
Carparks / garages	Generally set to side, some open and some covered		3
Advertising	N/A	N/A	0

Discussion

Predominantly Bungalows with inter-disbursed Villas and some mid-late 20th C dwellings. Single storey scale to streetscape prevails. Front setbacks are generally consistent, however side setbacks have mostly been infilled with carports or garages. Building height varies between Villas and Bungalows, and the fence height and materials varies greatly, with overall sympathetic materials. More recent infill development is sympathetic to area's historic character.

Step 2 Retain and Conserve

To what extent does the existing structure on the site display these character attributes and is sought to be retained?

Attribute	Common to H.A.S	Existing structure	Images of Existing Structure	Extent
Overall Form	Single storey detached dwellings with generally consistent pitched roofs, verandahs and side garaging	Two storey dwelling atypical roof form and pitch		2
Roof Form	Consistent pitch roof with projecting gables and overhanging eaves	Original roof removed and unsympathetic second storey with higher atypical roof		1
Proportion and Form	Single storey, low pitch roof with prominent front gable forming front verandah	Two storey, altered roof form. Profile of original gable verandah remains but detail removed		2
Wall Heights and Key Heights	Dwellings: 3.2m wall, 5.6m roof (3.6m cited in HAS is consistent with Villas, not Bungalow); Fence: varies between 1.0 to 1.8 metres	Lower walls 3.2m but upper storey scale at odds with prevailing character. Fence is low but collapsed in sections	 	2
Materials	Sandstone, brick, rendered masonry walls; Timber and masonry verandah supports; Galvanised iron roof; Timber picket, woven wire, brush and hedge fencing	Rendered, sandstone and brick walls to lower walls. Upper storey at odds with prevailing character		3
Front Setbacks	Generally consistent between 5 and 8 metres with domestic landscaping (excluding larger heritage listed dwellings on larger allotments that have larger front setbacks)	7m front setback with front yard		4
Side Setbacks	No consistent side setback pattern with numerous dwellings having infill carports and garages, mostly setback a few metres from primary façade	Infill garage setback to side a few metres from primary façade		3

Carparks / garages	Generally set to side, some open and some covered	Setback infill single garage	*as above*	2
Advertising	N/A	N/A		0

Discussion:
The extent to which the Subject Building displays the attributes identified by the HAS and in turn is sought to be retained and conserved
The subject building is not consistent with the overall form, proportion and roof form, as identified in the HAS.

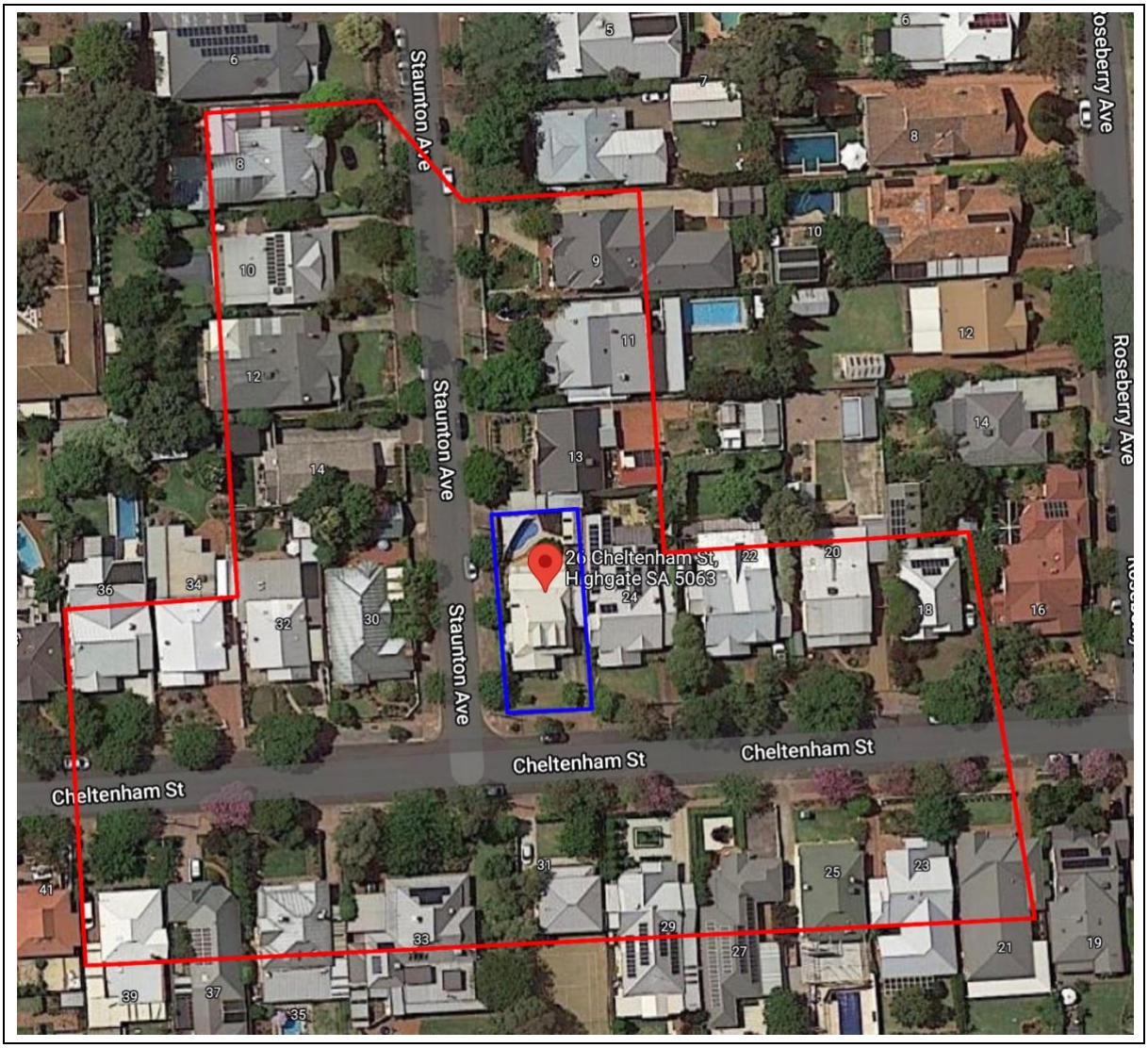
General extent to which the existing structure displays the attributes identified by the HAS and in turn is sought to be retained and conserved.	**2**

Step 3: Streetscape Setting

The extent of relevant streetscape setting that needs to be considered in any contextual design response.

Historic Area Overlay Design Advisory Guidelines

The streetscape setting of a development will generally be the locations and areas within the public realm that the proposed development will have a meaningful visual impact on. This will typically be from the street but may extend to other public areas. Street width and layout, topography of the locality, and the scale and setout of the proposed development will influence how far the streetscape setting extends



Discussion:

What is the general setting and visual prominence of the proposed development?

The subject property is on the corner of Cheltenham Street and Staunton Avenue (blue boundary). It is visible from the public realm from adjacent and nearby properties, as approximately indicated by the red highlighted area in the above aerial of the relevant locality.

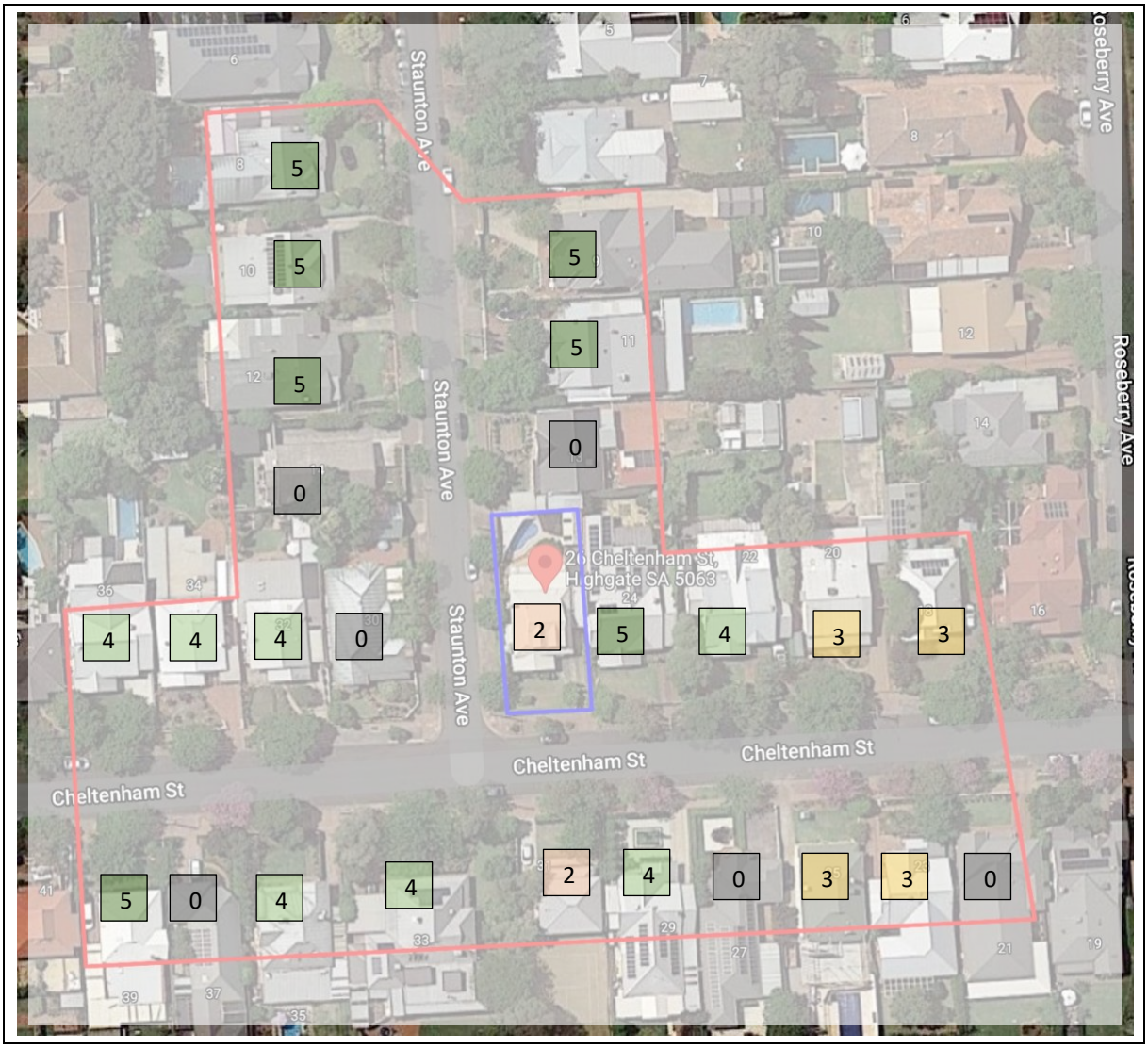
General Visual Prominence	**4**

Step 4: Character of Relevant Locality

To what extent are the character attributes expressed in the HAS present in the relevant locality.

Historic Area Overlay Design Advisory Guidelines

The extent to which places within the relevant streetscape setting display the historic themes and characteristics expressed by the Historic Area Statements



Discussion:

To what extent are the character attributes expressed in the HAS present in the relevant locality?

The historic character of Cheltenham Street (the primary frontage) is generally mixed, with 20% of dwellings within the streetscape setting being modern incursions and 50% of the dwellings being of medium or less historic character.

The historic character of Staunton Avenue (the secondary frontage) is generally High, however this character is separated from the subject site by a dwelling of Nil historic character.

Of the immediately surrounding dwellings, more than 50% are of Low to Nil historic character. The immediately adjacent dwelling is of High historic character (No. 24 Cheltenham).

HAS Character prevalent in the identified locality	3

Summary Assessment

General extent to which the existing structure displays the attributes identified by the HAS and in turn is sought to be retained and conserved	**2**
General Visual Prominence	**4**
HAS Character prevalent in the identified locality	**3**

Historic Area Overlay Design Advisory Guidelines

The concentration and integrity of places within the streetscape setting of a proposal that display the historic themes and characteristics as expressed by the Historic Area Statements will inform the extent of contextual design response needed to achieve the outcomes sought by DO1.

General extent of Contextual Design Response sought by Advisory Guidelines	**3**

Design Statement

Desired outcome

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

Design Statement:

How has the proposed development sought to address the relevant provisions?

The size of this site is atypical for the locality with the rear having been previously subdivided off to accommodate a new dwelling fronting Staunton Avenue (c1960?). This reduced land size presents challenges in any site redevelopment, and ultimately resulted in the existing bungalow in the site being highly modified to accommodate a second storey.

Notwithstanding the existing dwelling has generally low integrity, it is identified as a Representative Building within the Historic Area Overlay. Preliminary design investigations sought to retain the existing dwelling on the site, and reconstruct a more sympathetic second storey. This approach resulted in significant design compromises, and was ultimately abandoned following preliminary Council feedback that the resulting scale and form was not in accord with desired outcomes, and that the existing dwelling on the site was of limited historic character. Council advised that demolition of the existing dwelling would be contemplated subject to the merits of the proposed replacement.

The proposed new dwelling has been designed with specific regard to the relevant Planning and Design Code policy, Historic Area Statements, and the prevailing character of the locality. The new dwelling presents ostensibly as a single storey dwelling to the primary Cheltenham Street frontage [NZ PO4.1, HAO PO2.2], with the second storey generally contained within the roof space [NZ DTS 4.2].

The proposal has matched prevailing wall heights of other Bungalows within the locality [HAO PO2.2], and retained a consistent siting, front and side setback patterns [HAO PO2.4]. The form and scale of the new dwelling draws specific design characteristics from the Bungalows within the locality, and in particular the adjoining residence at 24 Cheltenham Street [HAO PO1.1, 2.1], including the form and proportion of the primary street façade and verandah [HAO PO2.3].

Material selections are again consistent with the Historic Area Statement and prevailing Bungalow character, including a sandstone plinth and rendered masonry walls and corrugated iron roofing and feature timberwork [HAO PO2.5].

The location of the driveway access and garaging off Cheltenham Street maintains the existing configuration (that is also consistent with the prevailing character), with additional garaging provided off the secondary frontage to mitigate visual impacts [HAO PO4.1, 4.2]. Setbacks to the primary frontage (Cheltenham Street) enable front landscaping to be established that is consistent with the prevailing character [HAO PO 6.2]. Front fencing is visually open, with a simple masonry plinth [HAS Fencing].

In summary, the proposed development seeks to demolish an existing dwelling that is generally at odds with the prevailing historic character, and construct a new detached residence that more sympathetically responds to the attributes expressed by the Historic Area Statements in a contemporary architectural expression. This approach is consistent with the Historic Area Overlay Design Advisory Guidelines.

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

9 August 2021

Mr Don Donaldson
Team Leader Planning
Development and Regulatory Services
City of Unley
PO Box 1
UNLEY SA 5061

Dear Don

Re: 26 Cheltenham Street Highgate

We act for [redacted] and [redacted] of 26 Cheltenham Street Highgate.

On behalf of our clients, we enclose an application for planning consent to demolish the two-storey detached dwelling, fencing, swimming pool, shed and associated structures, and to construct a two-storey detached dwelling, a free standing garage, new fencing and landscaping. The stobie pole in Staunton Avenue at the northern end of the site will be relocated as part of the proposal.

The proposal is shown on the set of drawings prepared for our clients by DASH Architects. DASH Architects have also prepared a Historic Impact Statement (HIS). These documents are included in the application package.

The site is located at the corner of Cheltenham Street and Staunton Avenue, Highgate. Except for the corner cut-off, it is rectangular shaped with a frontage to Cheltenham Street of 15.24 metres and a frontage to Staunton Avenue of 34.65 metres. The site has an overall area of 523.4 square metres.

The site is formally described in Certificate of Title 5567/939 as Allotment 160 in Filed Plan 14931. No easements or other encumbrances are registered over the Site.

Relevantly, the site is smaller than all other allotments in the vicinity, most likely having been divided in the past to create the irregular-shaped allotment at the rear, at 13 Staunton Avenue. A 1970's era detached dwelling with a carport/garage built onto the boundary with our client's site occupies 13 Staunton Avenue.

Our clients' dwelling has been substantially altered in the past with an incongruously designed extension at the upper level. The extension is not only incompatible with the bungalow style of the dwelling but has a poorly designed floor plan which is unfit for our clients' requirements.

As noted in the HIS prepared by DASH Architects, the upper-level extension exhibits an "atypical roof form and pitch" consisting of an "unsympathetic second storey with [a] higher atypical roof". DASH Architects concludes that the existing dwelling "is not coherent with the overall form, proportion and roof form, as identified in the HIS".

It is instructive to observe that the street frontages of the development site are landscaped with mature street trees – Jacarandas along Cheltenham Street and trees of unknown provenance along both sides of Staunton Avenue. This detail is shown in the Street View images below (taken in spring and winter). The streetscape in this part of the Highgate is such that much of the site is screened from the direct view of passing motorists. When the trees in Staunton Avenue are in leaf, the site is less visible.

Image 1: Street View of site in Spring

Image 2: Street View of site in Winter

The Site of the proposed development is in the Established Neighbourhood Zone. Desired Outcome DO1 is for:

> *"A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns"*

Desired Outcome DO2 calls for development to:

> *"Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers"*

The bungalow style detached dwelling with a two-storey late addition will be demolished. The new two-storey dwelling, designed by DASH Architects, takes into consideration the Outcomes sought by DO1 and DO2. The crossover to Cheltenham Avenue will furthermore be maintained in its present position, with an additional crossover formed in Staunton Avenue to accommodate a second parking structure. The second crossover will be located as far to the north as possible, where it will have no impact on street trees. The stobie pole will be relocated in accordance with the requirements of SAPN.

The development site is affected by the Historic Area Overlay, and in particular the Residential Spacious Fullarton Roseberry Estate Historic Area Statement Un28 ("HAS Un28"). Jason Schultz of DASH Architects has prepared the HIS which responds in detail to the provisions of HAS Un28. DASH Architects concludes that:

> *"...the design of the new dwelling has had a specific and clearly evident regard to the prevailing character of the dwelling, the Code's Historic Area Statements and relevant provisions of the Historic Area Overlay. It demonstrates a clear improvement to the overall character of the locality when compared to the existing dwelling on the site. For these reasons we consider the demolition of the existing Representative Building, and proposed new dwelling, to be consistent with the provisions of the Historic Area Overlay, Historic Area Statements, and associated Design Advisory Guidelines."*

We concur with DASH Architects' conclusions.

Included with this letter is:

- a set of plans of the proposed development prepared by DASH Architects;
- the most recent Certificate of Title (CT 5567/939); and
- DASH Architects' Historic Area Statement.

We are of the opinion that the proposal is deserving of planning consent.

Yours sincerely

[redacted]

Graham Burns
MasterPlan SA Pty Ltd

ATTACHMENT 2

Details of Representations

Application Summary

Application ID	21023135
Proposal	Demolition of existing dwelling and associated structures including swimming pool and construction of a two-storey detached dwelling, outbuilding, fencing and landscaping.
Location	26 CHELTENHAM ST HIGHGATE SA 5063

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	([redacted]
Email Address	[redacted]
Submission Date	23/11/2021 01:08 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
Reasons	It looks wonderful! Fully support the development. Will be a great asset to Cheltenham Street. Look forward to seeing the finished result!

Attached Documents

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	[redacted]
Email Address	[redacted]
Submission Date	07/12/2021 10:39 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	I do not have any specific concerns re the development apart from the white wall that will be situated on the Staunton Avenue side of the proposed development. I do not have an issue with the wall itself, I have an issue with the colour being white and feel a darker shade would be more suited to the area. I feel the bright white proposed in the plans would create an issue with glare and reflected heat especially in the summer months when the afternoon sun can be quite harsh. I have concerns that the bright white wall may cause drivers to be temporarily "blinded" and considering Concordia College is in close vicinity and parents often park in this street at school drop off and pick up times, this has the potential to increase the risk for collisions or a pedestrian being struck.

Attached Documents

Representations

Representor 3 - [redacted]

Name	[redacted]
Address	[redacted]
Phone Number	([redacted]
Email Address	[redacted]
Submission Date	09/12/2021 10:57 AM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons	Garaging and stobie pole

Attached Documents

ScivicGrou21120910300-1824437.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	[redacted] *[applicant name]*
Development Number:	21023135 *[development application number]*
Nature of Development:	Demolition of existing dwelling and associated structures including swimming pool and construction of a two-storey detached dwelling, outbuilding, fencing and landscaping *[development description of performance assessed elements]*
Zone/Sub-zone/Overlay:	Click here to enter text. *[zone/sub-zone/overlay of subject land]*
Subject Land:	26 CHELTENHAM ST HIGHGATE SA 5063 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Click here to enter text. *[relevant authority name]*
Phone Number:	Click here to enter text. *[authority phone]*
Close Date:	11:59am 13/12/2021 *[closing date for submissions]*

My name*: [redacted]	My phone number [redacted]
My postal address* [redacted]	[redacted]

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☒ I support the development with some concerns (detail below)
- ☐ I oppose the development

Concern A: There is a "STOBIE POLE TO BE RELOCATED" presently adjacent on the north western corner of the property.

Concern B The location of the proposed garage appears to be on or very close to the north western corner of the property with no "inset" similar to other garages on the boundary in Staunton Ave.

09 DEC 2021

Government of South Australia
Attorney-General's Department

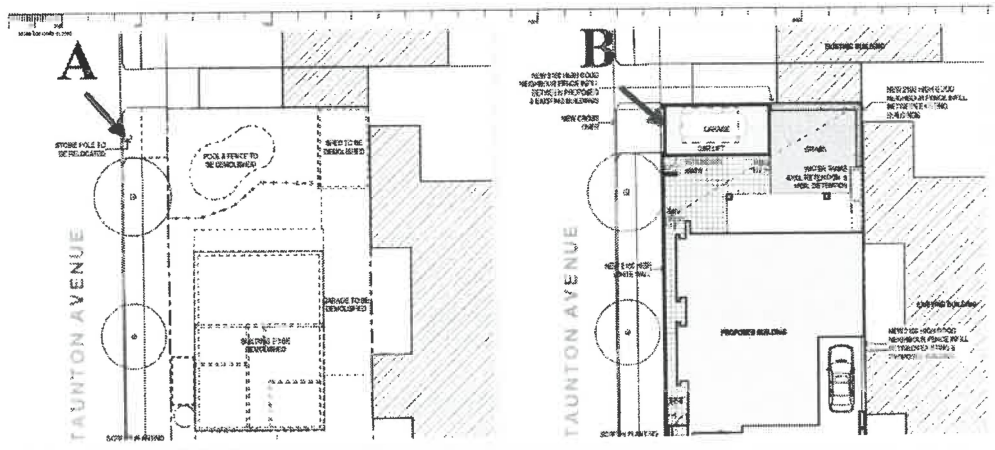
The specific reasons I believe that planning consent should be granted/refused are:

Concern A: There is a Stobie Pole to be relocated presently adjacent on the north western corner of the property.

At present this provides essential street lighting and utilities to our premises.
There is no indication as to where this Stobie Pole will be relocated nor provision of replacement street lighting or how this will impact our utilities.
I have no desire to have this moved to the boundary of 13 Staunton Ave and 26 Cheltenham St nor in front of 13 Staunton Ave Highgate.
I would be extremely annoyed/unhappy should this move be undertaken without due consultation.

Concern B: The location of the proposed garage appears to be on the north western corner of the property with no "inset" similar to garages on the boundary in Staunton Ave.

As it appears to be on, or very close to the footpath in my opinion this represents a very real danger to the pedestrian traffic which is present at times including frail elderly residents and growing school traffic passing this garage entry. I believe an inset of 900mm or equivalent would not be out of order.



[attach additional pages as needed]

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: Click here to enter text.

**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: 9/12/2021

Return Address: Click here to enter text. *[relevant authority postal address]* or

Email: Click here to enter text. *[relevant authority email address]* or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

ATTACHMENT 3

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

21 December 2021

Mr Matthew Falconer
Consultant Town Planner
City of Unley
PO Box 1
UNLEY SA 5061

Dear Matthew

Re: Development ID: 21023135 (26 Cheltenham Street Highgate)

We act for [redacted].

Three (3) representations were received in response to the public notification of our client's development application. The representations have advised of their conditional or unconditional support for our client's application to demolish the existing two-storey detached dwelling and construct a two-storey detached dwelling and associated outbuilding.

Matters of concern identified by two (2) representors are:

- the white colour of the wall to be constructed along the Staunton Avenue boundary;
- where will the stobie pole in Staunton Avenue be positioned, and will it include the street light; and
- the proposed outbuilding (garage) being setback 900 millimetres or thereabouts from the Staunton Avenue boundary.

Wall Colour

[redacted] of [redacted] has requested that the side wall along portion of the Staunton Avenue boundary be "*a darker shade … more suited to the area*". [redacted] believes that the proposed white coloured wall will cause glare, reflect heat and "*cause drivers to be temporarily blinded …*".

We respectfully disagree with these assertions. The proposed wall in question will not run the full length of the Staunton Avenue boundary, stopping short of the rear (northern) boundary where it will connect onto the freestanding garage. It will also stop well short of the Cheltenham Road corner at the southern end of the site. In addition, both sides of Staunton Avenue are planted with mature street trees. These trees will shade and screen the wall when viewed by pedestrians, motorists and nearby neighbours as can be readily seen on the Street View image **below**.

Image 1: Staunton Avenue looking south, showing mature street trees in front of development site (left hand side). (Source: Street View)

Stobie Pole Location

The owners/occupiers of [redacted] advise that the stobie pole in Staunton Avenue carries a street light. They wish to be assured that the relocated stobie pole will continue to carry a street light, and that it will not be on the boundary with or in front of [redacted].

Our clients will bear the full cost of the stobie pole relocation and agree that the relocated pole should carry a street light. We would expect that SAPN, when determining the optimal position for the relocated pole, will require it to be as close as possible to its existing location. We would also expect that the pole-mounted lamp will be retained to provide illumination at this end of Staunton Avenue.

Ultimately, SAPN will be responsible for the relocation of the stobie pole. However, we have no objection to an appropriately worded condition or note being included on the planning consent which required the stobie pole to be located as close as possible to its existing position, and that a street lamp be affixed to the relocated stobie pole.

Garage Setback

The owners/occupiers of [redacted] consider that the proposed garage on or near the footpath "*represents a very real danger to the pedestrian traffic which is present at times…*".

The immediate locality is characterised by garages on corner allotments. Many of these garages are on or very close to the Stanton Avenue boundary. Again, we draw attention to the double garage directly opposite, which is setback approximately 700 millimetres from the footpath (**Image 2**).

The representers also have their own carport located close to the footpath. Their views of pedestrians walking along the Staunton Avenue footpath are blocked by the boundary side fence shared with our client's property (**Image 3**).

Image 2: 30 Cheltenham Street - double garage and screen fence.
(Source: Street View)

Image 3: 13 Staunton Avenue - carport and driveway access in relation to side boundary fence.
(Source: Street View)

In the adjacent suburb of Malvern, there are numerous examples of garages sited on the footpath boundary. **Images 4 and 5** below are corner properties at 57 Dover Street (corner Rugby Street) and 77 Winchester Street (corner Rugby Street). Both properties are listed in the Code as Representative Buildings and Representative Building Footprints. They are furthermore located in the Residential Spacious Unley and Malvern Trimmer Estate Historic Area Overlay.

Image 4: 77 Winchester Street showing garage on Rugby Street boundary.
(Source: Street View)

Image 5: 60 Sheffield Street and 57 Dover Street with adjoining double garages on Rugby Street boundary.
(Source: Street View)

Whether the proposed garage is sited on the boundary as proposed, or setback 900 millimetres as suggested, drivers entering and exiting the garage would be expected, and indeed are required by law, to exercise due care and caution when driving across a footpath. This obligation applies to all motorists crossing a footpath while entering and exiting their adjacent property.

Closure

[redacted] of 13 Staunton Avenue have requested to be heard in support of their representation. Please be advised that we will attend the CAP meeting on behalf of our clients to respond to the representors and answer any questions from Panel members.

Yours sincerely

[redacted]

Graham Burns
MasterPlan SA Pty Ltd

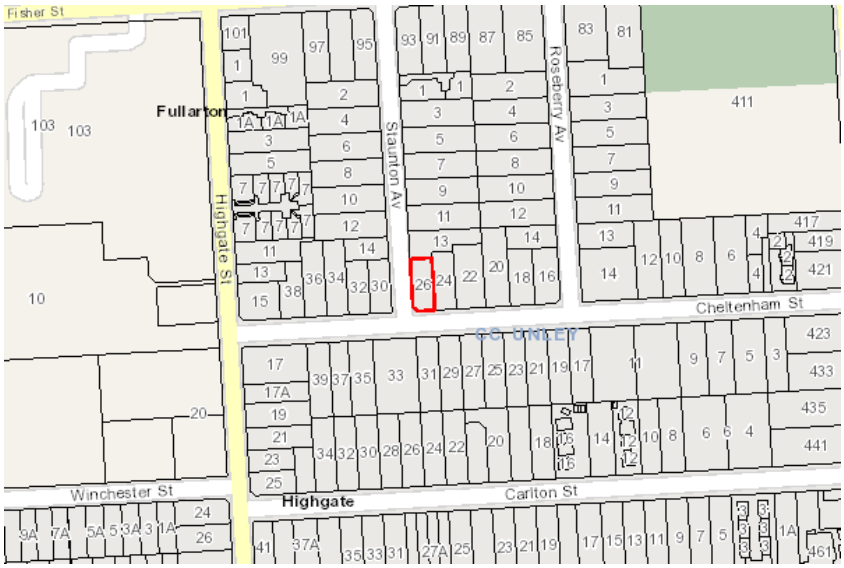
cc: [redacted]

ATTACHMENT 4

Address: **26 CHELTENHAM ST HIGHGATE SA 5063**

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Local Variation (TNV)
Maximum Building Height (Metres) *(Maximum building height is 5.6m)*
Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 900 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Minimum Side Boundary Setback *(Minimum side boundary setback is 2m for the first building level; 4m 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)*
Historic Area *(Un28)*
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy
Zone
Established Neighbourhood

Selected Development(s)

Detached dwelling

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

Property Policy Information for above selection

Detached dwelling - Code Assessed - Performance Assessed

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 900 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 18m 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 5.6m **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 2m for the first building

	level; 4m 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 2m for the first building level; 4m 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.
Side Boundary Setback	
PO 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.	DTS/DPF 8.1 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 2m for the first building level; 4m 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	Exceptions

(Column A)	(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 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated)

	Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay.*	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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	DTS/DPF 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.	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 historic area.	DTS/DPF 2.5 None are applicable.
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	
	Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28) 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

Un28

Area where these are not stated in the below table.

Eras, themes and context	1840 to 1940 built development.
Allotments, subdivision and built form patterns	Spacious streetscape character of regular grid of short, wide, tree-lined streets. Regular, generous 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	Notable original homesteads include “Rosefield” c1842 and “Woodfield” c1883. Victorian and Turn-of-the-Century double fronted cottages and villas. Inter-War period primarily bungalows, and some unique Spanish mission and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), 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 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. 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	Spacious streetscape character from later 1921-1927 subdivision of original farms. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. Regular street-fronting dwelling format, primarily of detached dwellings, and complementary community buildings.
Representative Buildings	Identified - refer to SA planning database.

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 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.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 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			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	$10m^2$ and min. dimension of 1.5m
Medium	6 m	4 m	$30m^2$ and min. dimension of 2m
Large	12 m	8m	$60m^2$ and min. dimension of 4m

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

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

Note: In order to satisfy DTS/DPF 1.1, payment may be made in 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 20.2 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 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.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <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 location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
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.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:

	(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (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 caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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	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

tank or storage system for domestic use is provided.	it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

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

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

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

sunlight.	
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.

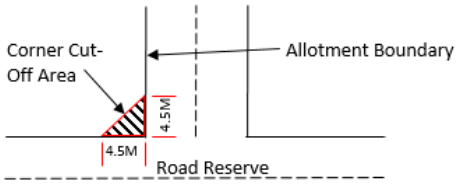
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 

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 100m^2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m^2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m^2 of total floor area.
Community facility	10 spaces per 100m^2 of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25

	spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. 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	3 spaces per 100m^2 of gross	5 spaces per 100m^2 of gross	City Living Zone

development excluding tourist accommodation	leasable floor area.	leasable floor area.	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	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone

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

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

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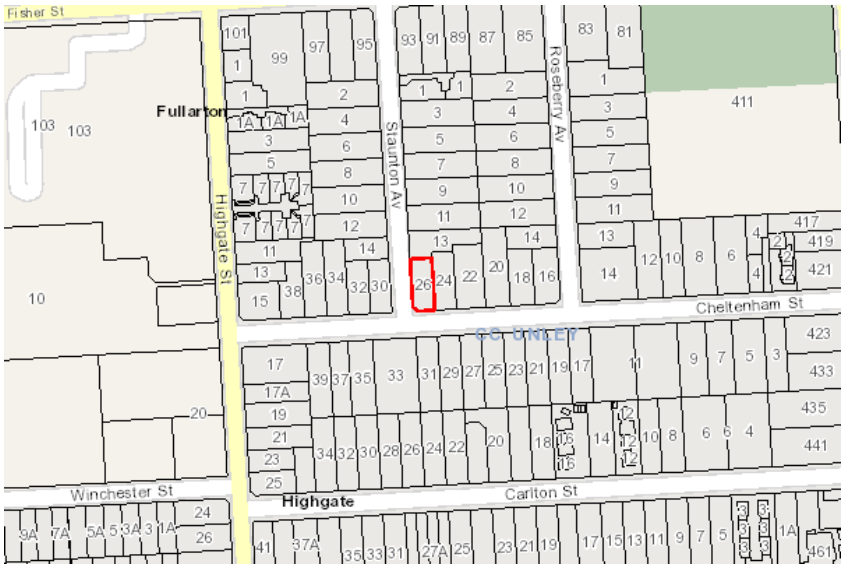

Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 5.6m)*

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*

Minimum Site Area *(Minimum site area for a detached dwelling is 900 sqm)*

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

Minimum Side Boundary Setback *(Minimum side boundary setback is 2m for the first building level; 4m 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)*

Historic Area *(Un28)*

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Zone

Established Neighbourhood

Property Policy Information for above selection

Demolition - Code Assessed - Performance Assessed

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.

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

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.
Demolition	
PO 7.1 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.	DTS/DPF 7.1 None are applicable.
PO 7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	DTS/DPF 7.2 None are applicable.
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 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	
	Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28) 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

Un28

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	1840 to 1940 built development.
Allotments, subdivision and built form patterns	Spacious streetscape character of regular grid of short, wide, tree-lined streets. Regular, generous 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	Notable original homesteads include “Rosefield” c1842 and “Woodfield” c1883. Victorian and Turn-of-the-Century double fronted cottages and villas. Inter-War period primarily bungalows, and some unique Spanish mission and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), 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 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. 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	Spacious streetscape character from later 1921-1927 subdivision of original farms. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. Regular street-fronting dwelling format, primarily of detached dwellings, and complementary community buildings.
Representative Buildings	Identified - refer to SA planning database.

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

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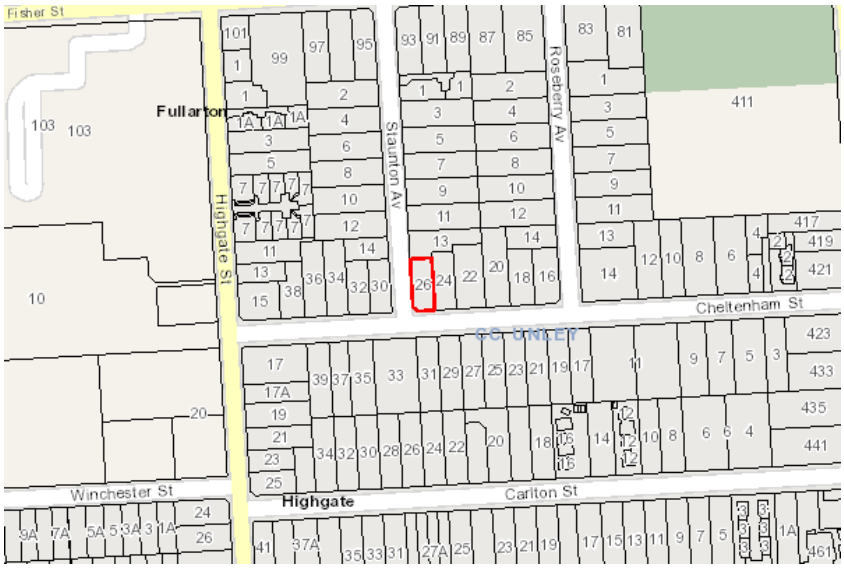


Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 5.6m)*
Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 900 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Minimum Side Boundary Setback *(Minimum side boundary setback is 2m for the first building level; 4m 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)*
Historic Area *(Un28)*
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

Zone

Established Neighbourhood

Selected Development(s)

Outbuilding

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

Outbuilding - Code Assessed - Performance Assessed

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
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.
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.
Ancillary buildings and structures	
PO 11.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of	DTS/DPF 11.1 Ancillary buildings and structures:

buildings on the site or neighbouring properties.

(a) are ancillary to a dwelling erected on the same site

(b) have a floor area not exceeding 60m^2

(c) are constructed, added to or altered so that they are situated at least

(i) 500mm behind the building line of the dwelling to which they are ancillary
or

(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:

(i) is set back at least 5.5m from the boundary of the primary street

(ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:

(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level, and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) 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%
201-450	20%

	>450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 11.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 11.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than 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.

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	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)

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay.*	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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 historic area.	DTS/DPF 2.5 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.

PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
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	
	Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28) 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	1840 to 1940 built development.
Allotments, subdivision and built form patterns	Spacious streetscape character of regular grid of short, wide, tree-lined streets. Regular, generous 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	Notable original homesteads include “Rosefield” c1842 and “Woodfield” c1883. Victorian and Turn-of-the-Century double fronted cottages and villas. Inter-War period primarily bungalows, and some unique Spanish mission and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), 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.

Un28	Building height	Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
	Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. 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	Spacious streetscape character from later 1921-1927 subdivision of original farms. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. Regular street-fronting dwelling format, primarily of detached dwellings, and complementary community buildings.
	Representative Buildings	Identified - refer to SA planning database.

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	
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.
Residential Development - Low Rise	
Car parking, access and manoeuvrability	
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

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.

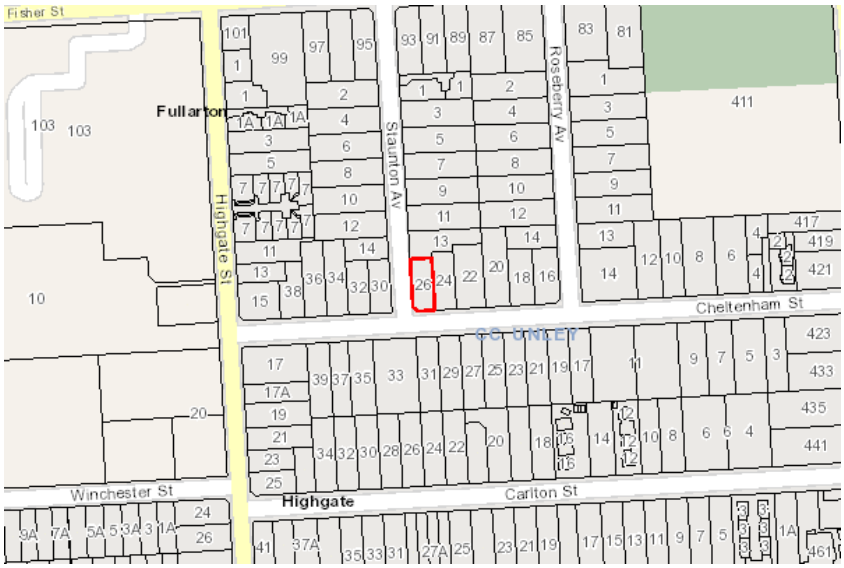
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
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.

Address: **26 CHELTENHAM ST HIGHGATE SA 5063**

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Local Variation (TNV)
Maximum Building Height (Metres) *(Maximum building height is 5.6m)*
Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 900 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Minimum Side Boundary Setback *(Minimum side boundary setback is 2m for the first building level; 4m 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)*
Historic Area *(Un28)*
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy
Zone
Established Neighbourhood

Selected Development(s)

Fence

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

Fence - Code Assessed - Performance Assessed

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.

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	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)

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay*.	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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.
Ancillary development	
PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.	DTS/DPF 4.4 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Unley	
	Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28) 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	1840 to 1940 built development.
Allotments, subdivision and built form patterns	Spacious streetscape character of regular grid of short, wide, tree-lined streets. Regular, generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between

Un28		buildings and garden landscape setting.
	Architectural styles, detailing and built form features	Notable original homesteads include “Rosefield” c1842 and “Woodfield” c1883. Victorian and Turn-of-the-Century double fronted cottages and villas. Inter-War period primarily bungalows, and some unique Spanish mission and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), 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 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
	Materials	Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. 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	Spacious streetscape character from later 1921-1927 subdivision of original farms. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. Regular street-fronting dwelling format, primarily of detached dwellings, and complementary community buildings.
	Representative Buildings	Identified - refer to SA planning database.

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	
Fences and walls	

PO 9.1	DTS/DPF 9.1
Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	None are applicable.